

HOTEL INVEST
Venture Capital Fund



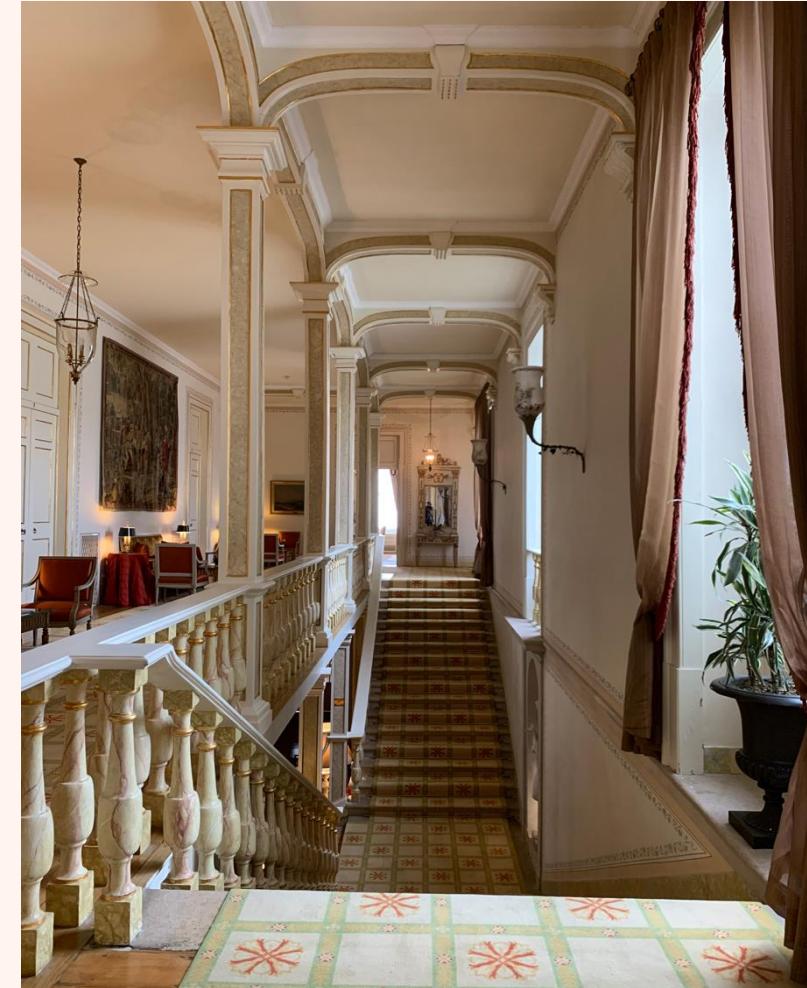
INTRODUCTION

- Hotel Invest, is a Hospitality Venture Capital Fund, that invests exclusively in an existing hotel operator company, Estoril 8023.
- Estoril 8023 currently operates 7 renowned Portuguese luxury hotels and aims to triple this number with the capital from the Hotel Invest fund.



INTRODUCTION

- By investing €500k, Hotel Invest fund investors are eligible for the Portuguese Golden Visa.
- The Fund has an eight-year term, maturing in 2031 and aims to deliver a 3% annual dividend and a 10% IRR, meaning who invests €500K, should be able to get some €850K after 7 years, free of taxes.



THE TEAM

FUND MANAGER



DEPOSIT BANK



AUDIT COMPANY



TEAM WITH PROVEN EXPERIENCE IN:

- HOTEL INVESTOR & DEVELOPER
- HOTEL OPERATOR
- HOTEL CONSULTANT

ESTORIL 8023 – FOUNDING MEMBERS

- Pedro Mendes Leal & Luiz Godinho Lopes are well recognized Portuguese entrepreneurs, being involved in hospitality and real estate projects for more than 30 year
- Besides the Hotels today in operation in Estoril 8023, they both opened some of the most iconic Portuguese Hotels, such as the Hotel bairro Alto in Lisbon and the Intercontinental Hotel in Porto.



THE PORTUGUESE GOLDEN VISA - I

Why Portugal's Residency for Investment visa?

- ❑ Portugal's Residency for Investment visa programme offers 5-years of residency followed by the right to apply for permanent residency or citizenship at the end of that initial 5-year period, ensuring that it meets EU requirements. It is amongst the most flexible EU visa programmes in terms of the range of qualifying investments available, the minimum level of investment required, and the amount of time investors must spend in Portugal to entitle them to apply for citizenship after the end of the 5-year visa programme.



THE PORTUGUESE GOLDEN VISA - II

RESIDENCY FOR INVESTMENT

The Portugal Residency for Investment visa programme offers participants the following benefits:

- Temporary residency with the right to work and study in Portugal
- A viable and sustainable route to EU citizenship
- Visa free travel in the Schengen Area
- Residence permits for the holder's:
 - Spouse
 - Children under 18
 - Dependent children under 26, if single and enrolled as full-time students or financially dependent
 - Parents over 65 (or over 55 if financially dependent)
- A route to full Portuguese citizenship or permanent residency at the end of year 5 of the temporary Residency for Investment visa programme term



RESIDENCY FOR INVESTMENT

Temporary Residency for Investment visa holders must comply with the following requirements to maintain their temporary Residency for Investment visa:

- Spend 1 week in Portugal in the first year and 14 days in each subsequent 2-year period
- Renew the residence permit every 2 years (in years 2 and 4)

There are various investment alternatives available to individuals under the temporary Residency for Investment visa programme.

THE PORTUGUESE GOLDEN VISA - III

RESIDENCY FOR INVESTMENT

Permanent residency visa and citizenship application process

- Obtain a Portuguese fiscal number (a NIF) and open a local bank account
- Legalise and translate all required applicant information into Portuguese
- Preliminary approval from the SEF
- Applicant biometrics appointment in Portugal
- Pay the application fee upon final approval
- Residence card issued



PERMANENT RESIDENCY OR CITIZENSHIP

Permanent residency visa and citizenship application process

Having renewed the temporary Residency for Investment visa after years 2 and 4, investors and their dependents will be able, at the end of 5 years of residence, to:

- Apply for Permanent Residency; and/or
- Apply for Portuguese citizenship in accordance with Portuguese nationality law; or
- Continue to periodically renew the temporary Residency for Investment visa.



CONTEXT OF THE FUND

- Portugal is today one of the largest touristic destinations in the world, with growing demand in quantity and sophistication.
- The majority of Portuguese hotels are individually owned and managed. They typically lack in professional skills/teams and the support of international brands.
- Many operations are still owned by 2nd and 3rd generation families with generational transition challenges.



Lisboa

OPPORTUNITY TO CONSOLIDATE

- The concentration of several hotel operations will generate several positive synergies, not just from a commercial and operational point of view but also improving the quality of human resources /talent attraction.
- This concentration will result in a relevant increase in profitability across all operations.



Porto

WHY IS THIS CONSOLIDATION COMPANY A GOOD OPPORTUNITY FOR HOTEL INVEST INVESTORS ?

- Business aligned with the country's most successful sector (Portugal / Tourism).
- Company and shareholders with proven experience.
- Target results are based on past results.
- Target 3% annual dividends.
- Target IRR of 10%.



Alentejo

HOW WILL THE COMPANY GROW?

CHARACTERISTICS OF NEW HOTELS TO JOIN THE COMPANY

- Good location and good facilities.
- Potential for value creation (price and occupancy growth).

EACH NEW OPERATION TO JOIN THE COMPANY WILL HAVE TO BE

APPROVED BY

- The Fund manager, Fund Box.
- A company investment committee, which includes independent experts and shareholders' representatives.



Açores

EXIT STRATEGY

After 7 years there will be 3 exit/sale options to be considered:

- Launch of an IPO on the Portuguese stock exchange
Or
- Sale at market price to founding shareholders.
Or
- Sale at market price to third parties, through a contracted investment bank.

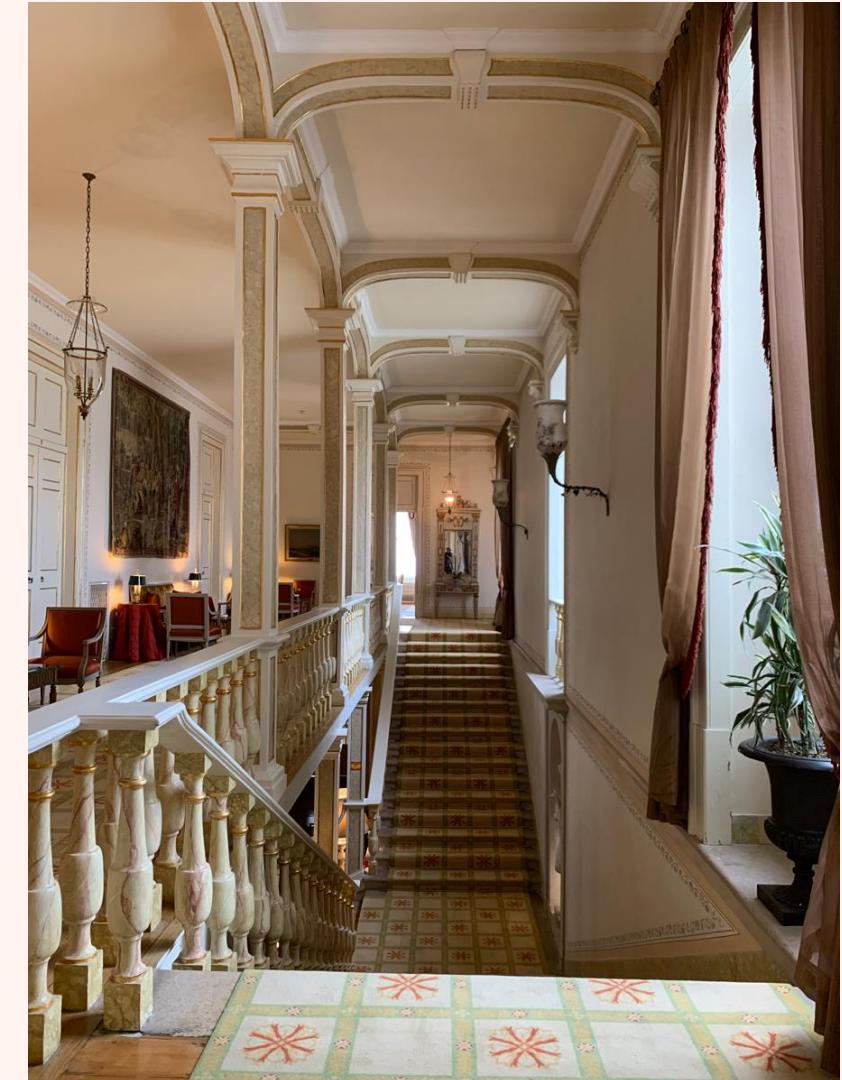


Madeira

Hotel Valverde, Sintra

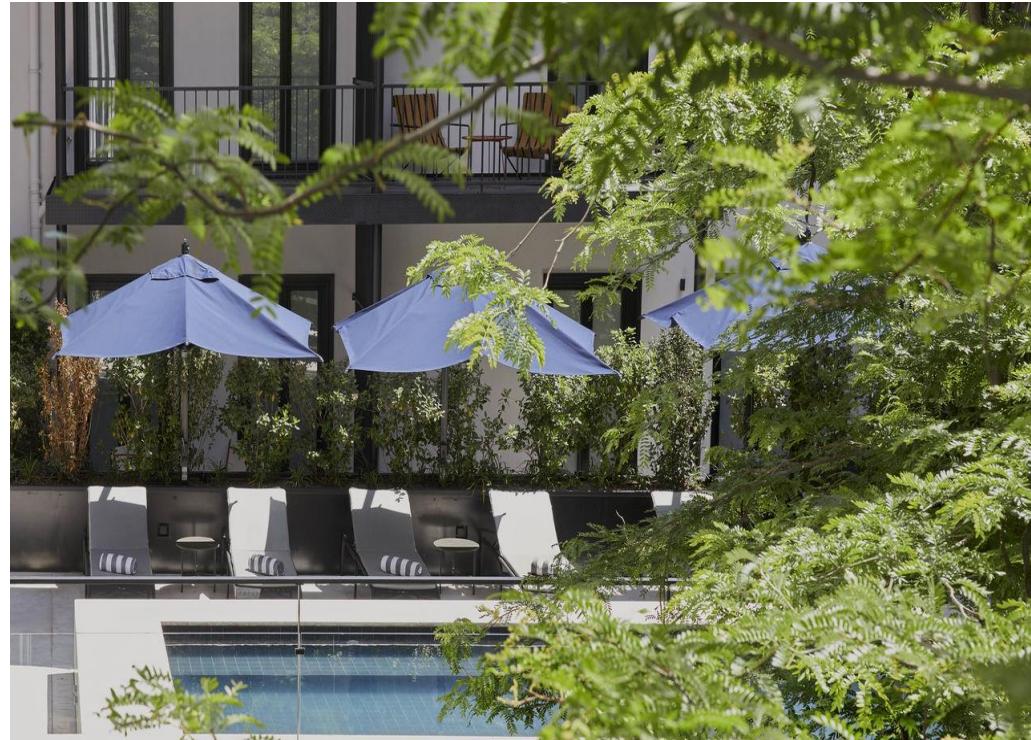


Location	Sintra, Lisbon
Number of rooms	30
Opened	1955
HVP Open operation	1/1/2024
Classification	5 stars



Hotel Valverde, Lisbon

Awarded "The Best European Luxury Boutique Hotel 2023" by World Luxury Hotels Awards



Location	Central Lisbon
Number of rooms	48
Opened	2014
Classification	5 stars



HOTELS OPERATED BY ESTORIL 8023

Hotel Intercontinental, Estoril



Location	Estoril Coast, Lisbon
Number of rooms	59
Opened	2015
Classification	5 stars

HOTELS OPERATED BY ESTORIL 8023

Hotel Valverde, Santar



Location	Countryside, Viseu
Number of rooms	21
Opened	August 2023
Classification	5 stars



HOTELS OPERATED BY ESTORIL 8023

Hotel Palácio Condes de Azevedo, Porto



Location	Center Porto
Number of rooms	19
Opened	2019
Classification	5 stars

HOTELS OPERATED BY ESTORIL 8023

Hotel Holiday Inn- Braga



Location	Braga
Number of rooms	111
Opened	October 2024
Classification	4 stars

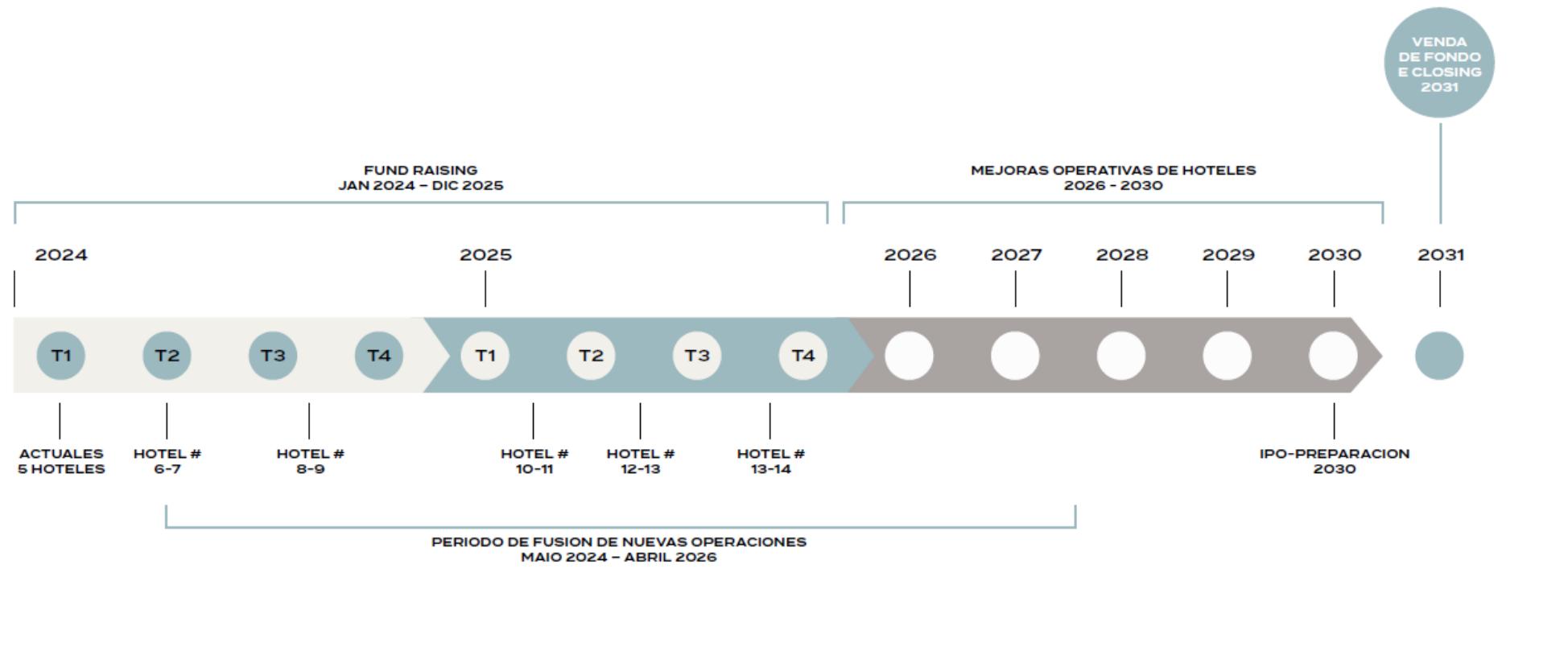
HOTELS OPERATED BY ESTORIL 8023

Antiga Pension Londres, Principe Real



Location	Lisbon Centre
Number of rooms	40
Opened	July 2025
Classification	3 stars

SCHEDEULE



TERM SHEET

HOTEL INVEST Venture Capital Fund

Type	CMVM Regulated closed-end transparent private equity fund
Investment Scope	Hotel Management companies
Subscription Period	March 2025 until March 2026
Investment Term	8 years (January 2024 to December 2031)
Fund Size	€100 Million
Investment for GV prospects	Multiples of €100 000, minimum of €100 000
Subscription Fee	2,5%
KYC one-off fee	€1 250
Fund Management Annual Fee	1%
Target Annual dividends	3% +
Target annual IRR	10% +
CF Distribution to investors	80 %



THANK YOU