

Emicapital ONE SPC

Portfolio SP4- Real estate

The Fund

EMICAPITAL ONE SPC

Walkers Corporate Limited
190 Elgin Avenue, George Town,
Grand Cayman KY1-9008, Cayman Islands

EMICAPITAL ADVISORY LLP

Office 2107, Emirates Financial Towers
DIFC Dubai, UAE

Investment objective & strategy

The investment objective of the Portfolio is to achieve capital appreciation over medium term by investing in real estate properties, RE funds and/or investment vehicles in the same segment, as the IM determines.

Directors

Aldo Garbagnati (Swiss national, UAE)
Peter Litvin (UK National, UAE)
Craig Roberts (New Zealand National, UAE)

Portfolio manager

ALUS Investments Ltd.
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Ras Al Khaimah, United Arab Emirates

Administrator

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Office 101, Level 1, Gate Village, Building 5
Dubai International Financial Centre
Dubai, United Arab Emirates

Auditors

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Zephyr House, Mary Street,
George Town, PO Box 10311,
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Legal advisors

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Dubai, United Arab Emirates

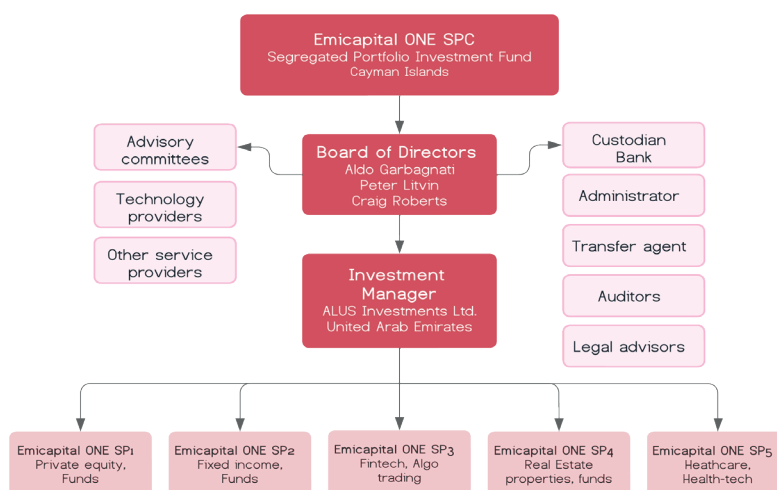
Custodian Bank

The Northern Trust International Banking Co.
Harborside Financial Center,
Jersey City, New Jersey
United States

A portfolio strategy that seeks to build wealth through investment in real estate properties, funds and private companies active in the sectors of real estate.

Risk minimisation will be achieved through comprehensive diversification of investments between two different jurisdictions: the UAE and the United Kingdom. The geographical diversification will improve balance, by merging the high volatility profile of Dubai with the conservative and stabilised features of the UK market. The structure is a Cayman SPC, where this segregated portfolio SP4 is devoted entirely to a real-estate, open-ended investment strategy.

Fund structure



The structure may vary in accordance to operational needs. Investors will have to verify the terms and conditions indicated in the Memorandum, the Supplement and any other subscription documents. Subscription is subject to compliance approval.

Fund Facts

Investment name	Emicapital ONE SP4
ISIN Number	KYG303671336 - SP 4 EUR PART SHS
Currency denomination	EURO
CUSIP Number	G30367 133
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 the aggregate subscription amount
Management fee	2.00% per annum on NAV and paid quarterly
Performance fee	20.00% on NAV
Redemption fee	No redemption fee
Lock-up period	One year from subscription
Contact details	sp4@emicapitalone.com