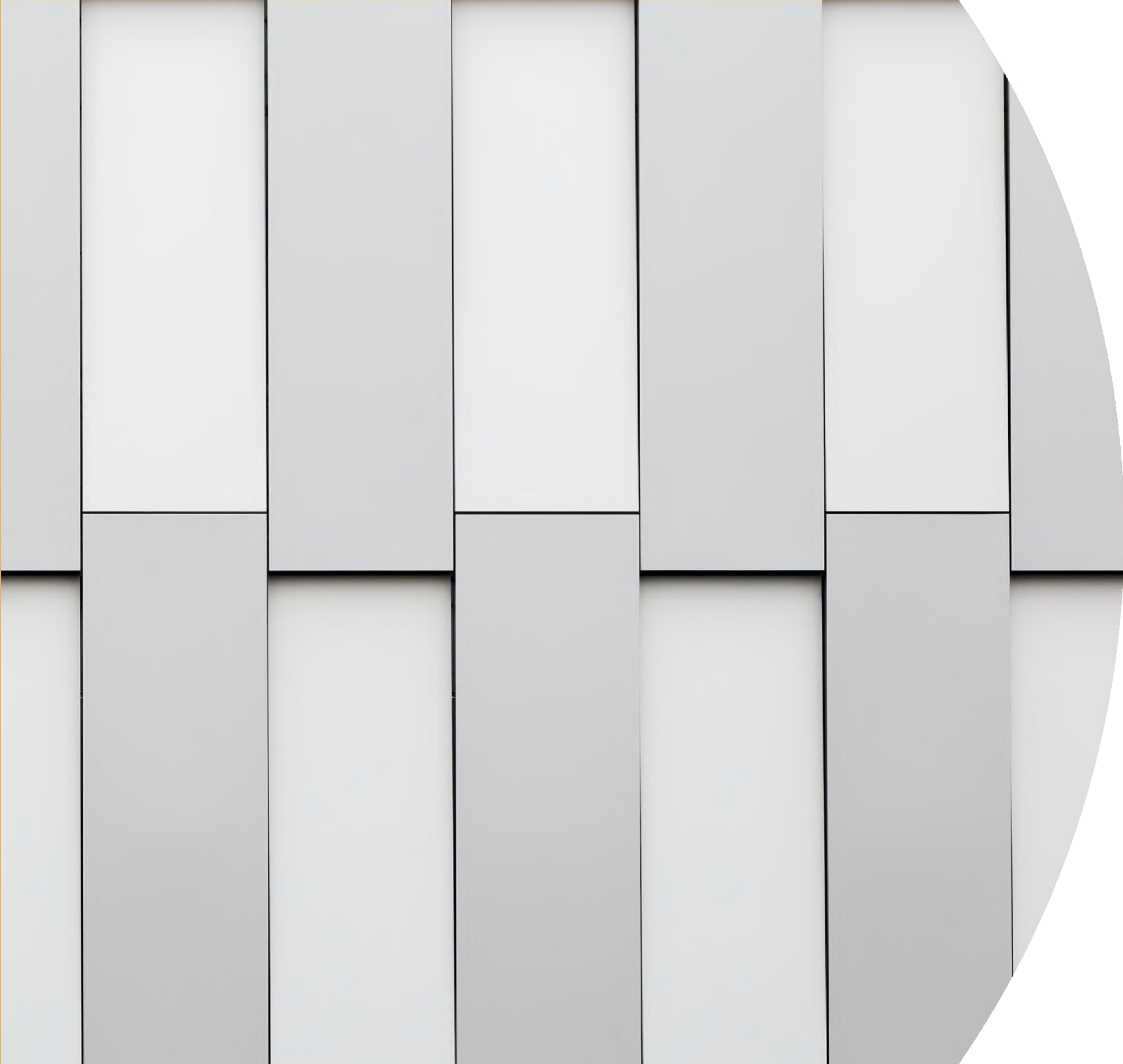




MERCAN GROUP
IMMIGRATION
THROUGH INVESTMENT

Since 1989 



01

Mercan Group
In the World」

Mercan Group in the world

- 1989** Mercan Group was founded in Montreal, Canada
- 1991** Mercan Group expanded to the USA
- 1997** Mercan Group Beijing Sino-Mercan Consulting (BSMC), the Beijing office
- 2005** Mercan Group opened Mercan Recruit Ltd and IMP Canada, leading foreign manpower recruitment and placement services in Canada
- 2006** Mercan Canada Employment Philippines Inc. (MCEP) was created as the central recruitment and evaluation hub of Mercan Group's worker recruitment operation
- 2015** Mercan Group started Referência Arrojada (now Mercan Properties), a company that develops real estate projects in the tourism sector in Portugal

- 2016** Mercan International Education was created to cater to the needs of International Students and Educational Institutions
- 2017** Mercadia was founded in Cambodia, Mercan Business Services LLC was established in Dubai, United Arab Emirates. IAS was founded in Portugal
- 2019** Mercan Manpower Supply opened in Dubai



Mercan's Track Record

USA
\$1.5B

USA EB-5 Program

800 INVESTORS

38 Projects

Atlanta
Georgia
Mississippi
Alabama
Illinois
Florida
Tennessee
Minnesota
Kansas
South Carolina
Wisconsin
Arkansas
New York
Massachusetts
Ohio
Colorado

PORTUGAL
€507M

CANADA
+40.000
People



More info www.aiifunds.com/?page_id=198



02

Mercan Group
in Portugal



The mission: Investment & Development

Mercan chose Portugal for the development of its activities in Europe since 2015 because of the safety, stability and hospitality that the country offers, as well as the opportunities in the area of urban rehabilitation for tourism purposes. In Mercan Group's assessment, the Portuguese market continues to have growth potential and the group is committed to the goal of creating wealth and jobs through the rehabilitation of assets for the development of hotel projects.

Mercan Properties, based in Oporto, is the Mercan Group company that develops real estate projects in the tourism sector, representing a relevant investment in the national economic panorama, currently with 14 projects in locations such as Porto,

Vila Nova de Gaia, Matosinhos, Lisboa, Amarante, Algarve and Évora.

The company relies on the know-how of professionals specialised in the Portuguese market, combined with Mercan Group's track record of over 30 years of experience in the areas of investment consulting, education and immigration for investment.

Mercan Properties is distinguished by the economic impact that its activity potentiates, through the creation of opportunities for foreign investors and by using this investment to create high quality touristic asset that guarantees employment, increases the potential of the surrounding areas and offers a touristic experience at the best level.

507
million euros
Total investment

1000+
Total investors

900
in development
and construction
Total jobs created

900
in operations
management
(which will multiply in the long term)
Total jobs created



Mercan Properties and its partners in Portugal

International Atlantic Services

International Atlantic Services (IAS) is a Portuguese consultancy company with offices in Oporto, from which is provided trustworthy, confidential advice to clients about their strategic decisions. Through Golden Visa, as well as Citizenship by Investment programs members to acquire a residency permit and/or citizenship status in Portugal.

- ✓ Approaching 1000 successful GV applications
- ✓ Leaders and experts in the real estate rehabilitation investment category



Ace Hospitality Management

Ace Hospitality Management is a highly specialized company in Hotel Management. AHM provides management and consultancy services in specific segments in the life of hotels, such as Sales and Marketing, Purchasing, Finance and Personnel Management, highly dedicated to the planning and and strategy development, as well as to the development and management of hotel properties.

Together with the owners of the hotels, AHM diagnoses, evaluates and creates the best approach to achieve the objectives proposed at the level of operation and investment in the hotel market.



Mercan Properties Portfolio



Casa da Companhia



Sé Catedral, Tapestry
Collection by Hilton



Fontinha Hotel



The Riverview Hotel



Casa das Lérias



Porto Art 's Hotel



Four Points By Sheraton



Hilton Garden Inn



Porto Lapa Park
Renaissance Hotel



Holiday Inn Express Évora



Holiday Inn Express Porto



Porto Art's Suites



Lagos Beach & Sports
Resort



Lisboa Park

New



Lagos Marina

New

507M € TOTAL INVESTMENT

NEW AVAILABLE PROJECTS





NEW AVAILABLE PROJECTS



LISBOA

Park

€350K INVESTMENT AMOUNT



Lisboa, Portugal



LAGOS MARINA
HOTELS

€280K INVESTMENT AMOUNT



Lagos Marina, Portugal



LISBOA
Park



INVESTMENT OVERVIEW

180

CALL FOR
INVESTORS

€350K

TOTAL
INVESTMENT

SCOPE OF PROJECT

- 3 Stars Hotel flagged by International Brand
- 218 Rooms
- Location: Lisboa

PROJECT BENEFITS

- 14.300€ IMT Paid by Developer
- VAT on the rehabilitation Paid by Developer
- IMI exemption during construction period
- 7 Days Free Stay per year

Guaranteed buy back after 6 Years
Guaranteed 3% returns

PROJECT TIMELINE

Call for investors: December 2021
Expected to start operation: 1Q 2024

€63M PROJECT COST



€107.8M PROJECT COST

INVESTMENT OVERVIEW

385

CALL FOR
INVESTORS

€280K

TOTAL
INVESTMENT

SCOPE OF PROJECT (A Property with 2 Hotels)

- 4 Star Hotel flagged by an International Brand
- 3 Star Hotel flagged by an International Brand
- 270 rooms (including 27 aparthotel rooms)
- Location: Lagos Marina

PROJECT BENEFITS

- 11.375K€ IMT Paid by Developer
- 24.150K€ VAT Paid by Developer
- IMI exemption during construction period
- 7 Days Free Stay per year

Guaranteed buy back after 6 Years

PROJECT TIMELINE

Call for investors: until July 2022

Completion date: Summer 2024





03

Track Record in
Portugal」

Operational Hotels



TRACK RECORD · PORTUGAL



TOTAL PROJECT
VALUE (EUR)
11.2 M

START OF OPERATION
JULY 2021

INVESTMENT
AMOUNT PER
INVESTOR (EUR)
350.000

TOTAL
INVESTORS
32

STATUS
OPEN

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 is a new 5-star luxury hotel in the most prestigious and central location in Porto. Outstanding service and comfort with historical roots.

For Reservations: www.casadacompanhia.com



TOTAL PROJECT
VALUE (EUR)
7 M

START OF OPERATION
OCTOBER 2021

INVESTMENT
AMOUNT PER
INVESTOR (EUR)
280.000

TOTAL
INVESTORS
25

STATUS
OPEN

CASA DAS LÉRIAS

It's a building that projects the architectural identity of Amarante and a symbol of the historical cultural heritage of the city. Influenced by the modern movement, namely the Bauhaus school, the building was able to maintain its avant-garde character over the decades.

Its location is completely privileged: start to one of the main arteries of the historic city center and rests on the first line of the right margin of the Tâmega river, turning to an outdoor garden area.

For Reservations: www.casadaslerias.com



TOTAL PROJECT
VALUE (EUR)
23.8 M

START OPERATION
MARCH 2022

INVESTMENT
AMOUNT PER
INVESTOR (EUR)
350.000

TOTAL
INVESTORS
68

STATUS
OPEN

SÉ CATEDRAL HOTEL PORTO, TAPESTRY COLLECTION BY HILTON

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 77 rooms, 5 floors, with amenities such as restaurant-bar, and a terrace cafe.

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

For Reservations: [Sé Catedral Hotel Porto, Tapestry Collection by Hilton](http://www.secatedralhotelporto.com)

Operational Hotels



TRACK RECORD • PORTUGAL



TOTAL PROJECT VALUE (EUR)

19.1 M

EXPECTED TO START OPERATION

MARCH 2022

INVESTMENT AMOUNT
PER INVESTOR (EUR)

350.000

TOTAL INVESTORS

54

STATUS

OPEN

EXPECTED ROI

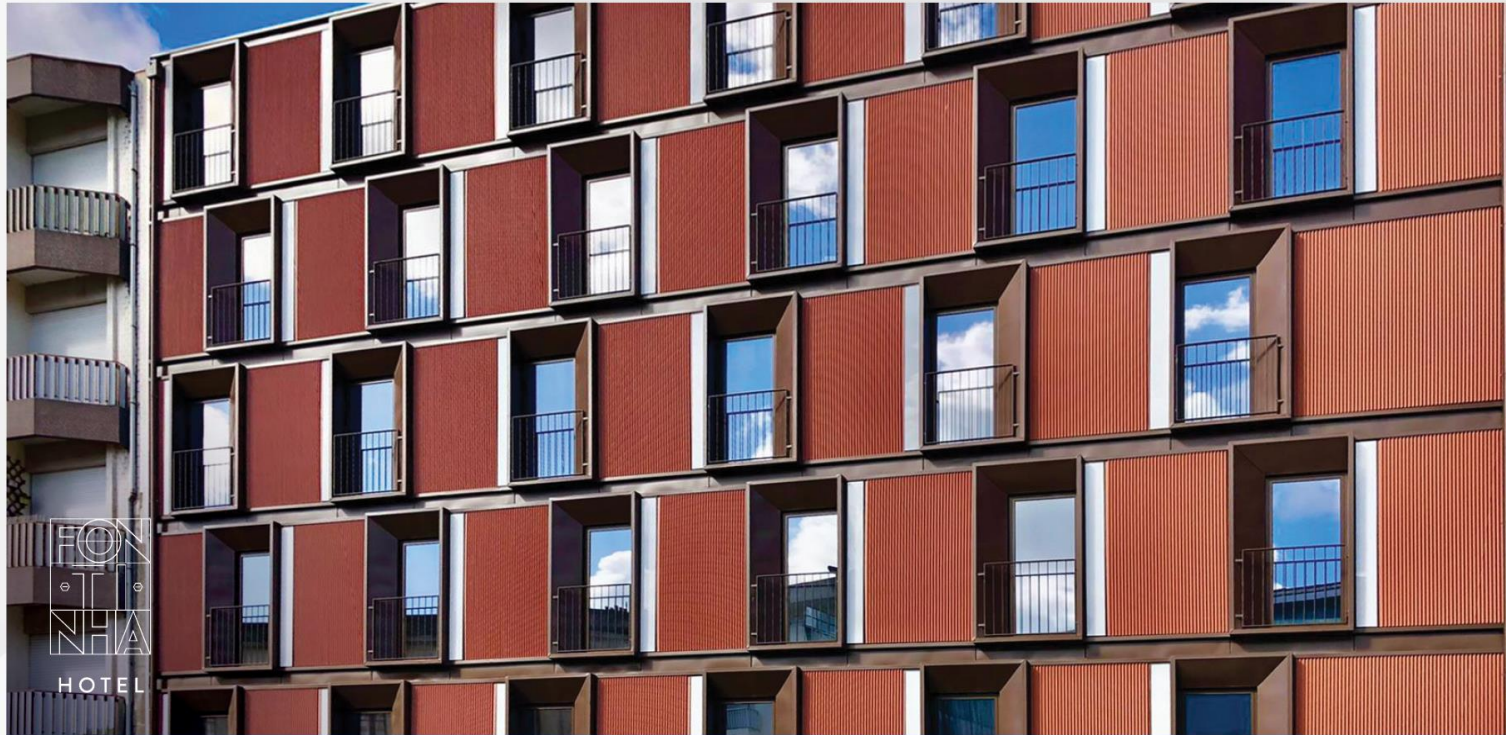
5-10%

FOUR POINTS BY SHERATON MATOSINHOS

Located near the beach in Matosinhos and in front of a city park in Porto. 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.

For Reservations: <https://www.marriott.pt/hotels/four-points-matosinhos/>



TOTAL PROJECT VALUE (EUR)

14 M

EXPECTED TO START OPERATION

4TH APRIL 2022

INVESTMENT AMOUNT
PER INVESTOR (EUR)

350.000

TOTAL INVESTORS

40

CONSTRUCTION STATUS

COMPLETED

FONTINHA HOTEL, A TRADEMARK COLLECTION BY WYNDHAM

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, 49 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.

For Reservations: www.fontinhahotel.com

Under Construction & Licensing



TRACK RECORD · PORTUGAL



TOTAL PROJECT
VALUE (EUR)

26.25 M

EXPECTED TO
START OPERATION

1Q 2023

INVESTMENT
AMOUNT PER
INVESTOR (EUR)

350.000

TOTAL
INVESTORS

75

CONSTRUCTION
STATUS

ON

THE RIVERVIEW, A TRIBUTE PORTFOLIO HOTEL

The Hotel's project involves the rehabilitation of a dated building, turning it into a 4-star hotel.

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

Its location in a privileged area, will provide to guests with easy access to the most attractive tourist spots in town.



TOTAL PROJECT
VALUE (EUR)

15.4 M

EXPECTED TO
START OPERATION

SUMMER 2022

INVESTMENT
AMOUNT PER
INVESTOR (EUR)

350.000

TOTAL
INVESTORS

44

CONSTRUCTION
STATUS

ON

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.



TOTAL PROJECT
VALUE (EUR)

21 M

EXPECTED TO
START OPERATION

3Q 2022

INVESTMENT
AMOUNT PER
INVESTOR (EUR)

280.000

TOTAL
INVESTORS

75

CONSTRUCTION
STATUS

ON

HILTON GARDEN INN ÉVORA

This Hotel will operate under the Hilton Garden Inn brand, 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.

Under Construction & Licensing



TRACK RECORD · PORTUGAL



TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
56 M	3Q2022	350.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
160	ON	

PORTO LAPA PARK

Porto Lapa Park project integrates the internationally recognized Renaissance Brand in the city. It has been projected under a solid concept: inspiring shapes, simplicity and elegance, combined with high-end engineering.

This hotel will have one of the largest conference, event and convention center in the country.



TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
7.6 M	2Q 2023	From 356.900
TOTAL INVESTORS	CONSTRUCTION STATUS	EXPECTED ROI
21	ON	5% TO 8%

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.

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)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
21 M	4Q 2022	350.000
TOTAL INVESTORS	CONSTRUCTION STATUS	EXPECTED ROI
60	ON	3%

HOLIDAY INN EXPRESS PORTO

Holiday Inn Express 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.

This Hotel in Porto will be a perfect complement to the city, providing the ideal space and environment for business.

Under Construction & Licensing



TRACK RECORD · PORTUGAL



TOTAL PROJECT
VALUE (EUR)

16.8M

EXPECTED TO
START OPERATION

1Q 2023

INVESTMENT
AMOUNT PER
INVESTOR (EUR)

280.000

TOTAL
INVESTORS

60

CONSTRUCTION
STATUS

2022

HOLIDAY INN EXPRESS ÉVORA

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

Holiday Inn Express makes guests feel welcome and valued. Taking care of people and the communities around, providing the highest quality of service.



TOTAL PROJECT
VALUE (EUR)

98 M

EXPECTED TO
START OPERATION

3Q 2024

INVESTMENT
AMOUNT PER
INVESTOR (EUR)

280.000

TOTAL
INVESTORS

350

CONSTRUCTION
STATUS

LICENSING

MARRIOT LAGOS BEACH RESORT

Lagos Beach & Sports Resort presents itself with a concept that combines exclusivity with spaces designed with leisure time for the whole family in mind.

Its clean and elegant architectural lines fit in with balance in the surrounding environment, breathing the natural landscape in which it is integrated.



TOTAL PROJECT
VALUE (EUR)

63 M

EXPECTED TO
START OPERATION

1Q 2024

INVESTMENT
AMOUNT PER
INVESTOR (EUR)

350.000

TOTAL
INVESTORS

180

CONSTRUCTION
STATUS

**CALL FOR
INVESTORS**

LISBOA PARK

A concept that it was designed to provide spaces of comfort and tranquility, enhancing the moments of relaxation in periods of both tourism and business travels.

As a playground that attracts Fun Hunter travelers, Lisboa Park gives owners and franchisees a new pick of the litter to compete in the upper, midscale priced tier in prime urban locations.

Under Construction & Licensing





LAGOS MARINA
HOTELS

TOTAL PROJECT VALUE (EUR)	EXPECTED TO START OPERATION	INVESTMENT AMOUNT PER INVESTOR (EUR)
107.8M	SUMMER 2024	280.000
TOTAL INVESTORS	CONSTRUCTION STATUS	
385	CALL FOR INVESTORS	

LAGOS MARINA

Lagos Marina Hotels stands out for its privileged location, with a superb view over the Lagos Marina and the blue waters of the Atlantic.

The integration of the project in the surrounding space was designed to provide an architectural balance, standing out discreetly for its clean and refined lines. The good taste is also revealed in every detail, designed for the comfort and well-being of those who value an exclusive lifestyle.



**DEVELOPMENT
& INVESTMENT**

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