



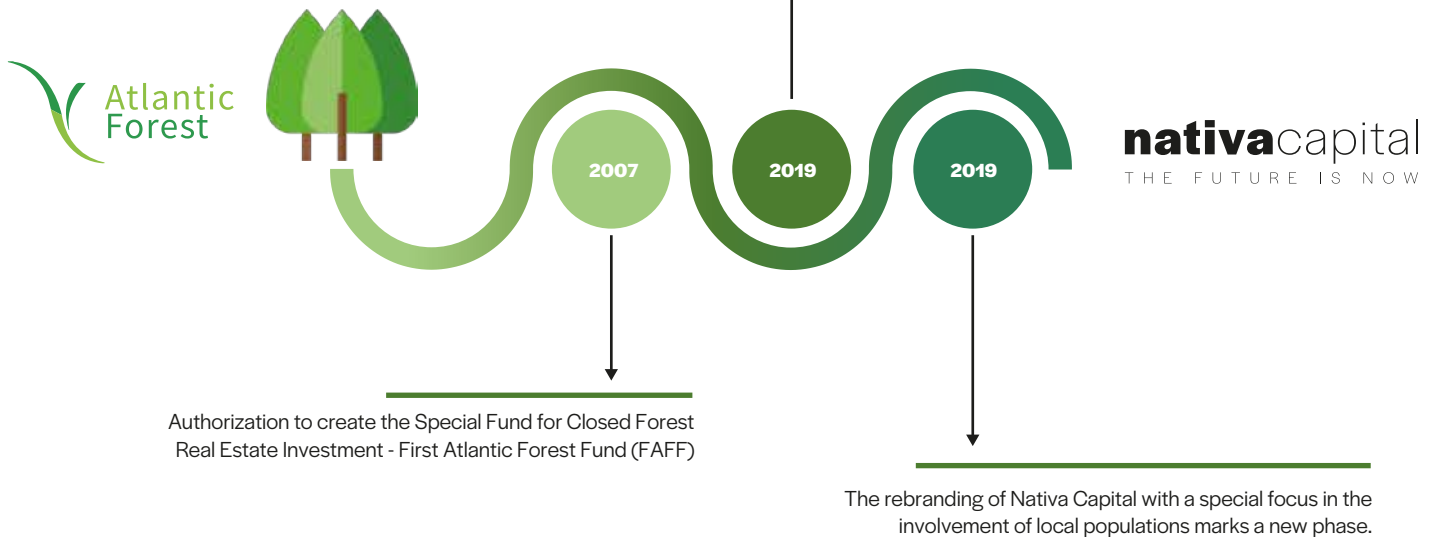
MATER HOSPITALITY

RISK CAPITAL FUND | PRIVATE EQUITY



With over 20 years of track record and managing best practices in environment, Nativa Capital has been a green investment pioneer.

The FAFF focused on maritime pine forestry, management of walnut, almond and chestnut orchards, management of grazing contracts and sale of CO2 emission credits.





nativacapital

THE FUTURE IS NOW

Private cooperation is crucial for successful decarbonization, with public entities setting policies and private ones driving implementation and innovation.

Shareholders



55,87%



34,12%
(Portuguese Government Institute)



10,01%



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5%

Promoter

95%

Investors



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€140M (2800 PU's)



Douro Valley
€45M



Borba, Alentejo
€35M



Alqueva, Alentejo
€60M



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EMPOWERING THE FUTURE OF HOSPITALITY

We gather to delve into the world of the Mater Hospitality Risk Capital Fund
A **€140 million** initiative poised to reshape the landscape of hospitality investment.

Introduction

In an ever-evolving global market, the hospitality industry stands as a beacon of innovation and resilience. However, it's not without its challenges. Mater Hospitality Risk Capital Fund is here to provide transformative solutions and financial support.

Our Vision

Our vision is clear: to lead hospitality innovation by nurturing exceptional talent and groundbreaking ideas. The hospitality sector holds vast untapped potential, waiting for us to unlock.

The Fund's Mission

Our mission is to identify, support, and elevate ventures within the hospitality domain. We seek to drive innovation, foster sustainable growth, and enhance guest experiences worldwide.

Our Investment Approach

Our approach is rooted in partnership and value creation. We seek projects and teams with the potential to disrupt, transform, and set new industry standards. We bring expertise, networks, and mentorship to the table, extending beyond financial investment.



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KEY FOCUS AREAS

The Mater Hospitality Risk Capital Fund focuses on:

Cutting-Edge Technology

Harnessing technology's power to enhance operations, guest satisfaction, and environmental sustainability.

Sustainability

Prioritizing eco-friendly and socially responsible practices for a sustainable future embracing LEED certification.

Innovation

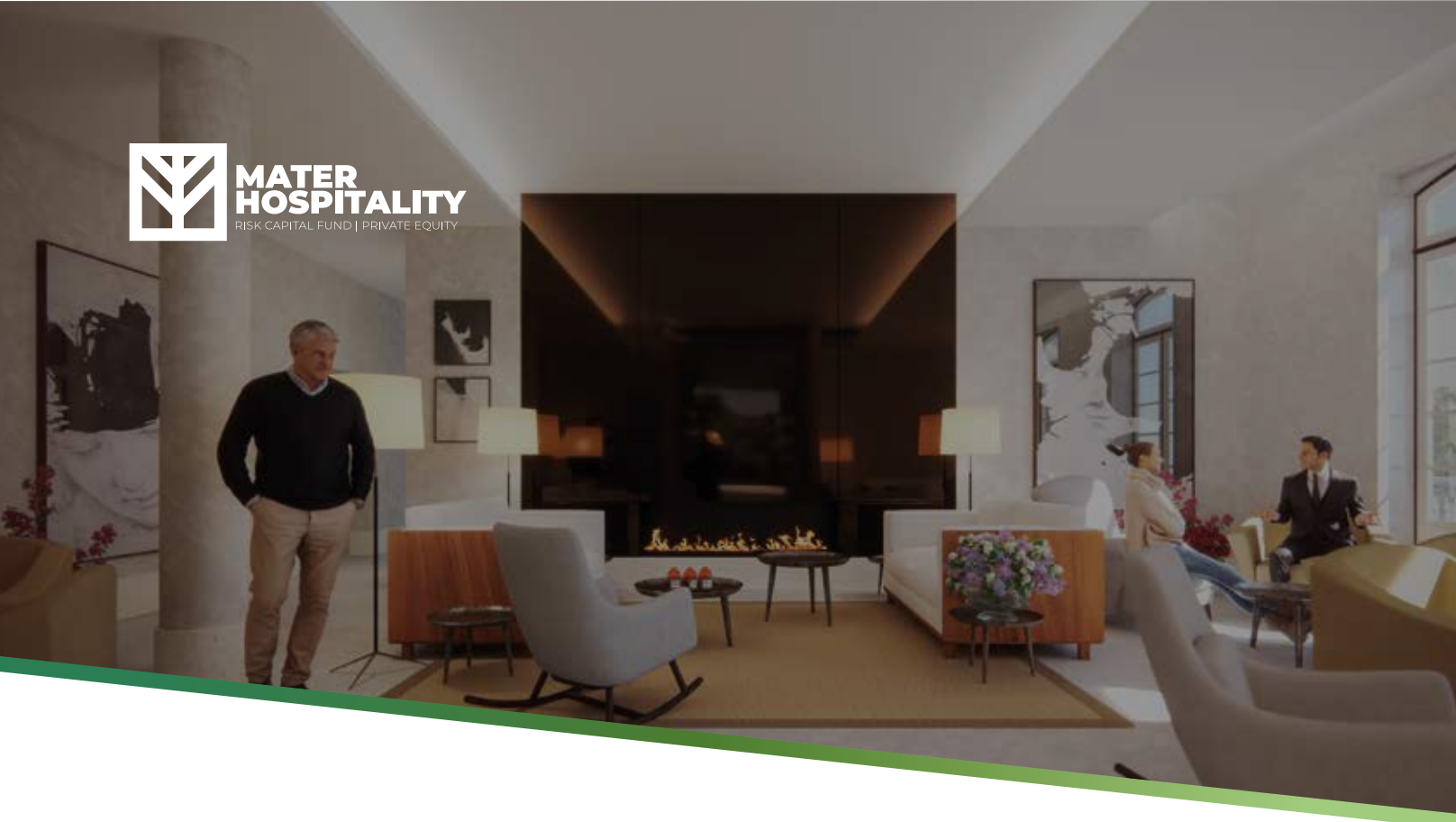
Supporting novel hospitality concepts that redefine experiences and create new markets.

Talent

Investing in passionate individuals and exceptional teams who drive change.



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WHY CHOOSE MATER HOSPITALITY RISK CAPITAL FUND?

Global Network

Access to an extensive network of industry experts, providing unmatched resources and opportunities.

Experience

A team with decades of experience in hospitality, finance, and entrepreneurship.

Diversity

Valuing diversity in all its forms as a catalyst for innovation and resilience.

Long-Term Commitment

Dedication to the long-term success of our portfolio companies, offering unwavering support.

Mater Hospitality Risk Capital Fund is not just an investment opportunity, it's a partnership for growth, innovation, and transformation.

We invite you to embark on this exciting journey into the future of hospitality with us.



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4 REASONS TO INVEST IN PORTUGAL

Economic Stability

Portugal has demonstrated economic stability in recent years, making it an attractive destination for investors seeking security and growth potential.

Strategic Location

Portugal's strategic location provides easy access to both European and international markets, making it an ideal base for businesses and trade.

Tourism Growth

The country's tourism industry has been booming, creating opportunities in hospitality, real estate, and related sectors.

Sustainable Energy

Portugal has made significant investments in renewable energy, particularly wind and solar power, offering potential for green energy investments.



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Three Unique Projects



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GREENFIELD PROJECT



Douro Valley

View of the magnificent vineyards of the Douro Valley and embrace the serenity of the Douro River, where luxury meets nature in our upcoming – a testament to the beauty of dreams realized.

REHABILITATION PROJECT



Tivoli Convento das Servas Alentejo

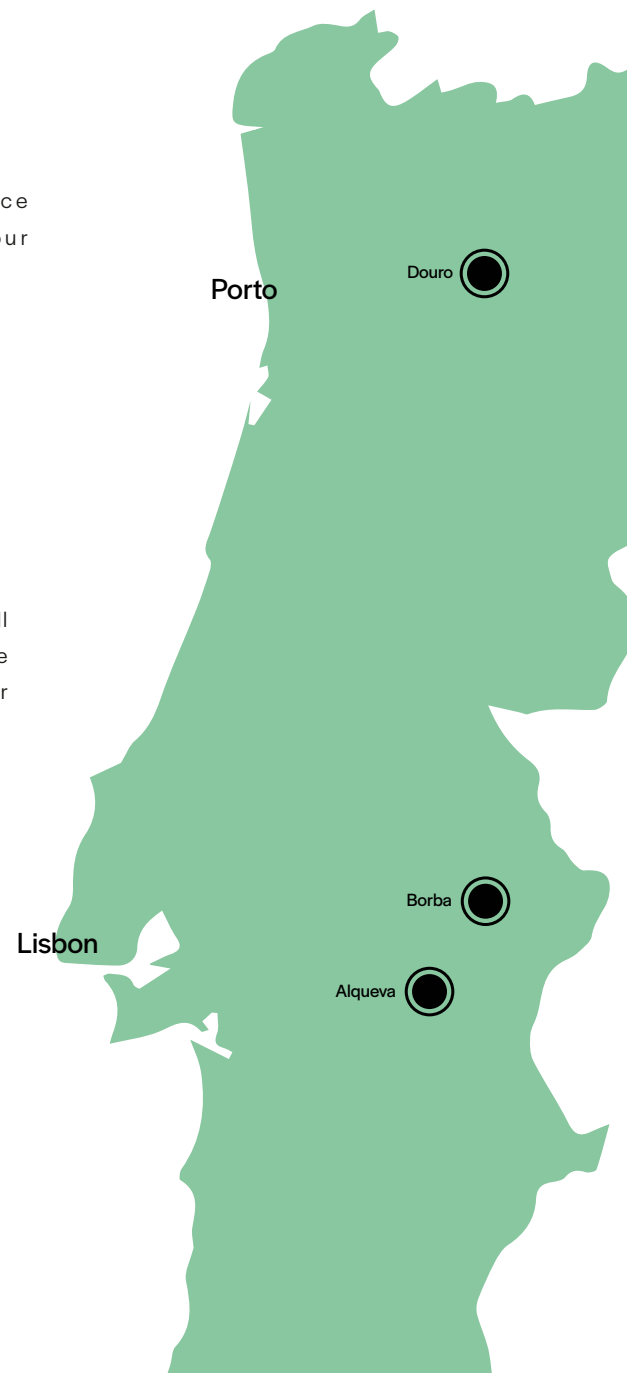
Embrace the rich history of Borba in the Alentejo, where our project will transform the past into a luxurious haven, echoing the grandeur of Portuguese royalty, and inviting travelers to indulge in a regal experience like never before.

BROWNFIELD PROJECT



Alqueva Lake, Alentejo

Amidst the tranquil beauty of Alqueva's lakeside, our project is not just building a luxury hotel, but crafting an exquisite sanctuary where nature's elegance meets human ingenuity, inviting you to embrace the harmonious blend of opulence and serenity.





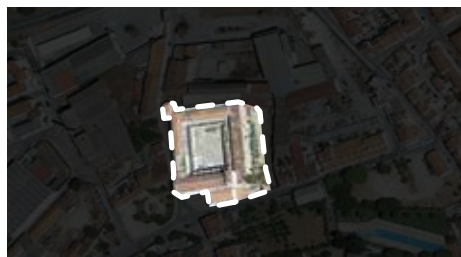
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Douro Heritage Resort
Hotel & SPA
Douro Valley

Convento das Servas
Hotel & SPA
Borba, Alentejo

Herdade do Mercador
Hotel & SPA
Alqueva Lake



65 hotel rooms

- Marina
- Sundeck
- Restaurants
- Mice
- Indoor pool
- Outdoor pool

PROJECTS STATUS
Detailed Site Plan
Approval Process

49 hotel rooms

- Mice
- Wine Cellar
- Sundeck
- Restaurant
- Indoor pool
- Outdoor pool

PROJECTS STATUS
Architectural design team
selection phase.

V1 without pool: 12 units
V1 with pool: 20 units
V2 with pool: 5 units
V3 with pool: 1 unit

- Marina
- Sundeck
- Restaurants
- Outdoor pool

PROJECTS STATUS
Works in progress



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As **Mater Hospitality Fund**, we are steadfastly committed to leading the way in sustainable development and ecological responsibility within the hospitality industry. We proudly announce that all of our projects will henceforth obtain LEED (Leadership in Energy and Environmental Design) certification.

This globally recognised mark of excellence in green building offers not only a framework for creating healthy, highly efficient, and cost-saving green buildings but also paves the way for numerous benefits that resonate with our core values of sustainability and long-term investment appreciation.

Investment Valuation Benefits:

Increased Demand and Resale Value: LEED-certified buildings often command a higher market value. The growing demand for green buildings among environmentally conscious investors ensures that properties with this certification are more attractive, hence potentially increasing in value more rapidly than their non-certified counterparts.

Cost Efficiency: Operating costs are significantly reduced in LEED-certified buildings due to greater energy efficiency and lower water usage. These savings can be substantial over the long term, delivering a return on investment that can be a key selling point for investors looking to optimise their portfolio's performance.

Market Differentiation: As sustainability becomes an ever more critical factor in investment decisions, LEED certification sets our projects apart in a crowded market. This differentiation can be instrumental in attracting investors who are keen on properties that promise innovation, resilience, and responsible investment.



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**DOURO
HERITAGE
RESORT & SPA**

DOURO VALLEY



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**CONVENTO
DAS SERVAS
HOTEL & SPA**
ALENTEJO



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**HERDADE
DO MERCADOR
HOTEL & SPA**

ALQUEVA



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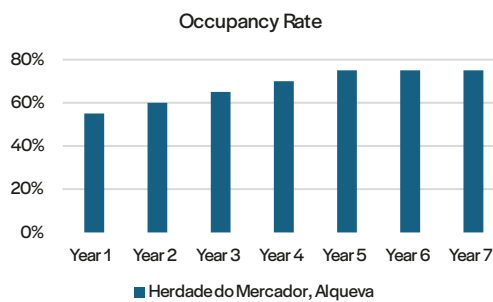
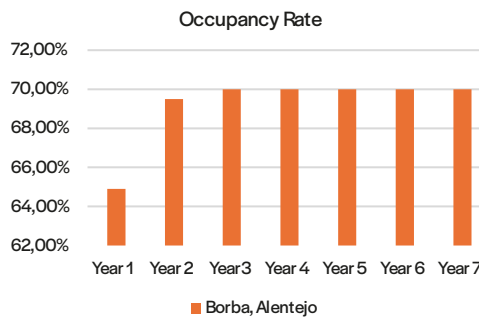
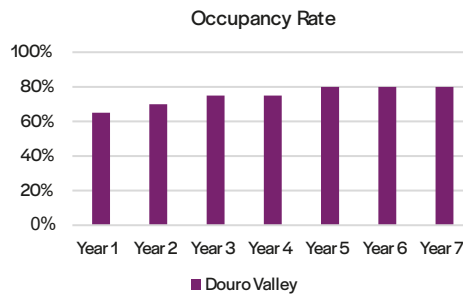
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Conditions & Terms



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OCCUPANCY RATE PROJECTED OVER A 7-YEAR PERIOD AFTER THE FIRST FULL YEAR OF OPERATION





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TERM SHEET

The subscriber recognizes that the subscribed PU's be registered with the following conditions:

Subscription Fee	Category A: 1%
Management Fee	1,25%
Performance Fee	Hurdle Rate: 3% above EURIBOR 12 months computed on last day of the year. Carried Interest: 20% above hurdle Rate with a minimum guaranteed of 1,5%.
Coupon	Category A: Minimum investment of €100K Expected yield of 2,5% (CAP) after 2 nd full year of possession, with no other revenue; RBI eligible.
Redemption Fee	0%
Timeline	10 years with renewal possibility
PU valuation	The fund consists of 2.800 PU. The PU is set up at €50.000,00



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TERM SHEET

The subscriber recognizes that the subscribed PU's be registered with the following conditions:

Subscription Fee	Category B: 0%
Management Fee	1,25%
Performance Fee	Hurdle Rate: 3% above EURIBOR 12 months computed on last day of the year. Carried Interest: 20% above hurdle Rate with a minimum guaranteed of 1,5%
Coupon	Category B: No Coupon payment. Minimum investment of €2M. Expected yield of 15% and capital multiple of 1.8x
Redemption Fee	0%
Timeline	10 years with renewal possibility
PU valuation	The fund consists of 2.800 PU. The PU is set up at €50.000,00



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Disclaimer

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