



***FINPROP
CAPITAL***

CAPITAL GREEN – CLOSED-END CREDIT FUND

TEASER

Information

This document is for informational purposes only and does not constitute an offer or solicitation to invest.

Capital Green – Closed-End Credit Fund has been authorized by CMVM under the number 2215.

Executive Summary

Capital Green (the “Fund”) is a closed-end credit fund authorized by the Portuguese financial regulator (“CMVM”) that is managed by Finprop Capital SGOIC, S.A (“FINPROP”), a collective investment management company authorised and regulated by CMVM.

The Fund’s lending policy targets small and medium sized companies operating in Portugal. The Fund shall lend to creditworthy companies with good growth prospects. The Fund targets companies managed by experienced professionals with good track-record in their activities.

The Fund’s lending activity shall be backed by a good collateral package and shall be senior to equity. The Fund’s lending policy targets loans with maturity ranging from two to four years to creditworthy companies.

FUND TERMS

Fund Name	Capital Green
Type	Closed-end Credit Fund
Fund Manager	Finprop Capital, SGOIC, S.A.
Custodian Bank	Bison Bank
Auditor	Ernest Young
Fund Launch	January 2025
Liquidation Period	Until January 2035
Fund Size	€ 25 million
Minimum Subscription	€ 250,000
Management Fee	1%
Classes of Participation Unit	A, B, C and D
Class A, B & D Fixed Return	Class A: Distributing @ 6% (8% after 2032); Class B: Accumulating @ 6% (8% after 2032) Class D: Distributing @ 8% (10% after 2032 - limited availability)
Class C	Sponsor-only. Residual-claim class that supports the Fund's running fees

INVESTMENT OPPORTUNITY AT A GLANCE

**Class A & B*:
Stable Return**

6%

**Non-residents
tax rate**

0%

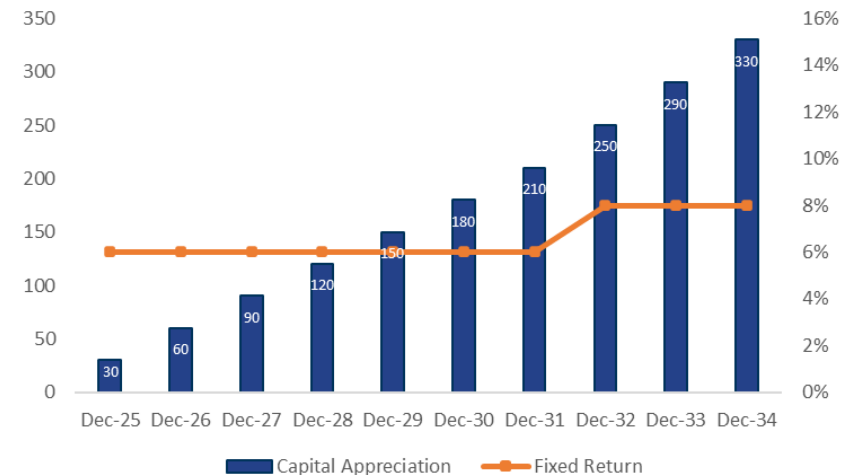
**Class A, B & D total
expenses ratio⁺**

0%

* Class D accrues returns @ 8% but has limited availability.
+ Class C supports the running fees of the credit fund

INVESTMENT PAYOUT

Projected payout of an investment of €500k in Class B (the accumulating class @ 6% and then @ 8%)



INVESTMENT FEATURES

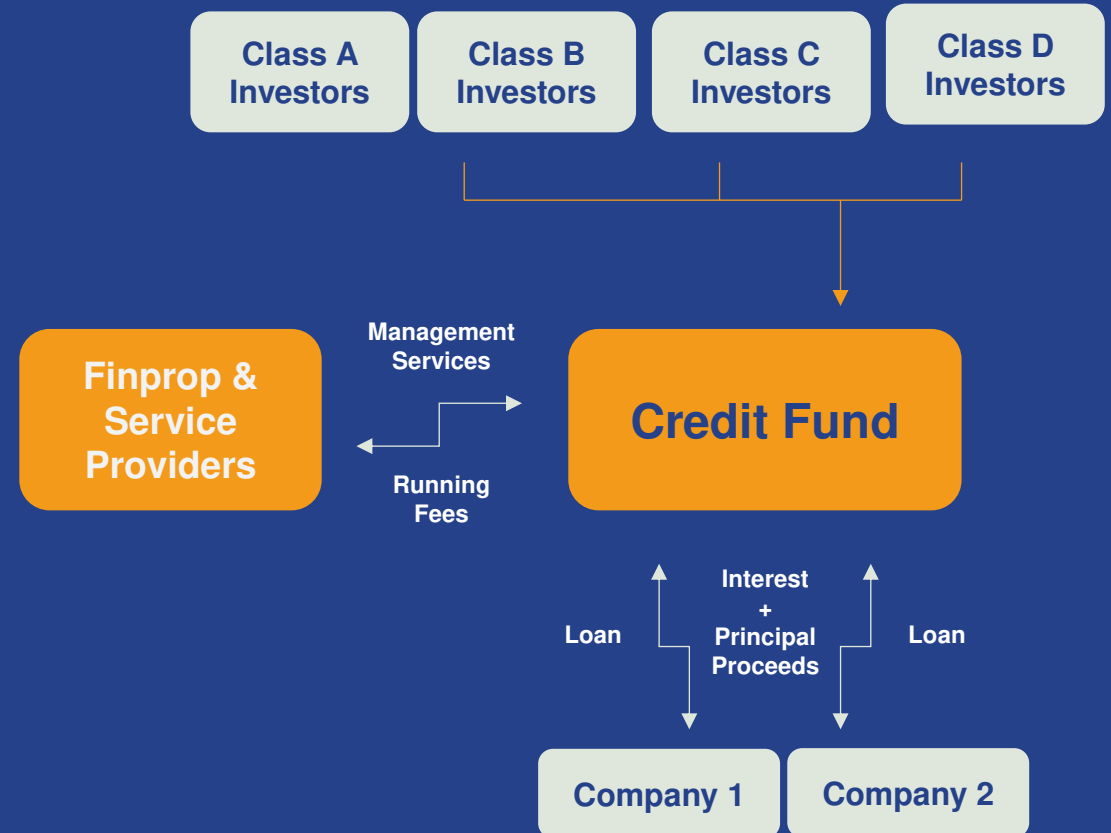
The Fund aims to satisfy the demand from investors seeking credit exposure. The main features of the exposure are:

- Loans provided to companies that require capital to develop projects with strong fundamentals.
- Exposure to small and medium companies managed by experienced professionals.
- Scalability and diversification across different projects.

The origination and underwriting of the loans will leverage on the experience and track-record of Finprop and the sponsor of the Fund.



INVESTMENT STRUCTURE



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