

DOMINUS CAPITAL

Dominus PIF P&S Real Estate Opportunities



Invest in a secure, growing market

Become part of Dominus P&S Real Estate Opportunities, a **Private Investment Fund** focused on generating significant returns from the *purchase and sale of parking spaces and storage units.*

Seize the opportunity to **invest in a real estate portfolio** that offers *liquidity, stability, and high demand.*

The fund is designed to operate in a real estate environment **filled with opportunity**, acquiring large volumes of assets at significant discounts *to maximize returns.*

The model enables **swift and agile** resale based on robust digital platforms and social media. It has proven results over the last 4 years, guaranteeing *optimized business margins.*



Why invest in parking spaces and storage units?

★ *Booming market:*

Demand for parking spaces and storage units has risen significantly in recent years, driven by small investors seeking to break into the real estate market on a small scale.

★ *Low exposure, high returns:*

By acquiring remaining units at attractive prices, the fund offers an excellent opportunity for returns over a short-term investment horizon. These assets are acquired from finished projects with final municipal approval, allowing immediate release to customers and rapid resale at higher prices, producing a profit margin on each transaction.

★ *Diversification and payment flexibility:*

Our assets appeal to investors seeking lower-entry investments that can be purchased by bank transfer, credit or debit card, or deposit into a current account. This makes them accessible to a broad range of investors without the need for mortgage financing.

Investment policy

Asset type: Parking spaces and storage units.

Projects: Housing and office space.

Expected returns: 15% annually.

Investment period: 1 year, renewable.

Fund type: Non-redeemable.



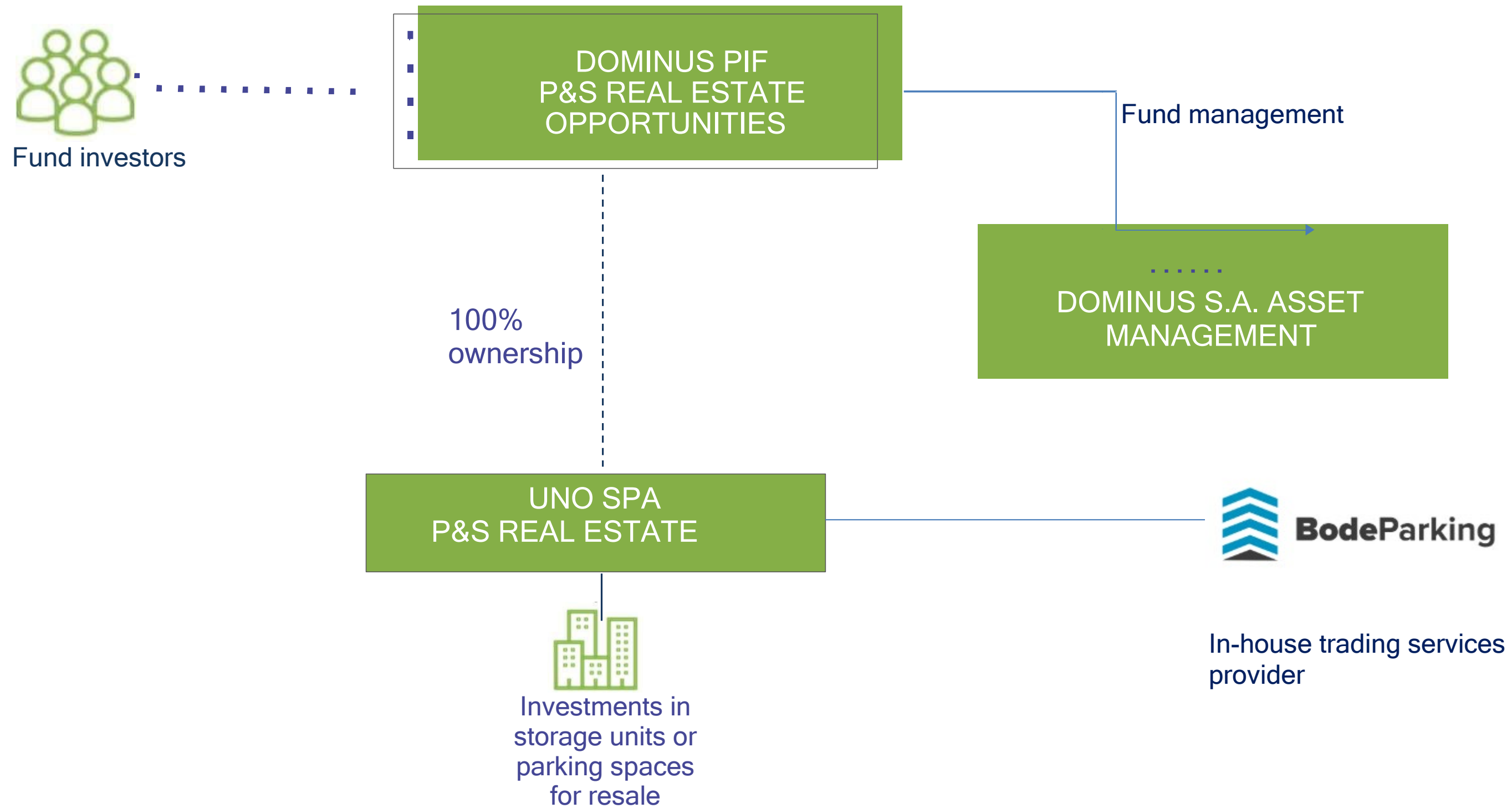
Our fund acquires unsold **parking spaces and storage units** in finished housing and office projects that have received *final municipal approval and are ready for sale*.

The units are purchased at low prices and then sold to small investors, **thereby maximizing returns**.

Focus on established real estate developers

We work with established projects by well-known developers, ensuring a robust stock.

Fund structure



Fund terms and conditions

Fund name: Dominus P&S Real Estate Opportunities.

Currency: Chilean pesos in UF (Chilean Indexed Unit).

Manager: Dominus S.A. Asset Management.

Borrowing policy: No leverage is permitted; all investments will be funded with contributed capital.

Placement period: November 2 to 30, 2024.

Start Date: Monday, November 4, 2024.

End Date: Wednesday, December 30, 2026.

Minimum investment: UF 500

Maximum investment: UF 4,000



Benefits for fund investors



Competitive returns:

Forecast annual return of 15%, paid in semiannual dividends.



Diversification:

Investment in high-demand real estate assets, designed for short-term turnover and attractive margins.



Professional management:

The fund is managed by experienced real estate investors.



No leverage:

The fund relies solely on capital contributed by investors, reducing financial risk.

Fees and expenses

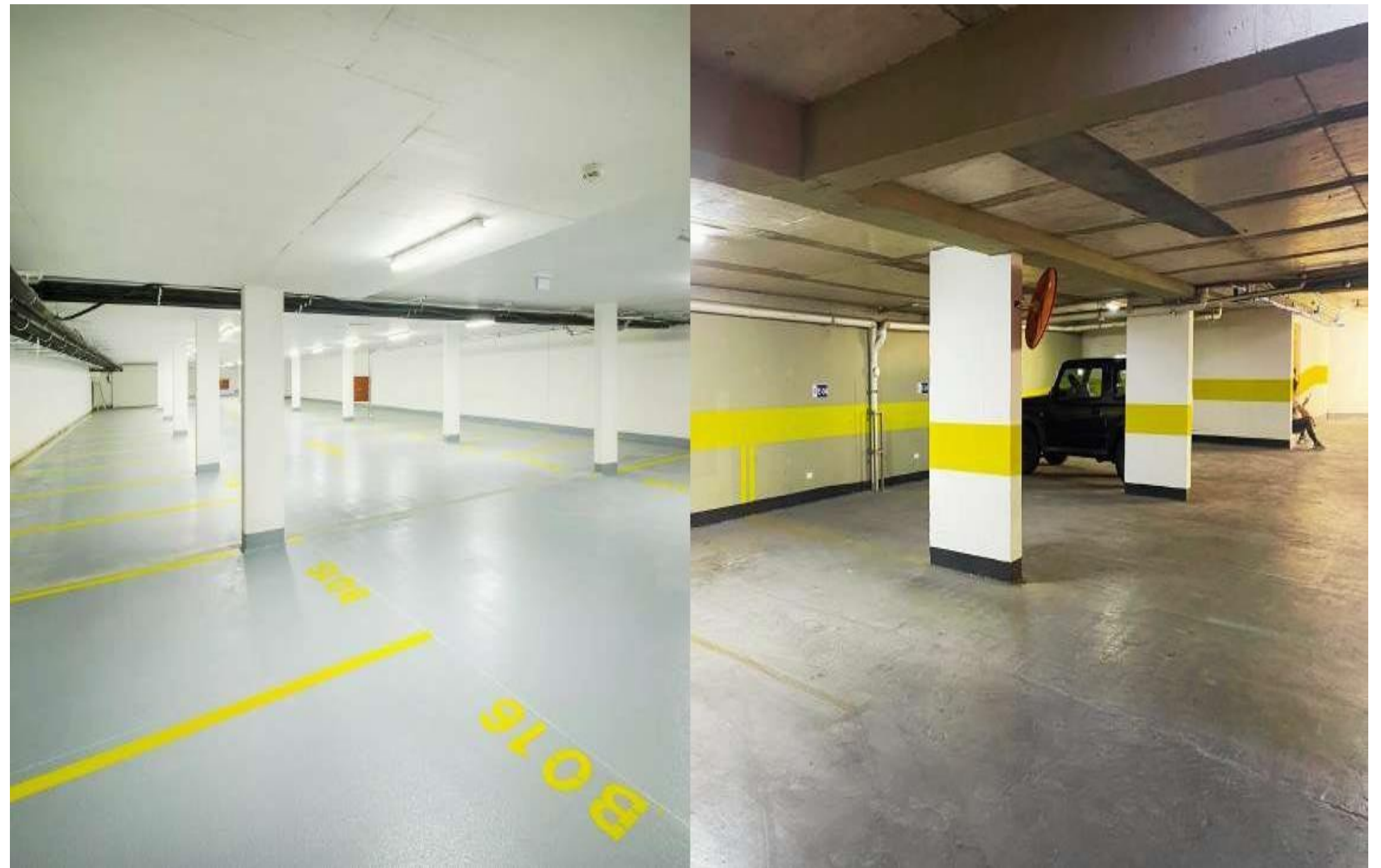
Fixed monthly fee: 0.42% of the fund's assets.

Success fee: 50% of any returns above the target rate (UF + 15% annually).

Structuring and entry fee:

- IFM: 10% + VAT

Fund expenses: These cover 100% of the costs required to carry out operations, including brokerage fees, valuations, direct transactions, custody and auditing, title studies, registration with the Registrar of Deeds, etc.



Real estate operator: Procomercial

To efficiently purchase and sell parking spaces and storage units and maximize returns, we **formed a strategic alliance** with Procomercial, a company with over four years of experience trading storage units and parking spaces.

Its extensive network of contacts and portfolio of recurring clients in the real estate market *support fast, efficient resales* and help maximize investor profits.

Procomercial manages the fund's transactions **using digital platforms**, social media, and specialized marketing tools.

This collaboration enables sales at *competitive prices*, ensuring a significant margin on each transaction.



Actively managed fund

Dominus Capital actively manages the fund through its Investment and Compliance Committee, ensuring that its equity is always invested in low-priced real estate assets and/or liquid financial instruments, such as cash or money market funds.

This strengthens the fund's robustness and *minimizes operational risks*.



Redemption and liquidation

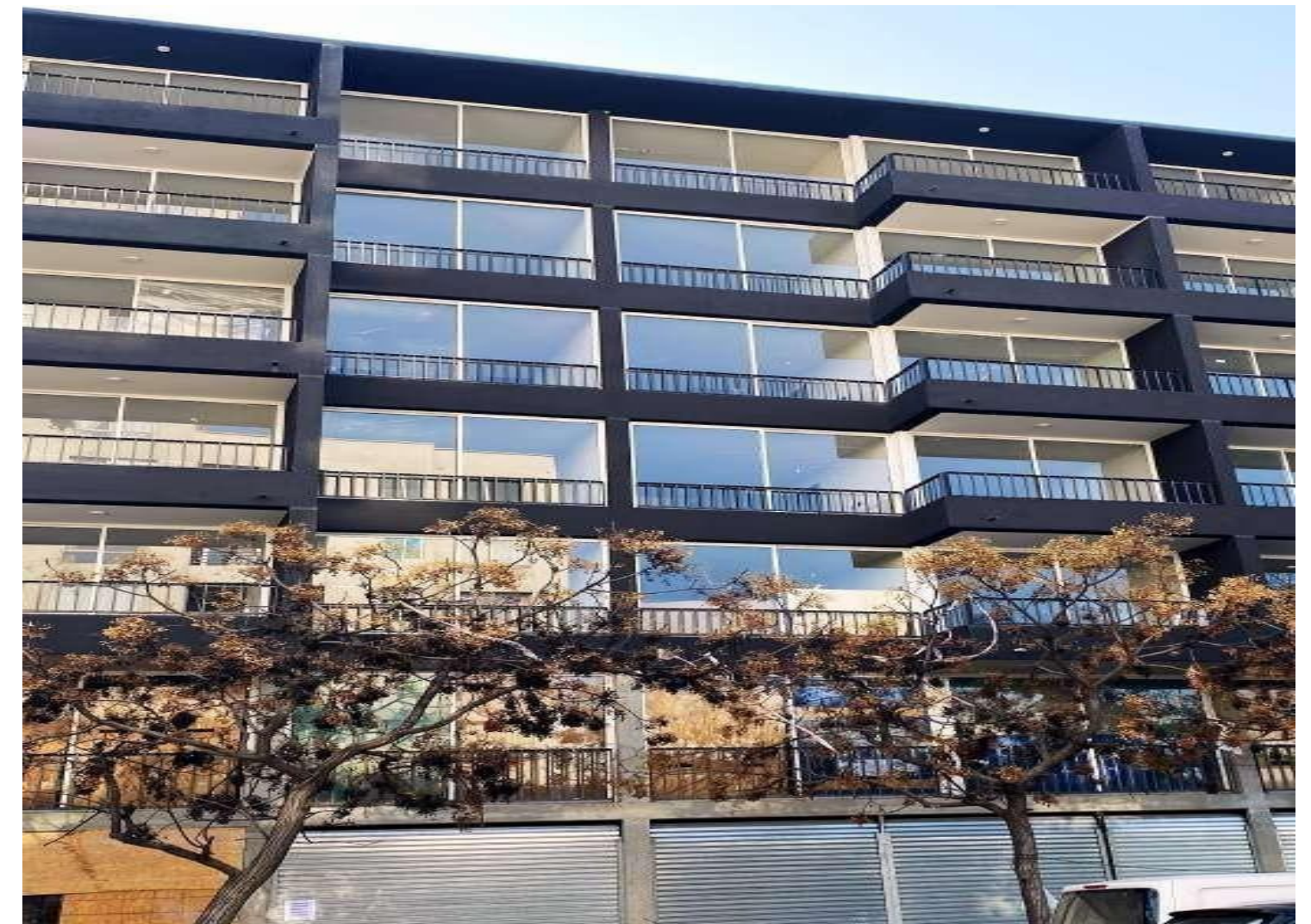
At the fund's maturity, the value of **each investor's interest** will equal the remaining net proceeds after all real estate assets have been sold. The fund will then be *liquidated* and the *proceeds distributed pro rata* among investors in a clear and transparent process.

Don't miss the opportunity to be part of a robust, profitable fund.

Start investing today! Contact us to learn more and reserve your spot before the placement period ends.

contacto@dominuscapital.cl

Nueva Tajamar 481, Las Condes, of. 1003



Team:

Our team of professionals has *extensive leadership experience* across banking, financial markets, and real estate.



Francisco Domeyko C.

Business Administrator, Head of Real Estate Banking at Banco Security, Business Manager at Maestra real estate group for 10 years. *Dominus IFM Director*



Alberto Fernández R.

Lawyer specializing in corporate, real estate, and tax law.



Jorge Contreras W.

Business Administrator, former Corporate and Branches Manager at Banco Security for 20 years and Chairman of the asset management company Cruz del Sur. *Dominus Capital CEO*



Juan Valdivieso R.

Civil engineer specializing in real estate development and rental management.