PORTUGAL
A GATEWAY TO EU CITIZENSHIP

Time for Portugal/EU Residency
6-8 months

Time for Portugal/EU citizenship
72 months

Investment
Real estate
Amount
350,000EUR

Guarantee on investment
100%

Annual return (ROI)
4% rental guarantee*

*ROI may change due to different assets/projects
OVERVIEW

THE LAW

The Golden Visa Program/ARI is the fastest and simplest program that provides foreign investors the right to reside in Portugal/EU and opens a gateway to get EU Citizenship for themselves and their families.

With the Act 29/2012 and the Order nr. 11820-A/2012 as amended by the Order l66l-A/2013 “GOLDEN RESIDENCE PERMIT” program started on October 8, 2012.

In accordance with the Act, residence permits to third country nationals, according to the “PROGRAM”, are granted to those who intend to perform, by themselves or through a company, any activity that generally leads to the concretization of at least one of the following situations, in national territory:

• Capital transfer with a value equal to or above 1 million Euros;

• The creation of, at least, 10 job positions;

• The purchase of real estate property with a value equal to or above 500 thousand Euros.

Starting July of 2015, the Law was renewed and revised through the Act 63/2015. Investors can now carry out investment activities through the following ways:

• Capital transfer with a value equal to or above 350 thousand Euros for investing in research activities;

• Capital transfer with a value equal to or above 250 thousand Euros for investing in artistic output or supporting the arts, for reconstruction or refurbishment of the national heritage;

• Capital transfer with a value equal to or above 500 thousand Euros, for purchasing shares in investment funds or in venture capital;

• The purchase of real estate property with a value equal to or above 500 thousand Euros or, The purchase of real estate property, with construction dating back more than 30 years or located in urban regeneration areas, for refurbishing, for a total value equal to or above 350 thousand Euros.

• Located in urban regeneration areas where the value of this investment may be reduced by 20% (280,000,00) provided it is made in sparsely populated areas (less than 100 inhabitants per sq.km, or where the GDP per head is below 75% of the national average.)
GOLDEN VISA PROGRAM

The Golden Visa Program is one of the fastest choices for foreign investors or third country nationals to be granted a residence permit, through investment activities conducted within Portugal territory.

By investing only 350,000EUR or above, residence permit holders already have the right to reside in Portugal and enjoy free travel within the 26 nation members of the Schengen zone.

The main benefits of the program are the various choices of investments, fast processing and a minimal requirement for residency. This makes Golden Visa the fastest growing investment immigration program in Europe.

COST AND BENEFITS

<table>
<thead>
<tr>
<th>Investment amount</th>
<th>Return on Investment (ROI)</th>
<th>ROI after 6 years</th>
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<tbody>
<tr>
<td>350,000EUR++</td>
<td>4%*</td>
<td>83,000EUR*</td>
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*ROI is calculated on 350,000EUR and could vary due to different projects/assets

APPLICATION FORM INCLUDES

Principal Applicant (P/A)                The Spouse
Minors or unmarried children who are financially dependent on the Couple
First-degree relatives of the P/A or his/her spouse that live dependently on the Couple
Minor siblings provided they are under the tutelage of the P/A
ADVANTAGES OF GOLDEN VISA PROGRAM

- No requirement on management experience
- No requirement on age, language or education credentials
- Simple process of application
- Quick processing time to receive residence permits
- Various and low choices for investment, only 350,000EUR++
- No strict requirement on Source of Funds
- High return based on annual rental guarantee of 4%*
- Refund 100% of investment after 5 years or flexible schedule of refund based on the desire of Investors
- Right to live, do business, study in Portugal and/or EU under certain conditions
- Minimum time requirement to stay in Portugal is on average 7 days per year
- Travel freely within the Schengen zone
- Portugal doesn't charge tax on worldwide income
- Apply for citizenship easily and be granted EU benefits

REQUIREMENTS

- Be 18 years of age or older, no age limit
- Possess a valid passport and reside legally in a country
- Investment period for at least 5 years or until the time the investor can get the Permanent Residence card.
- Comply with the minimum time of staying in Portugal
  - 1st year: 7 days
  - 2nd and 3rd year: 14 days
  - 4th and 5th year: 14 days
  - After the 5th year: the Investor can apply for permanent residency
  - After the 6th year: the Investor can apply for Portugal/EU citizenship
- Comply with the Health Insurance Policy
1. Check Investor Eligibility for Golden Visa Program (an exploratory visit may occur, optional)
2. Pre-register for Golden Visa application and schedule interview with SEF
3. Sign POA and Agreements
   Authenticate all documents at Portugal embassy
4. Transfer investment fund and all related fees to the Applicant's personal account in Portugal
5. Submit all documents at SEF in Portugal
6. Final decision of SEF (30-90 days)

Hold Residence Permit for 5 years
Convert to Permanent Residence after 5 years of Residency
Convert to Citizenship after 6 years
According to the statistic of SEF, from October 2012 to June 2017, Portugal has issued 5,145 residence permits for investors and 8,434 residence permits for family members under the Golden Visa program.

Total foreign investment in Portugal surpassed 3.1 billion EUR, in which 2.8 billion EUR was invested into purchasing real estates. Most of the investors came from China, Brazil, South Africa, Russia and Lebanon.
INVEST WITH US

PROJECT NAME
CASA DA COMPANHIA
/LUX RESIDENCES HOTEL

PROJECT OVERVIEW
THE REAL COMPANHIA

The project is about the rehabilitation of Casa da Companhia, an emblematic building that was built in 18th century in Porto, and converting it into a 5 star Lux Residences hotel with: 32 decorated and equipped Suites, Club ans Spa, Indoor and outdoor swimming pool, Fine dining restaurant and Shop.

Located within the heart of a tourist zone in the second largest city of Portugal, 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 not only support from local government but also from the EU through financial fund Portugal 2020

ADVANTAGES

• Invest in a qualified restoration real estate project located in Historic Centre of Porto, a World Heritage Site proclaimed by UNESCO
• Portugal Fund 2020 support finance during construction
• The project is the second 5 star hotel in Porto
• City of Porto is top 5 cities in Europe that attract tourists worldwide
• Occupancy ranking of hotels in Porto is more than 70%
• Low investment amount of only 350,000EUR

BENEFITS FOR THE INVESTOR

• To be reimbursed a municipal property transfer tax worth 13,000EUR upon completion of the project
• No annual property tax
• Receive 4% Return on Investment annually
• Become the Owner of the Real Companhia hotel
• Flexible Exit strategy
• Stay in the hotel to comply minimum time requirement of Golden Visa program

TOTAL PROJECT COST
11.2 MILLION EUR

INVESTMENT AMOUNT
350,000 EUR

CONSTRUCTION TIMELINE
12 MONTHS

ANNUAL RENTAL GUARANTEE
4%

TOTAL BENEFITS AFTER 6 YEARS OF INVESTMENT
83,000 EUR

TOTAL INVESTORS
32

32 INVESTORS
FULLY SUBSCRIBED
SUCCESS RATE 100%
CONSTRUCTION STARTED IN JULY 2017
THE 3RD 5* HOTEL IN PORTO

THE REAL COMPANHIA

SUCCESS RATE 100%
FULLY SUBSCRIBED

CONSTRUCTION
STARTED IN JULY 2017
THE 3RD 5* HOTEL IN PORTO
Being inspired by the Porto Cathedral, one of the city’s oldest monuments and one of the most attractive places for tourists, SÉ CATEDRAL HOTEL is a project of rehabilitation of an old building in the Historic Centre of Porto, a UNESCO Heritage in 2012 and conversion into a boutique hotel of 50 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, registered as a World Heritage Site by UNESCO, with front views over the Porto Cathedral and nearby the city icon “Dom Luís Bridge,” a famous tourist attraction place in the city. It will quickly establish itself as a key tourist destination, offering the perfect location to enjoy the city of Porto. This wonderful project also receives supports from local government.

**PROJECT NAME**

SÉ CATEDRAL HOTEL

A COMBINATION OF CLASSIC AND CONTEMPORARY DESIGN AT THE HEART OF THE HISTORIC CENTRE OF PORTO

**BENEFITS FOR THE INVESTOR**

- To be reimbursed a municipal property transfer tax worth 13,000EUR upon completion of the project
- No annual property tax
- No annual management fee
- Receive 4% Return on Investment annually
- Become the Owner of the SÉ CATEDRAL HOTEL
- Right to sell the asset at any time starting from 2nd year
- Free accommodation of 7 days a year for investors and their family members

**TOTAL PROJECT COST**

13.2 MILLION EUR

**INVESTMENT AMOUNT**

350,000 EUR

**EXPECTED START OF OPERATION**

2019

**CONSTRUCTION TIMELINE**

FIRST QUARTER 2018

**TOTAL INVESTORS**

38

**TOTAL BENEFITS AFTER 6 YEARS OF INVESTMENT**

83,000 EUR

**ADVANTAGES**

- Invest in Porto - Top 5 leading cities in Hotel and Tourism
- A qualified restoration real estate project located in the Historic Centre of Porto, a World Heritage Site proclaimed by UNESCO with an amount of ONLY 350,000EUR
- Fantastic location with view over Porto Cathedral, one of the most attractive places in the city, with numerous historic buildings, shopping centers, bars and restaurants surroundings
- Qualified for Government Incentives
- An opportunity to invest with reasonable price and get Residence card for family
- The hotel is a commercial real estate that generates income annually
- A beautiful project designed, created and managed by a group of Experts in Portugal

**INVEST WITH US**

A SPLENDID PROJECT DESIGNED BY EXPERTS

**REFERENCIA ARROJADA**

**TELLES**

**NN ARQUITETURA E PLANEAMENTO, LDA**

**GRUPO CASAIS**

**AXIS HOTEIS GROUP**
The European Union is a unique political and economic partnership among 28 democracies united in their commitment to peace, democracy, the rule of law, and respect for human rights. The EU’s Member States have shared some of their powers with EU institutions, and many decisions are now made at the European level.

1. The EU has delivered more than 60 years of peace, stability and prosperity in Europe.
2. The EU is the United States’ most important partner not only in terms of political and economic relations, but also in addressing global challenges like promoting energy security and efficiency, combating climate changes and helping developing nations.
3. The EU is the world’s largest trading bloc, accounting for 1/6 of all global trade. The EU’s single market of more than 500 million consumers is the main economic regime enabling services, goods, money and people to move freely throughout its territory.
4. The EU strictly commits to execute climate and energy targets more than anywhere else in the world.
5. The EU grants all its benefits to citizens of the 28 Member States.

The 12 stars in a circle symbolize the idea of perfection, completeness and unity.

EU Member States account for almost 1/4 of the entire global economy. This means the EU represents roughly 25% of the global Gross Domestic Product.

Awarded the 2012 Nobel Prize for contributing for more than six decades to the advancement of peace and reconciliation, democracy and human rights in Europe.

Euro currency
- World’s second most important international currency, after the US Dollar.
- Used in more than 1/3 of all foreign exchange transactions
- Used as the shared currency by 19/28 EU Member States.

The motto
“United in Diversity”
Any person who holds the nationality of an EU country is automatically also an EU citizen. An EU citizen has the right to:

- Move and reside freely within the EU
- Study, work and enjoy the benefits of Health Care, Education and Social Security within the EU
- Combine Social Insurance contributions, grant State Pensions abroad within the EU
- Non-discrimination on the basis of nationality
- Vote for and Stand as a Candidate in European Parliament and municipal elections
- Be protected by the diplomatic and consular authorities of any other EU country

PORTUGAL

- Founded in 1128
- Total population of 10.4 million
- Ranked 38/140 on national economic competitiveness
- Among the top 10 safest countries in the World
- Lisbon and Porto are the 2 main cities
- Revenue mainly from Tourism and Export
- Porto wine was ranked No.1 in 2014
- Porto was elected The Best European Destination in 2014 and 2016
- Among the Top 5 cities that welcome tourists in EU with an occupancy rate of over 70%

PORTO

- Second largest city in Portugal
- Historic centre of Porto is named a UNESCO World Heritage Site
- Revenue mainly from Tourism and Export
- Porto wine was ranked No.1 in 2014
- Porto was elected The Best European Destination in 2014 and 2016
- Among the Top 5 cities that welcome tourists in EU with an occupancy rate of over 70%
The Golden Visa Program offers the fastest gateway for investors to become EU citizens. Being granted Portugal residency will give investors and their family members access to public Health Care, Education and Social Security. It also gives them a chance to become EU citizens and enjoy the benefits of the EU as a whole.