

# EUROPLATAFORMA DE CARGO

Investment Fact Sheet  
ETP Note— ISIN: XS1234567890








*Lenn Mayhew-Lewis*



# EuroPlataforma ETP Notes – ISIN: XS1234567890

## Fundraising

Superior financial investment providing a higher interest rate, a solid collateral backed security with the additional upside based on the performance, development and growth of the infrastructure project acquired by Europlataforma de Carga S.A. This financial structure allows investment in a specific property through the purchase of a note backed solely by the property.

Issuer	IA Capital
Issue and Principle Paying Agent	
Trustee Services	
Auditors of the Issuer	
Listing Exchange – Euronext	
Clearing Agent	

## Investment Objective

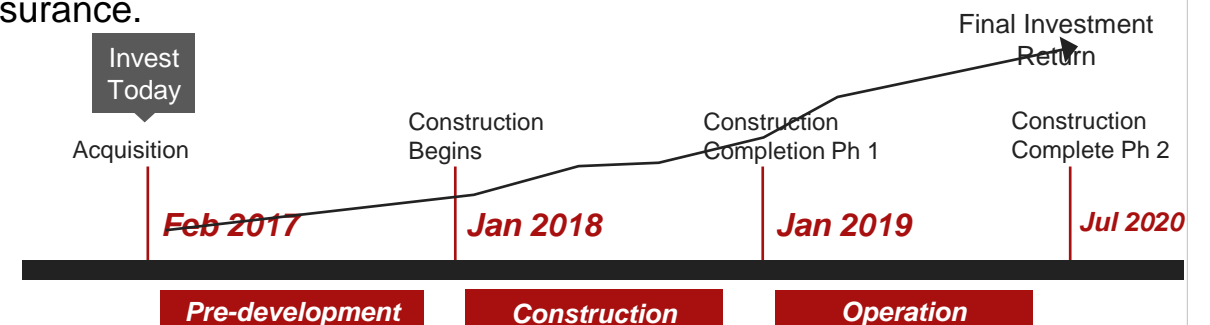
Invests in a project to build an Intermodal Cargo Airport and a Logistic Platform exclusively dedicated to merchandise.

- The site is already fully integrated to Road Rail and Air and Maritime networks
- The Site will link Latin America, Africa and Asia through Europe's only dedicated cargo hub.
- Europe's only Free Zone area

Risk diversification through the project features:

- 1) Land area: 7,000 hectares;
- 2) Investment in Infrastructures: EUR 6Bn;
- 3) 7,100 new companies;
- 4) EBITDA (10 yrs.) = EUR 10Bn+

Capital preservation and interest payments are collateralized by the underlying project and secured by ad hoc financial insurance.



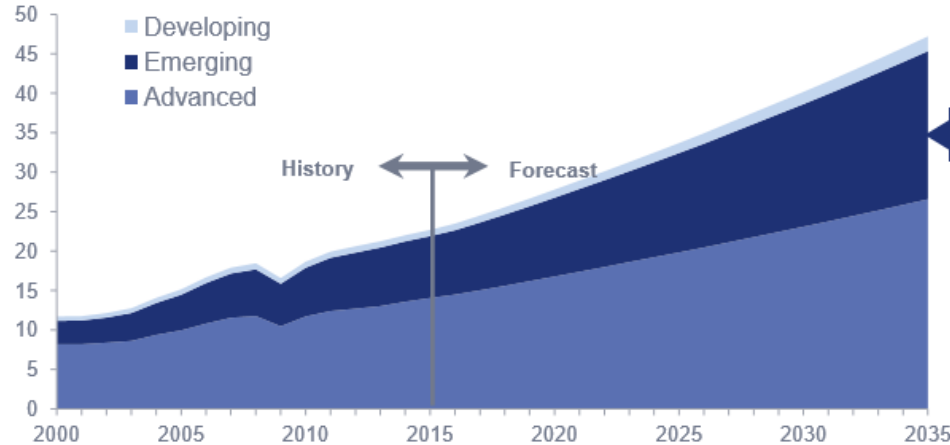


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## Designed for market

- Industrial production and the middle class in emerging class countries will double
- Private consumption will drive e-commerce raising
- Outsourcing of production to low labor cost countries leading to further freight demand

## Global International Trade Market over next 20 Years

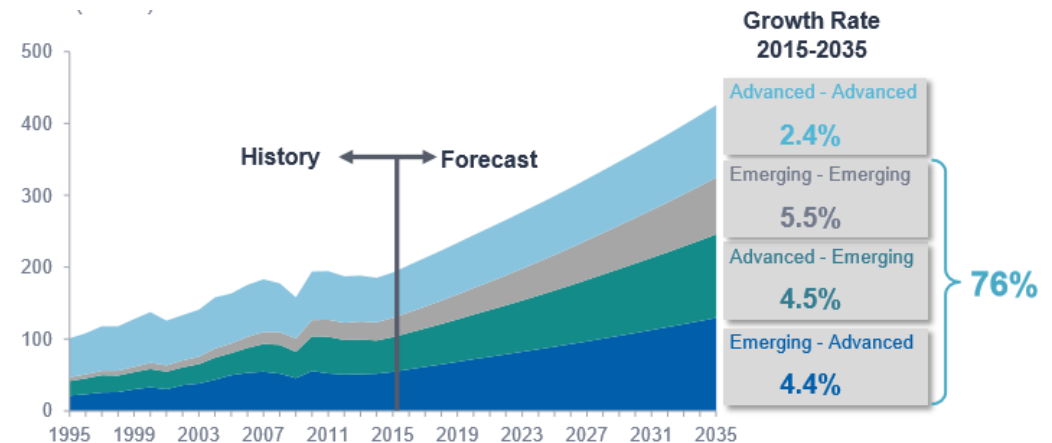


- World trade will double during the period
- Will grow on average 3.7% annually
- Emerging Countries trade to grow 2.5

## Freight Traffic Market Overview

World freight market will grow by 4% annually, driven by the strong traffic growth of the emerging Markets and freight demands of raising middle classes through e-commerce.

Source: 09/ 2016 IHS Economics,





# EuroPlatforma ETP Notes – ISIN: XS1234567890

## EuroPlatforma ETP Notes

- EuroPlatforma Flexible Note is a listed Euroclearable security with an ISIN. XS1234567890
- Security can be purchased from the investor's own brokerage account; so no need to open new accounts or send wires.
- Investment NAV is updated quarterly
- Interest payments made directly to the investor's account by Citi.
- Security displayed on Bloomberg.

ISIN #: xs1234567890

Notes Due: 2019 Three year term

Vienna Stock Exchange [wienerborse.at](http://www.wienerborse.at)

## Product Terms

Issuer: IA Capital Structures

Total Amount: EUR 500M

Term: 3 Years

Annual interest rate offered: 5%

Interest Payments: Quarterly covered by A rated credit Insurance

Additional 5% bonus based on assets performance after the 3 year term

Notes Issued: 2000 Notes

Face Value: Euro 250,000 each

Minimum Investment: 4 notes

Collateral: EuroPlatforma Infrastructure Project's Assets & Land

Liquidity: Yes

1) At maturity assuming a 20% growth on EuroPlatforma de Carga S.A.'s Shares Value since inception.

(2) Capital and interest payments secured by insurance provided

(3) Security does not have a direct secondary market and liquidity can only be obtained through a pre-arranged transaction broker to broker (OTC or on the exchange).

Estimated	
IRR	16% – 19%
Equity Multiple	1,58 – 1,64





# EuroPlataforma ETP Notes – ISIN: XS1234567890

## Product Terms

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- Term: 3 Years
- Annual interest rate offered: 5%
- Interest Payments: Quarterly covered by A rated credit Insurance
- Additional 5% bonus based on assets performance after the 3 year term
- Notes Issued: 2000 Notes
- Face Value: Euro 250,000 each
- Minimum Investment: 4 X 250,000
- Collateral: EuroPlataforma Infrastructure Project's Assets & land
- Liquidity: Yes

The EuroPlataforma Flexible Notes is among the most efficiently securitized investment and asset management program available to the market today, concentrating on price, speed and flexibility. The EuroPlataforma FlexETP will be established to provide a Loan to Europlataforma. The Series of Notes will be issued by IA Capital Structures (Ireland) Plc (the “Issuer”) and will be delivered via Euroclear to the prospective investors in Delivery versus Payment form. As investors purchase the Notes, the Issuer will advance the proceeds to EuroPlataforma in the form of a loan, as agreed in the Loan Agreement.

- ✓ Security purchased from investor’s brokerage account; no need to open new accounts or send wires.
- ✓ Investment Value updated quarterly
- ✓ Interest payments made directly to the investor’s account by Citibank
- ✓ Security displayed on Bloomberg.

### Issue and Principle Paying Agent

Citibank the leading global Bank, has over 200 million customers and does business in 160 countries. Citi gives the issuance process and registers the security in Euroclear for the FlexETP program.





### Listing Exchange – Vienna Stock Exchange

FlexETP are listed Vienna Stock Exchange. It is one of the most established exchanges in Europe.



### Trustee Services

Sanne Services provides trustee and related services to FlexETP™ and has over \$65 billion in assets under administration.



### Auditor

Price, Waterhouse Coopers audits the entire FlexETP™ Program on an annual basis, ensuring that each MarkETP™ Series is backed by the stated underlying assets.



<sup>1</sup>(Exchange Traded Product)



# EuroPlataforma ETP Notes – ISIN: XS1234567890

## EuroPlataforma ETP Notes

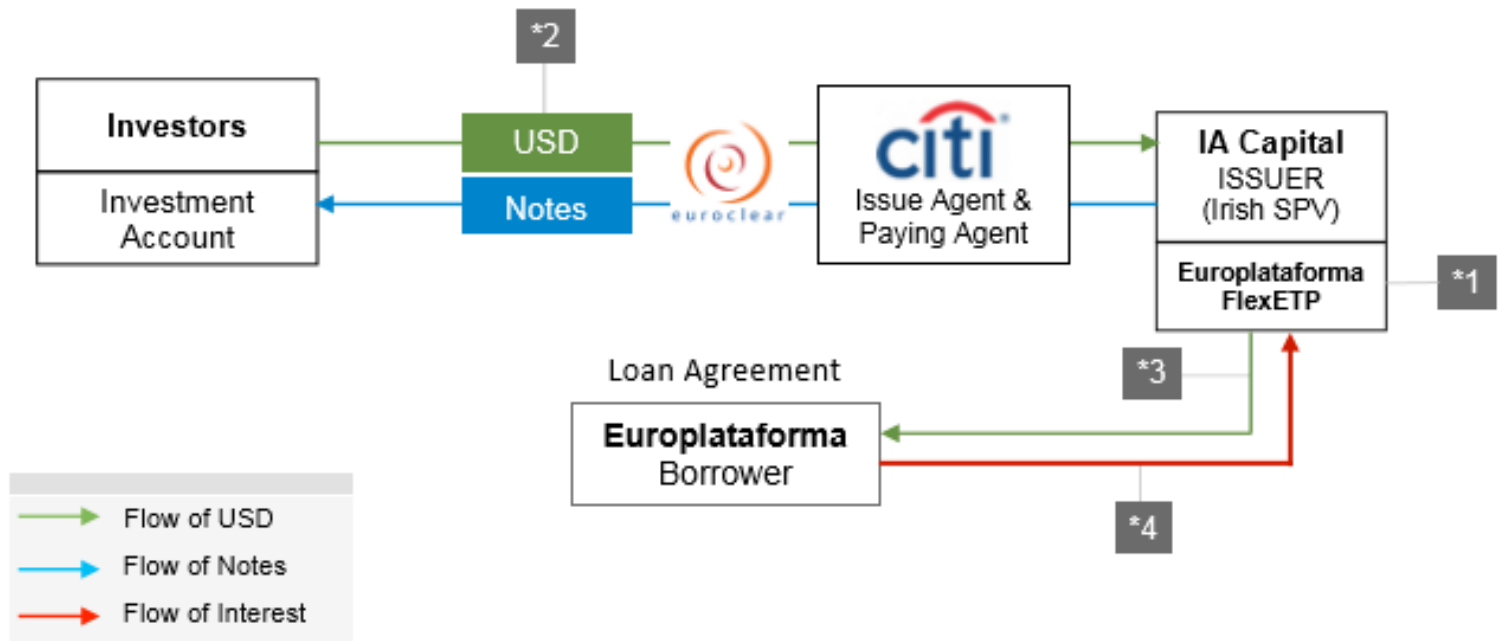
\*1 - IA Capital issues a unique Series Notes to advance a Loan to Europlataforma. - The Europlataforma ETP Series is issued and the Series Documentation provides that the proceeds from the issuance of Notes will be used to advance a loan to Europlataforma in accordance to the Loan Agreement.

\*2 - Investors purchase the Notes through their Investment Accounts. - Investors purchase the Notes from their existing investment/brokerage accounts through Euroclear.

\*3 - The Issuer and Europlataforma execute the Loan Agreement. - The Issuer will advance the proceeds from the sale of Notes to EuroPlataforma as a loan pursuant to the Loan Agreement.

\*4 - Any interests under the Loan from Europlataforma are distributed to Noteholders. - Interest and principal payments from Europlataforma are received by the Issuer and distributed to Noteholders as Interest Payments on the selected Interest Payment Dates.

## Product Operation Flow





# EuroPlataforma ETP Notes – ISIN: XS1234567890

## Project Location



## Designed for market

EuroPlataforma Cargo S.A. will be competitive in global market from the very beginning. Equipped to scale accordingly, it will be able to take advantage of the increasing demand in the international freight market.

The optimized operations Multimodal: air, terrestrial and maritime transport will ensure sustainability and profit. As Europe's only airport dedicated solely to freight transport, the Airport's infrastructures are specially designed for optimizing turn-around time. This gives a competitive advantage over European Airports, where cargo is a secondary priority.

Operating in both European and global markets, with 216.000 Ton./year from inception, it will derive air cargo from Europe's markets by relieving the saturation of the big European airports.

## Disclaimer

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