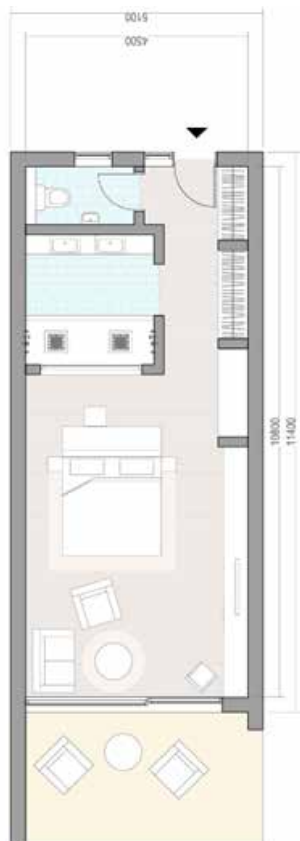


GG56 Apartment Example



GROSS BUILT AREA: 56M²
GROSS INTERNAL AREA: 49M²
TERRACE AREA: 27M²

Features
Studio Apartment
Ground Floor
Fully Managed



INVESTMENT

€208,418

FIVE YEAR RETURNS EXAMPLE

Year	Revenue*	Revenue at sale**	Yield
2028	€16,455		7.9%
2029	18,326		8.8%
2030	20,521		11.0%
2031	23,071		11.6%
2032	24,234		12.1%
2032 Exit		€312,627	50%
TOTAL	€415,234		199%

**The investment structure comprises a total of 204 keys, including 105 hotel rooms and 99 branded residences. Each year, 25% of the total room revenue generated by all 204 units will be allocated to an investment pool. This pool will be distributed proportionally among the 99 branded residence owners, with no fees or deductions applied to the returns. Studio GG56 will receive 0.64847% of the total investment pool, as detailed in the table above. Revenue projections are based on a 2022 report commissioned by Tarofo Bay Ltd and conducted by David Harper, a globally recognised hotel industry expert. **At exit, revenue is guaranteed at a 50% uplift on the branded residence purchase price, subject to standard selling fees (3% max.). The sale is expected to be completed between 4 to 7 years after the development opens.*

Purchase with 35% property loan

Purchase of GG56 € 208,418

35% Loan € -72,946
(10 years at 7% interest)

Annual repayment of € 10,200

CASH TO INVEST

€ 135,472

Year	Returns	Less loan repayment	Net yield	% yield*
2028	€ 16,455	€ -10,200	€ 6,255	4.6%
2029	€ 18,326	€ -10,200	€ 8,126	6.0%
2030	€ 20,521	€ -10,200	€ 10,321	7.6%
2031	€ 23,071	€ -10,200	€ 12,871	9.5%
2032	€ 24,234	€ -10,200	€ 14,034	10.4%
TOTAL			€ 51,607	31.8%

Capital repayment in year 5 (2032)

Sale Price**	O/S loan	Selling fees (3% max.)	Net Proceeds	Gains (Euros)	Gain (%)
€ 312,627	€ -46,000	€ -9,400	€ 257,227	€ 121,755	89%

* Yield after interest and capital payments

** 50% capital gain on original purchase price