

HOLBORN  
The Michele Carby Practice



**ALCÁCER DO SAL**

# ALCÁÇER DO SAL



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# PALÁCIO DO SAL HOTEL



# TOURISM IN ALCÁÇER DO SAL AND THE COASTAL ALENTEJO

## Coastal Alentejo



## Alcácer do Sal



Source: Instituto Nacional de Estatística Database (data extracted on Sep 16<sup>th</sup> 2022)





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# PALÁCIO DO SAL

HOTEL & SPA



OCT 2022

**UNDER  
CONSTRUCTION**

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OPENING Q2 2024

# PALÁCIO DO SAL

HOTEL & SPA



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## PALÁCIO DO SAL HOTEL

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Palácio do Sal Hotel will be flagged by an international brand:

- A 4-star Wyndham Garden (75 rooms);
- Restaurant, Bar, Rooftop Bar and large Conference facility.

The total land area is nearly 4891.93 square meters, the rooms will be extremely spacious and characterized by a modern design. Palácio do Sal Hotel will also have private parking spaces for 50+ cars.

Investing in Palácio do Sal Hotel will grant co-ownership of the business unit.

- Actual construction start: 3<sup>rd</sup> quarter 2019
- Estimated operation start: 1<sup>st</sup> quarter 2024





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**110**  
NEW  
INVESTORS

**€280K**  
INVESTMENT  
AMOUNT

**€11.5K**  
TITLE  
TRANSFER  
TAX PAID

**75**  
4-STAR  
HOTEL  
ROOMS

**6 years**  
GUARANTEED  
BUY BACK

**€24K**  
VAT ON  
CONSTRUCTION  
PAID

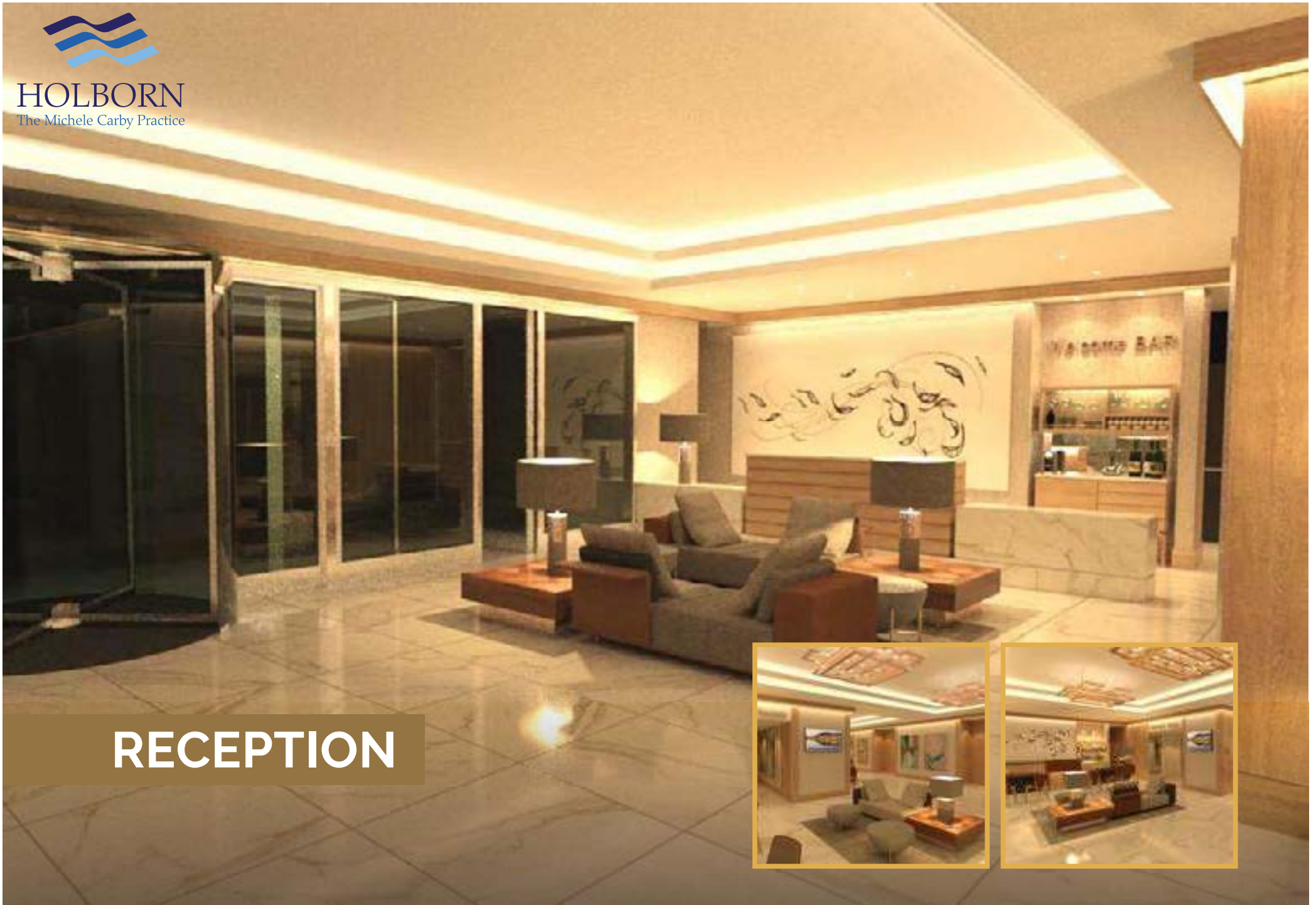
**€30.8M**  
TOTAL  
INVESTMENT

**€30,000**  
UPFRONT  
YIELD

**7 DAYS**  
FREE  
STAY



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# RECEPTION



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SPA





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# ROOMS





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**CONFERENCE**



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**BAR**





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**GYM**





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## PROJECT APPRAISAL

**€31.45M** PROPERTY  
APPRAISAL

### ***Executive Summary***

The current equity appraisal report was prepared at the request of the company Oasis Cosmopolita Lda, tax number 515485543, Largo Alm. Gago Coutinho 6, Oeiras, Portugal, 2780-245

The right to be evaluated is the absolute right to own and control the land and any buildings on it in perpetuity, subject only to any subordinate interests and any statutory or legally applicable restrictions, of an income property to build, located in Alcácer do Sal, In the sixth year of its operation. The hotel will operate under the Wyndham brand\*.

Based on the purpose of the evaluation, the adopted base value was “Investment value”, which is no more than the value of an asset to the owner or a prospective owner for individual investment or operational objectives. This assessment considers “Lado Folião” management fees.

To estimate the value, the income approach was used. The proposed value for the property, in the 6<sup>th</sup> year of operation, is of €31.445M.

It is recommended to read the “Assumptions” and “Special Assumptions” items.

The report is dated November 16, 2022. The valuation date is November 4, 2022.



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# WYNDHAM

## HOTELS & RESORTS

DISTINCTIVE

UPSCALE

LIFESTYLE

MIDSCALE

VALUE

EXTENDED STAY

REGISTRY  
COLLECTION HOTELS

DOLCE  
HOTEL AND RESORTS  
BY WYNDHAM

TRYP  
BY WYNDHAM

LAQUINTA  
BY WYNDHAM

Days Inn

HAWTHORN  
SUITES BY WYNDHAM

WYNDHAM GRAND

WYNDHAM

TM  
TRADEMARK  
COLLECTION BY WYNDHAM

WYNDHAM  
GARDEN

Super 8  
BY WYNDHAM

ALLTRA  
ALL-INCLUSIVE

RAMADA  
BY WYNDHAM

RAMADA  
encore  
BY WYNDHAM

Howard Johnson  
BY WYNDHAM



WYNDHAM  
GARDEN®

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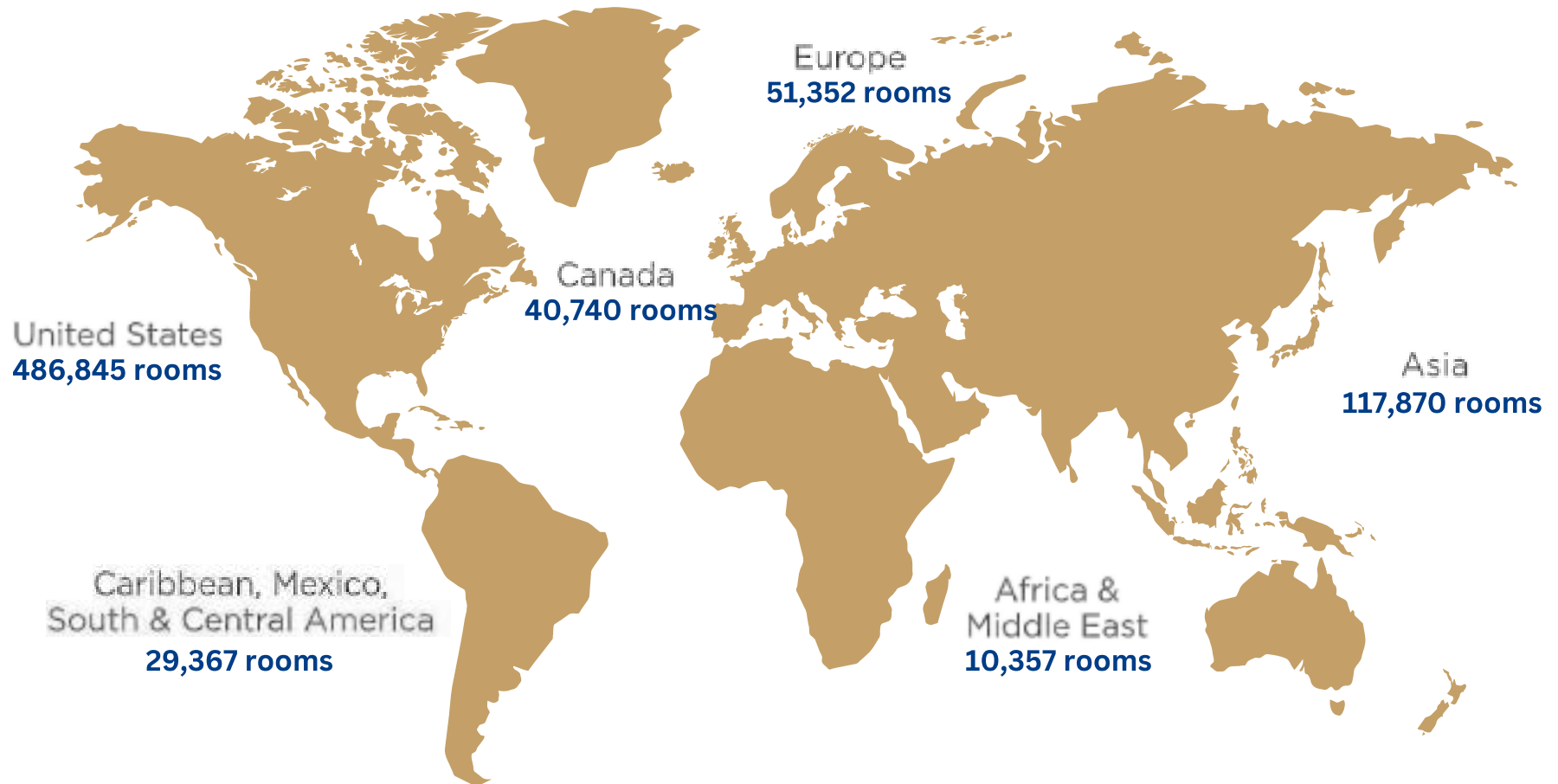
HOTELS & RESORTS



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Significant Global Presence





[www.wyndhamhotels.com](http://www.wyndhamhotels.com)



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# THE LARGEST HOTEL FRANCHISING COMPANY IN THE WORLD\*

## UNMATCHED INDUSTRY PRESENCE

	Approx <b>9,100</b>		Approx <b>836,000</b>
	Over <b>95</b>		Over <b>6,000</b>

## PIPELINE HIGHLIGHTS

**-212,000 Global Rooms**  
*Includes 120 properties awarded for our aLL new-construction, extended-stay brand*

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**9<sup>th</sup> consecutive** quarter of sequential growth

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40% U.S. Conversion	60% International Conversion
80% New Construction	20% Constructio

## Q3 2022 HIGHLIGHTS

Fee-Related and Other Revenues (a)	<b>€375MM</b>								
Adjusted EBITDA (b)	<b>€191MM</b>								
Free Cash Flow (c)	<b>€97MM</b>								
Global RevPAR <sup>(d)</sup>	<table border="0"> <tr> <td>↑ 12%</td> <td>U.S.</td> <td>↑ 2%</td> <td>v.2021</td> </tr> <tr> <td>↑ 11% v.2019</td> <td>RevPAR</td> <td>↑ 10%</td> <td>v.2019</td> </tr> </table>	↑ 12%	U.S.	↑ 2%	v.2021	↑ 11% v.2019	RevPAR	↑ 10%	v.2019
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Net Rooms Growth	<table border="0"> <tr> <td>↑</td> <td>1% U.S.</td> <td># Contracts Awarded</td> <td>214</td> </tr> <tr> <td></td> <td>4% Global</td> <td>v. 2021</td> <td>↑ 42%</td> </tr> </table>	↑	1% U.S.	# Contracts Awarded	214		4% Global	v. 2021	↑ 42%
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	4% Global	v. 2021	↑ 42%						
<b>Pipline</b>									
YoY Global Growth	↑ 10%	YoY Global Growth	↑ 24%						



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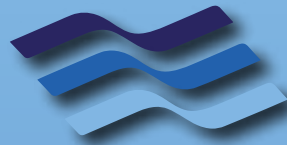


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