

# NEW SILK ROUTE CAPITAL

## Growth model selective and controlled

It will be future-focused, with quality and the generation of investment value always overriding speculation and the speedy liquidation of profits.

## 选择性及可控性增长模式

面向未来，严格把控投资质量，注重投资价值，利润回收快捷。

## Portfolio

At least 95% exposed to medium-low risk. Additionally, no more than 5% of the Fund's portfolio shall be used for speculative operations with medium-high risk and quick and expectant generation of capital gains.

基金将本着稳健的态度，将其中95%投给稳健的项目，另外5%投给中高风险的投资业务，以这种合理的投资投向的分配，来获取更快更高的预期资本收益。

## Expected net return

预期年净利率

**8% - 12%** annually

## Registry: Barcelona, Spain

注册地：西班牙巴塞罗那

## Scale of initial investment

基金募集及投资

First stretch

**50 - 100 M€**

第一期金额，5000万至1亿欧元

Second stretch

**100 - 200 M€**

第二期金额，1亿欧元至2亿欧元

## MANAGER

Puente China España

基金管理者：西班牙双丽集团



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**NEW SILK ROUTE CAPITAL**  
新丝路基金

**solvency & trust**



For over 20 years, **Puente China España** has made it its mission to encourage business, cultural and social exchanges between China and Spain.

As a result of their management, major Chinese business groups have made it their clear intention to construct a Corporate Vehicle capable of centralizing, leading, implementing and managing their serious goal of investing in Spain and, from the same professional standpoint, in other EU countries and the Mediterranean arch, with their center of operations in the city of Barcelona.

**西班牙双丽集团**自成立以来，二十多年间一直以助力中西经贸往来、文化共进为使命，不断推动两国政商界之间的深入交流与合作。

一直以来向中、西众多企业提供咨询服务，最大化满足客户需求及商业利益，双丽集团在投资咨询这一领域赢得了良好的信誉。为此多家中西大企业希望借助双丽集团，在西班牙成立一个长期的投资基金，以有限责任公司的形式，本着共同投资、共享收益、共担风险的基本原则，将投资者分散的资金集中起来以实现投资者在西班牙、欧盟其他国家乃至地中海沿岸的各种投资目的。基金总部拟设在西班牙巴塞罗那。

## Portfolio

### 投资组合

The investment portfolio will be composed as follows:

基金的投资组合如下：



**MULTI-SECTOR M&A**

企业并购



**REAL ESTATE DEVELOPMENT**

- Residential for sale / in development / in renovation (10%)
- Residential for lease / in development / in renovation (10%)
- Offices for lease / for sale / in development / in renovation (10%)

**不动产开发**

- 住宅：开发/销售/旧楼翻新和销售 (10%)
- 住宅：开发/租赁/旧楼翻新和租赁 (10%)
- 办公楼：开发/租赁/销售/翻新销售 (10%)



**HOTEL AND COMERCIAL**

- Promotion/acquisition/management

**酒店及其他商业地产**

开发/收购/运营



**HOSPITALS, CLINICS, RETIREMENT HOME, STUDENTS' RESIDENCE**

- Promotion/acquisition/management

**服务型居住中心**

(康复/养老/学生公寓)

远见卓识、  
筑梦辉煌



## Basic variables

基本数据

**MEDIUM-TO-LONG-TERM MATURATION, WITH PERIODS OF INVESTOR FUNDING BETWEEN THREE AND SIX YEARS.**

**INVESTMENT PROJECTS, PARTICIPATION FORMULA:**

- Share capital
- Joint account
- Participative loan

or also through mixed forms, always depending on the type of investment to be funded, specifics on the end destination of said investment and the expected payback period.

In order to achieve high operational flexibility and agility when attracting investments in order to facilitate speedy constitution of a solid balance sheet for the Fund, affiliated companies will be set up in compliance with current Spanish legislation in force (Decree-Law 1/2010 of 2 July).

中长期投资，持股满3年后，除非符合提前退出条件，否则最低持股年限为6年。

**投资形式**

认购股本  
项目定投  
股东借款

也可以以混合方式介入项目，只要投资组合方式能达到特定的目标以及达到预期的投资回报。

为了灵活地募集投资资金、同时确保基金现金流量的平衡，将遵循西班牙公司法 (Decreto ley 1/2010 del 2 de julio) 成立有限公司，以有限公司的形式开展基金的一系列活。



**ambition  
&intelligence**

