



AN IHG® HOTEL

WELCOME TO PORTUGAL
WELCOME HOME

ÉVORA





AN IHG® HOTEL



A GATEWAY TO EU CITIZENSHIP **EUROPEAN UNION**



NUMBERS IN 2018

28 EUROPEAN COUNTRIES PART OF THE EU

AUSTRIA
BELGIUM
BULGARIA
CROATIA
CYPRUS
CZECH REPUBLIC
DENMARK
ESTONIA
FINLAND
FRANCE
GERMANY
GREECE
HUNGARY
IRELAND
ITALY
LATVIA
LITHUANIA
LUXEMBOURG
MALTA
NETHERLANDS
POLAND
PORTUGAL
ROMANIA
SLOVAKIA
SLOVENIA
SPAIN
SWEDEN
UNITED KINGDOM*

SCHENGEN AREA COUNTRIES

AUSTRIA
BELGIUM
CZECH REPUBLIC
DENMARK
ESTONIA
FINLAND
FRANCE
GERMANY
GREECE
HUNGARY
ICELAND
ITALY
LATVIA
LIECHTENSTEIN
LITHUANIA
LUXEMBOURG
MALTA
NETHERLANDS
NORWAY
POLAND
PORTUGAL
SLOVAKIA
SLOVENIA
SPAIN
SWEDEN
SWITZERLAND

EUROZONE COUNTRIES

AUSTRIA
BELGIUM
CYPRUS
ESTONIA
FINLAND
FRANCE
GERMANY
GREECE
IRELAND
ITALY
LATVIA
LITHUANIA
LUXEMBOURG
MALTA
THE NETHERLANDS
PORTUGAL
SLOVAKIA
SLOVENIA
SPAIN

27
MEMBER
STATES

AREA
4.42 MILLION
KM²

GDP
REPRESENT
22%
GLOBAL GDP

SCHENGEN
ZONE
FREELY

24
OFFICIAL
LANGUAGES

POPULATION
+ 513 MILLION
EST. 2018

EURO ZONE
19
COUNTRIES

62
YEARS
IN PEACE

* UK is leaving EU on March 29, 2019
after its citizens voted pro such decision
on June 2016.

“BEING A EUROPEAN CITIZEN
MEANS YOU **BENEFIT FROM ALL**
THE BEST THINGS:

A continent at peace
The world's biggest economy
The freedom to move”

VIVIANE REDING

Vice President - Justice,
Fundamental Rights and Citizenship



7 EU CITIZENSHIP RIGHTS

AT A GLANCE



POWERFUL PASSPORT

VISA-WAIVER TO
150+ COUNTRIES



FREE MEDICAL COVERAGE



FREE MOVEMENT

LIVE, WORK AND STUDY
ACROSS THE EU



SAFETY FOOD STANDARD



FREE EDUCATION

MOST OF THE EU
COUNTRIES



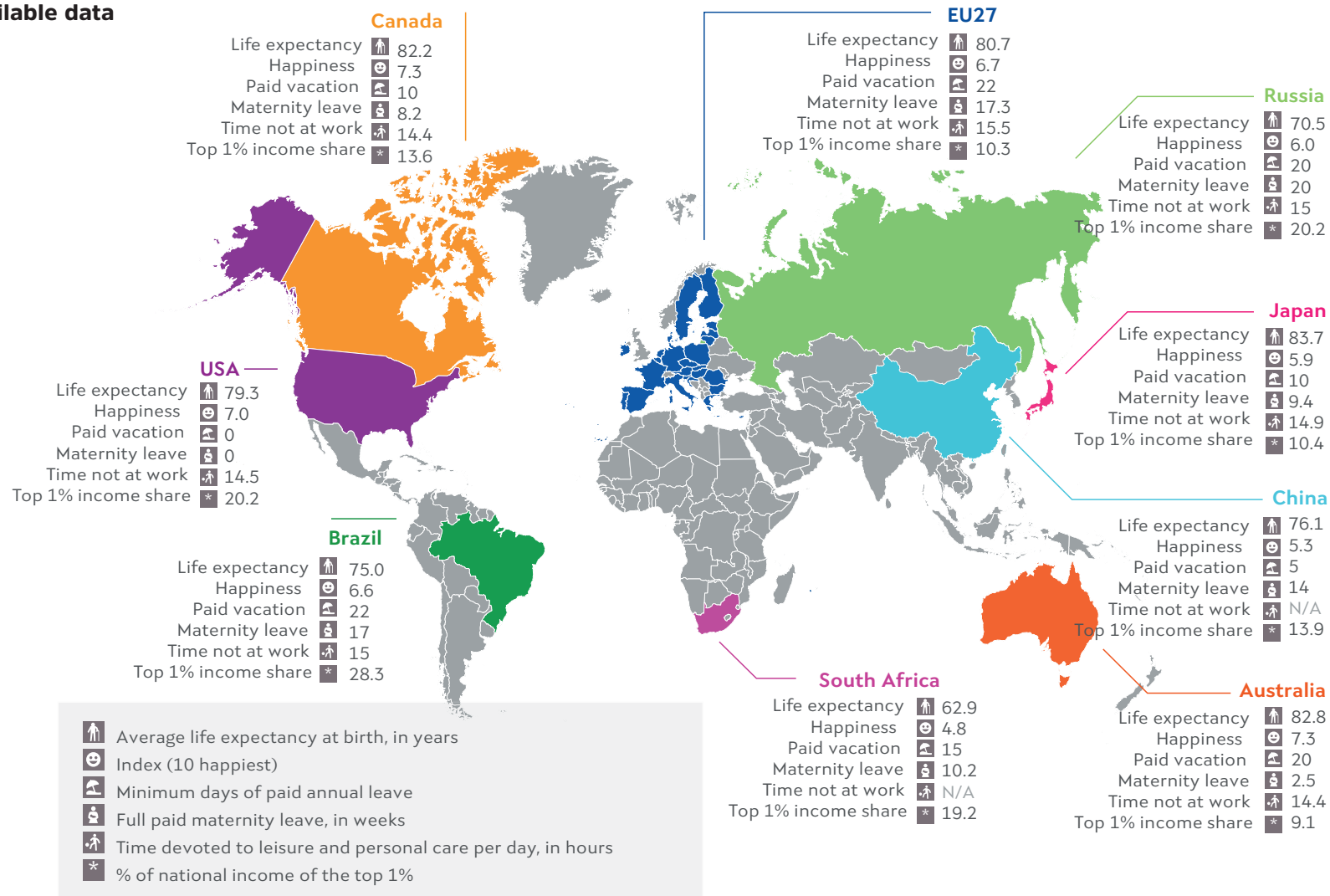
NON DISCRIMINATION



VOTING & BEING A CANDIDATE RIGHTS

EUROPE IS A WORLD LEADER IN QUALITY OF LIFE

2016 or latest available data





AN IHG® HOTEL



A GATEWAY TO EU CITIZENSHIP **PORTUGAL**



LISBON

- CAPITAL CITY
- INTERNATIONAL COMMERCIAL HUB



PORTO

- 2ND LARGEST CITY & MOST PROSPEROUS CITY
- KEY INDUSTRY: TOURISM AND HOSPITALITY



ALGARVE

- PORTUGAL BEACH DESTINATION
- KEY INDUSTRY: HI-END SERVICE, HEAVEN FOR RETIRE PEOPLE



POPULATION
10.4 MILLION

KEY CITIES
**LISBON
& PORTO**

WORLD SAFETY
INDEX
TOP 3

WORLD ECONOMY
COMPETITIVENESS
INDEX
34 / 141

WHY PORTUGAL?

With its mild climate, 3000 hours of sunshine per year and 850kms of splendid beaches bathed by the Atlantic Ocean, Portugal is the perfect holiday destination all year round.



WHY PORTUGAL?



PERFECT WEATHER

Portugal has around 2,500 to 3,200 hours of sunshine a year, an average of 4-6 hrs in winter and 10-12 hrs in the summer.
(Min: 8°C - max: 25-28°C)



PERFECT HEALTHCARE

Portugal ranks 12th in the best public health systems in the world, ahead of high developed countries like the United Kingdom, Germany or Sweden, (Canada 30th and USA 37th). Portuguese among the world's healthiest people.



GOOD EDUCATION SYSTEM

Rank #16th Globally

Free studying until 18 years old. Most English fluency compared with France, Italy, Spain,...



BEST DESTINATION IN EUROPE

Porto and Lisbon namely 2 cities among Best Destinations in Europe Best Destination for retired people from EU to move to live here Cost of Living cheaper than most European countries.



POWERFUL PASSPORT

Rank 4th Globally

Visa free or visa on arrival access to over 160 countries and territories.

OLIVE OIL

Alentejo has also the largest area of olive oil production in Portugal, where you can see traditional, semi-intensive and intensive methods of olive tree cultivation, with three brands of DOP Oil.

ÉVORA CITY

HIGHER EDUCATION ESTABLISHMENTS

5

MUSEUMS

5

LIVE SHOWS

226

BANKS

27

RESTAURANTS AND BARS

859



AN IHG® HOTEL



GOLDEN VISA PROGRAM **PORTUGAL**



THE **FASTEST PROGRAM** TO OBTAIN EU RESIDENCE PERMIT THROUGH INVESTMENT ACTIVITY IN PORTUGAL.

**An official Portugal
government** program, enacted
on 8th Oct 2012.

By **31st December 2019**,
Portugal issued **22.214** resident
permits to investors and their
family members.



STATISTIC

ORGANIC LAW 2/2018

The time period for a foreign national to apply for Portuguese nationality has decreased from **6 years to 5 years.**



GOLDEN RESIDENCE PERMIT PROGRAMME(ARI)

Data from the 08th of October 2012 to the 31st of December 2020

9.389	
RESIDENCE PERMITS FOR PURSUING INVESTMENT ACTIVITIES (ARI)	
2012	2
2013	494
2014	1526
2015	766
2016	1414
2017	1351
2018	1409
2019	773
2020	1182

16.050	
RESIDENCE PERMITS TO FAMILY MEMBERS (FAMILY REUNIFICATION)	
2013	576
2014	2395
2015	1322
2016	2344
2017	2678
2018	2500
2019	2192
2020	2043

TOTAL INVESTMENT
5 638 983 295,75€

541 155 223,88€
BY CAPITAL TRANSFER
5 097 828 071,87€
BY PURCHASING A REAL ESTATE PROPERTY

MAIN NATIONALITIES

CHINA	4764	SOUTH AFRICA	394
BRAZIL	989	RUSSIA	359
TURKEY	452		

8829 ARI BY ACQUIRING REAL ESTATE

(8061 by subparagraph iii) and 768 by subparagraph iv), of paragraph d), article 3 of Law 23/2007, of 4 July, as amended)

543 ARI BY TRANSFERING CAPITAL

17 ARI BY CREATING, AT LEAST, 10 JOB POSITIONS

REQUIREMENTS



**NO
AGE LIMIT**



**NO
MANAGEMENT
EXPERIENCES**



**NO
EDUCATION
LIMIT**



**NO
FINANCIAL
PROOFS**



**NO
INTERVIEW**



**VALID
PASSPORT**



**LEGAL
RESIDENT**



**VALID MEDICAL
INSURANCE**



**07 DAYS
OF STAY**



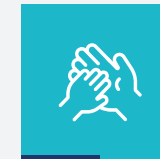
**5 YEARS OF
INVESTMENT**

THE BEST THINGS ABOUT PORTUGAL

STRENGTH



ONLY 01 YEAR TO GET
PORTUGAL/EU
RESIDENCE PERMITS



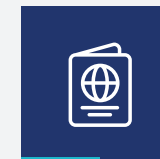
FREE **EDUCATION** FOR
KIDS AND PROTECTED
HEALTHCARE SYSTEM
FOR PARENTS



VISA-FREE **TRAVEL**
TO SCHENGEN AREA
(26 COUNTRIES)



NO WORLDWIDE
INCOME **TAXES**



APPLY FOR EU CITIZENSHIP,
FREE-VISA ACCESS TO 150+
COUNTRIES



LIVE, STUDY, WORK
IN **EU** WITH FAMILY
& CHILDREN



AN IHG® HOTEL



WE PRESENT YOU
**HOLIDAY INN EXPRESS
ÉVORA**





OUR NEW PROJECT
IN **ÉVORA**



72
HOTEL
ROOMS



LOCATION

Évora is a town in Portugal's Alentejo region, southeast of Lisbon at 135 kilometers, known for its Roman ruins, university, and beautiful buildings dating from the 16th to the 18th centuries.

Évora was a major trading and religious centre, and this former importance is reflected in the sheer number of historical monuments, all of which are all conveniently situated within the city's ancient walls.

Nowadays it is a city full of life and with a unique vibe, provided by the presence of its ancestral university and its student population. Évora, a city that knew how to evolve through time, a melting pot of cultures, styles and beauty that deserves to be visited.



LOCATED AT THE HEART OF HERITAGE SITE **ÉVORA**



ROMAN TEMPLE

Also referred to as the Templo de Diana is part of the historical centre of the city, which was included in the classification by UNESCO as a World Heritage Site.



ÁGUA DE PRATA AQUEDUCT

Is one of the Iberian Peninsula's greatest 16th century building projects. The aqueduct provided clean drinking water to Évora by connecting the city to the nearest constant flowing river, 9km to the north.



CHAPEL OF BONES

It is a small interior chapel located next to the entrance of the Church of St. Francis. The Chapel gets its name because the interior walls are covered and decorated with human skulls and bones.



GIRALDO SQUARE

In Évora, all streets lead to this iconic space. It has been like this since its construction, in 1571/1573. This is where you will end up walking to. And where you will want to sit on a terrace and have a drink.



ÉVORA UNIVERSITY

It is the second oldest university in Portugal, established in 1559 by then cardinal Henry, and receiving University status in April of the same year from Pope Paul IV.





OUR NEW PROJECT
IN **ÉVORA**



THE PLACE TO INVEST IN THE HEART OF **ALENTEJO**, NEAR EVERYTHING



ALL MAJOR TOURISTIC SPOTS

within 5 min walk



HIGHWAY

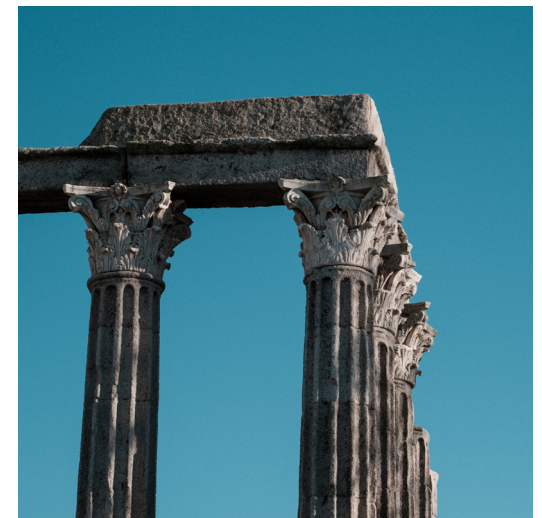
Connection to Lisbon Airport - 1h20

Connection to Spain - 1h10



STOP POINT FOR FUTURE HIGH SPEED TRAIN

LISBON - MADRID





OUR NEW PROJECT
IN **ÉVORA**



PROJECT

The Express Holiday Inn Evora Hotel project is part of the rehabilitation of Properties of the city of Evora, giving a new life to the history and culture that surrounds it.

Express by Holiday Inn in Evora will be a perfect complement to the city providing the ideal space and environment for business.

Committed to delivering True Hospitality for everyone, Holiday Inn Express makes guests feel welcome and valued. Taking care of people and the communities around, providing the highest quality of service.

Whether travelling for business, fun with friends and family, Holiday Inn Express is clean, consistent, and a comfortable stay.



2,700
LOCATIONS
WORLDWIDE

7 HOTELS
HOLIDAY INN
EXPRESS IN
PORTUGAL





OUR NEW PROJECT
PORTO



THE PROJECT **HOLIDAY INN EXPRESS ÉVORA**

€16.8 M Total Investment

€280K per investor

Appraisal: €18.1M

IMT IMT PAYED BY DEVELOPER

€15.600

6% **vat** on rehabilitation investment

€4.320 also covered by the developer

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

60

CALL FOR
INVESTORS

280.000€

INVESTMENT
STARTING AT

*Subject to board approval and
signing of the Franchise Agreement*

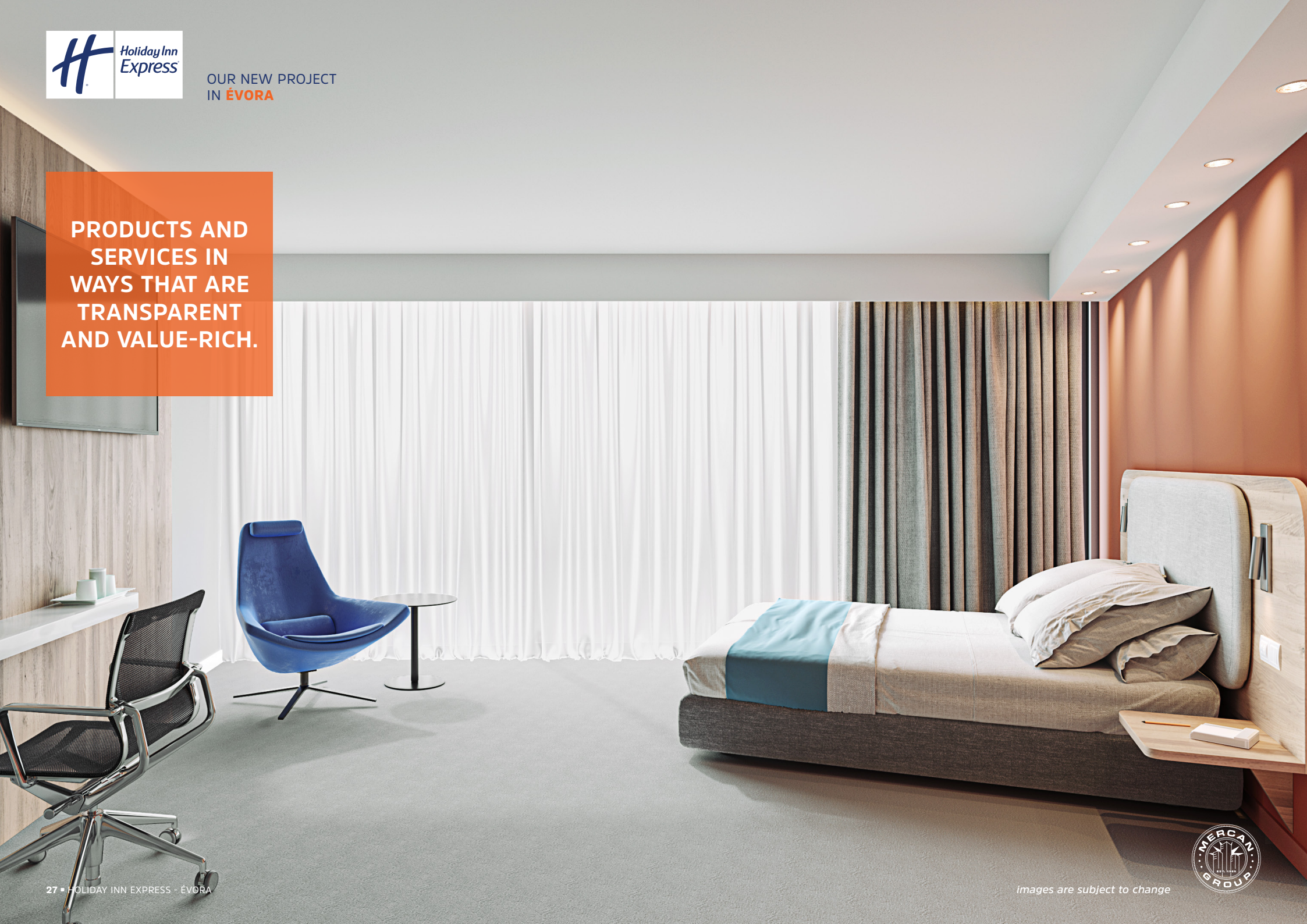
HOTEL
LOBBY
FOR SMART
TRAVELERS

CONFORTABLE
ROOMS READY
TO RELAX



OUR NEW PROJECT
IN **ÉVORA**

PRODUCTS AND
SERVICES IN
WAYS THAT ARE
TRANSPARENT
AND VALUE-RICH.



INVESTMENT OVERVIEW

60

CALL FOR
INVESTORS

280.000€

INVESTMENT
STARTING AT

16.8 M

TOTAL PROJECT
COST

Scope of project

72 Rooms

3* Hotel

60 investors

Project Timeline

Call for investors: till july 2021

Opening date: 1st semester 2023

FINANCIAL FORECAST

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Number of Rooms	72	72	72	72	72	72	72
Revenue per room	€31 417	€34 344	€35 764	€37 245	€38 790	€39 922	€40 922
RN's	18133	18496	18958	19432	19918	20117	20218
Occupancy Rate	69,00%	70,38%	72,14%	73,94%	75,79%	76,55%	76,93%
Av Price (no VAT)	€98	€107	€109	€111	€113	€116	€118
F&B	€480 000	€492 000	€504 300	€516 908	€529 830	€543 076	€556 653
Other	€5 000	€5 050	€5 101	€5 152	€5 203	€5 255	€5 308
Total Income	€2 262 054	€2 472 778	€2 575 024	€2 681 669	€2 792 905	€2 874 391	€2 946 404
Costs with personnel	€478 200	€485 373	€492 654	€500 043	€507 544	€515 157	€522 885
Departmental costs	€439 470	€448 260	€459 466	€470 953	€482 726	€487 554	€489 992
Other Costs	€134 400	€137 760	€141 204	€144 734	€148 352	€152 061	€155 863
A&G and S&M Expenses	€286 518	€295 577	€312 256	€330 182	€349 433	€367 032	€371 780
Total Costs	€1 338 588	€1 366 970	€1 405 580	€1 445 912	€1 488 056	€1 521 804	€1 540 519
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Operational Result	€923 465	€1 105 808	€1 169 445	€1 235 757	€1 304 849	€1 352 586	€1 405 885
Operating Margin	40,82%	44,72%	45,41%	46,08%	46,72%	47,06%	47,72%
Total Mangement Fee	€169 414	€182 746	€187 973	€195 871	€204 888	€211 349	€217 614
Net Operating Profit	€754 051	€923 062	€981 472	€1 039 886	€1 099 961	€1 141 238	€1 188 271

PROJECT APPRAISAL



Formatos, Formadores e Consultores Associados, Lda
João Manuel Vieira Fonseca, MRICS
PAI/2010/0019 CMVM

Executive Summary

The current equity appraisal report was prepared at the request of the company Exclusivephory, Lda, taxpayer number 515196320, headquartered at Rua de Oliveira Monteiro, 289, Porto [4050-443].

The right to be evaluated is the absolute right to own and control the land and any buildings on it in perpetuity, subject only to any subordinate interests and any statutory or legally applicable restrictions, of an hotel with 72 rooms, to be built in Évora, Portugal, on the sixth year of operation.

Based on the purpose of the evaluation, the adopted base value was "Investment value", which is no more than the value of an asset to the owner or a prospective owner for individual investment or operational objectives.

To estimate the value, the income approach was used.

The proposed value for the property is of 18.100.000 € (eighteen million one hundred thousand euros).

It is recommended to read the "Assumptions" and "Special Assumptions" items.

The report is dated March 16, 2021.

The valuation date is March 15, 2021.

3

Exclusivephory, Lda
[Income property evaluation]
Évora project – Porta de Aviz

RICS Regulated Firm

PORTUGAL GOLDEN VISA PROGRAM



INVESTMENT	€ 280 000
INVESTMENT COST	€ 2 748
<hr/>	
IMMIGRATION COST	€ 24 500
<small>(independant of investment)</small>	
<hr/>	
OTHER FEES	€ 12 000
<small>(Legal, Tax Representation)</small>	
<hr/>	
TOTAL INVESTMENT	€ 319 647
PROGRAM COST	€ 39 648



INVESTMENT	€ 280 000
INVESTMENT COST	€ 2 748
<hr/>	
IMMIGRATION COST	€ 49 000
<small>(independant of investment)</small>	
<hr/>	
OTHER FEES	€ 12 000
<small>(Legal, Tax Representation)</small>	
<hr/>	
TOTAL INVESTMENT	€ 344 148
PROGRAM COST	€ 64 148



AN IHG® HOTEL



TRACK RECORD **IN PORTUGAL**

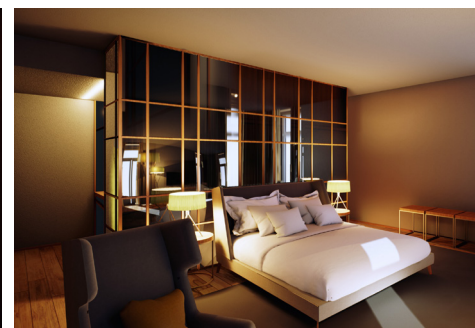
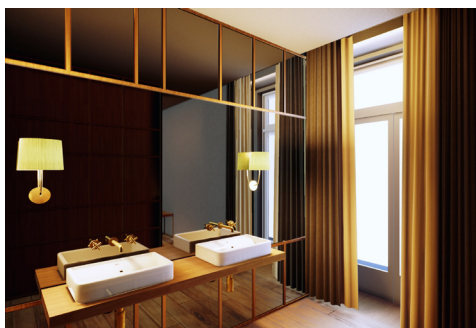


CASA DA COMPANHIA

Located within the heart of the tourist zone in the second largest city of Portugal, Porto.

Porto is one of the oldest European centres, and its historical core was proclaimed a World Heritage Site by Unesco in 1996.

Casa da Companhia receives support from the local government, as well as from the EU through financial fund "Portugal 2020".



TOTAL PROJECT
VALUE (EUR)
11.2 M

TOTAL
INVESTORS
32

EXPECTED TO START
OPERATION
SOON

CONSTRUCTION
STATUS
COMPLETE

INVESTMENT AMOUNT
PER INVESTOR (EUR)
350.000

SÉ CATEDRAL

SÉ CATEDRAL HOTEL is a project of rehabilitation of an old building in the Historic Centre of Porto, a UNESCO Heritage in 2012 and converted into a boutique hotel of 80 rooms, 5 floors, with amenities such as restaurant-bar, and a terrace café.

It is located at the heart of the Historic Centre of Porto.



TOTAL PROJECT
VALUE (EUR)
11 M

TOTAL
INVESTORS
68

EXPECTED TO START
OPERATION
SEPTEMBER 2021

CONSTRUCTION
STATUS
ON

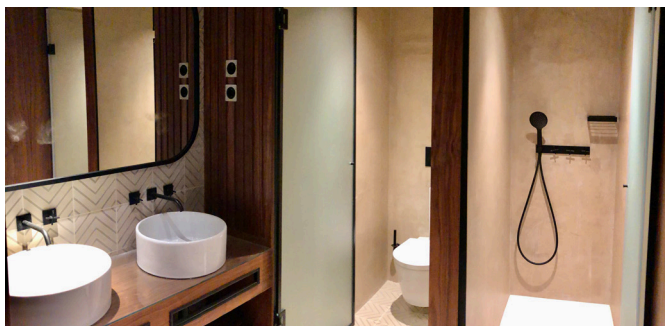
INVESTMENT AMOUNT
PER INVESTOR (EUR)
350.000



HOTEL

FONTINHA HOTEL

Fontinha is one of our latest projects in the historic center of Porto. It is a project of rehabilitation of an old building into a 4-star hotel with 6 floors, 50 rooms, amenities such as a restaurant and bar, and a courtyard with a fountain and garden. It is located at the corner of Fontinha and Santa Catarina street.



TOTAL PROJECT
VALUE (EUR)
14 M

TOTAL
INVESTORS
40

EXPECTED TO START
OPERATION
SOON

CONSTRUCTION
STATUS
COMPLETE

INVESTMENT AMOUNT
PER INVESTOR (EUR)
350.000



RIVERPORT
DOURO
HOTEL

PANORAMIC

Panoramic Hotel's project involves the rehabilitation of a dated building, turning it into a 4-star hotel with 6 floors, 35 suites, a restaurant, a pool, a rooftop bar.

Panoramic also possesses a unique, specific area for guests to appreciate the view of the city.

Its location in a privileged area, will provide Panoramic Hotel guests with easy access to the most attractive tourist spots in town. The famous "Luís I" Bridge, for example, is only a 2 minute walk from the hotel.

From dawn to sunset, Panoramic is ready to welcome its guests to the most dazzling and vibrant city in Portugal.



TOTAL PROJECT
VALUE (EUR)
12 M

TOTAL
INVESTORS
35

EXPECTED TO START
OPERATION
SUMMER 2022

CONSTRUCTION
STATUS
ON

INVESTMENT AMOUNT
PER INVESTOR (EUR)
350.000

CASA DAS LÉRIAS

It's a building that projects the architectural identity of Amarante and a symbol of the convent sweet history of the city, Casa das Lérias is to anyone who visits and inhabits the city, considered cultural heritage.

Since the initial design, obviously influenced by the modern movement, namely the Bauhaus school, the building was able to maintain its avant-garde character over the decades, reinventing itself in continuous ruptures (clarified and contextualised) with the past. This somewhat eccentric, yet quite positive, dimension of the property that sits in what can be referred as a small rural country village in the last century, gives unquestionable interest to the building.

Its location on the other hand, is completely privileged: the main façade marks the start to one of the main arteries of the historic city center and sits two minutes walking from the Largo do Mosteiro de São Gonçalo. The south façade of the building rests on the first line of the right bank of the river Tâmega, turning to an outdoor garden area, which allows the property to share its location with a natural space, and with a unique view over the left bank of the river.



TOTAL PROJECT
VALUE (EUR)
12 M

TOTAL
INVESTORS
25

EXPECTED TO START
OPERATION
SUMMER 2021

CONSTRUCTION
STATUS
ON

INVESTMENT AMOUNT
PER INVESTOR (EUR)
280.000

PORTO ART'S HOTEL

PORTO ART'S HOTEL

The Porto Art's Hotel project is part of the rehabilitation of Properties of Patrimonial Interest of the city of Porto, giving a new life to the history and culture that surrounds it.

The building of the Porto Art's Hotel was the residence of a noble family from the north of the country and still has the family crest. In the main façade, totally rehabilitated, the presence of the coat of arms stands out, rekindling the memories of a time that remains present. The one that was a family dwelling typical of Porto bourgeois of the XVIII century, is now a hotel project that honors the art of living.



TOTAL PROJECT
VALUE (EUR)
15.4 M

TOTAL
INVESTORS
44

EXPECTED TO START
OPERATION
SUMMER 2022

CONSTRUCTION
STATUS
ON

INVESTMENT AMOUNT
PER INVESTOR (EUR)
350.000



**FOUR
POINTS**
BY SHERATON

BROADWAY

BROADWAY Aparthotel is located near the beach in Matosinhos and in front of a city park in Porto. It is comprised of 3 floors with 108 aparthotel rooms and modern amenities such as a restaurant, bar and courtyard. Its proximity to the sea, beach and the city park makes it an attractive area for tourists and city goers.

Situated at the northern part of Porto, Matosinhos is a major port and fishing town known for its sandy beach. It is a city rich in beautiful architecture, wine and culture – with museums and cruise terminals nearby, it is a key tourist destination.



TOTAL PROJECT
VALUE (EUR)
19.1 M

TOTAL
INVESTORS
54

EXPECTED TO START
OPERATION
JUNE 2021

CONSTRUCTION
STATUS
ON

INVESTMENT AMOUNT
PER INVESTOR (EUR)
350.000

EXPECTED ROI
5-10%





HILTON GARDEN INN ÉVORA

Évora Hotel will operate under the Hilton Garden Inn brand and which is the perfect concept to give the Hotel a vibrant, modern and sophisticated atmosphere where an open plan space is combined with ingenious detailing and light furniture to allow maximum flexibility. The decor and F&B offering draw influence from the local influences in order to provide a unique guest experience.



TOTAL PROJECT
VALUE (EUR)
21 M

TOTAL
INVESTORS
75

EXPECTED TO START
OPERATION
2ND SEMESTER 2022

CONSTRUCTION
STATUS
ON

INVESTMENT AMOUNT
PER INVESTOR (EUR)
280.000



PORTO LAPA PARK

Porto Lapa Park is Porto's newest project, integrating the internationally recognised Renaissance Brand into the city. It has been projected under one solid concept: inspiring shapes, simplicity and elegance, combined with high-end engineering.

For a cosmopolitan lifestyle we developed an exclusive piece of architecture, integrated in a specific urban context, well-balanced with the city landscape.

You'll find lots of glass, woods and other noble materials in inviting open wide areas, both in the rooms and the common areas. After all, there is no real luxury without space.



TOTAL PROJECT
VALUE (EUR)
65 M

TOTAL
INVESTORS
160

EXPECTED TO START
OPERATION
SUMMER 2022

CONSTRUCTION
STATUS
ON

INVESTMENT AMOUNT
PER INVESTOR (EUR)
350.000

PORTO ART'S SUITES

PORTO ART'S SUITES

The Porto Art's Suites project is part of the rehabilitation of Properties of Patrimonial Interest of the city of Porto, giving a new life to the history and culture that surrounds it.

Being a complete new built, brings added advantages to the rehabilitation process, since it provides the contractors team free range to prepare and build with new materials allowing for a faster building time. Porto Art's Suites will be a perfect complement to the Porto Art's Hotel providing an extra space and flexibility that a regular hotel room isn't able to.



TOTAL PROJECT
VALUE (EUR)
7.6 MILIONS

TOTAL
INVESTORS
21

EXPECTED TO START
OPERATION
2Q 2022

CONSTRUCTION
STATUS
LICENSING

INVESTMENT AMOUNT
PER INVESTOR (EUR)
356.900

EXPECTED
ROI
5% TO 8%



HOLIDAY INN EXPRESS PORTO

The Express Holiday Inn Porto Hotel project is part of the rehabilitation of Properties of the city of Porto, giving a new life to the history and culture that surrounds it.

Express by Holiday Inn in Porto will be a perfect complement to the city providing the ideal space and environment for business.



TOTAL PROJECT
VALUE (EUR)
20 650 MILLION

TOTAL
INVESTORS
60

EXPECTED TO START
OPERATION
SEPTEMBER 2021

CONSTRUCTION
STATUS
CALL FOR INVESTORS

INVESTMENT AMOUNT
PER INVESTOR (EUR)
350.000



AN IHG® HOTEL



RAGROUP
PROPERTY DEVELOPMENT

www.ragroup.pt

