



TAURUS
AURUM

GLOBAL PROPERTY FUND LIMITED

CITIZENSHIP BY EXCEPTION IN CYPRUS –
WHAT WE CAN OFFER TO
INVESTMENT IMMIGRATION PROFESSIONALS

taurfund.com

Est.
2007

01.

EXECUTIVE
SUMMARY

THE FUND AT A GLANCE

- Established in **2007** as International Collective Investment Scheme
- Licensed as Self-Managed Alternative Investment Fund with Limited Number of Persons (AIFLNP)
- Recognized as eligible for Naturalization by Investment by both CySEC and Ministry of Interior

Registration number
HE 201612

CySEC license
[LPAIF 82/2014](#)

Auditor
Deloitte Cyprus
www.deloitte.com

Administrator
Alter Domus (Cyprus) Ltd.
<http://www.alterdomus.com/offices-desks/europe/cyprus-office>

Regulator
Cyprus Securities and Exchange Commission
<https://www.cysec.gov.cy/en-GB/home/>



ELIGIBILITY FOR NATURALIZATION BY INVESTMENT

CYSEC



<https://www.cysec.gov.cy/en-GB/entities/aif/aiflnp/46006/>

The investment objective of Cyprus Special Investment Compartment of the Fund satisfies the criteria of the scheme for naturalization of non-Cypriot investors

MINISTRY OF INTERIOR



https://taurfund.com/wp-content/uploads/2018/02/TaurusAurum_LetterFromMOI_EligibilityConfirmation_130218.pdf

The Fund satisfies the investment criteria of the “Scheme for Naturalization of Investors in Cyprus by exception”



02.

INVESTMENT

ADVANTAGES FOR INVESTOR

NO VAT

Investment to the Fund is VAT exempt.
VAT for Investor is a direct non-reimbursable cost

NO RUSH

No need to choose property for more than 2M in a hurry, just the prime residence for 500K

ACCESS TO BIGGER DEALS

As a collective investment scheme, we accumulate investors' funds and acquire properties that sole investor cannot buy

BENEFIT FROM EXPERIENCE

We are 11 years in the business. Each of Directors has over 25 years under the belt

PEACE OF MIND

We are licensed, supervised and audited.
No funny games. No conflict of interest

LIQUIDITY

Liquidity pledge is possible to ascertain timely redemption of investment



FUND'S FEE STRUCTURE

Application Fee

2%

Management Fee

2% p.a. paid monthly

Performance Bonus

20% over hurdle rate of 6% p.a.

Redemption Fee

1%



HOSPITALITY AS TARGET MARKET

- Business hotels in Nicosia
- Student dormitories in Nicosia
- Resorts:
 - Low- to lower-middle end properties
 - Hi-end exclusive properties

CASHING OUT

DIVESTING OPPORTUNITIES

Upon receiving redemption request the Fund may do one of the following thing (or a combination):

- Sell most liquid asset(s) from the investment portfolio
- Use fresh funds from new investor(s)
- Take a loan

LIQUIDITY PLEDGE

For those investors who had chosen to enter into liquidity pledge arrangement, the timely repurchase of their investment units is secured



03.

PROPOSED STRUCTURE
OF REMUNERATION

REMUNERATION FOR THE REFERRING PARTY

TWO-COMPONENT REMUNERATION

- 1) Application fee of **2%**
- 2) Part of Introductory fee/discount paid by sellers when Fund acquires the real estate

That said, the remuneration can amount to **5% to 7%** of the invested amount

04.

HOW WE CAN
WORK TOGETHER

APPLICABLE ARRANGEMENTS

ADVANTAGES

- 1) **More customers** – you can now serve those reluctant to be engaged in real estate investment in foreign country
- 2) **No hassle** – no need to search for properties, arrange viewings and serve as real estate expert to answer clients' questions
- 3) **Agility** – submit application as soon as primary residence is chosen, bought and registered – by that time your investment in the Fund will long be signed and sealed
- 4) **No post-deal headache** – no need to assist clients with property management

PROCEDURES

- 1) **Sign MoU.** It describes the general arrangements between us.
- 2) **Present each new client** an investment fund opportunity
- 3) **Sign up the willing client** and immediately receive up to 2% application fee as soon as s/he invests into the Fund
- 4) **Follow up and be entitled to part** of introducer's fee as described above



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04.

ADDENDUM 1

FEEES AND CASE STUDY

FEES AND REMUNERATION

1. PRIME RESIDENCE

Transfer fee

Market value, € | Rate,% | Max Fee, € | Accum. Fee, €

0–85000	3	2'550	2'550
85'001–170'000	5	4'250	6'800
Over 170'000	8		

VAT

5% on first 200 sq.m. of primary and permanent residence for next 10 years

19% for area exceeding 200 sq.m.

Transfer fee or VAT treatment

No transfer fees are payable **if VAT is applicable** upon purchasing the immovable property.

The **transfer fees are reduced by 50%** if the purchase of immovable property **is not subject to VAT**.

More information at:

<https://www.pwc.com/cy/en/publications/assets/tax-facts-figures/tff118-eng-final.pdf>

2. CSIC OF THE FUND

Selling fee

2% of the Subscription Price

Management fee

2% p.a. accrued on monthly basis

Performance fee

20% of Gross Realized New Profits over 6 % p.a. hurdle rate

Redemption fee

1% of the Redemption Price

Target Return (not guaranteed):

8% p.a.

More information at:

<https://taurfund.com/en/csic/>

or

<https://taurfund.com/cn/csic/>

3. MANAGING APPLICATION

Main Applicant

~€40'000

Each family member

~€5'000

Government fees & out-of-pocket expenses

~€7'500 per adult

~500 per minor

The figures above are for reference purpose only and may be adjusted on case-by-case basis

CASE STUDY

1. PURCHASE OF RESIDENCE

PRICE	AREA	CALCULATIONS	TOTAL PURCHASE PRICE
€900'000 + VAT	300 sq.m.	$VAT = €600'000 * 5\% + €300'000 * 19\% = €87'000$	€987'000

2. PURCHASE OF PARTICIPATING SHARES IN CSIC

REQUIRED INVESTMENT	CALCULATIONS	TOTAL INVESTMENT & ACCRUALS
$\Sigma = €2'000'000 -$ $-(€900'000 - €500'000)$ = €1'600'000	$Selling\ fee = €1'600'000 * 2\% = €32'000$	€1'632'000

3. MANAGEMENT OF APPLICATION

FAMILY MEMBERS	CALCULATIONS	TOTAL FEE
Main Applicant Spouse 2 minors 1 adult child	$Fee = €40'000 + 4 * €5'000 + 2 * €7'500 + 2 * €500$	€76'000

4. TOTAL INVESTMENT AND EXPENSES: €2'695'000

CASE STUDY (CONTINUED)

5. REDEMPTION OF PARTICIPATING SHARES IN CSIC IN 3 YEARS

GROSS RETURN	CALCULATIONS	NET RETURN/ROI
8% p.a.	<i>Management fee</i> = €1'600'000 * 2% * 3 = € 96'000	€218'112
$\Sigma = €1'600'000 * 8% * 3 =$	<i>Hurdle rate</i> = 6% p.a.	4,5% p.a.
= €384'000	<i>Performance bonus</i> – €1'600'000 * ((8%-6%)) * 3 * 20% = €19'200	
	<i>Redemption fee</i> = (€1'600'000 + €384'000 - € 96'000 - €19'200) * 1% = € 18'688	

6. NET INVESTMENT RESULT: €218'112 - €195'000 = €23'112

Hence, target return allows investor to fully recover:

- **all the expenses** associated with submitting the application,
- reimbursing **management fees** of the Fund and even
- amount of **non-recoverable VAT** paid for acquiring the prime residence

7. ALTERNATIVE SCENARIO

Investor would have to acquire real estate for at least €1,100'000 more, subsequently **paying upfront additional amount of VAT of €209'000**, compared to all the **fees of the Fund of € 165'888 spread across three years**.

He/she will have to manage the property(ies) acquired and have to liquidate it upon expiration of three-year term with additional costs and effort incurred.