



MGallery Collection Algarve · Porches, Algarve, Portugal · 62 Keys · Eco-Resort · 5-Building Complex

Strategic European Investment with Capital Protection

CMVM-Regulated Fund

Convertible Bonds

Golden Visa Eligible

7.5%

EXPECTED COUPON UPON FINANCING THE PROJECT

8 Years

FUND MATURITY

€32M

TARGET RAISE

€250K

MIN. SUBSCRIPTION

€500K

GOLDEN VISA MIN.

5%

TARGET NET IRR

THE ECO-RESORT

A 62-key MGallery by Accor premium eco-resort in Porches, Algarve — 40 minutes from Faro Airport, steps from the beach and championship golf courses.

A 20-year Accor brand agreement delivers global marketing, international reservations and loyalty programme access across 40+ countries.

Designed as a low-impact, high-experience destination: 5 buildings across 6,436 sqm of construction, engineered for operational performance and long-term asset value. Parents get calm and control; children get freedom and safety inside a premium environment that feels natural, not forced.

INVESTMENT STRUCTURE

Investors hold a senior debt position backed by hard property collateral under a CMVM-regulated closed-end fund.

Convertible bonds structured with 7.5% expected coupon. The 70/30 SPV/Fund cash flow model enforces capital discipline: 70% retained to amortise debt and enhance asset value over time; 30% distributed to investors and sponsor with aligned incentives.

One Vehicle, One Strategy — each investment vehicle exists for a single, clearly defined situation with focused execution. Rigorous worst-case modelling before any upside analysis. Senior debt, collateral backing and Sponsor Backstop guarantee at Year 8.

EXIT PROTECTION

At Year 8, two defined exit routes protect capital:

Route A — Property Company sells asset, triggering advance rent repayment to SPV. SPV fully repays bond principal to Fund. Surplus above agreed threshold shared 50/50 between investors and sponsor.

Route B — If asset not sold, Sponsor/Pagani Capital acquires remaining 50% SPV stake at sufficient value to fully settle bond debt, ensuring complete capital recovery.

Investors receive priority capital repayment before sponsor distribution in all exit scenarios. Clear pathway at maturity with no ambiguity.





INVESTMENT TERMS



Fund Structure:	CMVM Closed-End PE
Target Raise:	€32,000,000
Fund Term:	8 Years
Min. Subscription:	€250,000
Golden Visa Min.:	€500,000
Expected Coupon:	7.5%
Target Net IRR:	5%
Management Fee:	0.4% / year
Performance Fee:	None
Subscription Fee:	None
Cash Flow Distribution:	70% SPV / 30% Fund
Exit Route A:	Asset Sale (Year 8)
Exit Route B:	Sponsor Backstop
Fund Manager:	Sixty Degrees SGOIC
AUM under Mgmt:	€420M
CMVM Reg.:	Nº 395
Depository:	Caixa Geral Depósitos
Independent Audit:	Kreston Global
Geography:	100% Portugal
Sustainability:	BREEAM / LEED Target

INSTITUTIONAL GOVERNANCE

CMVM Regulated Closed-end private equity fund supervised by the Portuguese Securities Market Commission
Fund Manager Sixty Degrees SGOIC — Licensed manager with €420 MAUM, CMVM registration nº 395
Depository Bank Caixa Geral de Depósitos — Portugal's largest state-owned bank, ensuring asset custody oversight
Independent Auditor Kreston International — Global network in 120 countries, transparent quarterly reporting
Fee Structure 0.4% annual management fee · No subscription fee · No performance fee · Fully aligned incentives

PROJECTED RETURNS

€500,000 Unit — Golden Visa Investor	
Fund Investment	€500,000
Legal Fee	€10,000
Golden Visa Fee (Family 4)	€56,864
TOTAL COST	€566,864
Expected Coupon (Year 1)	€37,500
Expected Dividend + Ops Profit	€242,500
Capital Repayment	€500,000
TOTAL RETURNS	€742,500
NET RETURN	+ €175,636
Golden Visa ROI	~ 31%
Target Net IRR	5%

ABOUT PAGANI CAPITAL

Established 2012 · CMVM-Regulated Portuguese holding with 14+ years of market presence. €150M+ in real estate transactions, 380 apartments delivered, 2 hospitality assets under management, and 500+ Golden Visa families successfully processed. One Vehicle, One Strategy — focused, disciplined execution.

FUND MECHANICS — 70/30 CASH FLOW MODEL

70% Retained in SPV Amortises debt, reduces leverage, enhances asset value over time
30% to Fund Distributed: 50% to investors + 50% to Pagani Capital Sponsor
Initial Coupon 7.5% expected dividend upon project financing closure (Year 1)
Priority Repayment Investors receive capital before sponsor in all exit scenarios

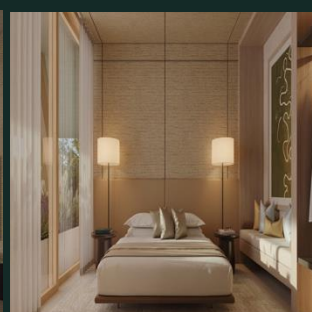
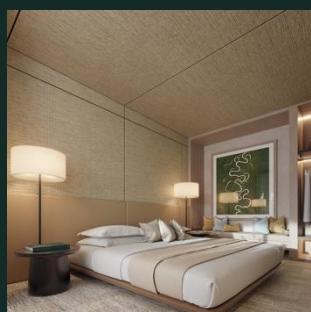
GOLDEN VISA

PORTUGAL RESIDENCY-BY-INVESTMENT

- 188 Countries — Visa-Free Travel
- EU Citizenship after 5 Years
- Only 14 Days Stay per 2 Years
- Family Inclusion — Spouse + Children
- Adult Dependents Under 18 Eligible
- Parents of Investor Included
- Dual Citizenship Permitted
- Tax Exemption on Fund Income
- No Relocation Required
- Portugal: #4 Global Passport

WHY PORTUGAL NOW

- #4 Most Powerful Passport
- Schengen Area — 27 Countries
- 40M+ Annual Visitors
- 7th Safest country worldwide (Global Peace Index 2025)
- Direct Air Connections to Europe, the U.S. the Middle East, and Asia
- Portugal has emerged as one of Europe's most attractive destinations for global investors, offering political stability, jurisdictional security, and global connectivity.
- +1.8% GDP growth forecast for 2025-2026 (Europe avg. +0.7%)
- Favorable tax environment, attracting HNWIs and Family Offices Globally
- Investing in Freedom a Strategic Advantage. Freedom of choice and strategic mobility have proven to be a powerful and ever so scarce tool for a long-term value preservation
- Portugal combines lifestyle appeal, legal security, and strategic connectivity, making tone of Europe's most compelling destinations for global investors.



OUR INSTITUTIONAL PARTNERS

MGallery by ACCOR

Sixty Degrees SGOIC

Caixa Geral de Depósitos

Kreston Global

Moneris

IRA Financial

