

Corporate Overview

1. Platform Overview

Smart Investments SCS is a Luxembourg Special Limited Partnership established as a structured investment vehicle focused on income-generating real estate portfolios across selected international markets.

The platform is designed to provide limited partners with disciplined capital deployment, structured governance and long-term portfolio oversight.

2. Legal & Structural Framework

- Luxembourg SCS partnership structure
- Segregated SPV ownership model
- Defined capital layering (senior debt / preferred equity / sponsor equity)
- Structured reporting framework
- Cross-border operational alignment

The structure ensures asset-level segregation and transparent capital allocation.

3. Investment Strategy

The platform focuses on:

- Income-oriented commercial real estate
- Moderate leverage (target 50–55% LTV)
- Amortising senior debt structures
- Defined deleveraging pathways
- Institutional underwriting standards

Priority is given to long-term income stability and capital preservation.

4. Capital Structure Philosophy

Smart Investments SCS applies a disciplined capital stack approach:

- Senior secured debt (moderate leverage)
- Structured preferred equity (where applicable)
- Sponsor subordinated capital

This layered structure ensures defined return hierarchy and alignment between capital providers.

5. Governance & Reporting

- Periodic financial reporting
- SPV-level transparency
- Capital account visibility
- Defined liquidity frameworks
- Independent accounting oversight

The platform operates under conservative leverage discipline and risk-adjusted exit sensitivity modelling.

6. Group Affiliation

Smart Investments SCS operates within an international advisory and family office ecosystem comprising:

- Alpha Prime DWC
- Vasil Family Office
- Vasil & Partners
- Benson Formations

The ecosystem provides corporate structuring expertise, capital advisory capabilities and cross-border operational support.

7. Positioning

Smart Investments SCS is positioned as a Luxembourg-based capital structuring vehicle focused on disciplined real estate portfolio governance and long-term limited partner alignment.