NEW STUDENT ACCOMMODATION PROJECT
PORTO UNIVERSITY CAMPUS, PORTUGAL

PORTUGUESE GOLDEN VISA

NEW EXCITING OPPORTUNITY

Secure a Golden Visa and Travel Visa-Free Around Europe.
3.5% Return on Your Investment.

GOLDEN VISA INVESTMENT OPPORTUNITY

Great Investment Opportunity in Europe

INTERNATIONALLY BRANDED STUDENT ACCOMMODATION UNIT.

Invest from € 350,000.00 in the acquisition of fractions Purpose Built Student Accommodation Property in the University Campus, Porto, Portugal.

PORTO PORTUGAL

Invest in the future

- is a new and exciting purpose-built student accommodation property in the heart of Porto's university campus, in Portugal, and new co-living development for students and young professionals.
- will offer circa **347** new contemporary and fully equipped student rooms (circa **13 000m2** of co-living experience), with free WIFI and high-speed Internet and security.
- **All building permits** have been obtained. The general contractor is an **international building company** (top 5 building companies in the country).
- **The property** will feature circa 350 units, along with generous work and play common areas (study space, conference room, bar, padel/tennis courts and cinema), along with shared facilities (wash and dry area, kitchen, and parking spaces).
- Work schedule to start in **Q3/2022** and completion delivery in **Q2/2024** at the latest.
- The property will be the state of art, in terms of design, layout, and technical innovations.

BENEFITS

- **VISA-FREE TRAVEL** through Europe (as soon as the Golden Visa is granted);
- **3.5% / YEAR RETURN ON INVESTMENT** whilst the Developer guarantees the buyback of the fractions as from Y6.
- The developer will pay **E 3 500** towards the **LEGAL COSTS** for the initial Golden Visa application (*).
- **ACCOMMODATION** costs are **included** for the initial Golden Visa application trip;
- Only **7 DAYS REQUIRED STAY** in Portugal for the 1st year (14 days from 2nd Year);
- **FAMILY REUNION VISA** (for family members of the household);
- **PROFESSIONAL MANAGEMENT** through the rental of the property to a leading Student accommodation operator.

(*) When applicants use the developers counsel.

Photos not contractual

GOLDEN VISA KEY POINTS

Buyback Guaranty after Y5:

Buyback commitment, from the Developer, to re-purchase the property at the initial sales price (less 5%/inflation) upon the 6th year following the investment, whilst providing a yearly **3.5% return** on the investment.

Free Accommodations:

7 days free accommodation, in a Lisbon hotel, for the initial trip to comply with the application process & the collection of the biometric data by SEF.

Pricing:

E 350 000 discounted rate is an attractive option against the E 500 000 applicable since 01/01/2022 (Real estate transaction = Property Title).

Interest Payment :

The first interest payment will occur at the end of the 2nd year (bearing in mind the construction period).

Eligibility of the project:

The project is eligible for the Portuguese Golden Visa Residency Program, This is confirmed by a legal opinion, from the lawyers of the developer,

Reservation Fee:

Bona fide prospective Golden Visa investors will be required to make a reservation of **E 10,000** to start their application process (the funds will be held in the escrow account of the developer's lawyers, and it will be deducted from the overall final price).

NO HIDDEN COSTS.

No condominium fees, no management charges, etc.

General Contractor of the Project:

The selected general contractor is the largest building company in Portugal with a successful track and expertise in delivering large residential & commercial units and a turnover of 2.4Bn.

Guaranteed Income:

The property will be operated under the terms of a 20-year management agreement by a leading UK student accommodation operator, thus generating an income guaranty for GV investors.

Developer with expertise and experience in Portugal:

Capital has already structured & delivered a number of successful hospitality projects in Lisbon & Porto, Portugal since 2013.

INVESTMENT OVERVIEW

45

CALL FOR ADDITIONAL INVESTORS

350.000€

INVESTMENT

Scope of project

- Student Residence operated by an International Brand*
- 347 rooms

Project Benefits

- 7-day hotel stay for the first year
- Lawyer's fee paid by developer

Project Timeline

- Call for investors: Q2 2022
- Start of construction: Q1 2023

INVESTMENT + COSTS

FAMILY OF 2

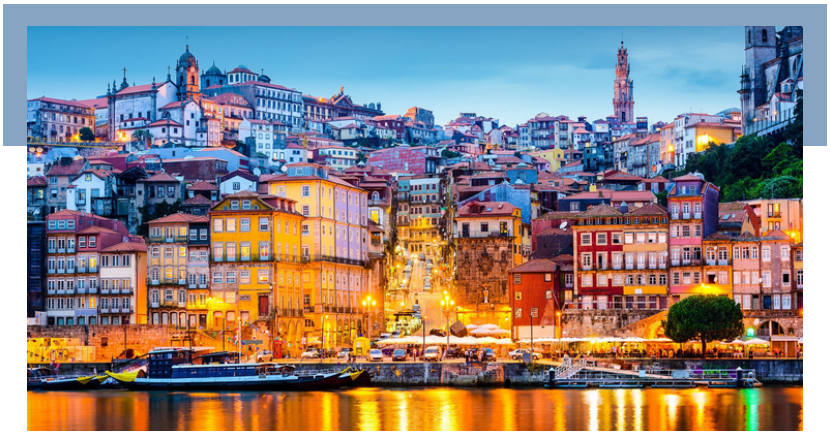
INVESTMENT	€ 350 000
INVESTMENT COST	€ 2 000
EXPECTED ROI	€ 61 250*
IMMIGRATION COST (independant of investment)	€ 27 500
OTHER FEES (Legal, Tax Representation)	€ 6 000
TOTAL INVESTMENT	€ 389 550
PROGRAM PROFIT	€ 21 700

* Expected average gross return of 3.5% over a period of 5 years

FAMILY OF 4

INVESTMENT	€ 350 000
INVESTMENT COST	€2 000
EXPECTED ROI	€ 61 250*
IMMIGRATION COST (independant of investment)	€ 52 000
OTHER FEES (Legal, Tax Representation)	€ 8 000
TOTAL INVESTMENT	€ 412 000
PROGRAM COST	€ 750

* Expected average gross return of 3.5% over a period of 5 years



WHY PORTUGAL

SUNSHINE COUNTRY

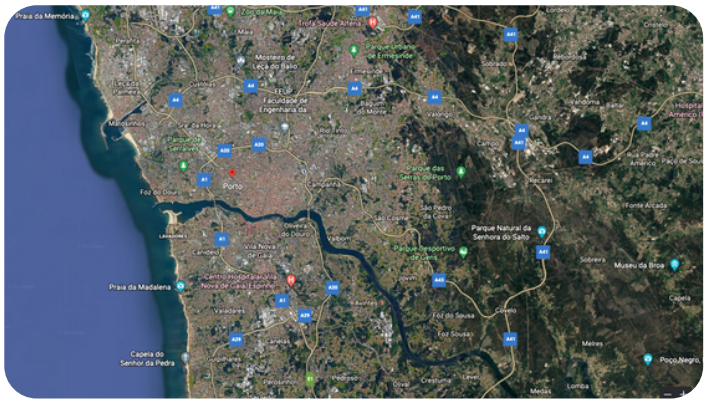
- **Portugal** lies along the Atlantic coast of the **Iberian Peninsula** in South Western Europe.
- It shares a **border with Spain** in the east and north, while the Atlantic dominates the coastline in the west and south.
- Occupying about 16 percent of the Iberian Peninsula, Portugal (including Madeira and the Azores) has a population of over **10 million people.**
- Despite its relatively small size, the country boasts a great diversity of geographical features, from golden plains to snowy mountains.
- Moreover, its location allows **quick access** not only to several **European countries** but also to the **African continent and the eastern of the Americas.**
- **Portuguese** is spoken by more than **200 million people** in several continents, including Europe, Africa, and America.
- This diversity has contributed to the deepening of the history and culture between Portugal and the rest of the world.
- Upon visiting Portugal there are some **locations** that you **cannot miss** such as Lisbon, Sintra, Porto, Algarve Monsaraz, Óbidos, Douro River Valley, Batalha, Parque nacional da Peneda-Gerês, Guimarães and Parque Natural do Sudoeste Alentejano e Costa Vicentina.
- Some **unmissable experiences** in Portugal are Pastéis de Nata (Traditional Portuguese pastry), seafood and fish (especially codfish with more than 100 recipes), surfing in the (famous) Portuguese waves, mountain biking and trekking in the North, kayaking on the Mondego river, golfing in award-winning courses, dolphin-watching in the Sado estuary and listening to a Fado concert (traditional Portuguese music).

GOLDEN VISA

- **Visa Exemption** to enter in Portugal and to travel in the Schengen area (26 countries);
- **Live** and **work** in Portugal;
- **Minimum mandatory permanence period in Portuguese territory**: 7 (seven) days in the first 2 year periods, and 14 days in the subsequent renewals;
- **Family reunion** (spouse, minor children, children over 18 in certain circumstances);
- Become a **citizen of Portugal** after, at least 5 years (eligibility subject to fulfillment of additional criteria);
- Opportunity to live/work/study, in the **best country in Europe;**
- **Income received** from the countries outside Portugal **is not subject to taxation.**

LOCATION AND PLANS

GEO LOCATION



CITY OF PORTO

- Historic center of Porto declared World Heritage site by UNESCO
- Second largest city in Portugal and main city for the northern part of the country
- Metropolitan area of 2 400 000 people
- Porto Metropolitan areas has a GDP 43Bn
- Porto elected Best European destination in 2017
- International airport connecting all the main cities in Europe

CAMPUS:

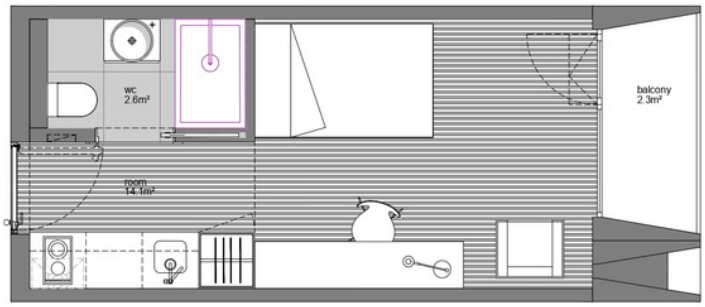
- Home to some about 15 faculties
- The highest concentration of knowledge & talent in Porto
- Home to 70 000 students and young professionals
- Location of the new Porto Innovation District for "digital nomads"
- Home to the University Sao Joao Hospital, the largest in the city.
- 15 minutes' drive from the historic city centre

MASTERPLAN:

- is set in a circa 15 000 sqm campus-style location, adjacent to a new co-living 90 keys Purpose Built Student Accommodation unit.
- The main metro station of the Campus (Polo Universitário) is less than a 10-minute walk from the property.

TYPICAL PBSA ROOM:

- All the PBSA rooms are more or less the same size, +/- 23m2 growth.
- All rooms are equipped with private kichenette and bathrooms, they all dispose of bed, desk, lounge chair and etc.
- All rooms have private balconies.
- All rooms will have access to F&B area, cinema room, gym area, padle court and etc.



*Photos & Areas are non contractual.