



# Real Estate Development Portugal

Financial advisors

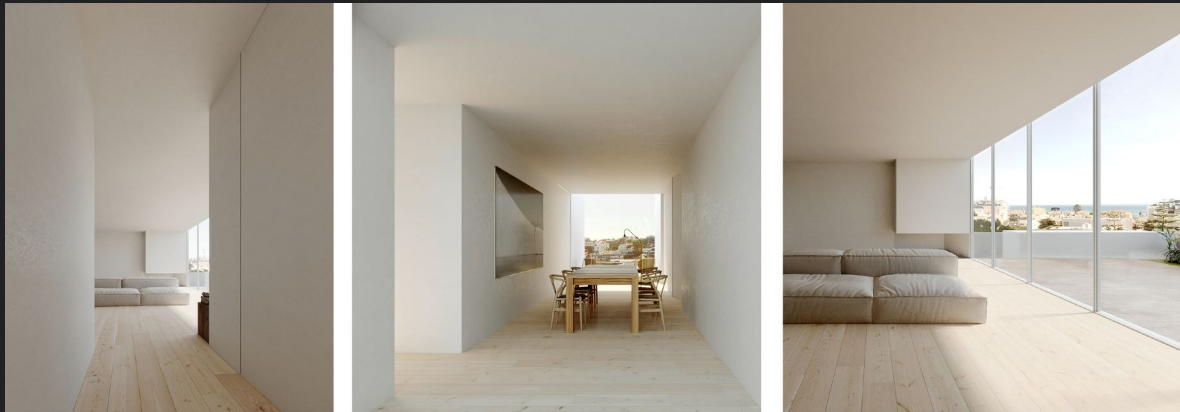


# The Projects Pipeline

125 LUXURY VILLAS – TROIA – COMPORTA



LUXURY CONDO –  
CASCAIS – ESTORIL  
9 UNITS – 2.500M2 GA





80 TOURISTIC RESIDENTIAL UNITS  
17 STORES  
ALGARVE





14.000 M2 OFFICES TOWER  
17.000 M2 RETAIL  
LISBON – EXPO AREA



RIVER FRONT



At Avenida Living we have combined sheer elegance with functionality, designing for you a building with ample spaces flooded with light, your personal haven in the city centre.

LUXURY CONDO

8 UNITS

1 STORE

2.500M2 GA

LISBON

SALDANHA



Under constuction



STUDENT RESIDENCE  
330 STUDIOS  
CAPARICA  
SOUTH LISBON

Under constuction





CONDO 85 UNITS  
12.000 M2 GCA  
VILA FRANCA DE XIRA  
NORTH LISBON

Under constuction



SERVICED  
APARTMENTS  
67 UNITS – 4.000 M2  
ALCANTARA  
LISBON



Licensing undergoing

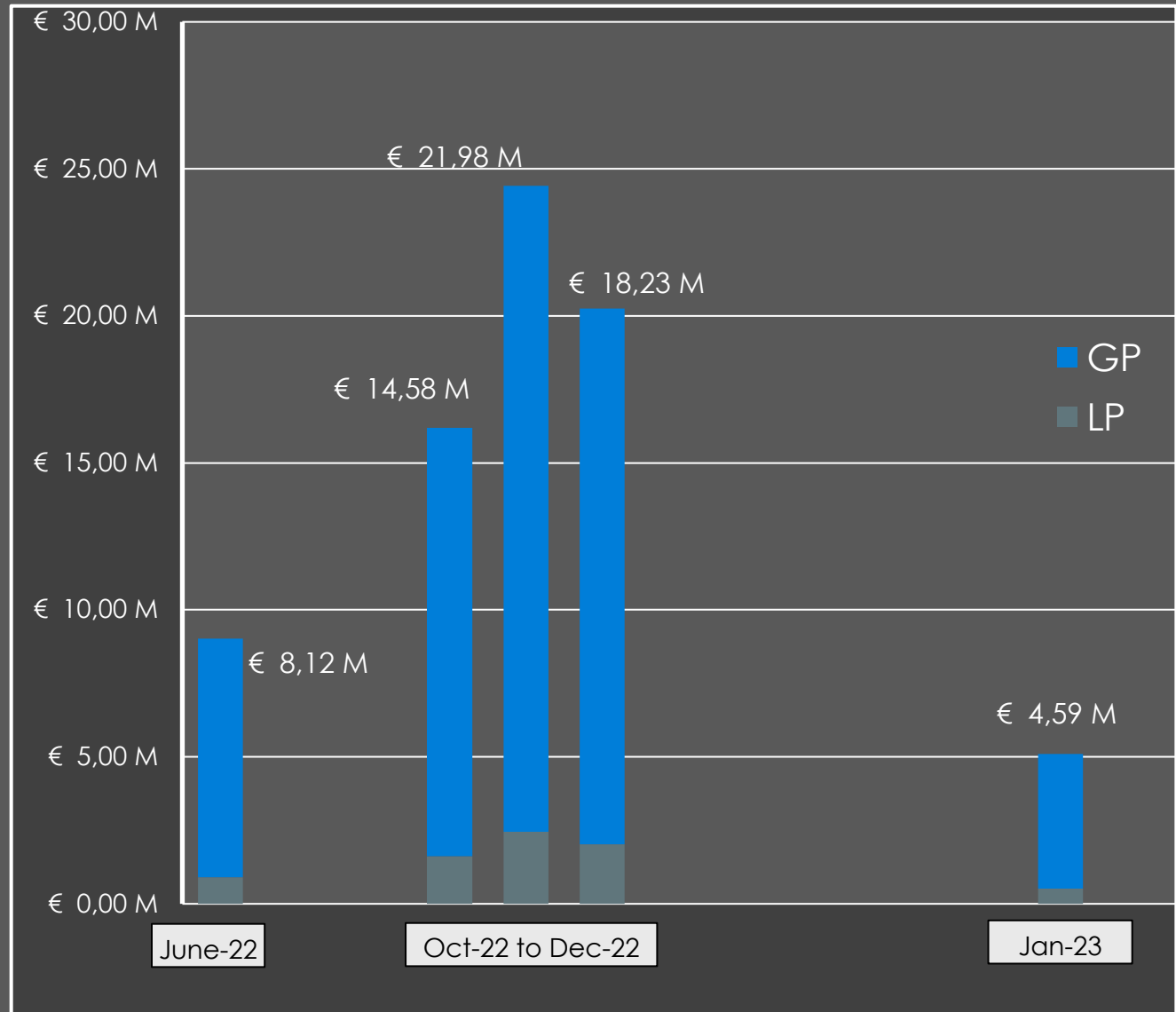
# Financials



PROJECTS	PROPERTY TYPE	GCA	ACQUISITION	EQUITY	HARD COSTS	SOFT COSTS	SALES VALUE (NET)	PROFIT (NET)			IRR		EM		YEARS
								TOTAL	GP	LP	GP	LP	GP	LP	
Plot - Caparica	Student's residence	12 000	€ 1,20 M	€ 1,55 M		€ 0,50 M	€ 3,25 M	€ 1,55 M	€ 1,09 M	€ 0,47 M	44%	72%	1,89x	1,43x	2
plot - Vila Viva	condo 85 apartments	12 000	€ 3,00 M	€ 3,50 M	€ 4,00 M	€ 0,50 M	€ 11,00 M	€ 3,50 M	€ 2,45 M	€ 1,05 M	39%	150%	1,78x	3,00x	2
plot - Alcantara	60 services apartments	4 000	€ 1,75 M	€ 2,25 M		€ 0,50 M	€ 4,25 M	€ 2,00 M	€ 1,60 M	€ 0,40 M	40%	89%	1,40x	0,89x	1
plot - Avenida Living	8 luxury multi family	1 600	€ 3,75 M	€ 1,63 M	€ 3,00 M	€ 0,50 M	€ 10,00 M	€ 2,75 M	€ 1,93 M	€ 0,83 M	44%	169%	2,32x	5,08x	3
<b>TOTAL</b>		<b>29 600</b>	<b>€ 9,70 M</b>	<b>€ 8,93 M</b>	<b>€ 7,00 M</b>	<b>€ 2,00 M</b>	<b>€ 28,50 M</b>		<b>€ 7,06 M</b>	<b>€ 2,74 M</b>					
TROIA ECO-RESORT	plot- eco resort	23 000	€ 18,0 M	€ 18,0 M	€ 40,0 M	€ 9,0 M	€ 110,0 M	€ 43,0 M	€ 30,1 M	€ 12,9 M	46%	179%	2,86x	7,17x	4
EXPO TOWERS	plot - office tower + retail	22 000	€ 22,0 M	€ 22,5 M	€ 22,0 M	€ 8,0 M	€ 90,0 M	€ 38,0 M	€ 26,6 M	€ 11,4 M	38%	145%	2,31x	5,07x	3,5
MARINA OLHAO	condo 80 units + 18 shops	10 000	€ 20,0 M	€ 20,0 M	€ 0,5 M	€ 0,0 M	€ 31,0 M	€ 10,5 M	€ 7,4 M	€ 3,2 M	27%	105%	1,41x	1,58x	1,5
MUDA COMPORTA	plot - beach resort	5 500	€ 5,4 M	€ 6,0 M	€ 5,5 M	€ 1,5 M	€ 19,1 M	€ 6,6 M	€ 4,7 M	€ 2,0 M	29%	111%	1,86x	3,32x	3
ESTORIL CONDO	plot - luxury condo Cascais	2 000	€ 4,5 M	€ 4,5 M	€ 4,0 M	€ 0,5 M	€ 12,2 M	€ 3,1 M	€ 2,5 M	€ 0,6 M	21%	46%	1,62x	1,38x	3
PORTALEGRE	120 serviced apartments	10 000	€ 3,0 M	€ 4,0 M	€ 5,0 M	€ 1,0 M	€ 17,0 M	€ 8,0 M	€ 5,6 M	€ 2,4 M	78%	300%	2,56x	6,00x	2
<b>TOTAL</b>		<b>72 500</b>	<b>€ 72,9 M</b>	<b>€ 75,0 M</b>	<b>€ 77,0 M</b>	<b>€ 20,0 M</b>	<b>€ 279,2 M</b>		<b>€ 76,8 M</b>	<b>€ 32,5 M</b>	<b>40%</b>	<b>148%</b>	<b>2,10x</b>	<b>4,09x</b>	<b>2,8</b>

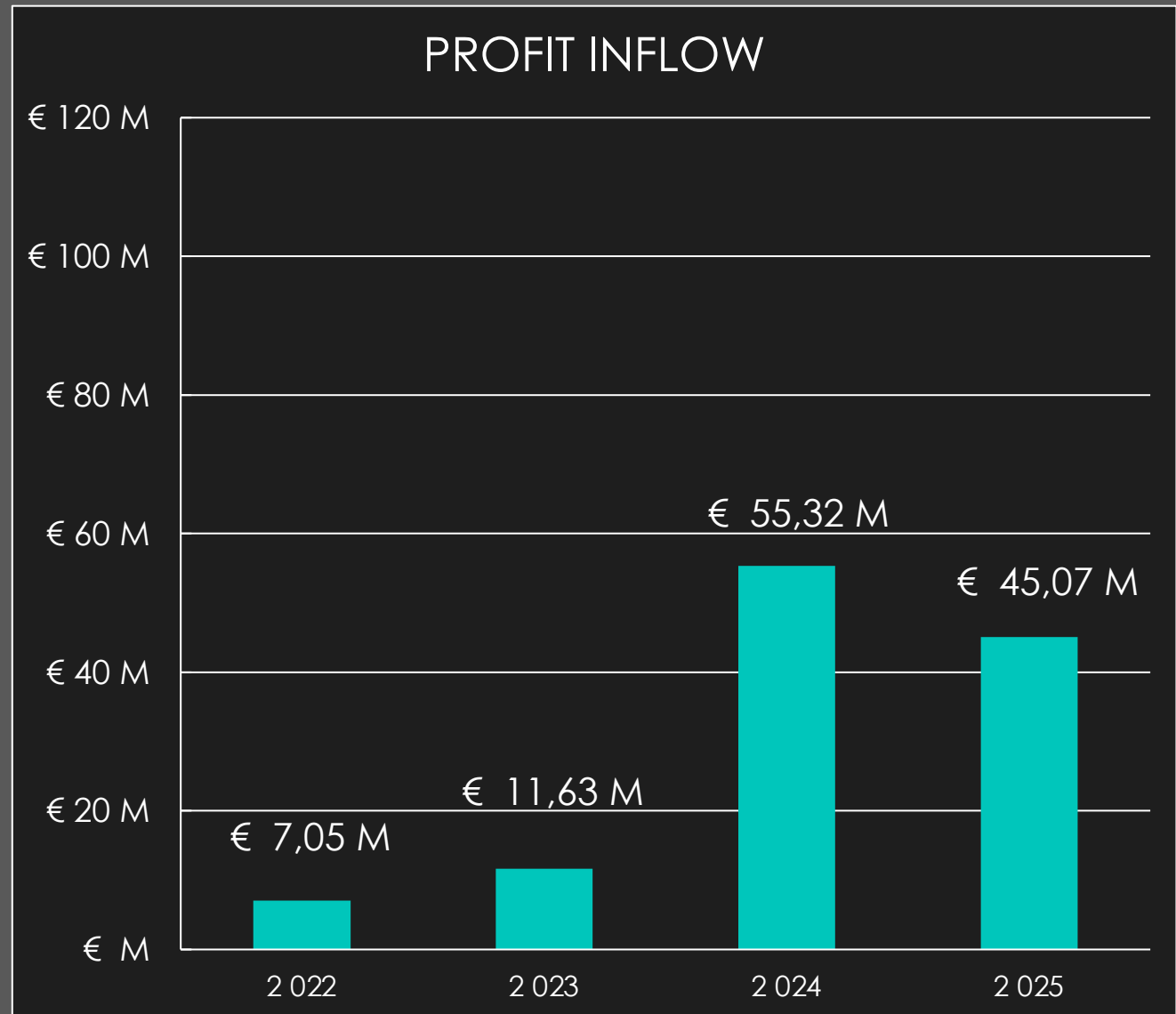
# EQUITY DRAW DOWN

- Equity needs for new contracts to be closed in the next 60 days;
- Equity invested in Projects in the pipeline will be recovered in the course of 2022 and 2023.

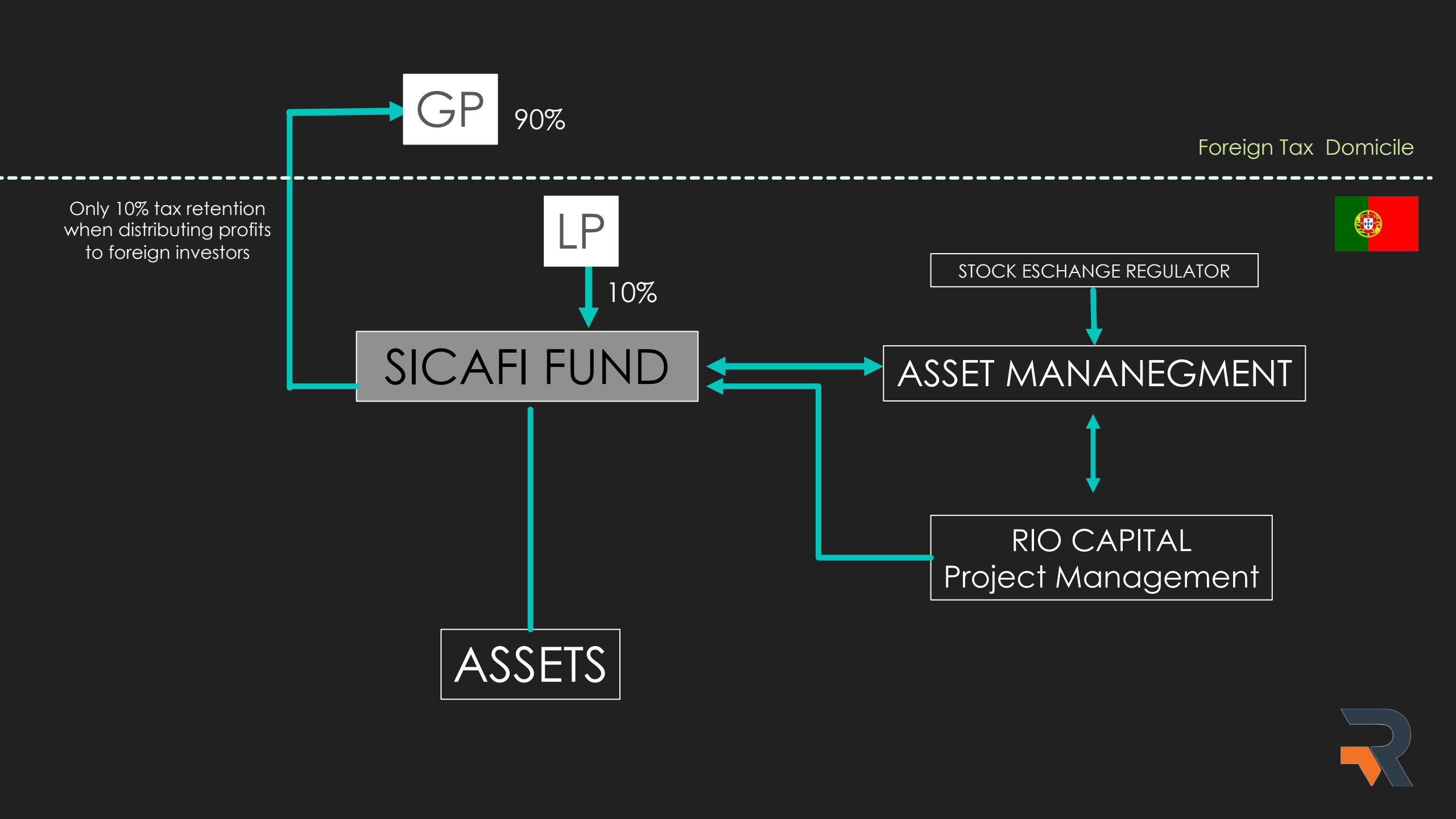


# PROFIT INFLOW

- Profits cashed in 2022 and 2023 refers to actual pipeline



# Business Structure





# Schedule



## CONTRACTS DISCUSSIONS

Shareholder's structure  
and geographies

Governance

Board members

Executive  
Committee

Working capital

## DD'S

tax

legal

technical

down payment  
properties  
acquisition

## TRANSACTION

contracts  
execution

office  
implementation

## PROPERTIES ACQUISITION

DD'S

DOWN-  
PAYMENTS

DEEDS



RIO CAPITAL

THANK YOU!

Financial advisors



Hichens,  
Harrison & Co

Established 1803