



VANGUARD
— RESIDENCES —

www.vanguardresidences.us.com

ABOUT US

Vanguard Residences is a leading real estate developer focused in the Portuguese market, with a special focus on residential and touristic developments. Currently we target the premium and high-end segments. Soon shall be launched few projects aiming the mid segment. We strive to create unique products, linked with art, contributing to the upgrading of the cities where we invest:

Orion Premier | A Living Masterpiece: Is the first high-end residential development in Lisbon. Orion Premier with 13 floors plus rooftop, with 19 very exclusive apartments, indoor and outdoor condo pools, spa, gym, parking and an amazing penthouse with a private pool and rooftop with 360° views.

Opulence Realty Group | Living Beyond: The future highest residential building in Lisbon with impressive 26 floors, inside a condominium and an amazing architecture, full of services such as pool in the 24th floor, indoor pool, spa, gym, garden, padel court and parking.

Sovereign Luxury Realty | Urban Feel: A urban and luxury building located in the hearth of Amoreiras district, with an amazing design and features, such as a rooftop pool (16 floor), gym, spa, parking with amazing views over Lisbon skyline.

Vanguard Properties was founded in 2016 by Claude Berda and José Cardoso Botelho, currently with offices in Lisbon, Algarve and Comporta. The group currently develops more than fifteen projects in Lisbon, Oeiras, Comporta and Algarve, with a total GCA of approximately 350,000 sqm.



The Developer is owned 100% by Port Noir - Investment S.à.R.L (“PNI”), with its headquarters in Luxembourg and managed by Mr. Claude Berda. Claude Berda is the Founder and former President of AB Groupe, the leading independent publisher, producer and distributor of content in France. -The biggest private investor in Switzerland, owns more than 200 Real Estate assets (offices and residential) located in Geneva. The Group develops 80 Real Estate projects, namely the Quartier L'Étang, which is a 11ha property with surface building rights of 250.000 sqm, the largest project being developed in Switzerland. In October 2015 Claude Berda visited Lisbon. After a quick four-day trip, he decided to invest. Soon after, together with José Cardoso Botelho, Vanguard Properties was founded. Claude Berda and Vanguard Properties are currently major players in the real estate investment and development market in Portugal.



“I’VE BEEN TO VARIOUS PARTS OF THE WORLD AND PORTUGAL CONTINUES TO AMAZE ME. IT IS A FANTASTIC COUNTRY BECAUSE OF THE QUALITY OF LIFE, CLIMATE, SECURITY AND THE WAY PEOPLE THINK AND LIVE.”

CLAUDE BERDA

The Founder

“PORTUGAL IS BLESSED BY A MILD AND TEMPERATE WEATHER, PEOPLE HAVE A QUIET AND SAFE LIFE IN A PLACE WHERE TRADITION GOES WELL WITH MODERNITY. APART FROM THAT, PORTUGAL HAS ONE OF THE LOWEST COSTS OF LIVING IN THE WESTERN WORLD.”

BRENDON MCNEIL

The CEO



José Cardoso Botelho since 1988 has been an entrepreneur and investor in various ventures in the areas of real estate, fashion retail, software, medical devices, composite materials and heating systems. From early age accompanied his father, an entrepreneur, in site visits of new developments and grow his passion for “doing” and the real estate.

In October 2015 Claude Berda visited Lisbon. After a quick trip, Claude and José decided to establish a partnership to establish the leading residential player in Portugal - Vanguard Properties was born!

TEAM VANGUARD PROPERTIES



FILIPA ABREU TEIXEIRA
CFO

Chief Financial Officer of Vanguard Eagle Asset Management since August 2017. Before joining Vanguard Properties, she worked in Haitong Bank (former Espirito Santo Investment Bank) as senior associate in acquisition and structuring financing division. Previously worked in Deloitte as tax consultant in the transfer pricing area. Filipa Abreu Teixeira was born in Lisbon, Portugal. She has been Filipa holds a degree in economic and financial management from ISG - Business & Economics School and accomplished several post-graduate courses.

PEDRO AGUARDELA
Director

Pedro Aguardela was born in Lisbon, Portugal. He has been Project Director of Vanguard Eagle Asset Management since April 2017. Before joining Vanguard Properties, he worked in Hasn-aqui FCM Construction SPA in Oran, Argélia as General Manager. Previously he worked in Edificadora Luz & Alves, Lda as construction coordinator director and in Engil, S.A. as construction director.



ALAN HENDERSON
Project Director

Alan Henderson, one of two directors at Point Property, is a seasoned investor who has a passion for seeing others achieve their lifestyle dreams through property investment. For nearly two decades, he has helped people plan, develop and grow their property investments and portfolios. Now, he takes great pleasure in seeing those plans and investments come to fruition. In his spare time, Alan enjoys playing the guitar and has a particular interest in flamenco music.



FILIPA ABREU TEIXEIRA
Office Manager

Carlos Teixeira was born in Lamego, Portugal. He has been Project Director of Vanguard Eagle Asset Management since November 2017. Before joining Vanguard Properties, he worked in CINCLUS – Project Management, S.A. as executive director. Previously worked in Mota Engil Group as technical director and in SLN Imobiliária SGPS S.A. as Project Manager. Carlos holds a degree in Civil and Military Engineering from Military Academy.

OUR PROJECTS





ORION PREMIER

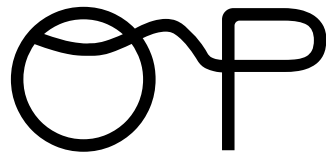


OPULENCE
REALTY GROUP



SOVEREIGN
— LUXURY REALTY

ORION PREMIER



ORION PREMIER

Orion premier offers two living concepts under one roof — City Flats and Sky Flats — and creates art in the city, with its imposing structure clad in white tiger skin marble combined with glass and bronze elements. In the entrance lobby the building welcomes its residents with a work created exclusively for this space by José Pedro Croft, a renowned Portuguese artist. As far as the seventh floor the City Flats enhance the relation with Eduardo VII Park, with its green spaces creating a colourful canvas framed by the windows. A new way of relating to the city and feeling life take shape on your doorstep.

From the eighth floor upwards Castilho 203 brings a new concept of exclusivity, the Sky Flats, raising each apartment to an even higher level, showcasing the judicious selection of top-of-the-line finishes and the stunning panoramic sea and river views.

Castilho 203 offers a unique concept of high-end exclusivity. Set over 13 floors with only 19 two- and three-bedroom apartments of exceptional contemporary design, the condominium has private parking, a gym, two communal indoor and outdoor swimming pools and a solarium. Concierge services and valet parking complete the experience with assistance 24 hours a day to help fulfil all requirements.



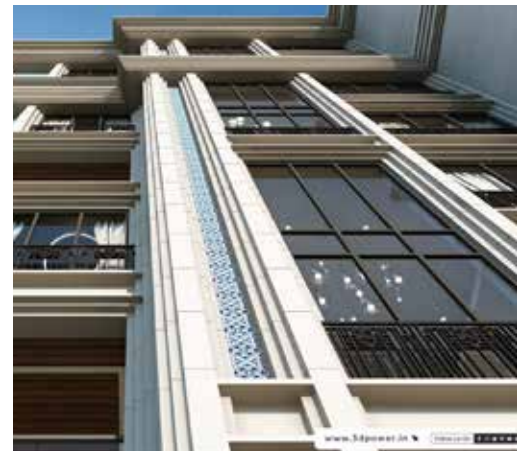


FEATURES

MAGNIFICENT PANORAMIC VIEWS

Whilst the apartment interiors stand out with their exquisite materials and finishes, the exterior offers an unparalleled scenario. Take inspiration from the magnificent 360° views stretching from Eduardo VII Park via the historic city centre to the south bank of the river agus. These vistas provide a flow of daylight into each unit through the large windows, enticing you to enjoy the generous-sized balconies and the terraces suspended over the treetops.

On the top floor the penthouse defines a new standard of luxury in the city. The spacious areas of this impressive apartment extend out to an equally generous terrace, with its own swimming pool and breath-taking views. An authentic work of art crowning the building with charming and elegant details, designed to exceed the highest expectations.



14 Floors	Parking
19 Apartments	Gym SPA
2 - 3 Bedrooms	Concierge services
1 Penthouse with outdoor swimming pool	2 Swimming pools (indoor and outdoor)



EXCLUSIVITY AS A CONCEPT

As part of Vanguard Properties' commitment to introduce art into all its projects, the Portuguese artist José Pedro Croft was invited to create an exclusive piece for the building's lobby.





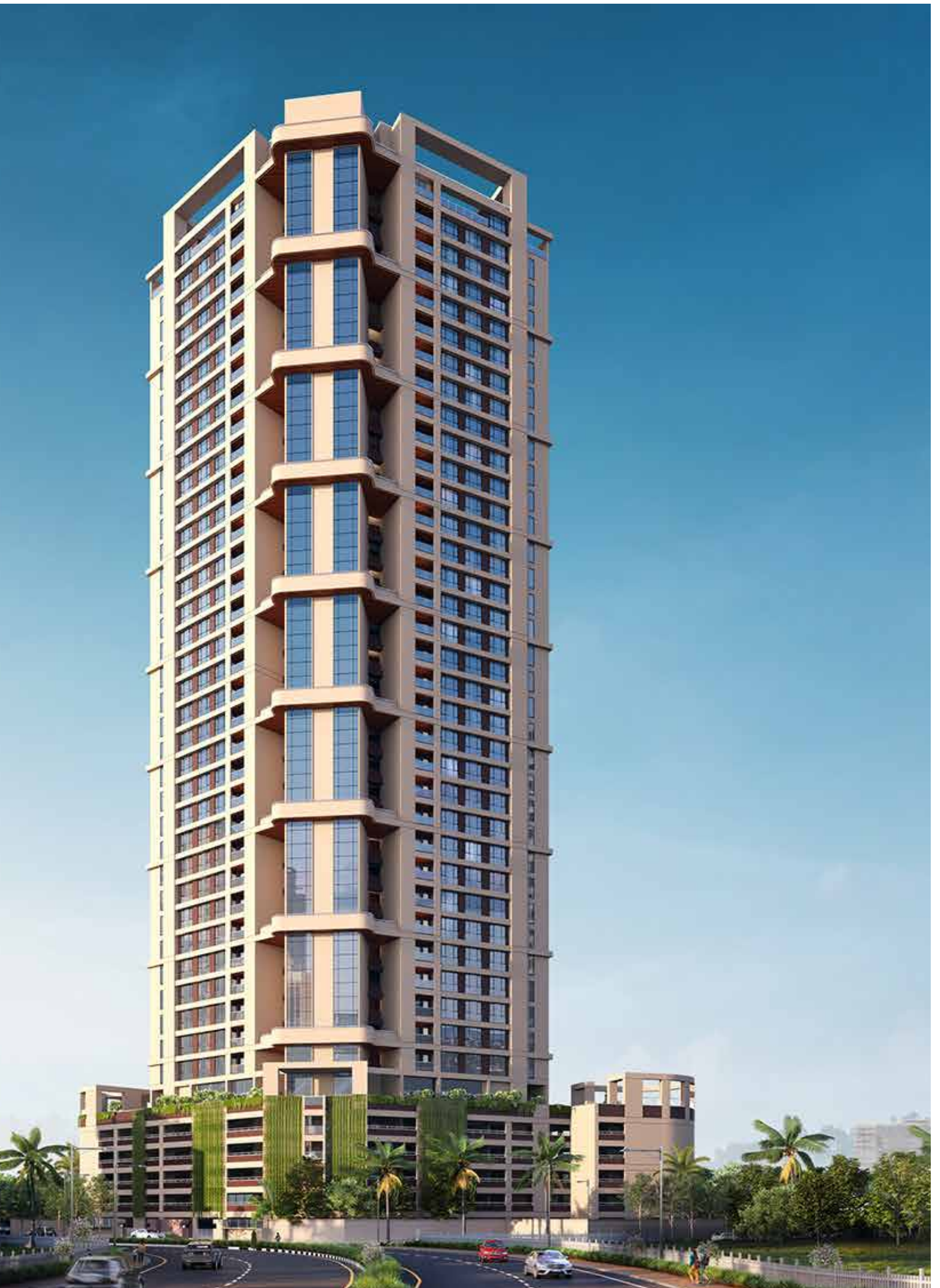
OPULENCE REALTY GROUP



Opulence Realty Group makes a statement as a tower with modern, dynamic lines highlighting its urban character. Vibrant, desirable, with an inspiring personality, it was created by the Saraiva + Associados architectural practice, in a creative process where centrality and modernity prevail. The spacious terraces with their powerful visual impact offer panoramic views of the city. The interiors with their discreetly simple innovative materials adapt to the personality of those who choose to make this their home. With units ranging from one-bedroom to five-bedroom apartments, this will always be a cosmopolitan address, sought out by determined professionals, with modern families and sophisticated tastes who identify with this state of mind.

Just 28 apartments set over 15 floors guarantee the individuality and exclusivity of those who choose A'Tower as their home in Lisbon. parking complete the experience with assistance 24 hours a day to help fulfil all requirements.





FEATURES

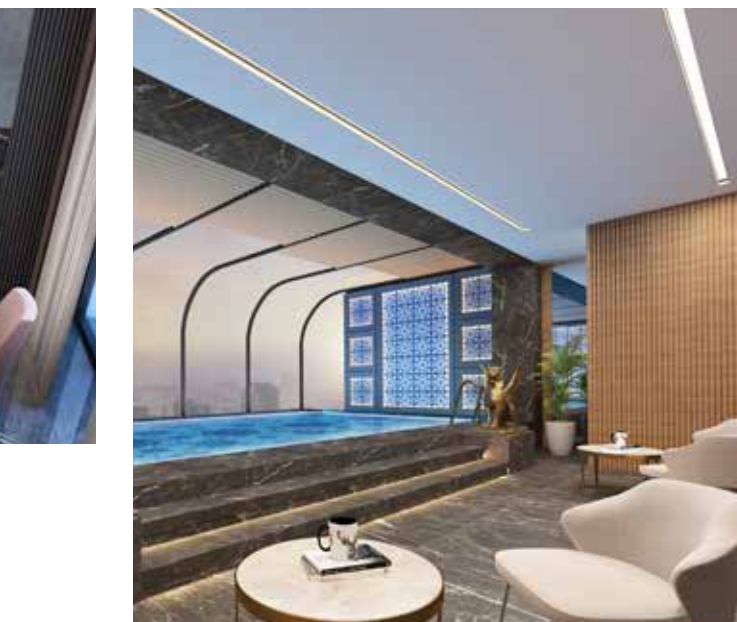
WITH GYM, SPA AND 24-HR SECURITY, SLOWING THE URBAN PACE IS A SIMPLE MATTER

One of the striking characteristics of A' Tower is its capacity to create different dynamics between public spaces and private zones. Whilst the communal areas give priority to the contrasts that highlight the nature of city living with the juxtaposition of sophisticated colours and organic materials, the private areas are sublimated by the quietude of the light tones of the paintwork and the wood.

The swimming pool and the gym have sober and sophisticated ambiances to be enjoyed in absolute tranquillity. The chill-out zone helps one leave the urban spirit outside the door and enjoy the days – and the nights – to the full.



16 Floors	Parking
25 Apartments	Gym SPA
1 - 5 Bedrooms	Concierge services
1 Rooftop with outdoor swimming pool	Indoor swimming pool



A NEW ICON IN LISBON'S SKYLINE

As one of the city's convergence points, accessibility and convenience are key for living peaceful days of personal fulfilment. The interior design, excellent materials and luxurious





SOVEREIGN LUXURY REALTY



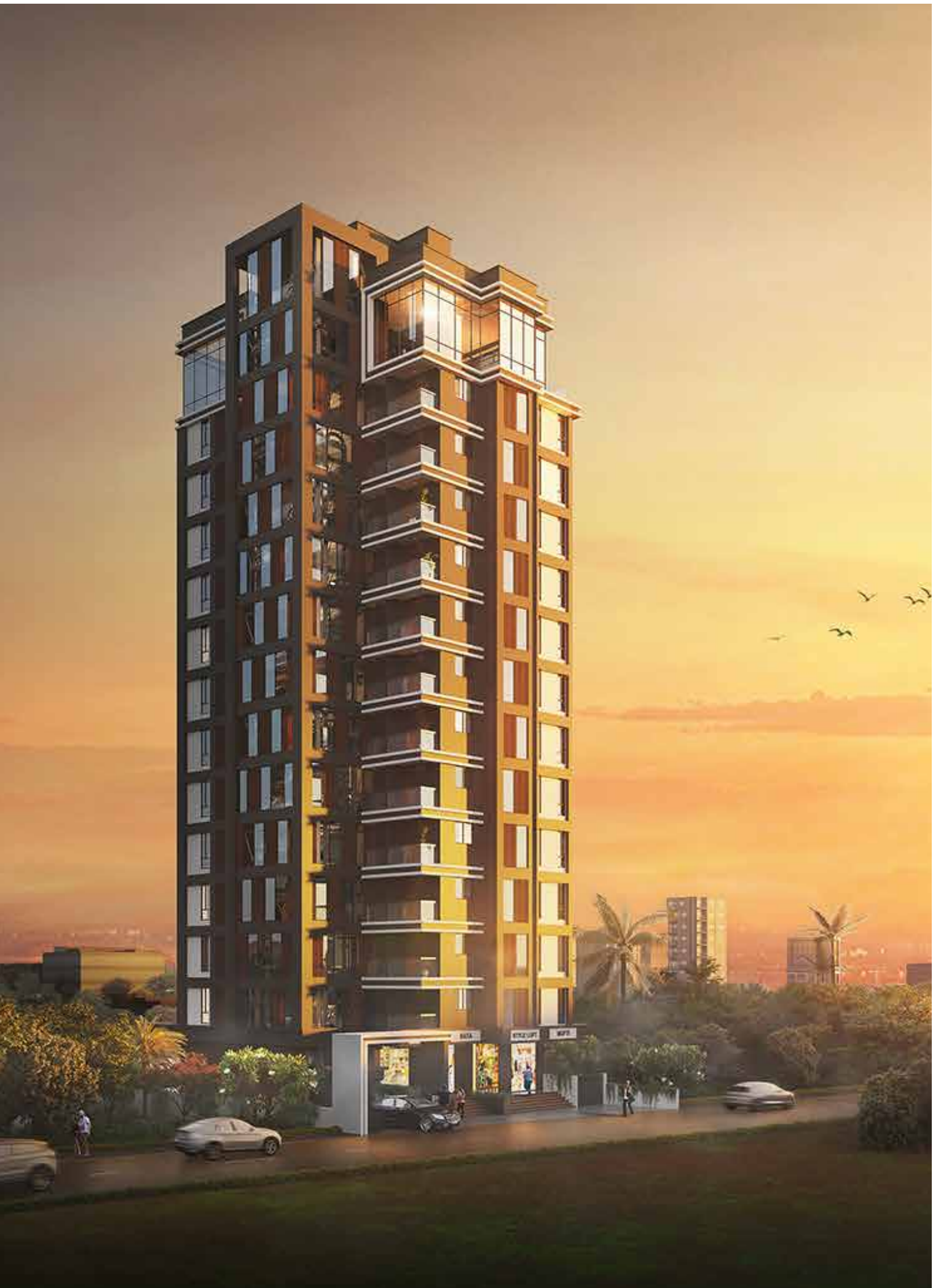
SOVEREIGN
— LUXURY REALTY

Sovereign luxury realty in the village of Muda, in Comporta, this real estate project offers a new vision of a traditional Alentejo village, built from the ground up, with homes, villas and surrounding farms.

Muda Reserve combines a rural lifestyle with all of the convenience and security of modern life, in a privileged location where the countryside and nature merge with kilometres of beaches and golden sand, golf courses, marinas and exceptional natural and historical heritage.

A unique refuge to be discovered just one hour from Lisbon, with 350 hectares in harmony with nature.





FEATURES

LIVE BY THE SEA

White Shell, the 4 star tourist resort, consists of 55 accommodation units with 3 different options in terms of its villas.

The concentric architectural arrangement around the central leisure space gives White Shell its distinctive image, enhancing a feeling of community and family that is essential to benefit to the full from the living experience.

The colours of its minimalist, contemporary design, closely linked to the landscape and the region, were inspired by the unique tones of the Algarve soil, reflected in the selection of terracotta floors and walls, and also in the vegetation, which includes typical trees such as almond and carob. The villas were also given a unifying note, creating a more natural and comfortable but simultaneously sophisticated and harmonious interior.

White Shell includes communal heated swimming pools – with poolside bar – a multipurpose games field and a padel court, children’s playground, spa, gym, assorted services, covered car park and concierge services.



14 Floors	Parking
19 Apartments	Gym SPA
2 - 3 Bedrooms	Concierge services
1 Penthouse with outdoor swimming pool	2 Swimming pools (indoor and outdoor)



BEACHFRONT LIVING

The bay of Praia Grande de Pêra extends for about 7 kms, most of them alongside Lagoa dos Salgados, protected nature reserves and golf courses. An environmental paradise on your doorstep.







FURNITURE



Vanguard Properties is a completely integrated real estate platform covering the entire development and sales process value chain. Vanguard Properties creates the concept for each development and retains an independent architecture firm to design each project.

Then each project has a dedicated project management team, in charge for the asset until its completion, licensing and delivery.

SERVICING



SUPER CLEAN

Vanguard Eagle is responsible for the asset servicing, operating under the umbrella of Vanguard Properties. The team is composed by more than 20 people, covering areas such as finance, treasury, project management, and sales.

At the present time Vanguard Properties is managed by Vanguard Eagle, Lda and the fully owned Real Estate Company (designated "Foz do Tejo"), managed by Insula (

COMPANIES



PAINT GUN

Vanguard Properties development platform has been able to purchase, design and submit/approve by the proper authorities, in less than 24 months, its projects. Such timing reflects the high efficiency of Vanguard Properties our development platform.



management of all investment vehicles
properties. Currently, the seasoned team
ing the areas of general management,
itecture, social media, marketing and

posed by 25 SPV's navedged by Van-
e Fund Invesfundo V (soon to be des-
ital SGFII.

PARTNER WITH US

At Vanguard Residences, we believe in forming lasting relationships with our clients. Whether you are a buyer, seller, or investor, our goal is to provide you with the highest level of service and expertise.



PARTNER



ORION PREMIER

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OPULENCE
REALTY GROUP

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We're here to assist you with all your real estate needs. Contact us today to discuss how we can help you achieve your property goals.