

ARISH LIBERTY LISBON Lda

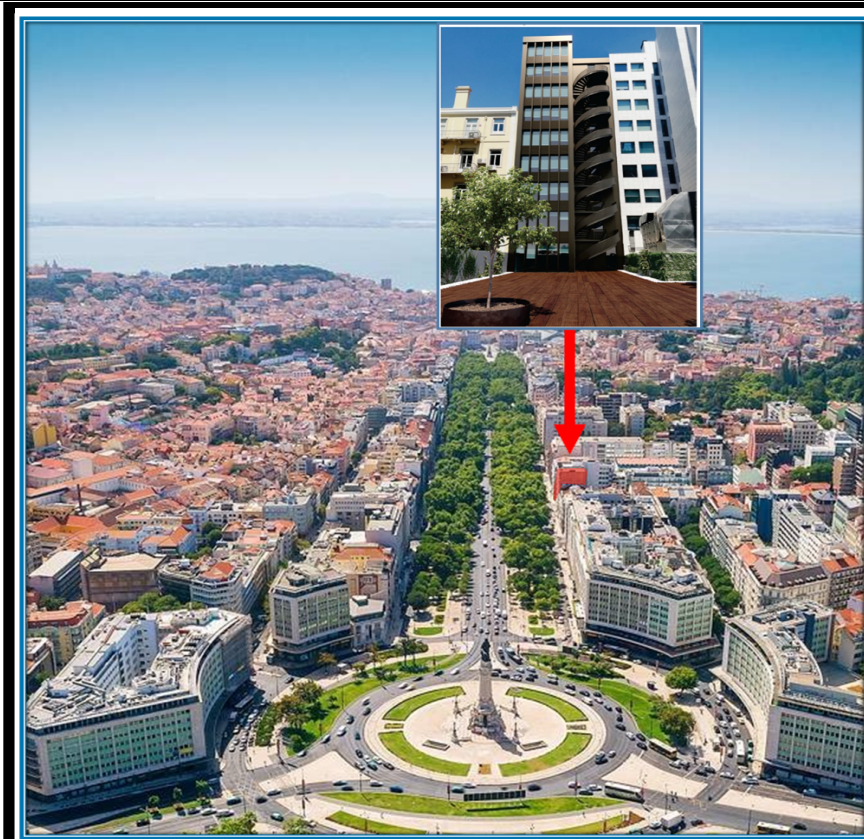
TERMSHEET (T&Cs apply)

€350,000

	Included in Price (Y/N)	Details
1. Purchase Price	€350,000	Prices for all fractions are the same
2. Investment type	Commercial	Co-Ownership in Prime Commercial Real Estate
3. Typology	Mixed Use	2 floors Retail / 9 floors Office
4. Rental Fix	Yes	<ul style="list-style-type: none"> ▪ Years 1-3 : 3% rental fix (net of expenses, but before investor own taxes)* ▪ Years 4-7: net market yield (expected 4%)* ▪ Years 8 - 10 : buy back at market price minus 10% <p><i>*Rentals paid on a quarterly basis in arrears, starting 1 Oct 2023 (Year 1)</i></p>
5. GV Eligible	Yes	Commercial renovation under GV €350k
6. Development type	Commercial Renovation	Existing prime city centre building renovation
7. Buyback	Yes	Buyback in Year 8, at market price minus 10%. Market price is simple average of three valuations at the time. Buyback is mandatory.
8. Legal Title	Yes	Deed over fractional co-ownership of building

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9. Purchase taxes	Yes	c. 7.3% taxes payable on acquisition by investors
10. Address		Av. da Liberdade 227, 1250-008 Lisboa, Portugal
11. Pin Location		See below



Lisbon

LIBERTY Lisbon

Commercial Investment GV €350K

 Iconic location – Avenida Liberdade (Liberty)

 9 Office floors with private terrace

 2 Retail floors retail with private garden

350.000 euro

- Yr. 0: GV Eligible Investment €350,000 (commercial investment)
- Yr. 1-3: Fixed Returns 3%
- Yr. 4-7: Market Returns (expect 4%)
- Yr. 8: Buyback at Year 8 at market minus 10%