



# SHARING Education

Funds 1 & 2

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Private Equity Funds

Funds Managed by

**MAGNIFY** | capital partners



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# **SHARING Education I & II invests in Education (Network of International Schools/ Campus in Portugal)**

# Investment strategy

SHARING EDUCATION Funds I & II invest in the development of international schools and campuses in Portugal.

The strategic goal is to acquire existing schools (with either national or international curriculum) and transform them through the SHARING Pedagogical concept.

SHARING Education I has acquired 100% of International Sharing School Madeira located in Funchal, operating in rented facilities and currently developing a new campus, refurbishing a historical building in the city centre.

SHARING Education I has already developed International Sharing School Taguspark located in Oeiras, Lisbon, after having acquired a Portuguese school and transforming it into one of the leading international schools in Europe. In April 2024, DUKES Education Group (<https://dukeseducation.com/>) successfully acquired a 74% stake of International Sharing School Taguspark (Oeiras), with SHARING Education I maintaining 26% ownership, the operational management and the commitment to the ongoing development of the Campus.

SHARING Education I has closed its subscription period in Q1 of 2024.

SHARING Education II has recently acquired 100% of an international school in Algarve, EUPHEUS, with the strategic objective of transforming it through the SHARING Pedagogical concept and developing the campus.

With the investment opportunities of SHARING Education I and with the new opportunities currently identified and in negotiations, in December 2023 the SHARING Education II was established.

SHARING Education II follows the same strategy, and to benefit from the successful established portfolio of SHARING Education I, it will co-invest in SHARING Education I's developments, whilst also developing its own larger portfolio.

With this strategy and past performance, SHARING Education II constitutes a sound investment option.

## Current performance

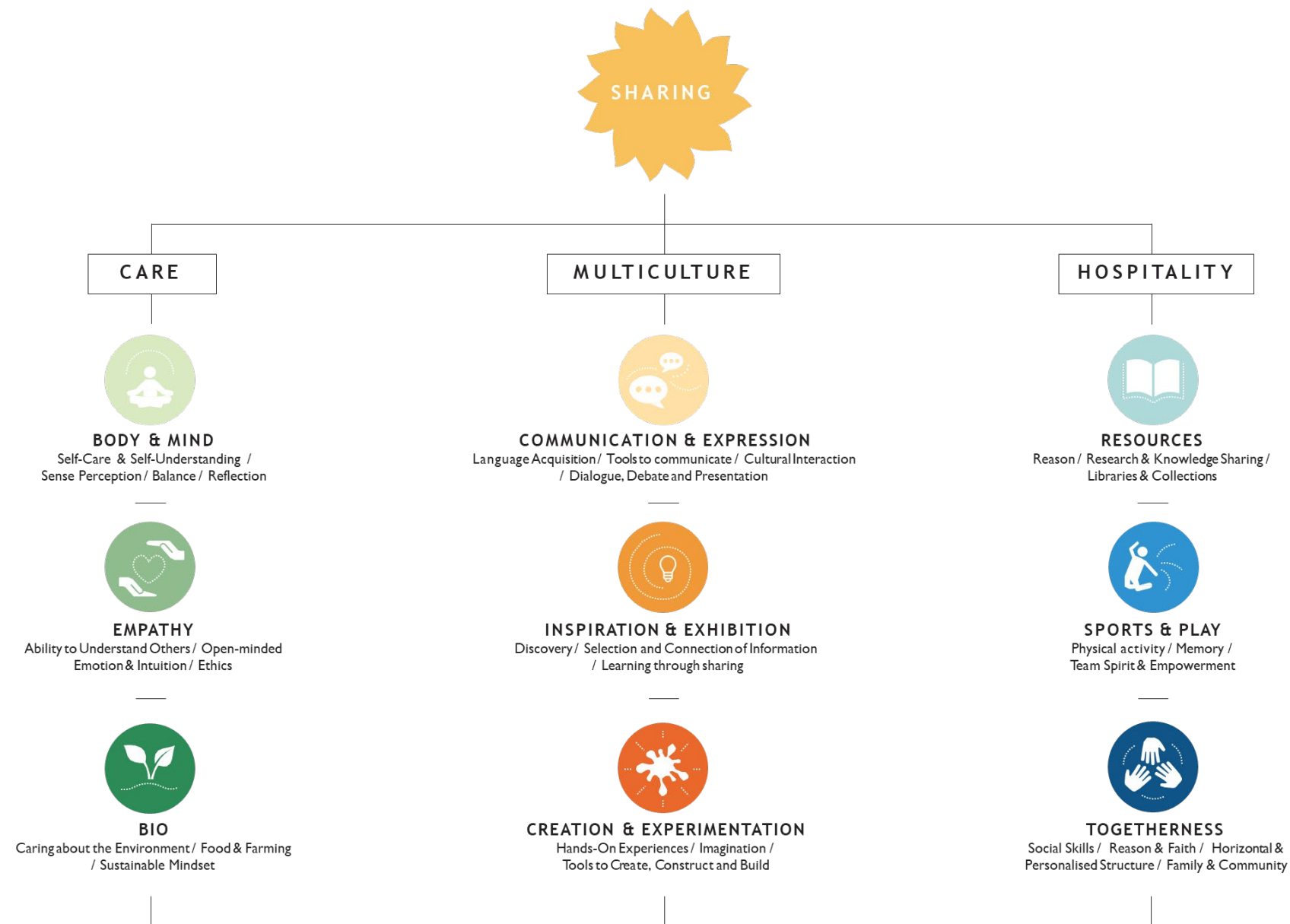
SHARING Education I has already delivered to the Golden Visa investors the equivalent to 4% per year on their investment and will continue to do so until the end of their Golden Visa period.

### Schools





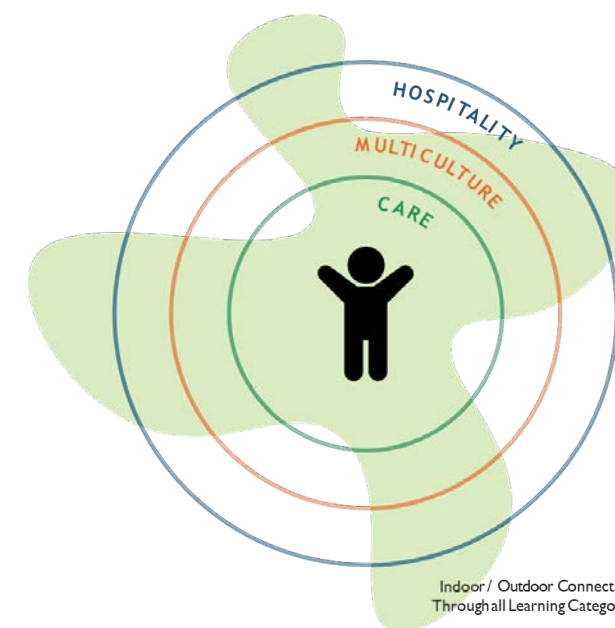
# Pedagogical Concept



The learners at ISS will meet a learning environment that will help them to become caring, multicultural and hospitable beings.

Looking into the learning needs and development of the students, we have created the following nine enhanced learning categories centered around the core values of care, multicultural and hospitality. The nine categories will be implemented into the interior layout of the future ISS design, ensuring to make differentiated spaces that are tailored for the 'learning through sharing' goals.

Our concept will integrate with IB pedagogical concept, or with combinations of other international curricula, making it an unique educational proposition.



**And other International Curricula**

**Investing in SHARING Education II will benefit from the co-investments with SHARING Education I in the development of its established basis, whilst will generate its own portfolio of new Schools, under the same successful investment strategy**



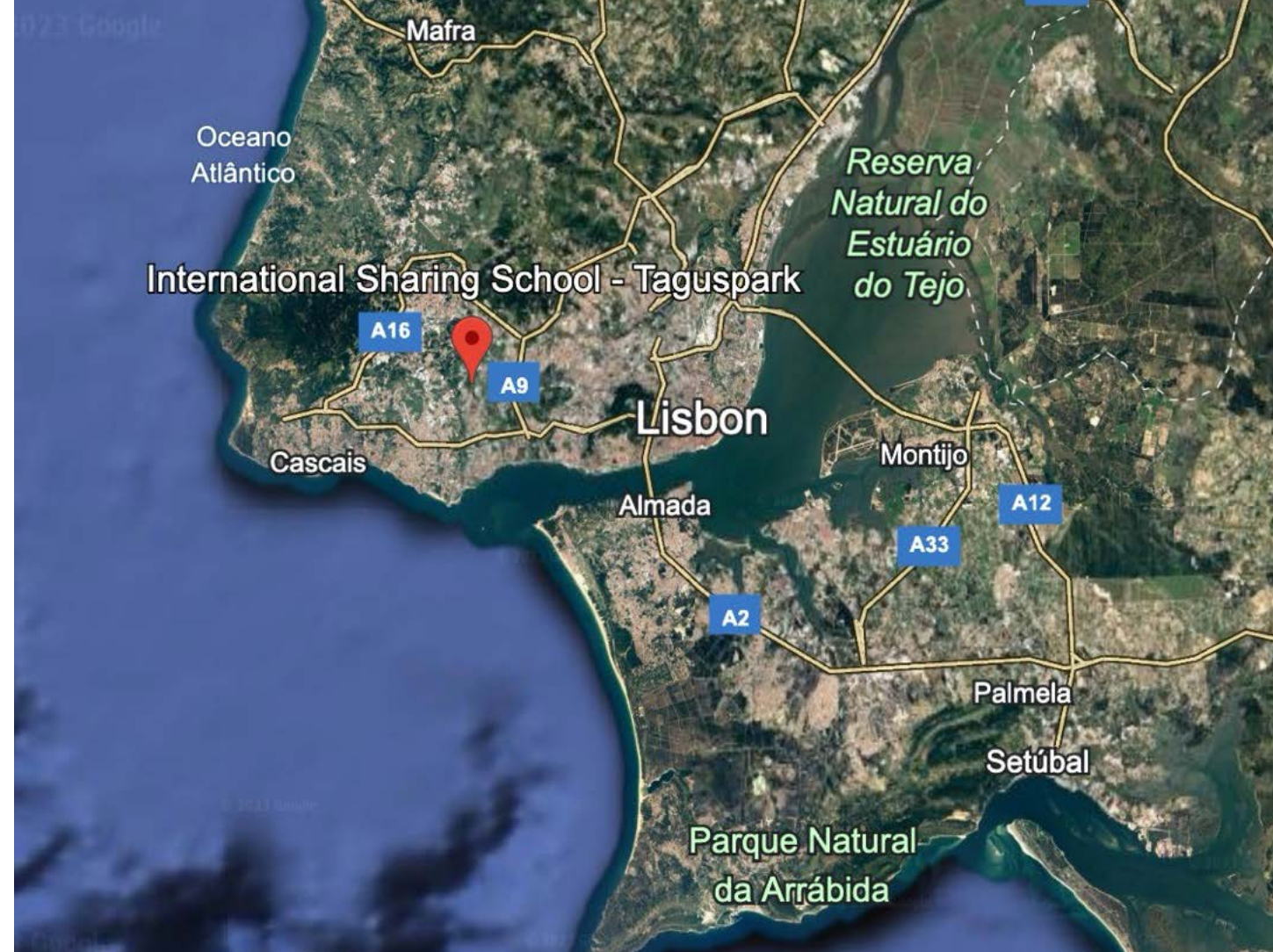
SHARING  
EDUCATION I&II





# ISS Oeiras

## The location



The International Sharing School – Taguspark is based in Oeiras municipality which is part of the Lisbon Metropolitan Area, an administrative region that spreads over 3,015 km<sup>2</sup>, encompassing 2 districts (Lisboa and Setúbal) with 18 municipalities and a total estimated population of 2,840 thousand inhabitants (circa 27.6% of the total Portuguese population) and is the richest Portuguese region with a regional GDP of 73,333 million euros. Taguspark was the first and still is the largest technological park in Portugal, founded in 1992.

The resident park entities universe encompasses large corporates, financial services companies, prestigious universities and state-of-the-art technology startups. In 2019, it was announced a large investment program for Taguspark ranging 50 millions euros.

This program aims to regenerate the park building previewing the construction of additional office spaces (at least 4.000 sqm) and a 120-bedroom Hilton brand hotel.



# ISS Oeiras

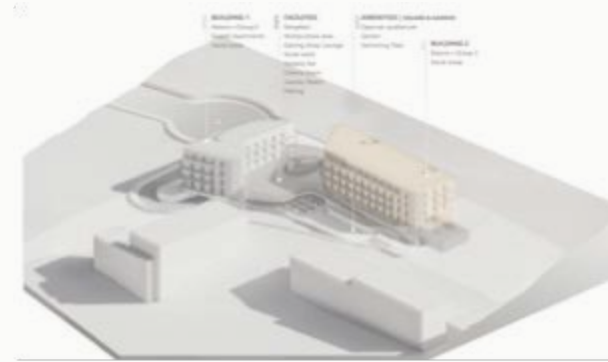
## The Masterplan

### Overview Plots

B1 – SCHOOL EYP



BH - BOARDING HOUSE



B2 – SCHOOL DP



B3 - SCHOOL  
PYP & MYP

#### BUILDING 1

Building 1 has been in operation since 2019 and is dedicated to the Foundation (4 months – 3 years old) and Primary Years (3-10 years old) Programmes.

#### BUILDING 2

Building 2 was acquired in 2019 and started operation in 2021, housing students from the Middle Years (11-15 years old) and Diploma (16-18 years old) Programmes.

#### BUILDING 3

The plot where Building 3 will be built was acquired in 2022 and is currently under development and licensing, with official opening scheduled for 2026. The building will be designated for the Primary and Middle Years Programmes.

#### BOARDING HOUSE

The plot where the Boarding House will be built was acquired in 2022 and will accommodate the boarding students.

#### CONCEPT



Rosan Bosch Studio is an interdisciplinary practice for art, architecture, and design, which creates learning environments, workspaces, and cultural venues respecting the innate playfulness as human beings, working strategically with designs that create space for new thoughts and change. The studio's design is done with people in mind. Throughout their projects, they analyse behaviour and user needs to develop concepts that make a difference and create impact, working with colours, materials, textures, and light to create playful spaces that fuel creativity, imagination, and innovation.



# ISS Oeiras





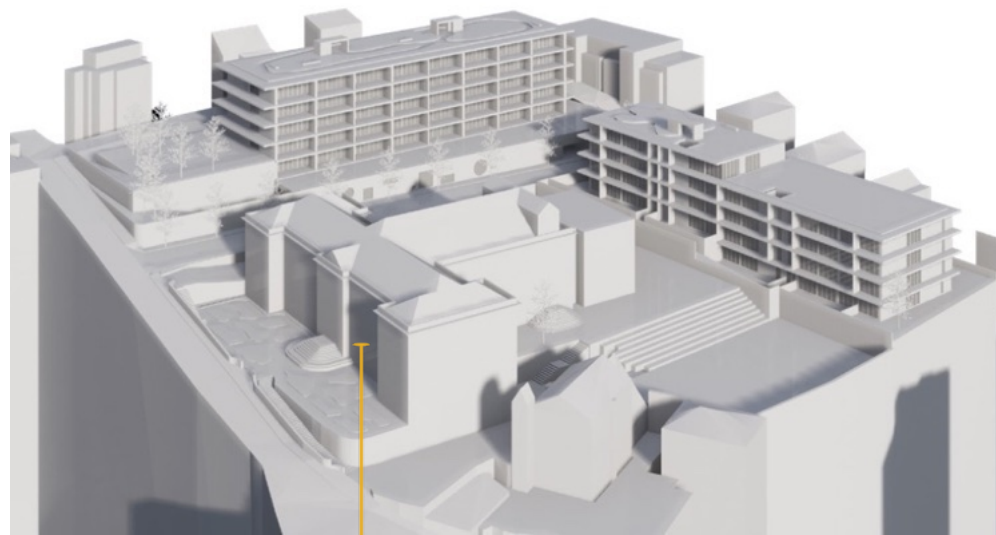
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# ISS Madeira

## The location



ISS Madeira



International Sharing School Madeira will move from its current facilities to the recently acquired historical building “Seminário da Encarnação”, in which a flagship Campus is under construction. The full renovation of the building and its outdoor areas is scheduled to take place until the summer of 2024, in time for an opening in September 2024.

The construction project is set on two pillars, seemingly conflicting, but in truth perfectly harmonized: the preservation of the historical landmarks and the use of the highly innovative learning spaces designed specifically to suit the ISS Pedagogical Framework, its 3 Core Values of Multiculturalism, Care and Hospitality, and the International Baccalaureate programs.

The new facilities are being designed and built bearing in mind the needs of the students, with a variety of distinct and flexible working areas that suit students’ different needs, preferences, and personalities. More than a student-based curriculum, International Sharing School Madeira is a student-based school, organically designed for learners to explore learning, to fuel their creativity and imagination, and to continuously develop themselves in each Core Value.



# ISS Madeira

## The Masterplan



## School

The “Seminário da Encarnação” was acquired in 2022 where the flagship Campus is under construction, scheduled to open in September 2024.

The school will accommodate students from the Primary Years (3-10 years old), Middle Years (11-15 years old) and Diploma (16-18 years old) Programmes.

With ample outdoor learning and recreational spaces, students will benefit from Madeira Island’s moderate year-round climate. State of the art Physics, Chemistry and Biology laboratories will enhance the students’ learning and development, as well as the innovative learning kitchen.

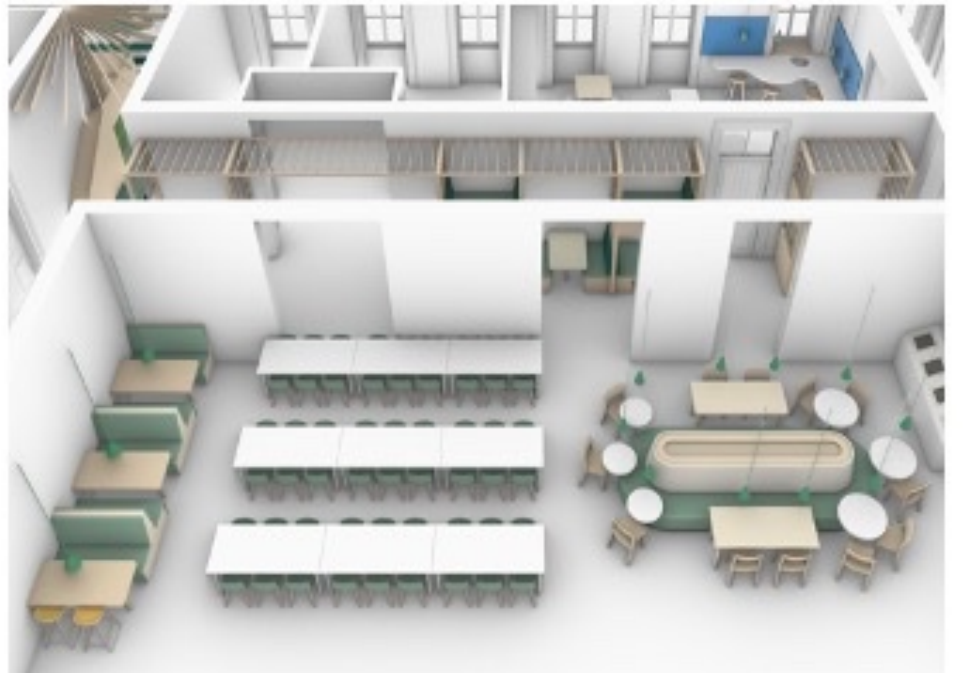
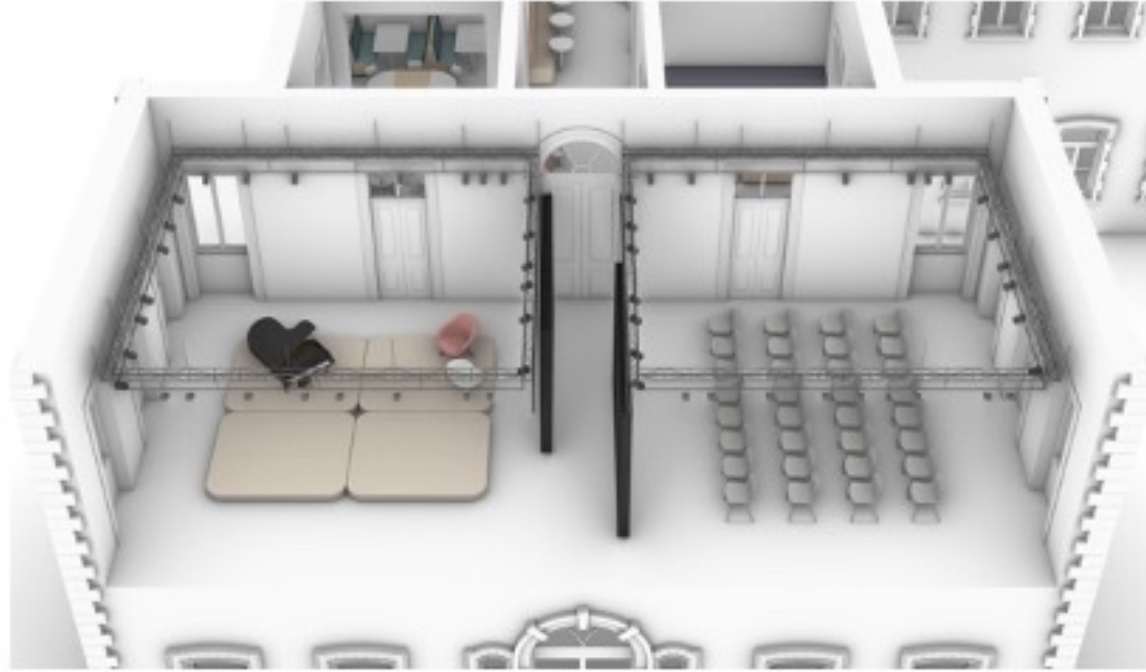
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# ISS Madeira



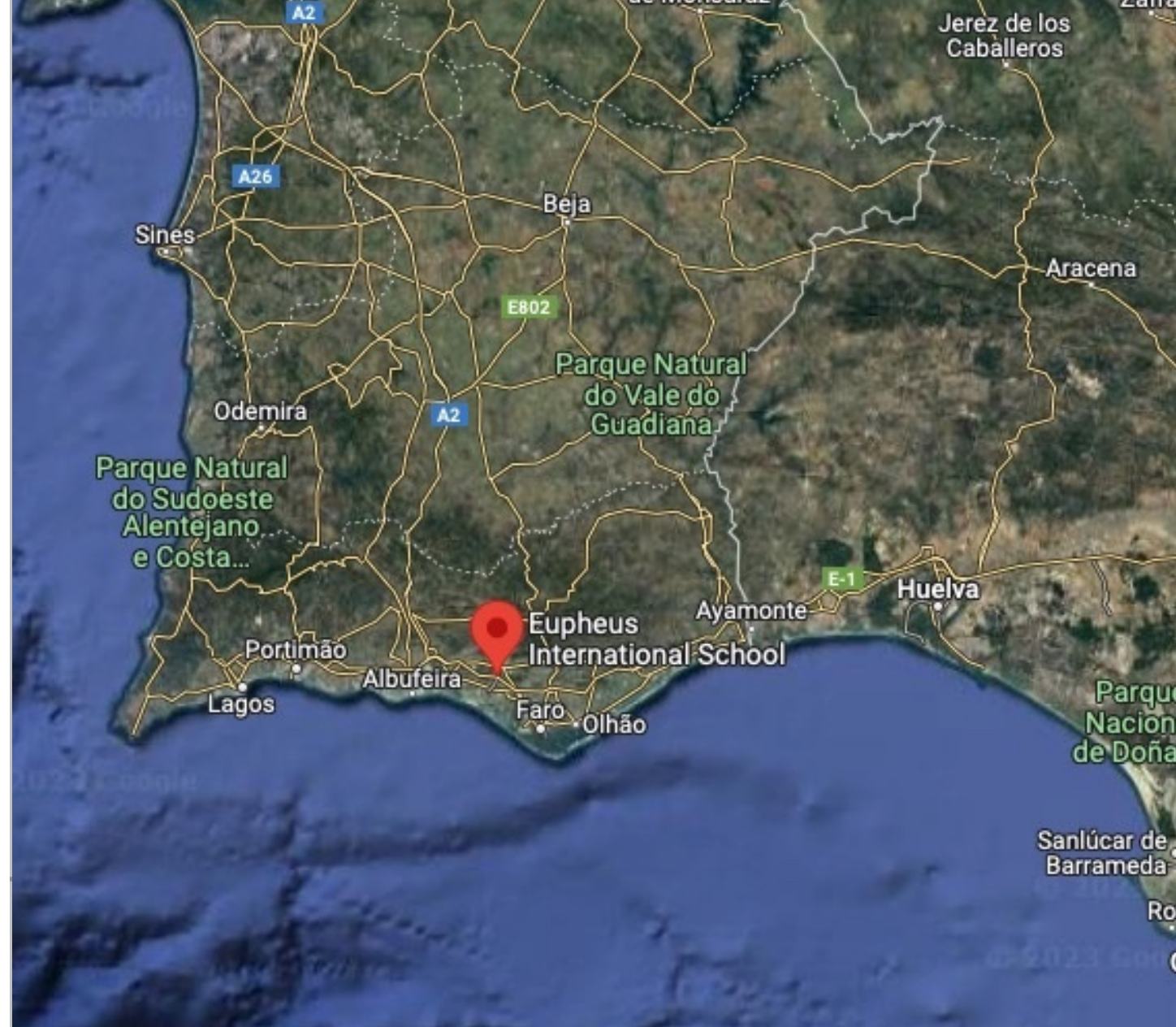






# Eupheus

## The Location



The acquisition of Eupheus International School, a private international primary and lower secondary school following the Cambridge Curriculum, was successfully completed in December 2023.

The school is located in the Loulé Industrial Park of the Algarve, inside Algarve's Golden Triangle surrounded by many high-income areas with numerous international families, such as Almancil, Quinta do Lago, Vale do Lobo, Vilamoura and Quarteira.

Eupheus is currently licensed by Cambridge Education for the Primary and Lower Secondary Curriculums, operating classrooms from 3-year-olds up to Year 8 (equivalent to Portugal's Grade 7) exclusively within Building 1.

The project - currently under development by the experienced team of architects and designers - includes the opening of new classes up to Year 13, expanding to fully utilise Buildings 2 and 3, within the next 2 years.



**Fund** **Sharing Education II – Fundo de Capital de Risco Fechado**

**Form** Private Equity Close End Fund, incorporated under portugese law and registered with the Portuguese Securities Market Commission (CMVM) under the number 1795, approved in December 2023.

**Management** Management company is Magnify Afterburner, SCR S.A registered with CMVM and with the commercial registry number 515510190.

**Term** The term of the Fund is 12 years. The Assembly of Limited Partners may decide the extension of the Fund for the period of 1-year.

**Fund size** Target is € 30 million, with initial closing at > € 1 million and final closing at € 20 million.

**Investment period** The earlier of 6 years or once 80% of the capital commitments are invested, committed, or reserved.

**Exit strategy** Repurchase by the founders is the prime exit option, but other potential exits will be considered, including Trade Sale, Secondary Sale, and IPO.

**Target returns** Fund seeks to achieve an annualized IRR, net of all fees and expenses, in excess of 7%.

**Subscription Period** January 2024 to January 2026

**Debt** The fund may borrow up to 15% of the capital of the fund.

**Subscription fee** 0%.

**US FATCA Compliant** Yes (PFIC ready)

**Buy-back put option for Golden Visa Investors** Possibility of exercising a put option after year 6 with the right to receive, annually, its share of the gross income up to a maximum amount of 4%, or in year 12 with the right to receive annually, its share of gross income up to a maximum amount of 6% between year 6 and year 12. At any time, and at their own initiative, the Golden Visa investors can sell their participation units to third parties.

Subscribe **SHARING Education II**, a fund that secures your investment and return before the end of the Golden Visa period





Fund Management & Investment Committee



**António Vieira da Silva**  
FOUNDER AND CHAIRMAN  
MEMBER OF THE INVESTMENT COMMITTEE



**João Barata**  
FOUNDING PARTNER  
MEMBER OF THE INVESTMENT COMMITTEE



**Pedro Ortigão Correia**  
PARTNER  
MEMBER OF THE INVESTMENT COMMITTEE



**Miguel Santos**  
MEMBER OF THE INVESTMENT COMMITTEE



**Francisco Santos**  
MEMBER OF THE INVESTMENT COMMITTEE

Operational Executive Structure



**Miguel Santos**  
PRESIDENT OF THE BOARD | CEO



**Francisco Santos**  
VICE-PRESIDENT OF THE BOARD | CFO



**Filipe Santos**  
BOARD MEMBER



**Gonçalo Santos**  
DIRECTOR OF SALES & MARKETING

Auditor



Custodian



Regulator



Certified



# SHARING EDUCATION

A Team, with International experience in managing private equity funds, totaling > 1.3 Billion euros and with > 40 years experience in Education Development and Management.



# Contact us



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