



GRUPO INMOBILIARIO DE CAPITAL PRIVADO II (GICAP II)

Objectives

Offer investors the possibility to obtain a high return on their investment as the result of the purchase and sale of corporation's owners of strategically located real estate with great potential for an increase in value in a short time frame.

Terms and Conditions

Type of Fund	Equity Closed-End
Minimum investment	US\$50,000.00
Currency	US Dollar
Type of Shares	Nominative Class B
Investment return	80% of the annual net profit from the sale of the properties
Annual Administration Fee	2% percent of the average assets under management and 20% of the net profit
Placement fee	3% up to \$ 250,000 2% up to \$ 750,000 1% up to \$751,000
Estimated Capital	US\$20,000,000.00

Investment Facts

- ✚ The only Investment Fund in Panama, with a formal structure that allows participation in Corporations that owns real state assets professionally managed.
- ✚ It provides diversification in non financial assets by taking advantage of the recent growth in foreign retirees' residential market and tourism activities.
- ✚ Board of Directors with independent members composed by well known Engineers, Architects, Lawyers and Economists.
- ✚ Supported by the Morgan & Morgan Group, a Firm with a business history of over a hundred years in legal, fiscal and marketing matters
- ✚ Ample market knowledge, logistics and contacts network developed by the Manager through GICAP I

Strategy

GICAP II identifies real estate properties with a high potential to increase their value dramatically in a short time frame, in strategically located areas, especially in those identified with a high value for the tourist and pensioners/retirees industries.

A team of specialists will manage the investments under the Board of Directors' supervision and its highly reputable members, with experience in the banking, legal, finance and real estate industries

Financial Structure

GICAP's II financial structure is oriented toward results. The Investment Manager will only be compensated once GICAP's II sells each one of the properties and after the profits distribution to the Shareholders.