



eterna

INTERNATIONAL

Your Investment Immigration Global Partner

Ireland

Sworn to be Free



eterna

INTERNATIONAL

Your gateway to Ireland



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Ireland +353 1 963 8213

Hong Kong +852-3652-1860
VietNam +84 909 882321

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Website: www.eternainternational.com

For wholesale professionals – Not for retail use or distribution

ABOUT ETERNA

Our company started as a humble wealth management firm established in Canada in 1928 and has transformed into a sophisticated financial conglomerate managing asset for very selected clients demanding utmost professionalism and tailored services.

Eterna International Ltd., a division of Eterna Financial Group, is borne out of this unique wealth management heritage and is now responsible for providing specialized global mobility services to wealthy families.

"We stand by your side as your faithful advocate to support your clients at every step of the way, no matter what happens. This is our promise!"

Our mother company, Eterna Financial Group, Eterna has over €1.6 billion of assets under management and offers a complete range of financial services suited to the specific needs of our private and institutional clients, including:

- Investment Management
- Financial and estate planning
- Financial security and insurance
- Retirement and pension plans
- Mutual Fund dealer services
- Trust services
- International mobility

Eterna is a financial conglomerate that includes



\$1.6 Billion
Under management

1,000+
Granted visas

500+
Business acquisitions

90+
Years of experience

80+ Million
Raised in donations

7+
Global offices

OUR EXECUTIVE TEAM



PIERRE-OLIVIER TARDIF
Chief Executive Officer



PIERRE-MARC LECOMPTE
Chief Operation Officer



NICOLAS LAURIN
Managing Partner

OUR BRANCH



eterna
INTERNATIONAL



IRISH PASSPORT

The best choice for you and your family

Irish citizenship provides one of the World's strongest passports, allowing its holder to have full access to the United Kingdom, the European Union, and soon the United States of America (E3 visa)



After Brexit, better positioned than ever

Thanks to the Common Travel Area, Irish nationals are the ONLY EU citizens allowed to study, live and work in the United Kingdom, without any visa required, while still having access to all the EU countries and soon be allowed to work in the US with an E-3 special visa.



Advantages of Irish Citizenship

Major Business Hub

100 firms are relocating part of their business to or boosting their presence in the Irish capital Dublin as their main post-Brexit EU hub.

Access to the United Kingdom

The Common Travel Area Agreement with UK will continue to enable Irish citizen to study, work and reside in the UK without having to apply for settlement status or for a visa, the only EU country to have this benefit.

Powerful Passport

The Irish passport allows its holder to travel to 156 countries visa free, the 3rd most powerful passport in the World according to the Passport Index 2022.



REPUBLIC OF

IRELAND



Localization

North-West of Europe, 1h20 flight from London



Main Cities

Dublin, Cork, Galway, Limerick



Official Language

English



Population

4,9 million, with 1.9 million in Dublin (pop. of Milan, Barcelona and San Diego)



Multicultural

Over 91,000 Indians, 47,000 Asians (including 17,000 Chinese)



Moderate Climate

Winter: 5~7 C
Summer: 15~22 C

DUBLIN

Dublin is the capital and largest city of Ireland, with a population of 1.9 million inhabitants. It is a center of arts, business and government affairs.

VIBRANT CAPITAL

Important cultural heritage center, famous for its Guinness brewery, Jameson distillery or its centuries' old Trinity College, Dublin has a lot to offer.

MAJOR BUSINESS CENTER

Dublin is looking for the future with Google, Amazon, LinkedIn, Facebook, Microsoft as some of its largest commercial tenant. Twitter and AirBnB have their European headquarters.

FINANCIAL CENTER

Barclays, JPMorgan Chase, KPMG, Travelers and Manulife Insurance have built their headquarters in the Riverside IFSC Commercial Center. By June 2021, 29 financial relocated from London.

IRISH EDUCATION SYSTEM

Primary: Free of charge

Public Secondary: Free of Charge

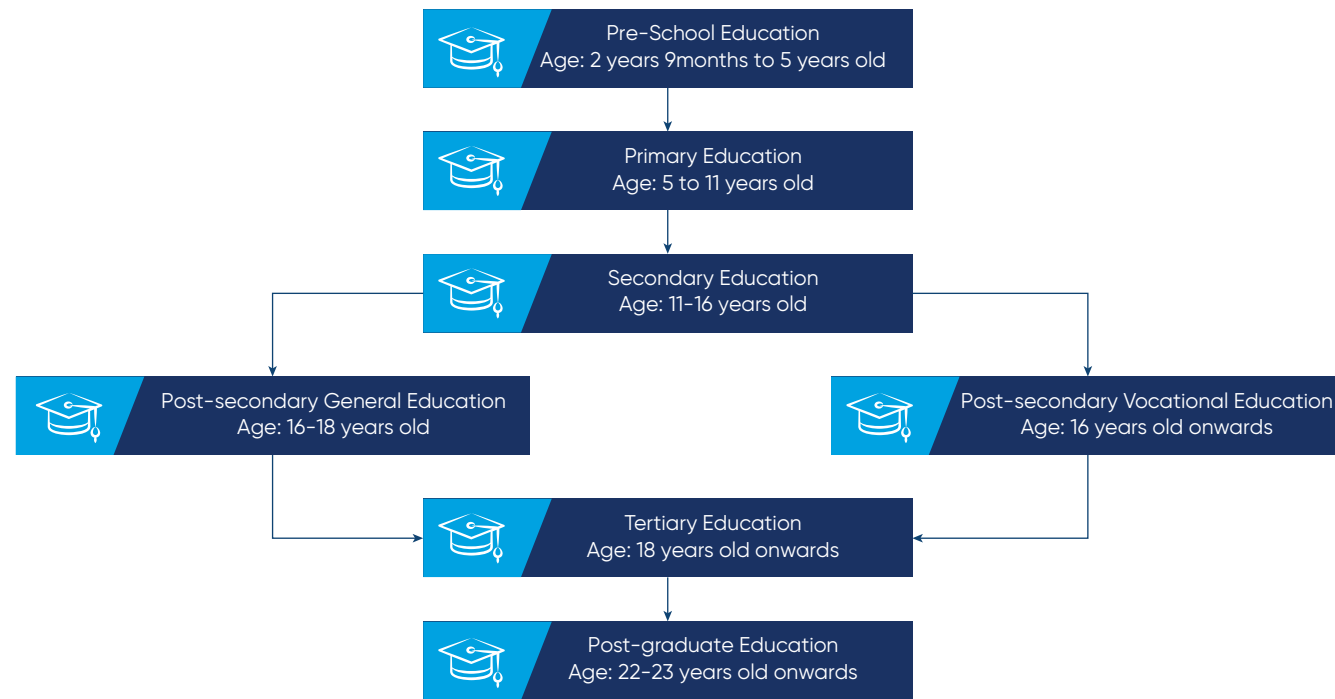
Private Secondary: €4,000-€6,000/year

Undergraduate: Administrative Fee €3,000/year

Education is in English and follows a curriculum similar to the UK



An Roinn Oideachais
Department of Education



Secondary Schools in Dublin

Secondary schools listed below all have more than 83% of their students joining an undergraduate program.

Sutton Park School
Belvedere College S.J.
The King's Hospital School
St. Vincent's Castleknock College

St. Andrew's College
Alexandra College
St. Mary's College

Mount Annville School
Rathdown School
Nord Anglia International School
St. Columba's College
Blackrock College
Teresian School

Tips: most of the best private schools are located in South Dublin, especially in Dublin 6 and Dún Laoghaire area.

University in Ireland

- Major universities in Ireland:
- Trinity College Dublin
 - University College Cork
 - University College Dublin
 - National University of Ireland
 - Royal College of Surgeon in Ireland
 - in Galway

Trinity College Dublin
Coláiste na Tríonóide, Baile Átha Cliath
The University of Dublin

Trinity College Dublin is widely considered to be the most prestigious university in Ireland and among the most elite in Europe.

University College Dublin

University College Dublin is frequently ranked among the top universities in Europe

GATEWAY TO EUROPEAN EDUCATION

Individual or family with Stamp 4 and residing in Ireland for at least **3 years** are entitled to EU tuition fees.

HEALTH CARE SYSTEM



According to the The Lancet Medical Journal, Ireland is ranking 11th best global healthcare system, ahead of the UK, Germany and Canada.

VHI and several other well-known Irish insurance companies offer families a quality and affordable insurance package. Average is €2,551 for the whole year for a family of 4.

Maternity leave
26 weeks / €240 per week



Child Benefit
€140 per child per month



Paternity leave
2 weeks statutory for new parents.



Free healthcare
For family with low income, single parent and child, under 6 and over 70 years old.



PROPERTY INVESTMENT IN IRELAND



Rising Price

Annual growth of the housing price is more than 8.4% since 2016.



High Demand

Around 50,000 new units are needed each year to meet the demand.



Solid Yield

Property investment can easily yield 5~7% rental return annually.



Low Tax

The property tax is set at 0.18% of a property value up to 1 million EUR.

LOCATIONS IN DEMAND

SOUTH OF RIVER LIFFEY

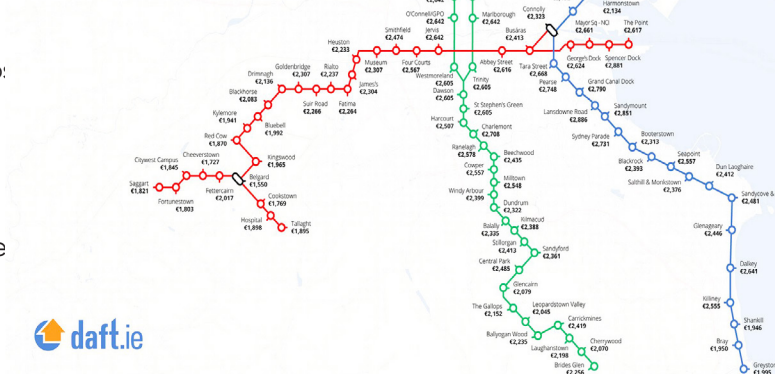
The best schools, the shopping districts and the most affluent areas are located in the south of the City.

BETWEEN THE LUAS AND DART

The most attractive neighborhoods are located between the LUAS Green and the DART lines.

H2 2019 DART & LUAS RENTAL PRICE MAP

LUAS Red LUAS Green DART



IRISH IMMIGRANT INVESTOR PROGRAMME

Endowment and Enterprise Investment Options



INVESTMENT OPTIONS



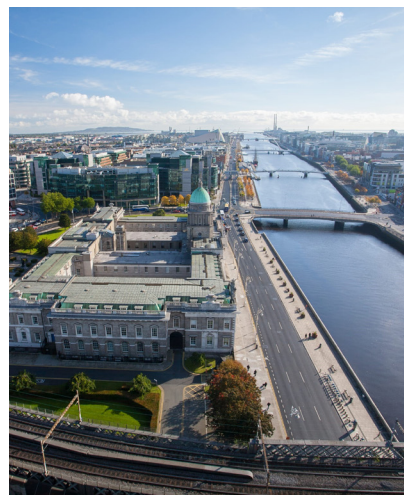
Enterprise Investment

A minimum of €1 million investment in an Irish enterprise for a minimum period of 3 years.



Endowment Option

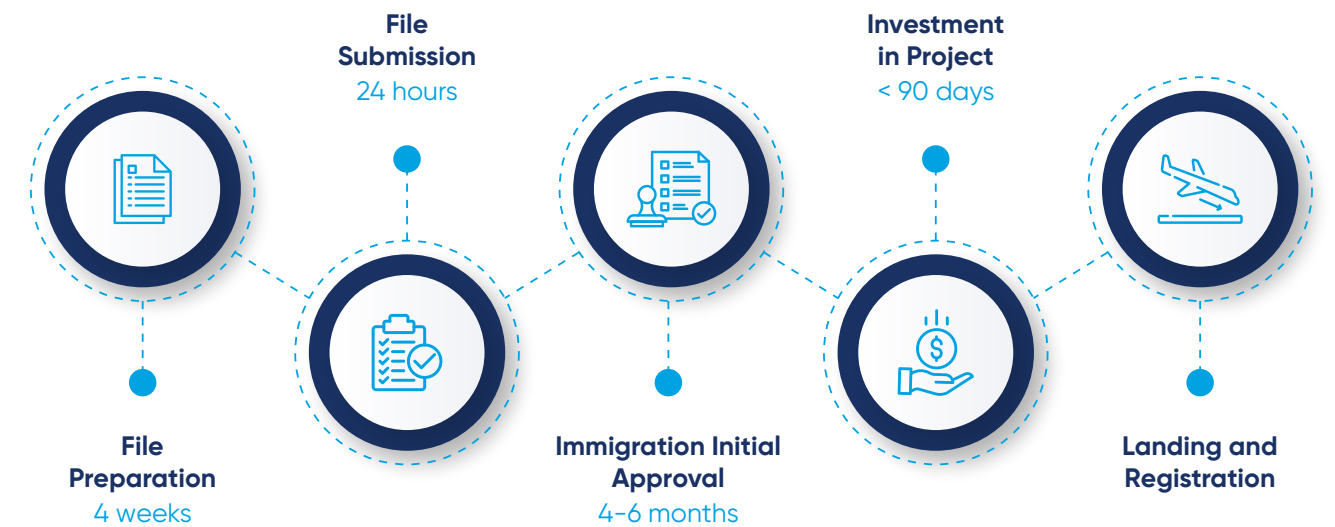
A minimum €400,000 philanthropic donation to a project.



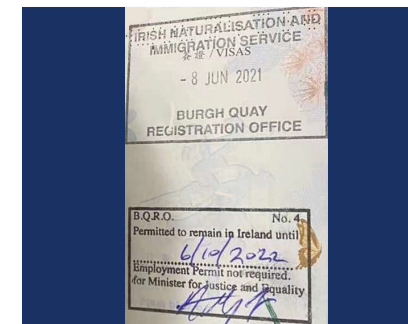
KEY FEATURES

- Visa granting an initial 2 year residency (Stamp 4), renewed for another 3 year and 5 year periods, thereafter.
- Status granted to all family members including dependent children up to 24 years old.
- Children are entitled to free education up to undergraduate degree.
- Requires only to visit Ireland one day a year.
- Qualify to Irish Citizenship after 5 years.

TIMELINE AND PROCEDURE



IRISH IMMIGRATION DOCUMENTATION



Stamp 4

This stamp placed in the passport allows the person to reside and work in Ireland. It is valid for 2 years + renewal of 3 and 5 years.



IRP Card

The Irish Residence Permit (IRP) Card is an ID card authorization containing the photos and details of the residence status (i.e. Stamp 4)



Passport

The investor immigrant is entitled to apply for citizenship after 5 years of residency in Ireland

PREVIOUS PROJECTS

100% Approval Rate

All of our projects are selected to be the most secure in the industry with respect to the immigration and capital preservation. We are proud to have received 100% approval rate from the INIS.



Social Housing



Institutional



Tourism



Endowment

ENDOWMENT OPTION

The Irish Immigrant Investor Programme has increased participation in philanthropic activities by allowing the endowment option by immigrant investors. This is the most direct, recognized, and rewarding investment among all the investment options.

After completing the donation, the immigration department will not attach further requirements to the applicant's obligations.



The endowment option consists of:



A simple one-payment philanthropic donation of €400,000



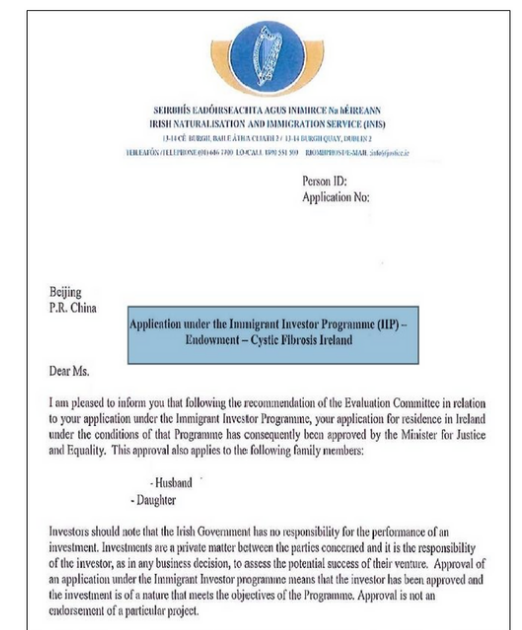
An investment transferred to a charity registered with the Ireland Charity Regulator.

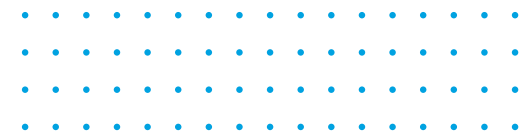


Contributing to the social development of the Irish community.

PREVIOUS ENDOWMENT PROJECTS

Eterna International Ltd. is one of Ireland's most important IIP endowment capital raisers, allowing us to offer projects with the countries largest charities.



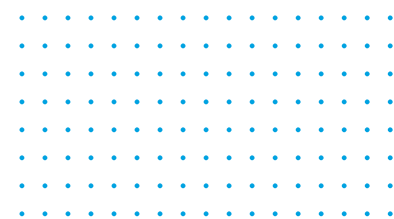


**Ireland Immigrant
Investor Programme**

FUND OPTION



FUND ADVISORY TEAM



Niall White

Fund Advisor Member

Finance professional with over 20 years experience structuring and arranging equity and debt transactions in Europe, with a particular focus on Real Estate. Mr. White is the Managing Director of CapStack, an investment and asset management office focused on predominately off-market, value-add real estate opportunities in Ireland and the UK.



Pierre Olivier Tardif

Fund Advisor Member

Registered with the "Financial Markets Authority", Mr. Tardif holds a leadership degree from Harvard University and a bachelor degree in finance from Laval University. He is a brilliant financial innovator and leads complex wealth management strategies for public and private institutions. He is President of Eterna Investment Management.



Chris O'Connor

Project Manager

Chris O'Connor is the principal of ATIN Investment Ltd. and has 24 years of experience in mortgage, finance, development, and property investment in Ireland and the United Kingdom. A graduate of the prestigious University College of Dublin, Mr. O'Connor has completed an MBA at UCD Micheal Smurfit Graduate Business School.



Brian Farrell

Fund Advisor Member

Academic background in civil engineering, renewable energy engineering and professional project management. Over the last few years, Mr. Farrell has been successfully involved in projects amounting to over €625,000,000 in Ireland and in the United Kingdom.

AIFM

The Alternative Investment Fund Manager (AIFM) is an external party in charge of managing the fund and ensuring its consistency with regulations and fund's investment strategy, liquidity profile and redemption policy.

QUAYSIDE FUND MANAGEMENT

Quayside Fund Management is authorised by the Central Bank of Ireland as an Alternative Investment Fund Manager for GCI ICAV. Throughout the fund establishment process Quayside assists each client in identifying the most appropriate fund structure, mapping their distribution strategy, selecting fund service providers, budgeting, planning, and costing



Eoin Smyth
Chief Executive Officer



Kevin O'Doherty
Chief Risk Officer

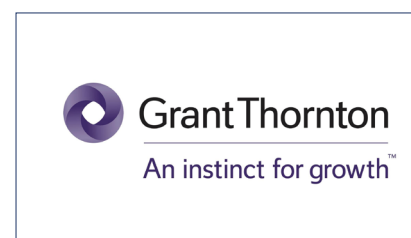


Helen M. Maher
Chief Operating Officer



Richard Dunne
Compliance Officer

ADMINISTRATION



AUDITORS



LEGAL ADVISORS



DEPOSITORY

IIP INVESTMENT FUND OPTION

Social Housing Investment



Authorized by DOJ - INIS as a qualified fun investment option under the IIP.



Exit by sales contract with a AHB or Government bodies upon completion of project.



Investors' return is prioritized. We are aligned with the Investor.



Managed by reputable and experienced financial group.



Strong collateral and conservative investment strategy.



Regulated by Central Bank of Ireland.



SOCIAL HOUSING IN IRELAND

50,000 units per year needed over the next 5 years, 62,000 of which to be social and affordable housing (Government target of 14,000 per year)

Currently only **8,000 homes** are provided for social housing annually, creating an increasing deficit of thousands of units for the most needing of the society.

AHBs and County Councils are continuously purchasing new housing stock due to the undersupply of newly built social and affordable housing.

SOCIAL HOUSING AS INVESTMENT OPPORTUNITY

Government agencies (local county councils and AHBs) are financially involved in providing housing according to the occupants' eligibility and need, and rents are based on the household's ability to pay.

Government agencies both buy and rent social housing from Developers. Developers and the Government Agency enter into a Purchase/Lease Agreement prior to the commencement of the construction works.



Many professionals avail of social and affordable housing support, such as Policemen, Teachers, Nurses, Tradesmen. They pay rent or mortgage through their own wages.

Lack of investment combined with an increase in demand over the past decade has led to a drastic undersupply of units to the people and families who need housing.

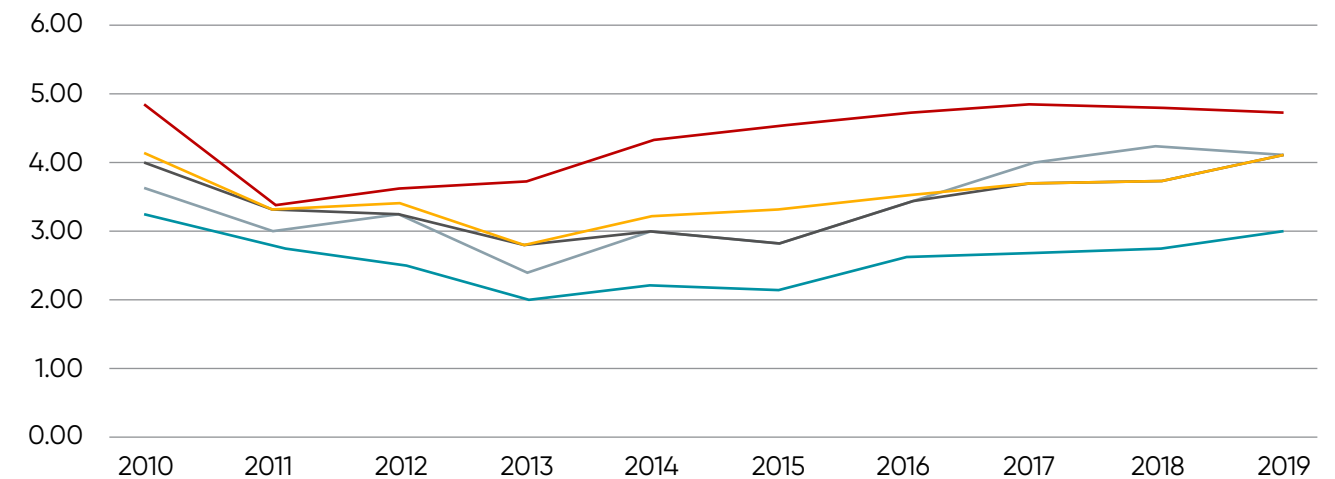
THE NEED FOR SOCIAL HOUSING

Social housing provides long-term homes that enable people to settle, providing financial stability and help settling roots in the community.



Housing Prices vs. Earned Income

- Dublin
- Cork
- Galway
- Limerick
- Waterford
- Overall



ABOUT THE APPROVED HOUSING BODIES (AHB)

- ▶ Funded and mandated by Government Agencies to purchase social housing in Ireland.
- ▶ AHBs sign Purchase Agreement contracts with Developer's prior to construction. They have a mission is to buy and manage such portfolio.
- ▶ Introduced to help the Irish Government build more social and affordable housing to meet demographic.



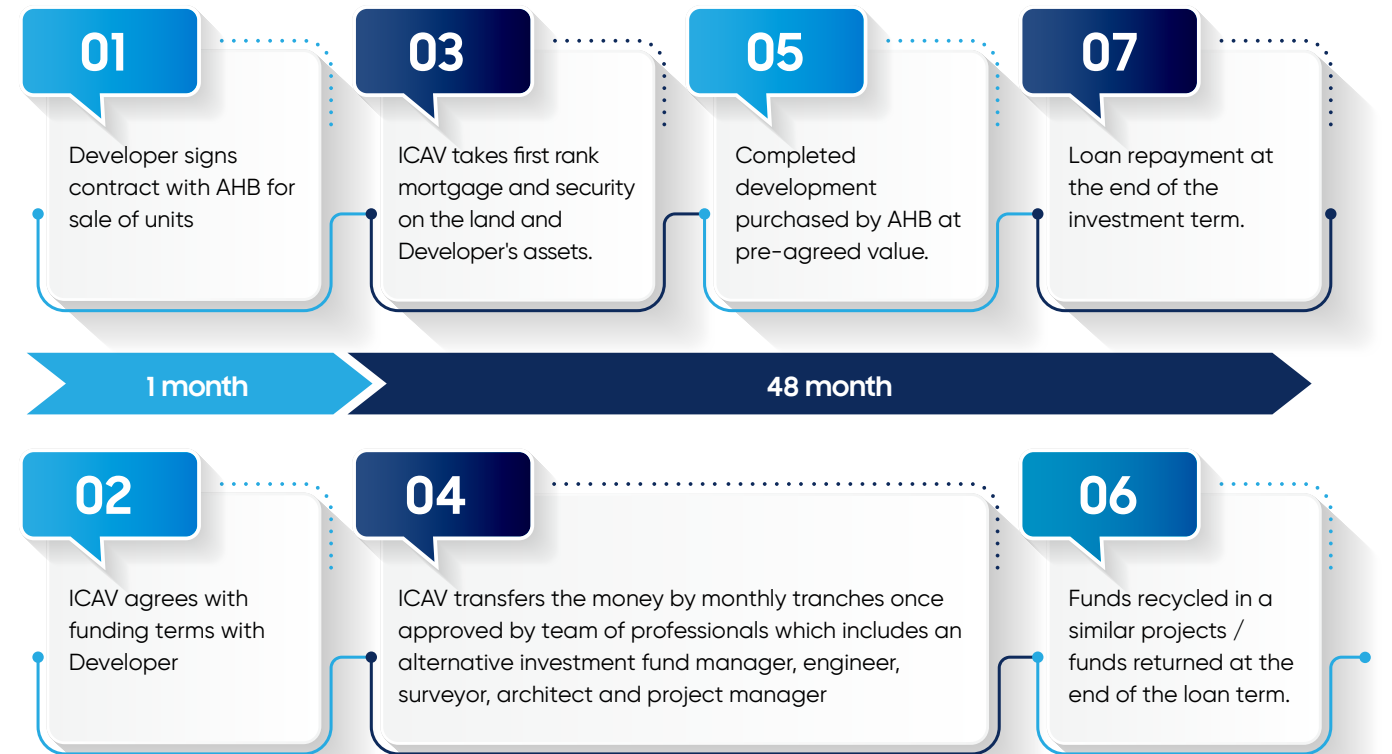
INVESTMENT MISSION

CLEAR EXIT STRATEGY

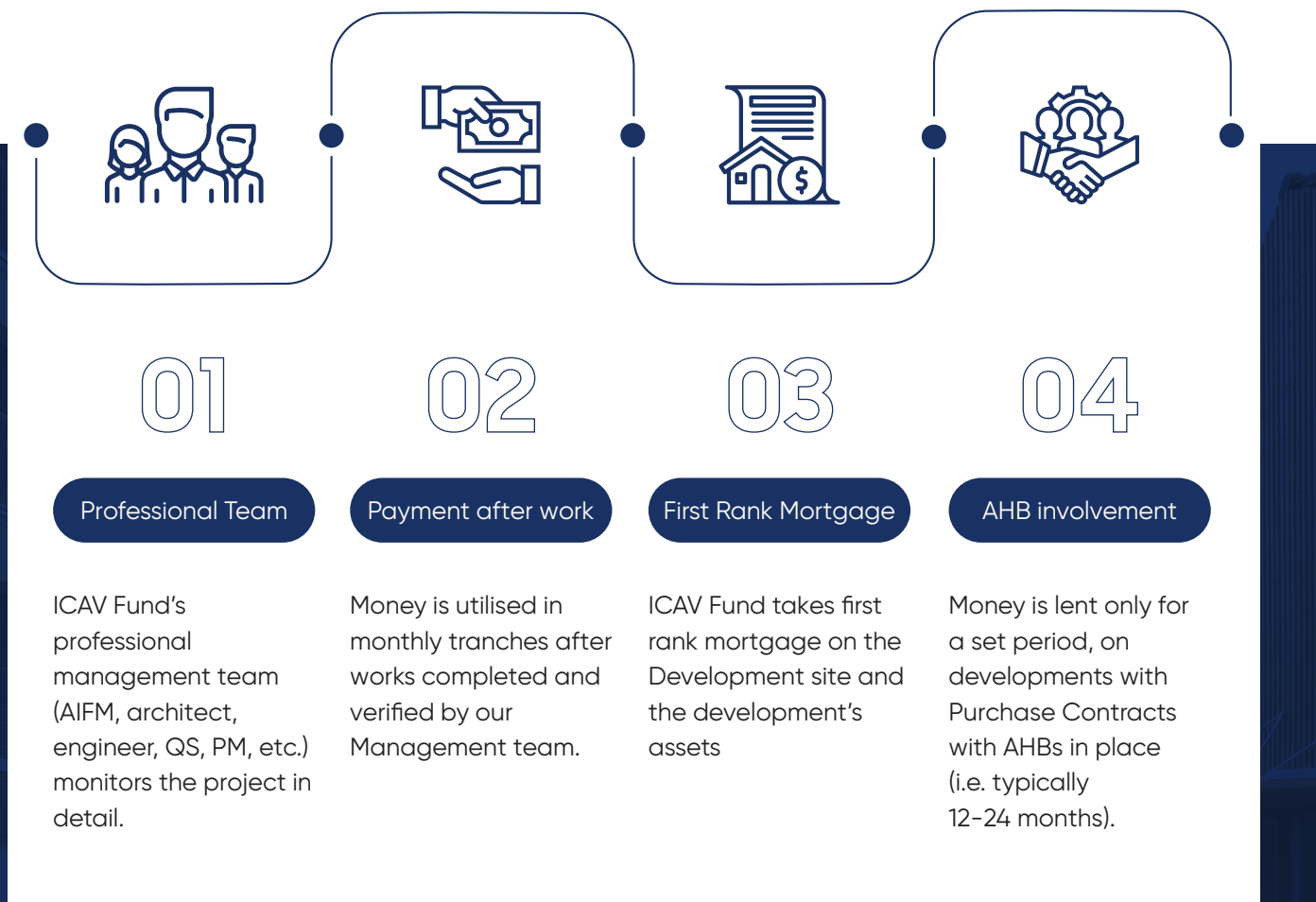
Eterna - ICAV Fund has strategic partnership with some of the largest AHBs in Ireland, selects and invests in projects with a clear exit strategy AHBs before construction commencement.



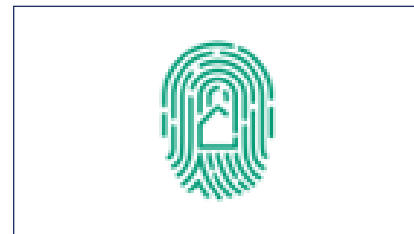
PROJECT TIMELINE



DIVERSIFICATION & CONTROL



APPROVED HOUSING BODIES



An Roinn Dlí agus Cirt
Department of Justice

Person ID: [REDACTED]
Application No: [REDACTED]

15th December 2022

Application under the Immigrant Investor Programme
€1,000,000 Fund Investment
Business name: GCI Gateway Ireland Fund 1

Dear [REDACTED],

I am directed by the Minister for Justice to refer to your application under the Immigrant Investor Programme (IIP).

I am pleased to inform you that your proposed investment has been deemed suitable by the Evaluation Committee and your application under the IIP appears to meet the required standard of INIS enhanced due diligence checks. As such, the Minister now invites you to make your investment as outlined on your application form and provide documentary evidence of this investment.

On receipt of the documentation/information requested below, the Minister will be in a position to finalise your application and issue you with an approval letter allowing you to take up residence in the State.

Please provide the following documentation as evidence of investment:

- A bank account in your name showing the full amount of the investment
- Transfer documentation showing the transfer from your domestic bank account to the beneficiaries Irish bank account
- Confirmation from the beneficiary that the funds were retained

If the documentation requested above is not received in this Office within 90 days from the date of this letter your IIP application will be deemed withdrawn and receive no further consideration.

Yours sincerely,
Nicola V. Hogan
Nicola V. Hogan
Immigrant Investor Unit

An tAonad Inbheisteacht Idirnáisiúnta, INIS, 13-14 Cú an Bhrúcaigh, Baile Átha Cliath 2, D02 XK70.
Immigrant Investor Unit, INIS, 13-14 Burgh Quay, Dublin 2, D02 XK70.
T: +353 1 816 7700 | f: +353 1 816 551 500 | investmentandstarup@justice.ie
www.inis.gov.ie

Date of issuance: December 19, 2022

An Roinn Dlí agus Cirt
Department of Justice

The following is a list of investment funds regulated by the Central Bank of Ireland (CBI) which have been recommended as suitable for the purpose of accepting investment from applicants to the Immigrant Investor Programme.

The recommendation on the suitability of a fund was made by an independent Evaluation Committee on the basis of an application to the Immigrant Investor Programme being made for the purpose of investing in one of these funds.

[REDACTED]

GCI Gateway Ireland Fund 1 – CBI Reference No: C168251

[REDACTED]

It should be noted that the above is not an endorsement of any fund by the Department of Justice and Equality furthermore, the Irish Government and the Minister for Justice and Equality bears no responsibility for the performance of any of these investment funds. The value of the investment may go up as well as down.

This Department has no role in the administration of these funds and accepts no liability on the part of either the fund or the applicant. The decision to invest in any of these funds is a commercial arrangement between a prospective applicant and the fund itself of which the Minister is not party to.

The Minister may at any time on the recommendation of an independent Evaluation Committee remove any fund from this list.

An Roinn Dlí agus Cirt, 13-14 Cú an Bhrúcaigh, Baile Átha Cliath 2, D02 XK70.
Department of Justice, 13-14 Burgh Quay, Dublin 2, D02 XK70.
T: +353 1 816 7700 | f: +353 1 816 551 500 | info@justice.ie





Recent Irish PROJECTS

DONEGAL TOWN

PRIMARY CARE CENTER

GROSS PROJECT VALUE €14,500,000

5,500 square meter

Long-term lease with the HSE

Income contractually guaranteed by the Irish government





BALTINGLASS

PRIMARY CARE CENTRE & BALTINGLASS
RESIDENTIAL DEVELOPMENT

GROSS PROJECT VALUE: €15,000,000

64 units, mix residential and PCC
Approved by the Housing Body
Long-term lease with the HSE



GOREY WEXFORD

RESIDENTIAL AND INSTITUTIONAL

GROSS PROJECT VALUE: €23,400,000

61 houses and apartments
Sport Pitch and Clubhouse used by registered charity
Project delivered by 2024



AEOLUS WIND FARM

ENERGY

GROSS PROJECT VALUE: €52,000,000

28MW wind project based in Co Mayo, Republic of Ireland, comprising 12 wind turbines.

Enough clean energy to power 19,000 homes.



CONNECT110NS

MIXED-USE DEVELOPMENT
HOTEL & OFFICE

GROSS PROJECT VALUE: €58,000,000

Connect110ns Building, Glasgow, Scotland, United Kingdom.

143,000 square meters, office of Deloitte.

Developed by BAM Properties. (B.Farrell Project)

