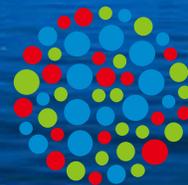


PORTUGAL

WHY

INVESTMENT PORTFOLIO

Portuguese State Assets

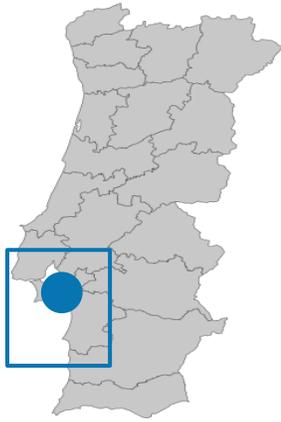


aicep Portugal Global

February 2019

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>



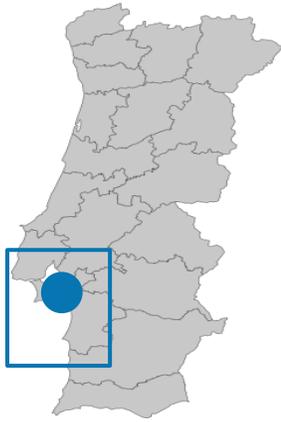
CENTRAL AREA PLOT – Seixal Business Park

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

PLOTS “E and F” – Seixal Business Park

Real Estate Sector



Project Description

INDUSTRIAL PLOTS

Contacts

geral@baiadotejo.pt

(+351) 212 067 600;

<http://www.baiadotejo.pt>

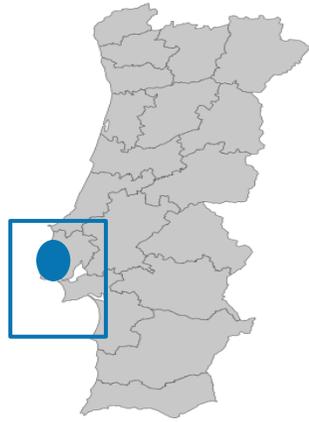
PLOTS “E and F” – Seixal Business Park

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)	110,560 sqm (“E” 80,560sqm; “F” 30,000 sqm)
Construction Area (if applicable)	Existing industrial area (index 0,5) / future industrial area (index 0,25) / rural natural areas (index 0,0) Total construction area of 18,855 sqm, with various uses allowed: logistics, commercial, industrial and services
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

CE - CIRCUITO ESTORIL, S.A.

Tourism



Company Description

'Autódromo do Estoril' - Moto and Car Racing Circuit: Track with 4.182 Km length (central line), control tower, 30 pit-boxes and 3 pit-technical boxes, medical center, press Center, permanent benches, offices, heliport, shops and garages



Contacts

Telephone: (+351) 217 817 160

E-mail: geral@parpublica.pt

<http://www.circuito-estoril.pt>

CE - CIRCUITO ESTORIL, S.A.

Tourism

KEY INFORMATION	
Location	Estoril - Cascais
Shareholders	Parública (SGPS), SA (100%)
Revenues	Sales and services rendered € 1,9 million; average occupancy 230 days – (FY17)
Jobs	Total of 12 employees (FY17)
Main Expertise/ Activity	Racing circuit dedicated to national and international car and moto competitions (MotoGP), usually stage of large international new models presentations, competition and tyre tests – FIA homologation Grade 1
Brands	
Exports and/ or international presence	‘Autódromo do Estoril’ hosted the Formula One World Championship between from 1984 until 1996
Project promoters (optional)	
Partnership Interest (Joint Venture, M&A, other,...)	
Opportunity and needs	
Estimated asking price	Price will be reported in the form of a formal sales procedure

COLINA DE SANTANA - LISBON

Real Estate Sector



Project Description

KEEPING THE ORIGINAL PERIMETER OF THE FIRST MONASTERY BUILT HERE, THE PROJECT WILL PROVIDE A GREEN LUNG IN THE CENTER OF THE CITY. INSPIRED ON THE VILLAGE OF SAN GIMINIANO AND ITS TOWERS, IT CONSISTS OF

HOUSING, COMMERCE AND 2 HISTORIC BUILDINGS, D. MARIA II BATH, WHICH WILL UNDERGO REHABILITATION IN THE NEAR FUTURE.

Contacts

geral@estamo.pt

(+351) 217 802 090

<http://www.estamo.pt>



COLINA DE SANTANA - LISBON

Real Estate Sector

KEY INFORMATION	
Estimated global Investment	
Estimated Direct Job creation	
Location and accessibilities	Near Campo de Santana and Marquês de Pombal. It addresses to several points of the old and modern Lisbon, and can be seen from the most important sites in the city.
Land area (if applicable)	42,000 sqm
Construction Area (if applicable)	Area Above Ground ≈ 20,000 sqm (existing construction) New Construction Expected ≈ 22,000 sqm
Current Status (licensing, construction)	Urban parameters waiting to be approved by the municipality
Profitability Ratios	
Project promoters	
Business model (acquisition, funding, joint-venture, etc.)	Acquisition in a formal sales procedure
Asking price	Price will be reported in the form of a formal sales procedure

URBAN LAND – Estrada dos Salgados, Amadora

Real Estate Sector



Project Description

ONE OF THE LAST LARGE UNDEVELOPED LAND OF THE MUNICIPALITY OF AMADORA, WITH FORESEEN PREDOMINANT USE FOR SERVICES

Contacts

geral@estamo.pt

(+351) 217 802 090

<http://www.estamo.pt>



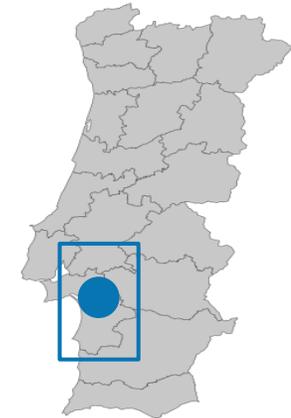
URBAN LAND – Estrada dos Salgados, Amadora

Real Estate Sector

KEY INFORMATION	
Estimated global Investment	
Estimated Direct Job creation	
Location and accessibilities	Includes the subway station of Falagueira; excellent accessibility in the metropolitan area of Lisbon North
Land area (if applicable)	593,062 sqm
Construction Area (if applicable)	Expeted index $\approx 0,6/0,7$
Current Status (licensing, construction)	Urban Plan in progress; possibility of detachment of a parcel for immediate construction ($\approx 30,000$ sqm)
Profitability Ratios	
Project promoters	
Business model (acquisition, funding, joint-venture, etc.)	Acquisition in a formal sales procedure
Asking price	Price will be reported in the form of a formal sales procedure

HERDADE DE VALE DE REIS - ALCÁCER DO SAL

Real Estate Sector / Tourism



HERDADE DE VALE DE REIS - ALCÁCER DO SAL



Project Description

TOURIST POTENTIAL REAL ESTATE PROJECT, AGRICULTURE, FOREST AND HUNTING TOURISTIC ZONES.

2 DAMS/BORDERING SADO RIVER.

1,150 HECTARES OF QUERCUS SUBER AND 880 OF PINUS PINEA; LOWLAND - WITH RICE PADDIES -, EUCALYPTUS AND AGRICULTURAL DRYLAND AREAS.

Contacts

geral@parpublica.pt

(+351) 217 817 160

<http://www.parpublica.pt>

HERDADE DE VALE DE REIS - ALCÁCER DO SAL

Real Estate Sector / Tourism

KEY INFORMATION	
Estimated global Investment	
Estimated Direct Job creation	
Location and accessibilities	Alcácer do Sal, 45 minutes from Lisbon by motorway A2.
Land area (if applicable)	3,148,730 sqm
Construction Area (if applicable)	5,000 sqm – main house and other buildings and constructions
Current Status (licensing, construction)	Urban Plan approved – Hotels and villas (5,000 beds max)
Profitability Ratios	
Project promoters	
Business model (acquisition, funding, joint-venture, etc.)	Acquisition in a formal sales procedure
Asking price	Price will be reported in the form of a formal sales procedure

Cruz Vermelha Portuguesa – Sociedade de Gestão Hospitalar

Health Sector



Hospital Cruz Vermelha



Company Description

- Company funded in Lisbon (1998) with the purpose of managing and operating health facilities
- Hospital building with 150 beds and 8 operating blocks

Contacts

Telephone: (+351) 217 817 160

E-mail: geral@parpublica.pt

Website:

<http://www.hospitalcruzvermelha.pt/hospital/>

Cruz Vermelha Portuguesa – Sociedade de Gestão Hospital

Health Sector

KEY INFORMATION	
Location	Lisbon (Sete Rios)
Shareholders	Portuguese Red Cross (54,97%), Parpública (45,00%) and other small private shareholders (0,03%)
Revenues	Sales € 11,1 million and services rendered € 23,3 million (FY17)
Jobs	Total of 413 employees (FY17) - Clinical staff of 140 physicians from 35 medical and surgical specialties
Main Expertise/ Activity	Hospital services and management of health facilities Reference Hospital Centre in the area of Congenital Heart Diseases
Brands	Red Cross Hospital
Exports and/ or international presence	Clinical services provided at Girassol clinic in Angola
Project promoters (optional)	Not applicable
Partnership Interest (Joint Venture, M&A, other,...)	Not applicable
Opportunity and needs	Parpública Participation (45%)
Estimated asking price	

URBAN LAND – Avenida Alfredo Bensaúde, Lisboa

Real Estate Sector



Project Description

URBAN DEVELOPMENT
CONSTRUCTION PROJECT



Contacts

geral@estamo.pt

(+351) 217 802 090

<http://www.estamo.pt>

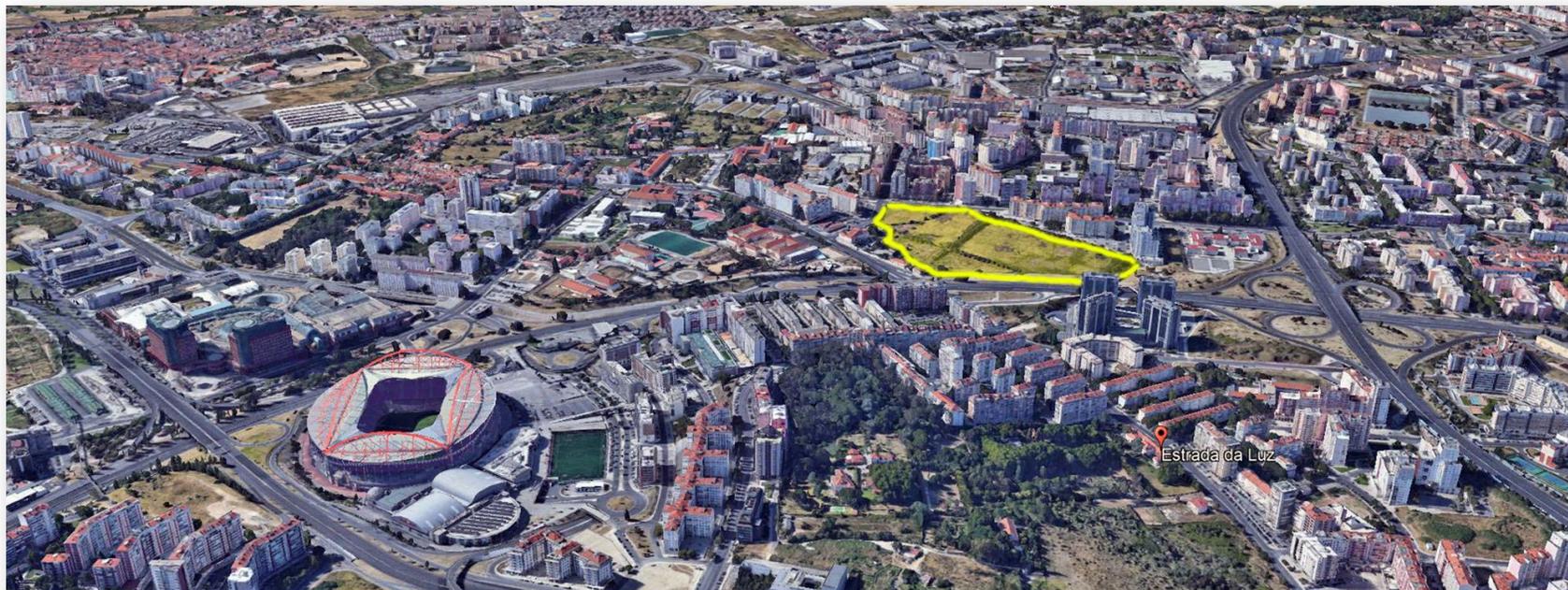
URBAN LAND – Avenida Alfredo Bensaúde, Lisboa

Real Estate Sector

KEY INFORMATION	
Estimated global Investment	
Estimated Direct Job creation	
Location and accessibilities	Located at the northern boundary of the Municipality of Lisbon, next Portela neighborhood and Parque das Nações; surroundings characterized by multi-storey housing and commercial buildings
Land area (if applicable)	42,155 sqm
Construction Area (if applicable)	Index ≈1,7 to 2,0
Current Status (licensing, construction)	Land classified as "Central and residential spaces"
Profitability Ratios	
Project promoters	
Business model (acquisition, funding, joint-venture, etc.)	Acquisition in a formal sales procedure
Asking price	Price will be reported in the form of a formal sales procedure

URBAN LAND – Estrada da Luz, Lisboa

Real Estate Sector



Project Description

URBAN DEVELOPMENT
CONSTRUCTION PROJECT

Contacts

geral@estamo.pt

(+351) 217 802 090

<http://www.estamo.pt>



URBAN LAND – Estrada da Luz, Lisboa

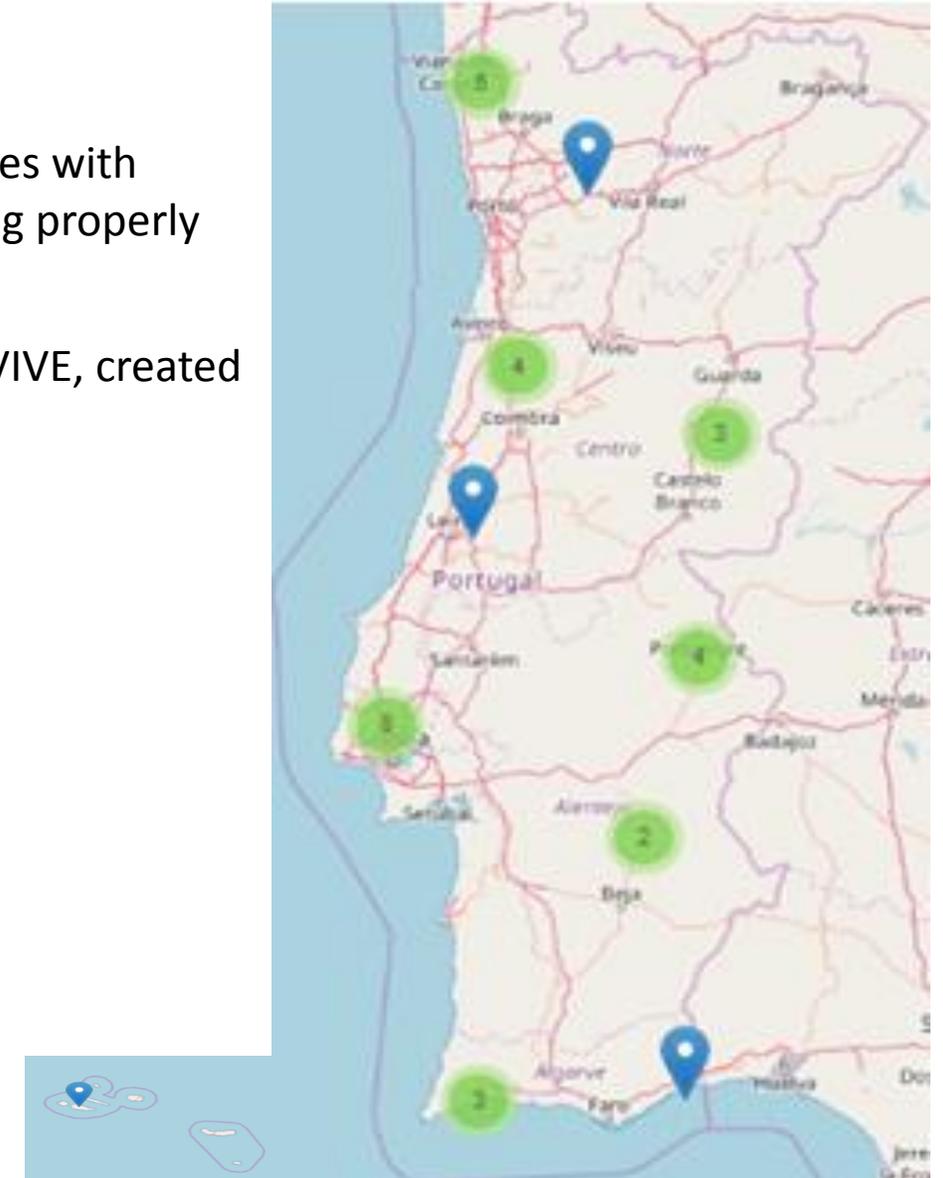
Real Estate Sector

KEY INFORMATION	
Estimated global Investment	
Estimated Direct Job creation	
Location and accessibilities	Easy access to the city center; surroundings characterized by the predominance of multi-storey house buildings
Land area (if applicable)	61,953 sqm
Construction Area (if applicable)	50,794.44 sqm - 5 lots planned: 4 for housing, trade and services and 1 public parking area
Current Status (licensing, construction)	Project approval and licensing issuing in progress
Profitability Ratios	
Project promoters	
Business model (acquisition, funding, joint-venture, etc.)	Acquisition in a formal sales procedure
Asking price	Price will be reported in the form of a formal sales procedure

- To promote the requalification and tourist exploitation of state properties with architectural, patrimonial, historical and cultural value that are not being properly used by the community in which they are inserted.
- Credit line with mutual guarantee - Turismo de Portugal / Programa REVIVE, created for this program.
- >30 properties – with possibility of visit

OPEN TENDER:

- Mosteiro de Arouca
- Casa de Marrocos
- Quartel do Carmo
- Convento de São Francisco
- Convento do Carmo
- Mosteiro de Lorvão
- Quinta do Paço de Valverde
- Castelo Vila Nova de Cerveira
- Quartel da Graça



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.

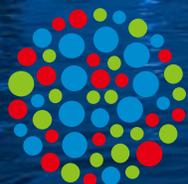
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PORTUGAL

**THE RIGHT CHOICE.
THE RIGHT TIME.**



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