



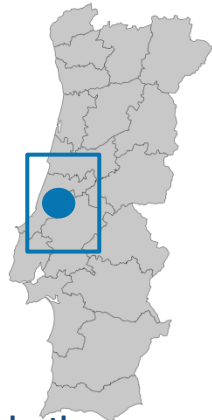
WHY PORTUGAL

Investment Portfolio

February 2019

Serena Senior Óbidos

Tourism/Real Estate Sector



Project Description

The approved license project by the Óbidos Town Hall, provides the installation of a luxury condominium, in horizontal property, offering concierge-style services for active and independent retired people - Active Lifestyle Community (55+). This project includes 70 apartments all with terraces facing south, SPA, medical clinic for prevention / recovery treatments, gym, restaurant and lounge bar, auditorium, cinema room, multi-purpose games room, library, beauty and beauty salon, meditation and deck rooms, pavilion for hobbies and workshops, vegetable garden and organic orchard.

Contacts

Alexandra Marques

e-mail: healthcare.slc@gmail.com

Telephone: +351917 543 705

Website: <http://serena-wellness.com>

Serena Senior Óbidos

Tourism/Real Estate Sector

KEY INFORMATION	
Estimated global Investment	15.000.000€
Estimated Direct Job creation	
Location and accessibilities	Close to beaches (6 km), golf courses (8 km), thermal baths (5 km), Lisbon airport (75 km), access to the A8 motorway to Lisbon (3 km), nearest town (5 km - Caldas da Rainha),
Land area (if applicable)	81.510 M2
Construction Area (if applicable)	13.510 M2
Current Status (licensing, construction)	Luxury condominium, in horizontal property - 70 apartments
Profitability Ratios	
Project promoters	Dúlio Marques José dos Santos Rogério Campos João Ribeiro
Business model (acquisition, funding, joint-venture, etc.)	
Asking price	

Baía de São Martinho

Tourism/Real Estate Sector



Company Description

Integrated resort based on high quality parameters in a prime location, next to the Atlantic Ocean

Contacts

Alexandra Marques

e-mail: healthcare.slc@gmail.com

Telephone: +351917 543 705

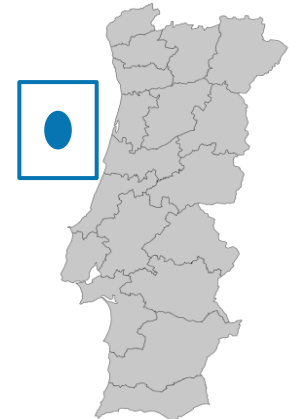
Baía de São Martinho

Tourism/Real Estate Sector

KEY INFORMATION	
Estimated global Investment	
Estimated Direct Job creation	
Location and accessibilities	São Martinho do Porto (1 km), Lisbon airport (75 km), access to the A8 motorway to Lisbon (2,5 km)
Land area (if applicable)	141.130 M2
Construction Area (if applicable)	60.000 M2
Current Status (licensing, construction)	Hotel (10.350m2) Tourist Village (47,000M2 – 21 buildings – 276 house units – 900 beds Restaurant/Clubhouse (1.800M2) Golf Course 18 holes Golf support (800M2) Concierge and Reception (50M2)
Profitability Ratios	
Project promoters	Dúlio Marques José dos Santos Rogério Campos João Ribeiro
Business model (acquisition, funding, joint-venture, etc.)	
Asking price	

Sawmill Village & Outdoor Center - Azores

Tourism



Project Description

Nature Tourism concept, especially to nature lovers, that want to discover a new territory, in a completely autonomous way, staying in a Rural Camping Park that admits caravans and camper vans, fully prepared for the needs and characteristics for this type of public. Also aimed at companies that want to empower their employees with Team Building experiences.

Contacts

Telephone: (+351)926557323

Contact person: Sérgio

Nascimento

Website: www.gerazores.pt

Sawmill Village & Outdoor Center - Azores

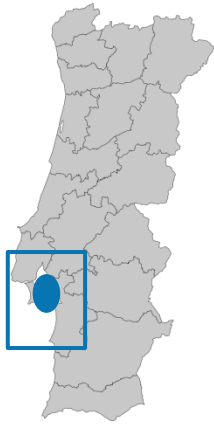
Tourism

KEY INFORMATION

Estimated global Investment	1.584.272,10€
Estimated Direct Job creation	11
Location and accessibilities	Located in the north coast of Terceira Island in the village of Agualva, 10 minute's drive from Biscoitos, which is known for its natural pools. Sawmill is also within 5 km of various Protected Forest Reserves of the Terceira Island. Lajes Airport is also a 10-minute driving away and Cabo da Praia ferry port is a 15-minute drive from the property.
Land area (if applicable)	16233 m2
Construction Area (if applicable)	The main structures of the project occupy an area of 5047m2.
Current Status (licensing, construction)	The architectural project has a legal framework in the Municipal Directorial Plan of Praia da Vitória, this area is classified as High Density Sub Space, and there are no protection bands or other constraints.
Profitability Ratios	Financial autonomy: 1º year - 55%; 2º year- 57% Solvability: 1º year - 1,21; 2º year - 1,30 General Liquidity: 2019 and above: greater than 1 Internal Rate of Return: 6,67% Investment Recovery Period (Payback): 6,57 VAL: 59.983,59€ TIR: 5.92%
Project promoters	Gerazores, Unipessoal Lda
Business model	Funding or joint-venture
Asking price	913.708,84€

CENTRAL AREA PLOT – Seixal Business Park

Real Estate Sector



Project Description

INDUSTRIAL PLOT



Contacts

geral@baiadotejo.pt

(+351) 212 067 600;

<http://www.baiadotejo.pt>

CENTRAL AREA PLOT – Seixal Business Park

Real Estate Sector

KEY INFORMATION

Estimated global Investment	
Estimated Direct Job creation	
Location and accessibilities	Located in central area of Seixal Business Park, in the south bank of river Tejo, with easy access to motorway A2, proximity of the city of Lisbon and to the future Montijo's airport.
Land area (if applicable)	20,000 sqm
Construction Area (if applicable)	Existing industrial area (index 0,5) Total construction area of 10,000 sqm
Current Status (licensing, construction)	Approved (part of Seixal Master Plan)
Profitability Ratios	
Project promoters	
Business model (acquisition, funding, joint-venture, etc.)	Acquisition in a formal sales procedure. Economic impacts, job creation and other project side effects, can be taken into account in the sale procedure process
Asking price	Price will be reported in the form of a formal sales procedure

Disclaimer

This document is provided for informational purposes only.

All information contained in this document was compiled in good faith by AICEP using sources of public information considered reliable, although its accuracy cannot be guaranteed. Any further steps regarding the negotiation/acquisition of the above mentioned assets are sole responsibility of the promoters.

Any expansions of the projects included in this document are potentially eligible for the PT2020 Incentives framework as long as they fully comply with the program requirements

AICEP is available to assess specific business plans and to determine how specific investments may qualify for incentives packages and what, if any, type of packages may be applicable to the investment.

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