



HOLBORN
The Michele Carby Practice

HOTEL GLOBAL
HGBO

MIRANDELA BRAGANÇA



DISCLAIMER

The scope of the works included the analysis of the relevant market for the operation to be developed in order to support the assessment of the economic and financial assumptions and the forecast of operating income and expenses. The assumptions regarding both the hotels' strategic positioning, as well as the aforementioned forecast assumptions, were provided by the promoter.

The analysis of the economic and financial viability of any business results from the consideration of the investments and future cash flows associated with it. In turn, these result from decisions within the competence of the companies and which they can directly control, but also from political, economic, social, technological, and environmental features, as well as the strategic movements of its competitors, factors that, as a whole, influence and determine the evolution of the global external and transactional environments that are decisive for the industry and, consequently, for the companies that operate in it.

Thus, changes in such dynamics, and in particular those related to the external environment, can determine significant changes in the economic and financial valuation of investments.

The analysis presented in this report aims to support the assessment of the business and associated risks and does not constitute any indication as to the investment decision, which is considered to be the sole responsibility of potential stakeholders.



Rahim Lakhani

President & CEO

The Lakhani Group

MESSAGE FROM THE PRESIDENT.




For the past 38 years, The Lakhani Group has been creating and managing high quality assets in over 4 countries – India, USA, Canada and Portugal.

Founded by my dear father, Mr. Ramzan Lakhani, the group owns, develops and operates hospitality and student housing portfolios. Since joining the family business, I have worked hard in bearing the torch into the next generation and has been recognized with various awards as successful entrepreneur.

Our capital partners benefit from enhanced returns through development with mitigated delivery risk while our clients benefit from our integrated delivery model, transparency and ability to anticipate their requirements.

While we continue on our journey, we are excited to continue growing with our existing and future clients and partners. We promise to challenge the status quo, leverage the best technology and remain a fun place to come into work every day. We are committed to the communities in which we work, we support the arts, we celebrate success and we can't wait to exceed your expectations.





“Being an **European citizen** means you benefit from all the best things: a continent at peace, freedom of movement and access to the world’s biggest economy. All these benefits are reflected in your lifestyle, available right here at this luxury hotel



POLITICAL AND
SOCIAL STABILITY



ACCESS TO FREE AND
UNIVERSAL
HEALTHCARE



3RD SAFEST
COUNTRY
IN THE WORLD



QUALITY OF
LIFE

WHY Portugal



BEST COUNTRY IN
EUROPE FOR
EXPATS



MODERN
INFRASTRUCTURE



ACCESS TO
FREE
WORLD CLASS
EDUCATION



5TH
STRONGEST
PASSPORT
184 COUNTRIES



FAVORABLE
TAX AND
FISCAL REGIME



COST OF LIVING.

"One of the Lowest Costs of Living in Europe!"

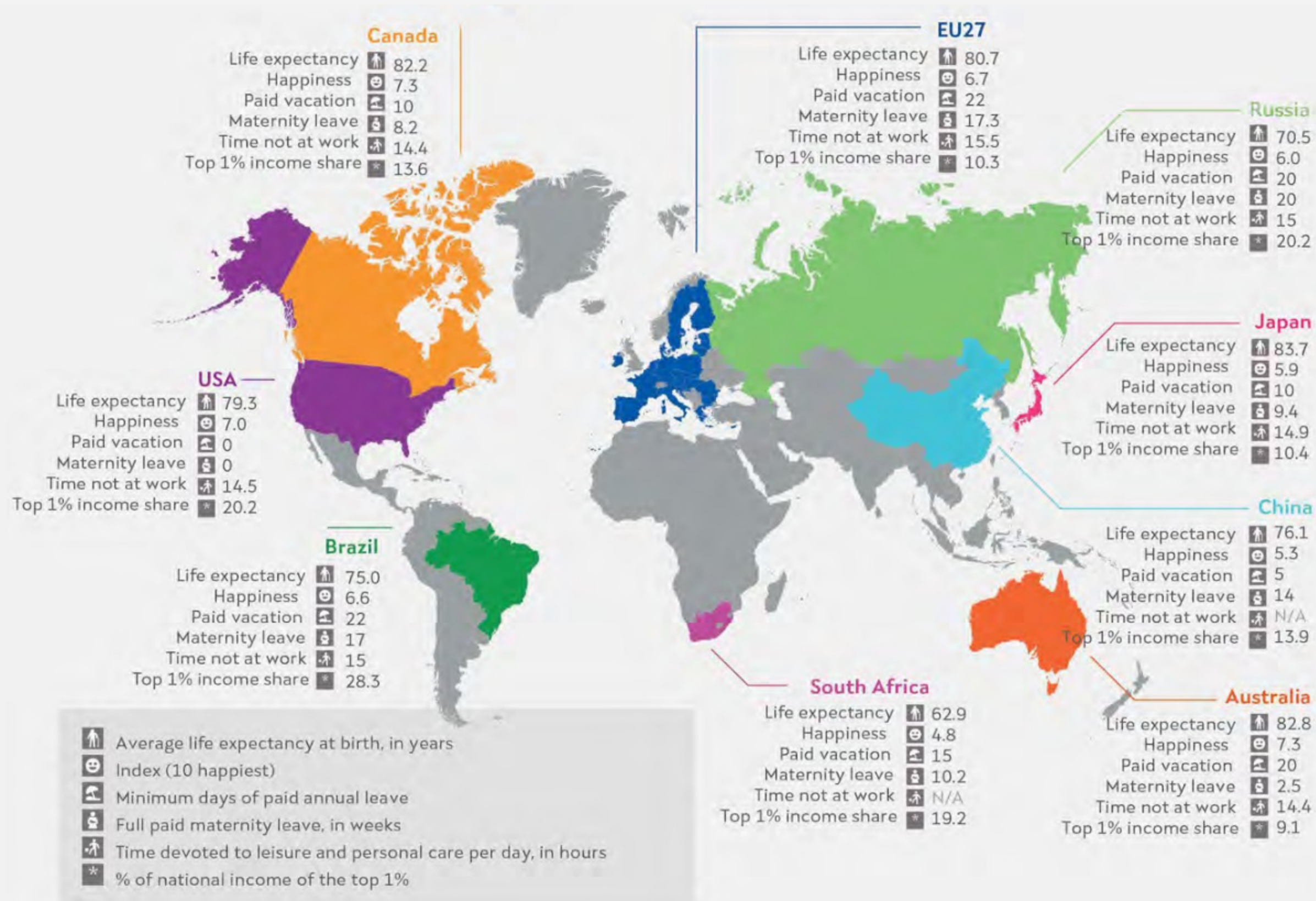
- The Portugal News

The cost of living in Portugal is among the lowest in Western Europe

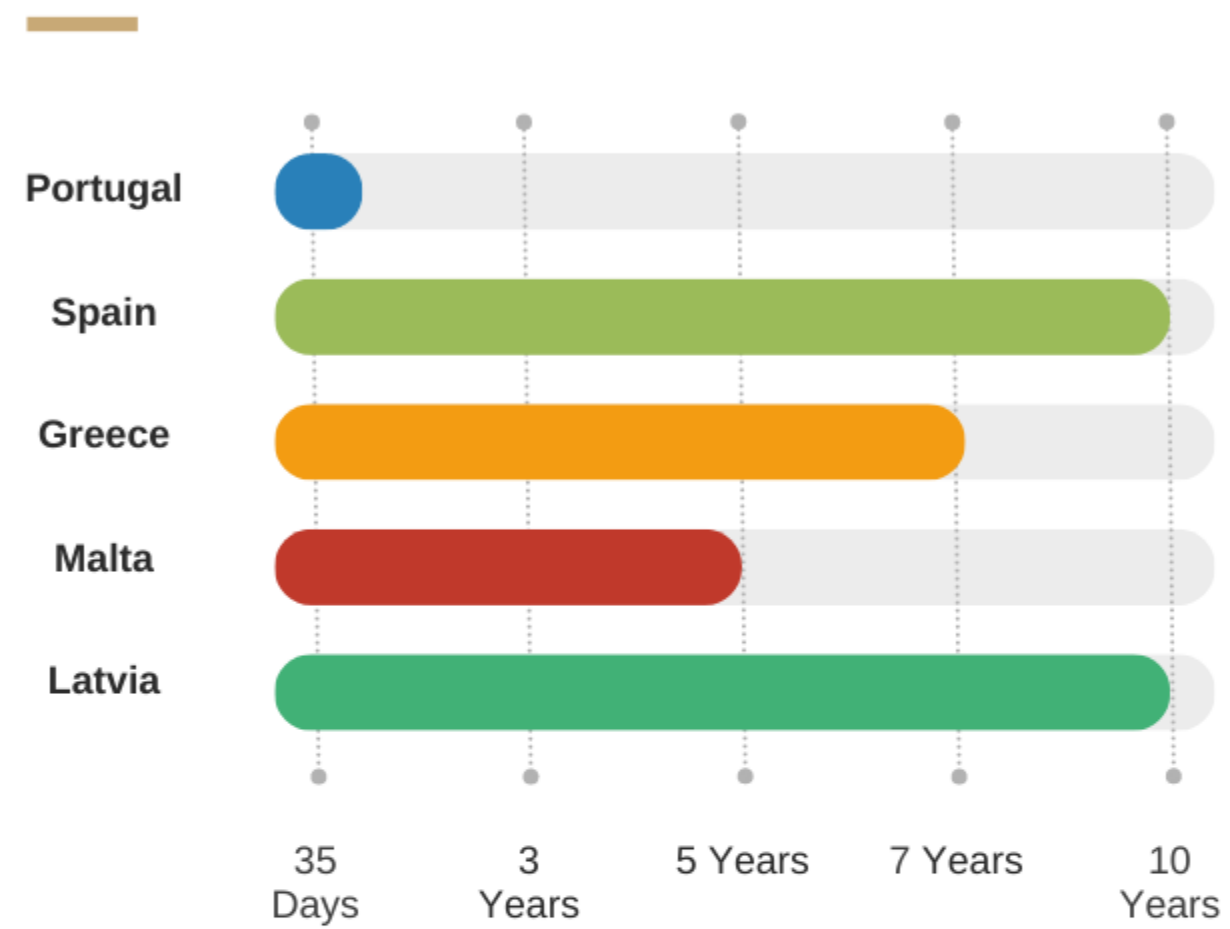
- 9% cheaper than Madrid
- 14% cheaper than Brussels
- 22% cheaper than Munich
- 33% cheaper than Paris
- 37% cheaper than Toronto
- 45% cheaper than London
- 48% cheaper than New York



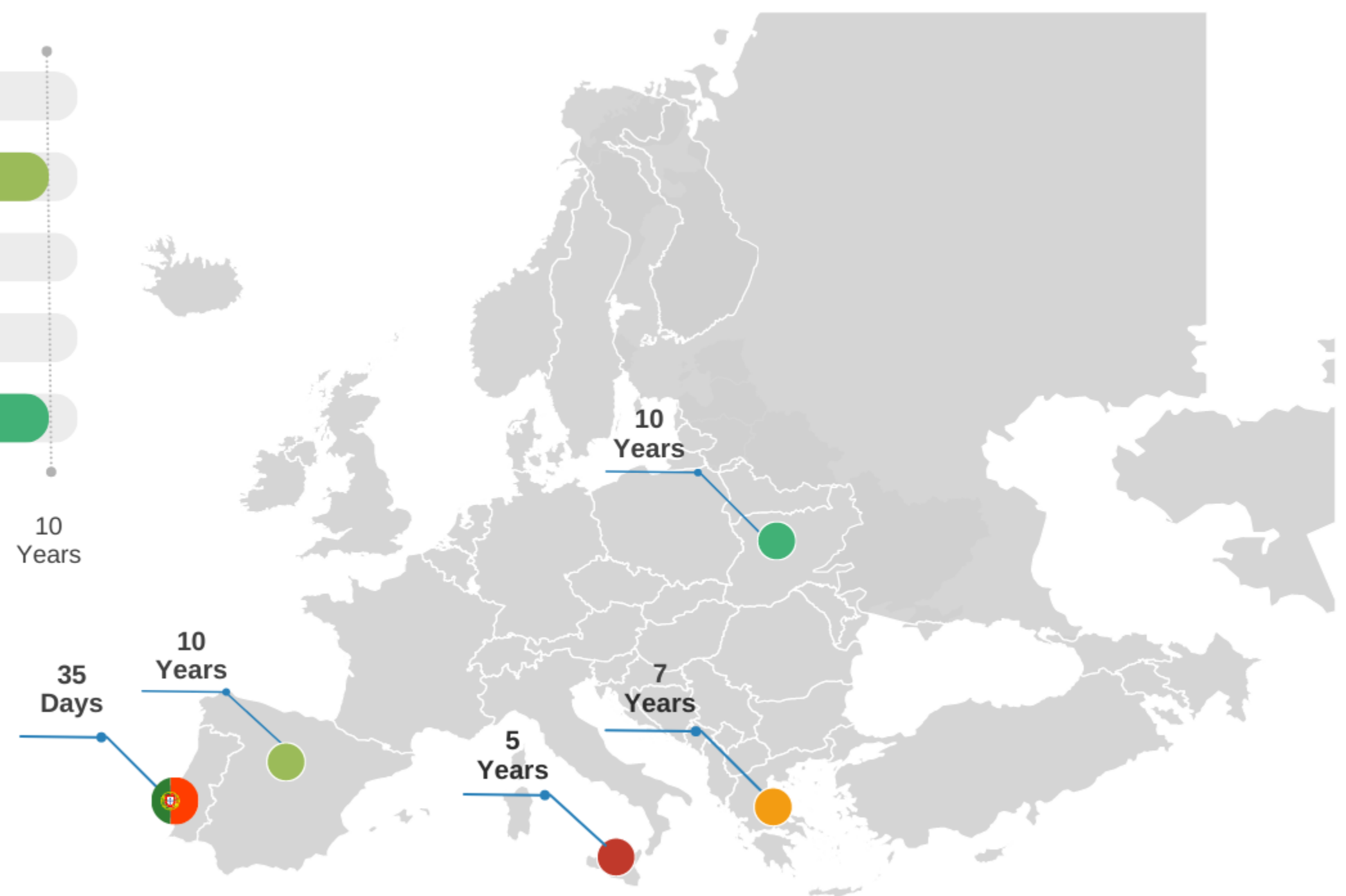
EUROPE IS A WORLD LEADER IN QUALITY OF LIFE



PHYSICAL PRESENCE REQUIREMENT.



After Permanent Residency (3-5 years of spending time in the country if not on Express Entry), you have to spend **1000 Days** (3+ years) to become a Passport Holder



“ Minimum physical presence required by each of the European Country offering Golden Visa before eligibility of **PERMANENT RESIDENCY OR CITIZENSHIP**”

GOLDEN VISA.

What is it?

Temporary Residence Card

- Rights to Live, Study and Work in Portugal
- Visa Free Travel in the Schengen Area
- Very Low Minimum Stay* Requirement – 35 Days in 5 Years.
- Free HealthCare

**Minimum Stay: 14 days in 1st two years and 21 days in next three years as per Immigration Guidelines. Can change without notice.*

Permanent Residence Card or Passport

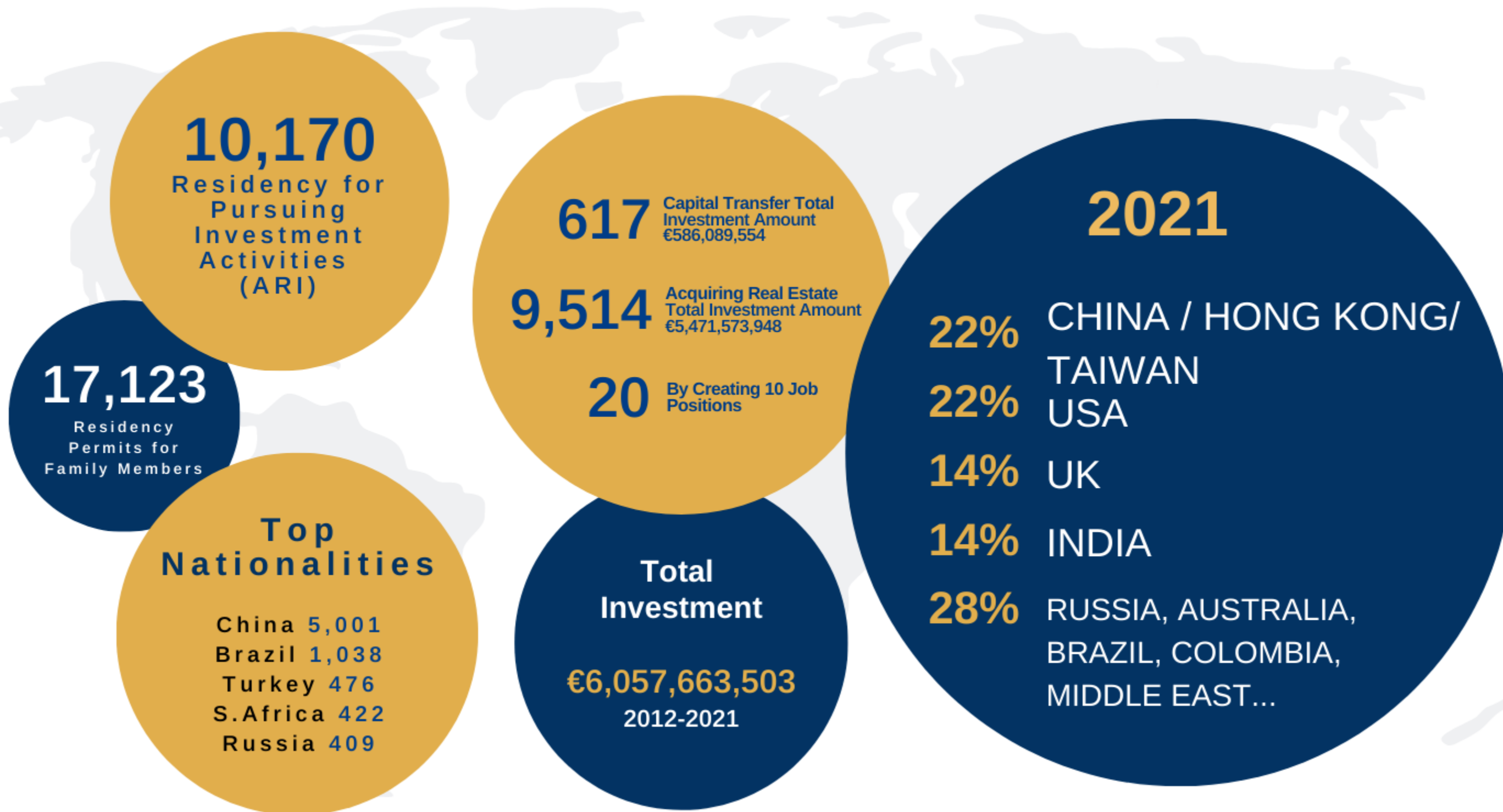
- Rights to Live, Study, and Work in European Union
- Visa Free access to 185+ Countries
- Voting Rights

Family Eligible in the Same Investment

- Primary Applicant
- Spouse (same sex is also qualified)
- Minor Children (under 25 years)
- Adult Children, financially dependent and single
- Parents and Parents in Law



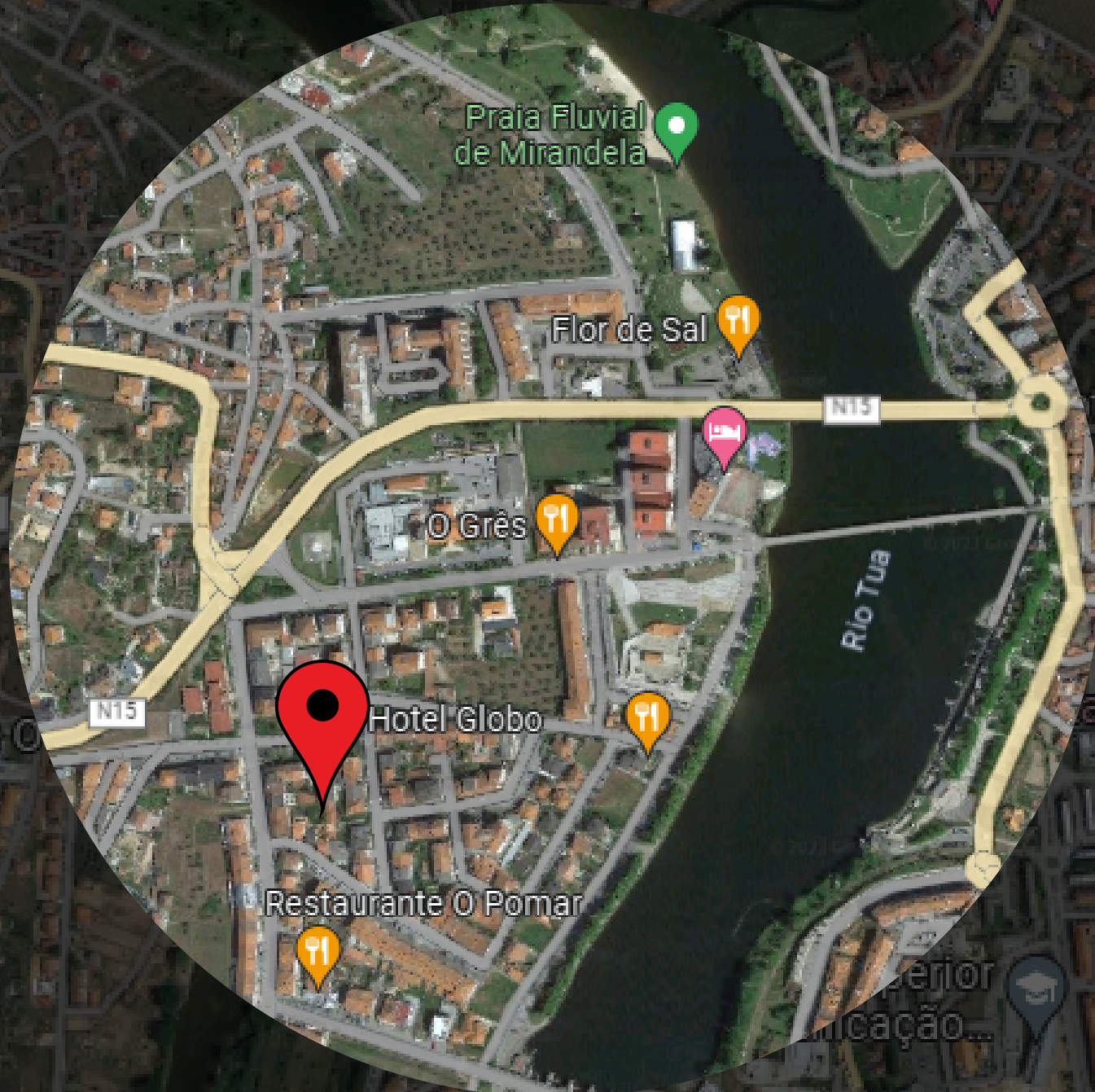
STATISTICS





HOLBORN
The Michele Carby Practice

WE PRESENT TO YOU



HOTEL GLOBO
HG
MIRANDELA BRAGANÇA

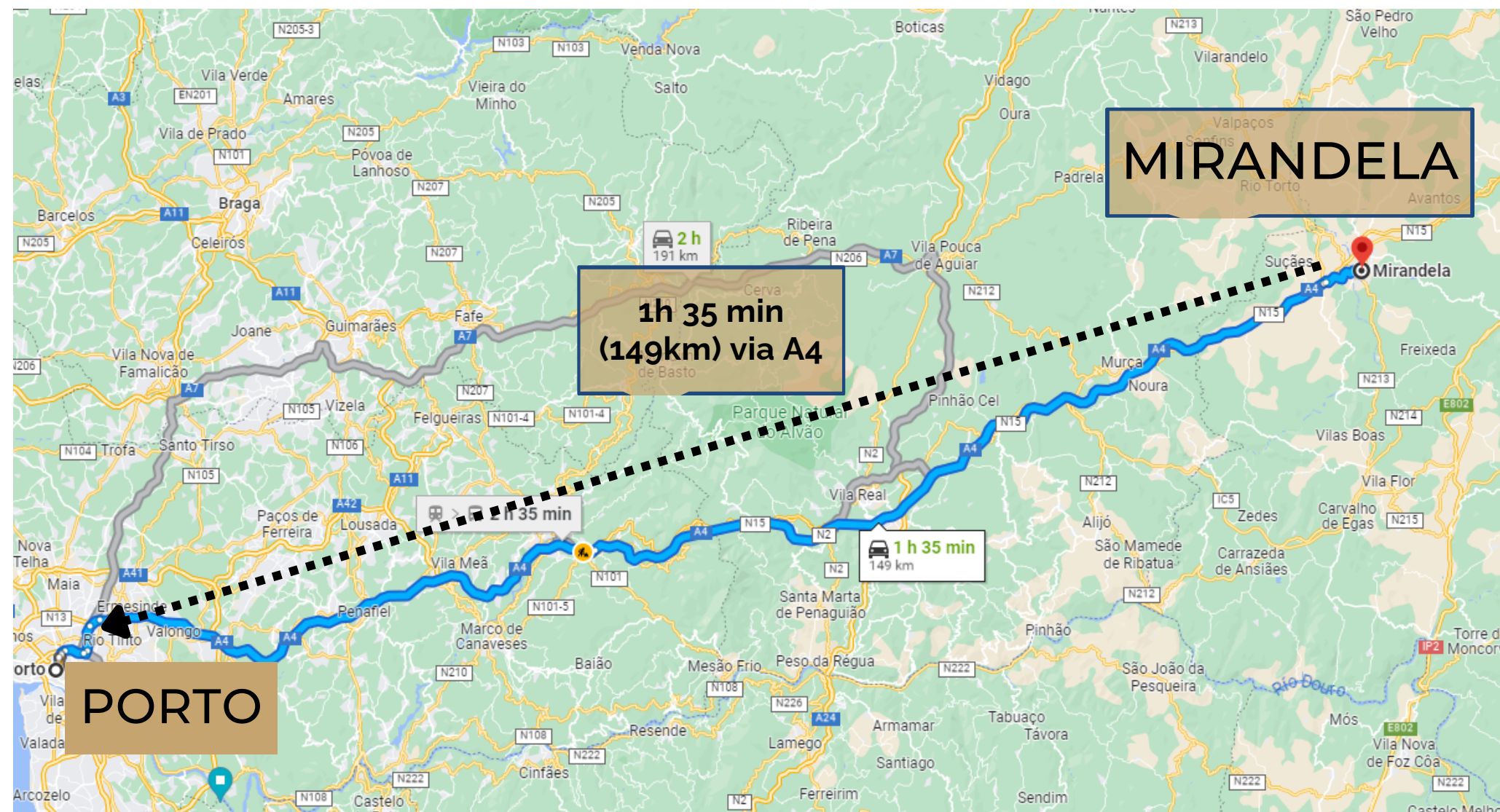
MIRANDELA, BRAGANÇÁ

MIRANDELA BRAGANÇA

Nestled in the enchanting town of Mirandela, Bragança the Hotel Globo welcomes you to a world of refined elegance and unparalleled comfort.

Step into Mirandela and be transported through time. The town's rich history is beautifully preserved in its cobbled streets, historic architecture, and welcoming locals.

As a premier destination in this picturesque locale, our hotel offers a captivating experience with its distinctive features and warm hospitality.



HOTEL GLOBO
HG
MIRANDELA BRAGANÇA



**UNDER
CONSTRUCTION**

OPENING Q4 2024



HOTEL GLOBO

HG

MIRANDELA BRAGANÇA



80
NEW
INVESTORS



€23M
TOTAL
INVESTMENT



€30,000
UPFRONT
YIELD



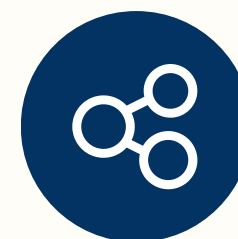
23%
VAT ON
CONSTRUCTION PAID



€11.5K
TITLE TRANSFER
TAX PAID



60
4-STAR HOTEL
ROOMS



6 years
GUARANTEED
BUY BACK



7 DAYS
PER YEAR
FREE STAY

SPECIAL PROMOTION

€30,000
UPFRONT YIELD

VALUE ADDED TAX
VAT, 23%

TITLE TRANSFER TAX
IMT, 6.5% of purchase

Paid* by Developer.



RECEPTION



ROOMS



CONFERENCE



RESTAURANT



WYNDHAM

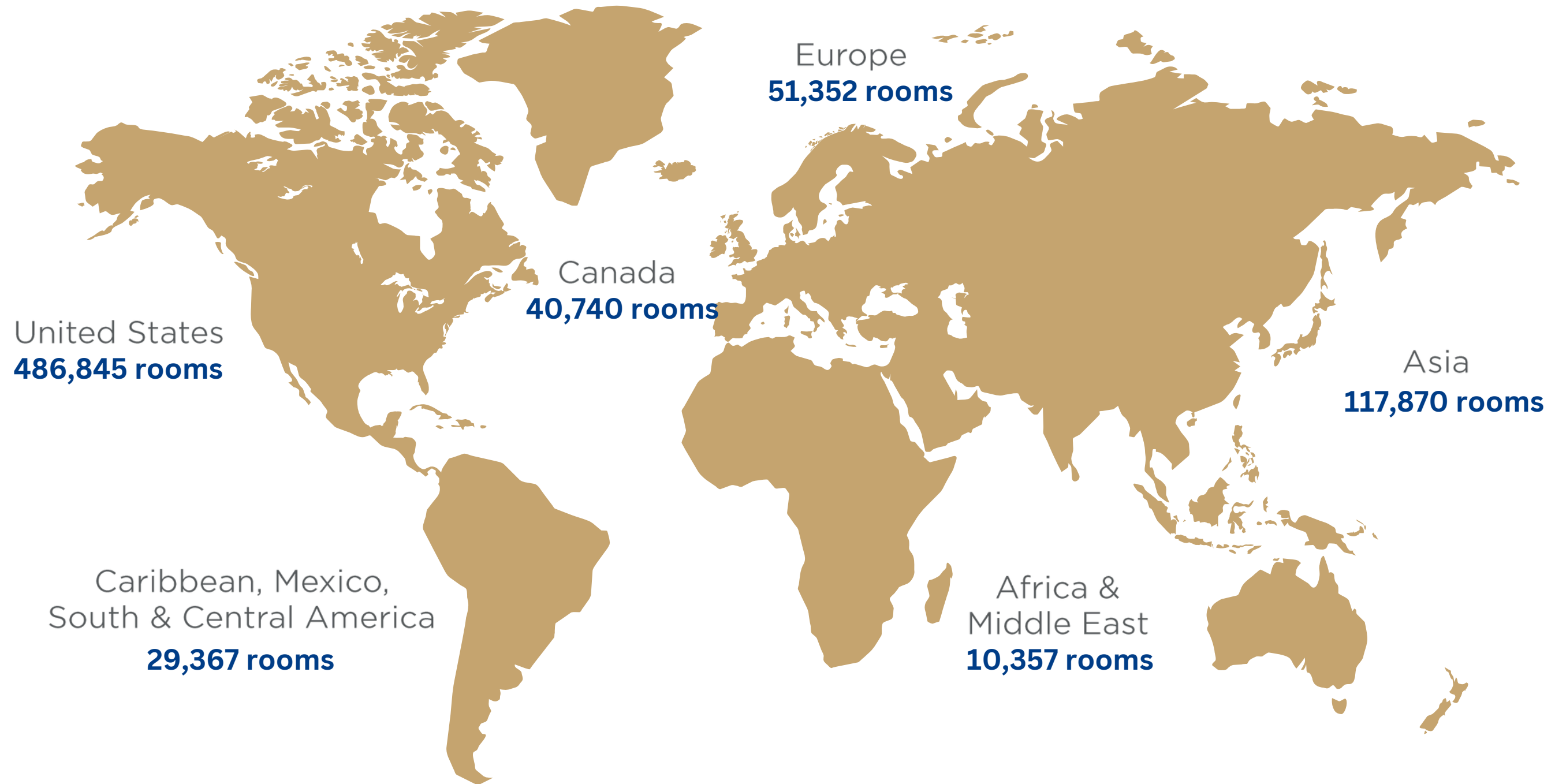
HOTEL GROUP



WYNDHAM

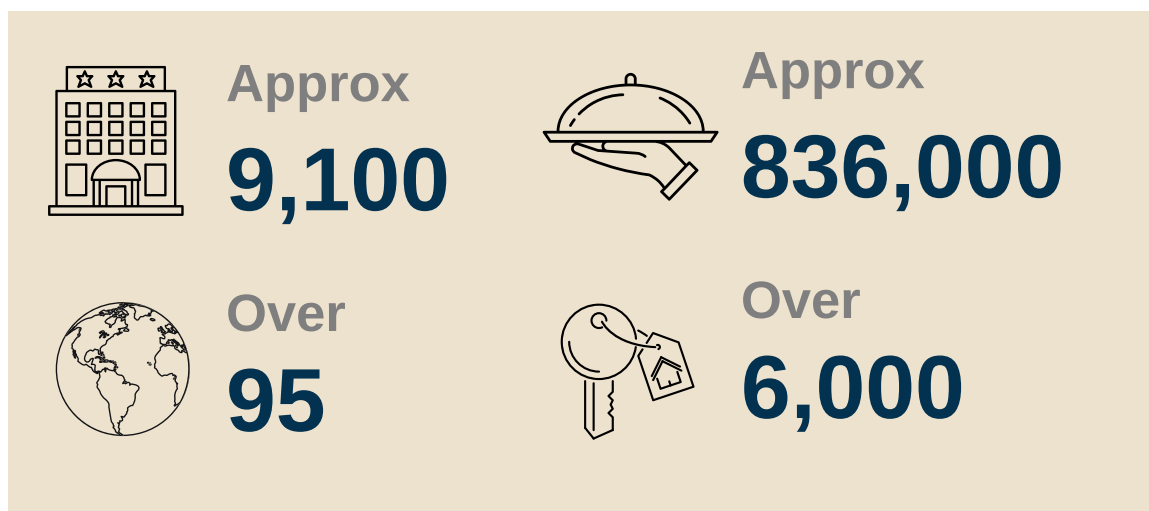
HOTELS & RESORTS

Significant Global Presence



THE LARGEST HOTEL FRANCHISING COMPANY IN THE WORLD*

UNMATCHED INDUSTRY PRESENCE



PIPELINE HIGHLIGHTS

-212,000 Global Rooms

Includes 120 properties awarded for our aLL new-construction, extended-stay brand

9th consecutive quarter of sequential growth

40% U.S. Conversion

60% International Conversion

80% New Construction

20% Constructio

Q3 2022 HIGHLIGHTS

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



BEFORE EXPANSION



AFTER EXPANSION

*IN PROCESS OF APPROVAL

TRACK RECORD.

- Location Marquês de Pombal, Lisbon
- Sector Residential
- Status Operational
- Investment Long term Management
- IRR IRR: 6.34%, 2019
- Rooms 27 Rooms

TRACK RECORD.

- Location Saldanha, Lisbon.
- Sector Hospitality
- Status Operational
- Investment Long term Management
- IRR IRR: 8.39%, 2019
- Rooms 8 Rooms

TRACK RECORD.

- Location Carcavelos, Oeiras
- Sector Student Housing
- Status Operational
- Investment Own and Manage
- IRR IRR: 13.5%, 2019
- Rooms 14 Rooms

TRACK RECORD.



WYNDHAM[®]
RESIDENCES

Quinta do Forte Velho, Luxury Serviced Villas is perfectly located just a few kilometers away from Lisbon Airport and beautiful scenic vineyards.

- 36 Villas in Phase 1 are stylish and modern in its build and it creates a perfect setting for tourist exploration
- 3 and 4 bedroom Luxury Serviced Villa with a 3-star tourist complex rating
- Amenities include Swimming Pool, Children's Park, and Multi-Sport Court (Tennis, Basketball, Volleyball)
- Future Clubhouse includes an events center, Spa, Gymnasium, Cigar Room, Music Studio, Business Center, and On-Site Dining





HOLBORN
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