



Best Estate.

**Cayman**

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About Us

Emicapital ONE



An investment solution for the best Real estate.

Real estate funds have dominated the financial markets since the early 1800s. Large investors and small savers share the economic return opportunities available through regulated structures, which guarantee professionalism, transparency and investment protection.

Emicapital ONE is an offshore investment fund, active in Cayman since 2016. It has a structure featuring six segregated independent portfolios devoted to different categories: private equity, real estate, stock market, algotrading and Fine Arts.

Emicapital ONE SP4 is a segregated portfolio addressing exclusively real estate, in the UAE and in the United Kingdom.

For an investor, a Fund represents the ideal strategy to enter a market without taking the burden of acquiring property directly, while enjoying the same returns.

A real estate fund takes care of all formalities in a professional manner through contracts with builders, authorities, suppliers and local management companies.

But the main reason why investors turn to funds is risk management. One's capital, small or large, is not invested in a single product but split into several property types, units, even different Countries.

Emicapital ONE SP4 strategy combines the high returns available in Dubai with the conservative and consistent profits of the English residential market.



2006

Emicapital presence in the UAE started



2016

Emicapital ONE Fund was opened in Cayman



12

Professional real estate advisors in our Board



2

Target geomarkets for investments

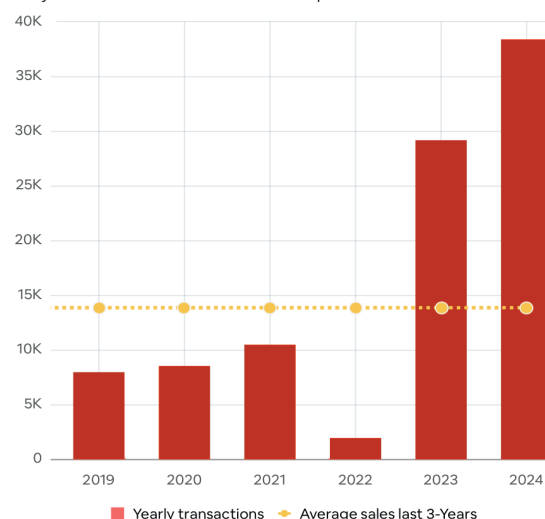
Professionals at work

Our Strategy



Sales volume in all areas

Number of property sales transactions in Dubai over years based on the Dubai Land Department



Strategy

Emicapital ONE SP4 is a portfolio strategy that seeks to build wealth through investments in real properties, funds and companies active in the real estate realm.

Risk minimisation will be achieved through geographical diversification between very different markets where we have presence and expertise since over 15 years.

Investing in the United Arab Emirates and the United Kingdom will guarantee risk balance, by merging the high volatility profile of Dubai with the stable features of the UK market.

The strategy devised by the IM and the panel of professional advisors looks at residential properties, short term and long term. The target profit will be achieved by monitoring volatility and seeking a strong premium on property values, through an attentive purchase policy.

Targets

The UAE real estate market delivered constant growth, after the correction of 2008. After COVID, the market showed a new, unprecedented growth: For apartments only, 2023 recorded over +1,200% in sales units over 2022. The first 4 months of 2024 show a performance of +32% over 2023. With over 68k units sold and AED 130 billion in value (\$35bn), the last two years grew more than the former 5 years together. Units value grew consistently, allowing us to confirm Dubai as a prime market.

The UK market showed a traditionally low rise in volumes in the last two years, among concerns of high inflation and interest rates. However, in April 2024 the Financial Times reported a spike of +12% in sales. Rent prices rose over 9% as well, supporting our long-term policy in the territory, aiming at high premium values at exit.



Fund Facts

Investment name	Emicapital ONE SP4
Regulatory authority	CIMA Authority
CUSIP Number	G30367 133
ISIN Number EUR	KYG303671336 - SP 4 EUR PART SHS
Management	Board of directors
Investment manager	ALUS Investments Ltd.
Fund administrator	APEX International, Dubai
Fund auditors	RSM Cayman Island
Legal advisors	WALKERS (Dubai) LLP
Currency denomination	EURO, GBP, USD
Custodian Bank	Northern Trust Bank, New York, USA
Strategy	Open-ended fund, DRIP
Investors profile	Professional investors
Minimum investment	EUR 100,000.-
NAV frequency	Bi-annually, every 6 months
Subscription fee	2.00% of subscription
Management fee	2.00% per annum on NAV
Performance fee	20.00% on NAV
Redemption fee	No redemption fee
Lock-up period	One year from subscription
Contact details	sp4@emicapitalone.com

Emicapital ONE SPC is a segregated portfolio investment company regulated by CIMA, the Cayman Islands Monetary Authority.
The present document does not constitute solicitation to investment but has informative purposes only.

Emicapital ONE SPC

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