WELCOME TO PORTUGAL WELCOME HOME





PORTO CITY

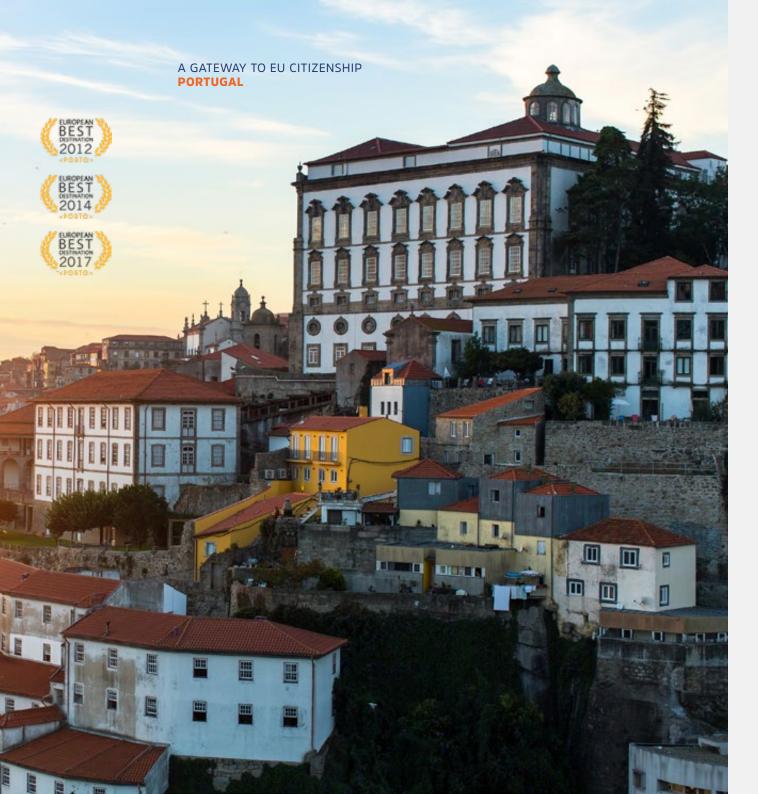
A WORLD HERITAGE SITE BY UNESCO

A WELL-KNOWN
WINERY HUB
OF EU

RECOGNIZED
AS "THE BEST EU
DESTINATION" IN
2014, 2016 & 2017

ONE OF EUROPE'S HAPPIEST CITIES IN 2017

13 MILLIONS
TOURISTS/YEAR



PORTO CITY

PORTO EUROPEAN
BEST DESTINATION
WINNER: 2012 2014
E 2017

ONE OF THE WORLD
TOP 3 PLACES TO
VISIT

THE 2ND MOST **EXCITING CITY** IN THE WORLD

RISK) RANKING
IN PERSONAL
SAFETY

US STATE DEPARTMENT 2018

OUR NEW PROJECT PORTO

LOCATION

One of the main streets in the Boavista area, Rua 5 de Outubro concentrates a series of fundamental urban equipment, mainly in terms of transport connections, both to the city centre and to the northern region.

Being a fundamental axis of Porto's business area, it is also a point of attraction for the most diverse cultural and family activities, highlighting Casa da Música, right in front of the gardens of the iconic Boavista roundabout.





OUR NEW PROJECT PORTO

LOCATED AT THE HEART OF PORTO BUSINESS DISTRICT



CASA DA MÚSICA



MAIN ROAD CONNECTIONS
TO THE WHOLE COUNTRY



METRO AND BUS MODAL INTERFACE



MAIN SHOPPING CENTRES AND COMMERCIAL AREAS







LOCATED AT THE HEART OF BUSINESS AND LEISURE



ALL MAJOR SPOTS

within a few minutes

- Bom Sucesso Shopping Area
- Casa da Música
- Future El Corte Inglés
- City Park
- Foz and Matosinhos Beaches



PORTO OFFICE PARK

Future tenants:

- PWC CBRE PLMJ
- JLL Concentrix





PORTO OFFICE PARK





€21 M Total Investment

€350K per investor

Appraisal: €22M

3% guaranteed return

IMT IMT PAYED BY DEVELOPER

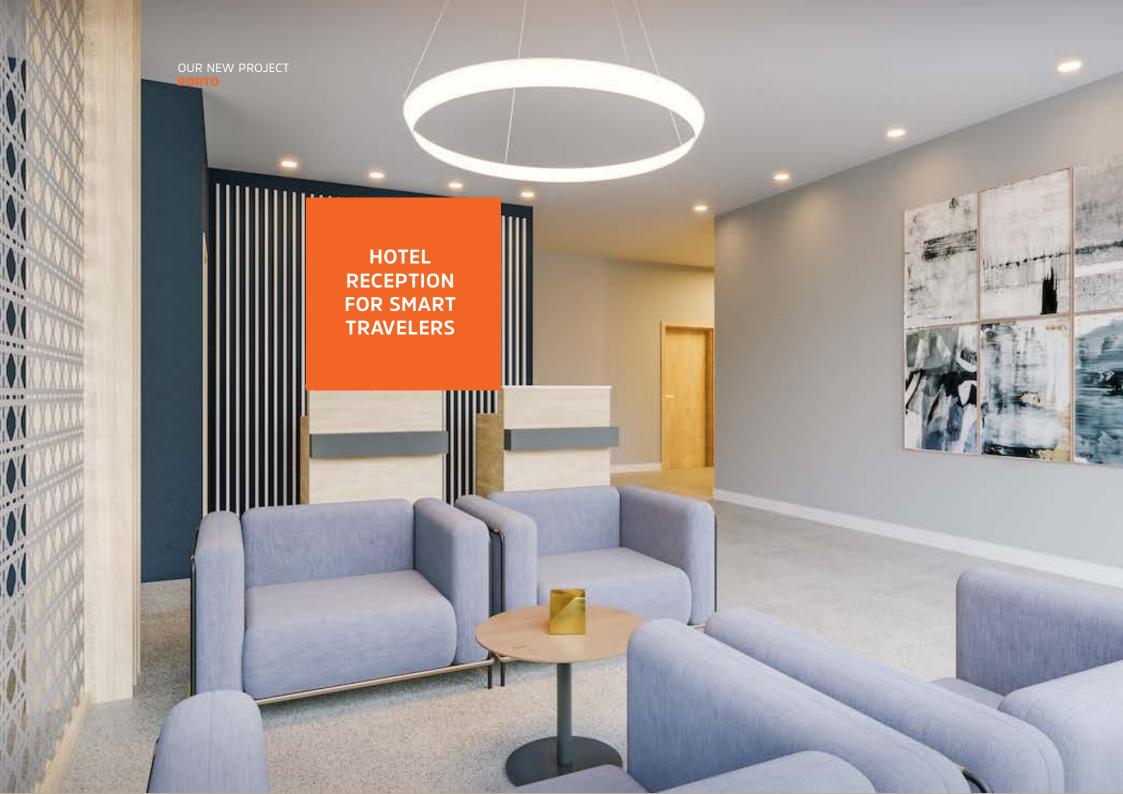
€16.350

6% vat on rehabilitation investment €7.920 also covered by the developer

- · Guaranteed Buy Back: in 6 years
- · 7 Days Free Stay per year



Subject to board approval and signing of the Franshise Agreement



INVESTMENT OVERVIEW

60 CALL FOR INVESTORS 350.000€

INVESTMENT STARTING AT

Scope of project

- · 3 Stars Hotel
- · 95 rooms

Government Incentive

- · Guaranteed Buy Back after 6 years
- · 3% Return STARTING TO BE PAYED 1 YEAR AFTER THE START OF OPERATION
- · 52.500€ GROSS INCOME

Project Timeline

Call for investors: till september 2021 Opening date: 3Q 2022

21 M

TOTAL PROJECT COST

FINANCIAL FORECAST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Number of Rooms	95	95	95	95	95	95	95
Revenue per room	€27 703	€29 896	€31 103	€32 360	€33 667	€34 684	€35 732
RN's	23926	25313	25819	26335	26862	27131	27402
Occupancy Rate	69,00%	73,00%	74,46%	75,95%	77,47%	78,24%	79,03%
Av Price (no VAT)	€110	€112	€114	€117	€119	€121	€124
F&B	€57 613	€59 054	€60 530	€62 043	€63 594	€65 184	€66 814
Other	€5 000	€5 050	€5 101	€5 152	€5 203	€5 255	€5 308
Total Income	€2 694 446	€2 904 194	€3 020 461	€3 141 400	€3 267 200	€3 365 434	€3 466 625
Costs with personnel	€515 000	€522 725	€530 566	€538 524	€507 544	€546 602	€554 801
Departmental costs	€579 856	€613 471	€625 741	€638 256	€651 021	€657 531	€664 106
Other Costs	€57 613	€59 054	€60 530	€62 043	€63 594	€65 184	€66 814
A&G and S&M Expenses	€523 459	€547 556	€576 220	€606 663	€638 983	€668 762	€681 970
Total Costs	€1 675 929	€1 742 806	€1 793 056	€1 845 486	€1 861 142	€1 938 079	€1 967 691

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Operational Result	€1 018 517	€1 161 388	€1 227 405	€1 295 914	€1 406 059	€1 427 355	€1 498 934
Operating Margin	37,80%	39,99%	40,64%	41,25%	43,04%	42,41%	43,24%
Total Mangement Fee	€200 463	€218 464	€227 958	€237 820	€248 063	€255 991	€265 042
Net Operating Profit	€818 054	€942 924	€999 447	€1 058 095	€1 157 996	€1 171 364	€1 233 891

PORTUGAL GOLDEN VISA PROGRAM



INVESTMENT	€ 350 000
INVESTMENT COST EXPECTED ROI	€ 2 328 € 52 500 °
IMMIGRATION COST (independant of investment)	€ 24 500
OTHER FEES (Legal, Tax Representation)	€ 12 900
TOTAL INVESTMENT PROGRAM PROFIT	€ 389 728 € 12 772

^{*} Expected average gross return of 3% over a period of 5 years



INVESTMENT INVESTMENT COST EXPECTED ROI	€ 350 000 € 2 328 € 52 500 ×
IMMIGRATION COST (independant of investment)	€ 49 000
OTHER FEES (Legal, Tax Representation)	€ 13 000
TOTAL INVESTMENT PROGRAM COST	€ 414 227 € 11 728

^{*} Expected average gross return of 3% over a period of 5 years

