



Growth Fund – Top 5 Holdings

Fund: BlueCrow Growth Fund I, Closed-End Venture Capital Fund

ISIN: PTBLWDIM0019

Date: 8 January 2025

BlueCrow – Sociedade de Capital de Risco, S.A., in its capacity as the Managing Entity of the BlueCrow Growth Fund I, admitted to trading on Euronext Access Lisbon, hereby informs its investors and the market in general, in accordance with the applicable legal and regulatory provisions, of the Fund's **Top 5 Holdings** as at the stated reference date.

The information presented below relates exclusively to the five main assets in the portfolio, selected on the basis of their respective investment value, and does not represent the full composition of the Fund's portfolio.

Asset A

Asset Name: Palácio das Flores;

Acquisition Date: 14 August 2024;

Acquisition Value: €15,600,000;

Location: Lisbon – Misericórdia;

Sector: Hospitality;

Description: Located in one of Lisbon's most prestigious areas, this 18th-century palatial property forms part of a Pombaline architectural ensemble and extends over six floors, offering significant potential for independent use. The property is further complemented by an internal courtyard, garages, a garden and a terrace with views over the River Tagus.

Asset B

Asset Name: Herdade de Santo Isídro;

Acquisition Date: 12 July 2022;

Acquisition Value: €10,000,000;

Location: Castelo de Vide – Nossa Senhora da Graça;

Sector: Agriculture;

Description: The estate is a landmark property comprising approximately 2,265 hectares, located in the district of Portalegre, in close proximity to the Spanish border. It is primarily dedicated to agricultural and hunting activities, while also benefiting, on a complementary basis, from a hospitality unit and a hydroponic facility.

Asset C

Asset Name: Minho Park;

Acquisition Date: 31 January 2023;

Acquisition Value: €4,200,000;

Location: Monção – Troporiz e Lapela;

Sector: Industrial, Logistics and Services;

Description: Minho Park Monção is a business park comprising approximately 560,000 sq.m of land, strategically located near the border with Galicia. The project forms part of an urban development operation equipped with modern infrastructure, designed to accommodate 85 fully serviced plots, of which (i) 57 are allocated to industrial uses, (ii) 17 to services uses and (iii) 11 to logistics uses.



Asset D

Asset Name: Fundão Shopping;
Acquisition Date: 30 June 2022;
Acquisition Value: €3,600,000;
Location: Fundão – União de Freguesias;

Sector: Retail;
Description: A landmark retail property in northern Portugal, comprising two floors. The asset primarily includes a hypermarket operated by the Pingo Doce chain, retail and warehouse areas occupied by D.Store and TEDI, office spaces, a car park with capacity for approximately 200 vehicles, and a BP fuel station.

Asset E

Asset Name: Vialonga Warehouses;
Acquisition Date: 31 May 2022;
Acquisition Value: €3,500,000;
Location: Vila Franca de Xira - Vialonga;

Sector: Retail;
Description: A commercial-use property currently occupied by a Chinese retail operator trading under the name *Questão Formosa*. The space is arranged over two large, interconnected floors, within a three-storey building designed for warehousing and commercial activities.

The information contained in this announcement reflects the Fund's position as at the stated reference date and is provided exclusively for informational purposes. The values presented correspond to the investment made in the acquisition of the assets. The composition of the Fund's portfolio may change over time as a result of new investments, divestments, revaluations or other relevant events.

This announcement does not constitute an investment recommendation and should not be construed as such.

BlueCrow confirms that the information presented herein is true and accurate as at the date stated above.