



NextGen Real Estate Fund

Redefining Real Estate Investment for Everyone



The future of real estate investing is here: accessible, profitable, liquid, and fully regulated.

SylvaTrust's NextGen Fund is the first tokenized private Real Estate Fund in Southern Europe, setting a new standard for regulated, accessible, and transparent investing. This pioneering vehicle merges cutting-edge digital innovation with the proven expertise of one of Portugal's most respected fund managers, who has delivered over 2000 projects, invested more than €15B across 10+ million m², and established the country's first RICS-regulated real estate fund. We bring this expertise directly to investors, automatic KYC and AML checks, supporting both FIAT and digital currencies, and streamlining reporting and dividend management, making real estate investing, safer, simpler, and more efficient than ever.

Our tokens are fully regulated digital securities backed by a carefully curated portfolio of premium real estate, making it possible to invest in high-quality real estate with unprecedented ease and transparency. By combining fractional access, quarterly liquidity, and cross-border participation, we break down the traditional barriers of private real estate investing, giving investors a flexible and efficient way to diversify into premium real estate opportunities.

The investment platform ensures a seamless investment experience, supporting both FIAT and crypto, with automated KYC/AML compliance, real-time portfolio monitoring, transparent reporting, and intelligent risk management. Institutional-grade governance meets cutting-edge digital innovation, providing secure returns, quarterly liquidity, and full transparency.

We enable investors to participate confidently in high-quality real estate while aligning their capital with long-term environmental and social impact, setting a new standard for modern real estate investment.

Why Invest in a Tokenized Real Estate Fund?

By tokenizing private real estate, we make institutional-grade investing more accessible, secure, and efficient, while preserving the rigor, governance, and protections of traditional funds. Each token represents fractional ownership of professionally managed real estate fund shares.

Regulated & Compliant Structure

Our tokens are digital securities Fully compliant with EU frameworks (MiFID II, Prospectus Regulation, EU Security Token frameworks) and aligned with EU's Markets in Crypto Assets (MiCA) regulation.

Global Access

Tokenization ensures cross-border participation fractional ownership of previously closed high-value private real estate funds, while also supporting multiple FIAT and digital currencies.

Two-Layered Oversight

Transparent performance tracking, with operational reporting is handled by the fund managers, while SylvaTrust provides an additional layer of due diligence and progress monitoring, enhancing transparency and investor confidence.



Institutional-Grade Platform

Investors benefit from secure token issuance and streamlined onboarding (KYC/AML), bridging traditional finance with blockchain efficiency.

Flexibility

Quarterly exit windows and secondary market access through regulated digital platforms provide continuous liquidity rarely available in traditional funds.

Professional Fund Management

Governance mirrors traditional private real estate funds: we partner with regulated fund managers who retain fiduciary responsibility and oversee all asset-level decisions, from project selection to development and performance, ensuring professional management, compliance with financial authorities, and investor protection.

NexGen Fund of Funds Highlights

The first tokenized private Real Estate Fund in Southern Europe, setting a new standard for regulated, accessible, and transparent investing. This pioneering vehicle merges cutting-edge digital innovation with the proven expertise of one of Portugal's most respected fund managers, who has delivered over 2000 projects, invested more than €15B across 10+ million m², and established the country's first RICS-regulated real estate fund.

- **Type:** Premium Private Real Estate Funds
- **Geography:** Portugal, Spain, Italy, Greece
- **Strategy:** Build-to-Rent
- **Focus:** Prime urban development and land-backed projects with strong fundamentals and sustainability-driven value creation
- **Horizon:** 5 years, with programmed exit to an Institutional Rental Fund
- **Target Returns:** 15–20% annually
- **Liquidity:** Quarterly exit windows via regulated digital platforms
- **Structure:** Fully regulated & tokenized

Key Benefits

- **Access:** Fractional, tokenized ownership opens previously closed high-quality European deals.
- **Liquidity:** Quarterly exits and secondary market access provide flexibility rare in traditional funds.
- **Simplicity:** Onboarding, compliance, reporting, and dividend management are all handled digitally.
- **Transparency:** Real-time tracking of performance, valuations, and ESG metrics.
- **ESG & Impact:** Investments in sustainable urban development, forest-backed assets, and agricultural projects aligned with EU sustainability standards.



Step Into the Future of Real Estate Investment

Join the waitlist at www.sylvatrust.com

(Limited spots available)

Or contact us at miguel.nogueira@sylvatrust.com