ARISH
Capital Partners

INVESTMENT
IN GREECE

For Living and Investing

ABOUT US

ARISH CAPITAL PARTNERS

Real Estate
Investor & Developer

Proprietary
capital investment

Offices
London – Dubai - Lisbon

Asset Focus:
Residential / Commercial / Niche

Geographic Focus:
UK / Europe/ Emerging markets

400.00 0.000 euro
total GDV of projects in excess

OUR PROJECTS

ViBe Student Living
London

Livin Student Living
Cardiff

Liberty 227
Lisbon

SoSA Work Place
Lisbon

CDO´Q
Lisbon

Alameda Terraces
Lisbon

Santa Catarina Place
Porto

Baixa Gardens
Porto

South Beach Sagres
Algarve

Sun House Comporta
Grândola

ABOUT THE COUNTRY

Greece
Quick Facts

11.4m
Population

Athens
Capital City

81 years old
Average
life expectancy

7th
Most visited Country in Europe / 16th most visited country in the world

- ☐ Climate: Mediterranean 3,000 hours of sun
- ☐ English widely spoken above 51%
- ☐ Affordable cost of living and high quality of life
- ☐ Home of 6,000 beautiful islands and over 16,000 km of coastline
- ☐ Rich history, with many famous ancient sites and monuments. 18 Unesco World Heritage Sites
- ☐ Rich culinary tradition popular around the world
- ☐ Healthcare: Greece's healthcare system is ranked 14th in the world by the World Health Organization (WHO)

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ABOUT THE COUNTRY

GREECE OVERVIEW

Democracy since 1974

EU Member since 1981

Top healthcare

Greece’s healthcare system is ranked 14th in the world (World Health Organization - WHO)

International business hub

Strategic location connecting 3 continents, Europe, Asia & Africa

Fast growing economy

3% points above eurozone expected growth

Investor friendly

Easy to do business & low tax enviroment

Economy:
A “Remarkable” Economic Recovery

2008 – 2013 : The Greek economy entered into a sovereign debt crisis after the 2008 global financial crisis, leading to a **25 % decline in GDP.**

After a decade of economic reforms and discipline, Greece is **back on a full recovery track (now outpacing eurozone growth rates)**

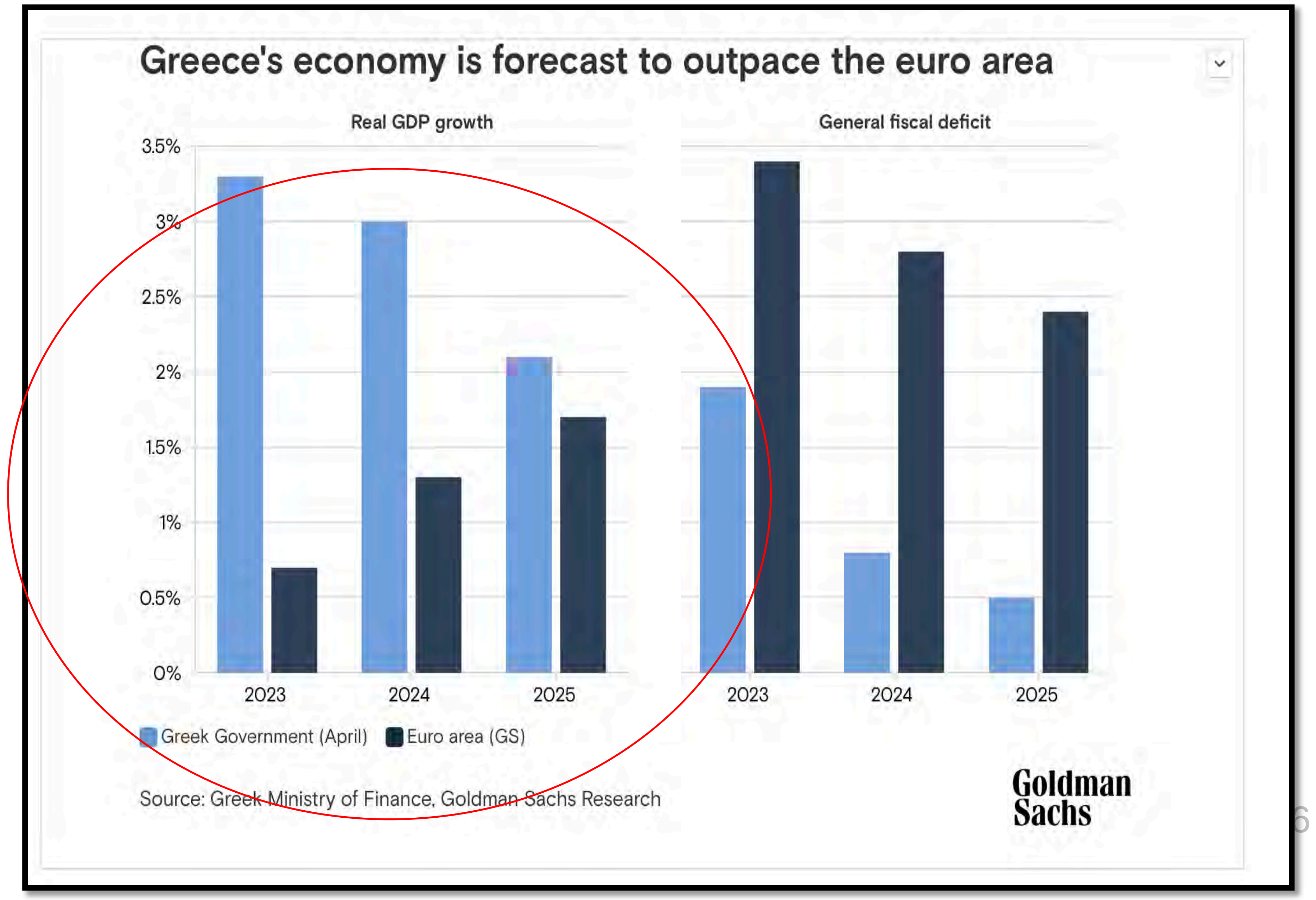
The recovery **has positively influenced**

- ✓ **the real estate sector through increased investment** , stabilizing property prices
- ✓ Tourism flourishing
- ✓ infrastructure development
- ✓ This **increased stability and resilience of the Greek banking system** , making it more attractive for investors.


Greece: Gross domestic product (GDP) in current prices from 1988 to 2028 (in billion U.S. dollars)

Source
IMF
© Statista 2023

Additional Information:
IMF: 1988 to 2028


Greece's economy is forecast to outpace the euro area

Source: Greek Ministry of Finance, Goldman Sachs Research

Government:
A Strong Reformist Government

A New Beginning : Since 2016

- ✓ Prime Minister **Kyriakos Mitsotakis** has embraced reforms that are driving Greece toward a confident and optimistic future.
- ✓ Harvard university Graduate & ex-banker
- ✓ Pro business
- ✓ Father was also PM during 1990s

Main Policies (second term as PM)

- ✓ To rebrand Greece as a pro-business and fiscally responsible eurozone member.
- ✓ Greece marked an **impressive increase** of 74.3% **in foreign direct investment** (FDI) in 2021, largest net foreign direct investment inflow in Greece since 2002.
- ✓ **Significant reduction of Publid Debt with EU loans paid ahead of Schedule** : Greece successfully completed a 15-year syndicated bond issue, raising 3.5 billion euros ($3.86 billion) at an interest rate of 4.45%. Remarkable oversubscription: Bids submitted exceeded 13.4 billion euros.

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FOREIGN GOVTs & MNCs ATTRACTED TO INVESTING IN GREECE

MAY 27, 2023

Microsoft to invest 1 billion dollars in Greece

by GCT

GreekReporter.com › Business › Dramatic Rise of Foreign Investments in Greece

Dramatic Rise of Foreign Investments in Greece

By **Philip Chrysopoulos** February 24, 2022

View of the Ellinikon casino project, representing the largest investment in Greece. Credit: Lamda Development

Greece marked an impressive increase of 74.3 percent in foreign direct investment (FDI) in 2021, according to the Hellenic Investment and Foreign Trade Company, also known as Enterprise Greece.

ECONOMY

UAE funds looking to invest in Greece

[Prime Minister's Office/Via InTime News]

Ilias Bellos
29.08.2022 • 03:56

Greece and the United Arab Emirates are considering dozens of investment projects. The relationship has gone a long way since they signed, less than a year ago, a

> *“From 2011-2022, the **U.S. was the 8th** largest source of foreign direct investment in Greece. Investments **Cisco, Deloitte, Digital Realty, Google, J.P. Morgan, Meta, Microsoft, and Pfizer** are projected to have an economic impact worth billions of dollars over the next few years.*

U.S. DEPARTMENT of STATE

US Department of State Releases Investment Climate Report for Greece

By **Alexander Gale** July 28, 2023

The US Department of State (HQ pictured above) has released its Investment Climate Report for more than 160 countries

> *“The International Monetary Fund (IMF) on Tuesday revised upwards its forecast for the Greek economy this year to 2.6%*

INTERNATIONAL MONETARY FUND

THIS IS THE TIME
TO INVEST IN GREECE!!

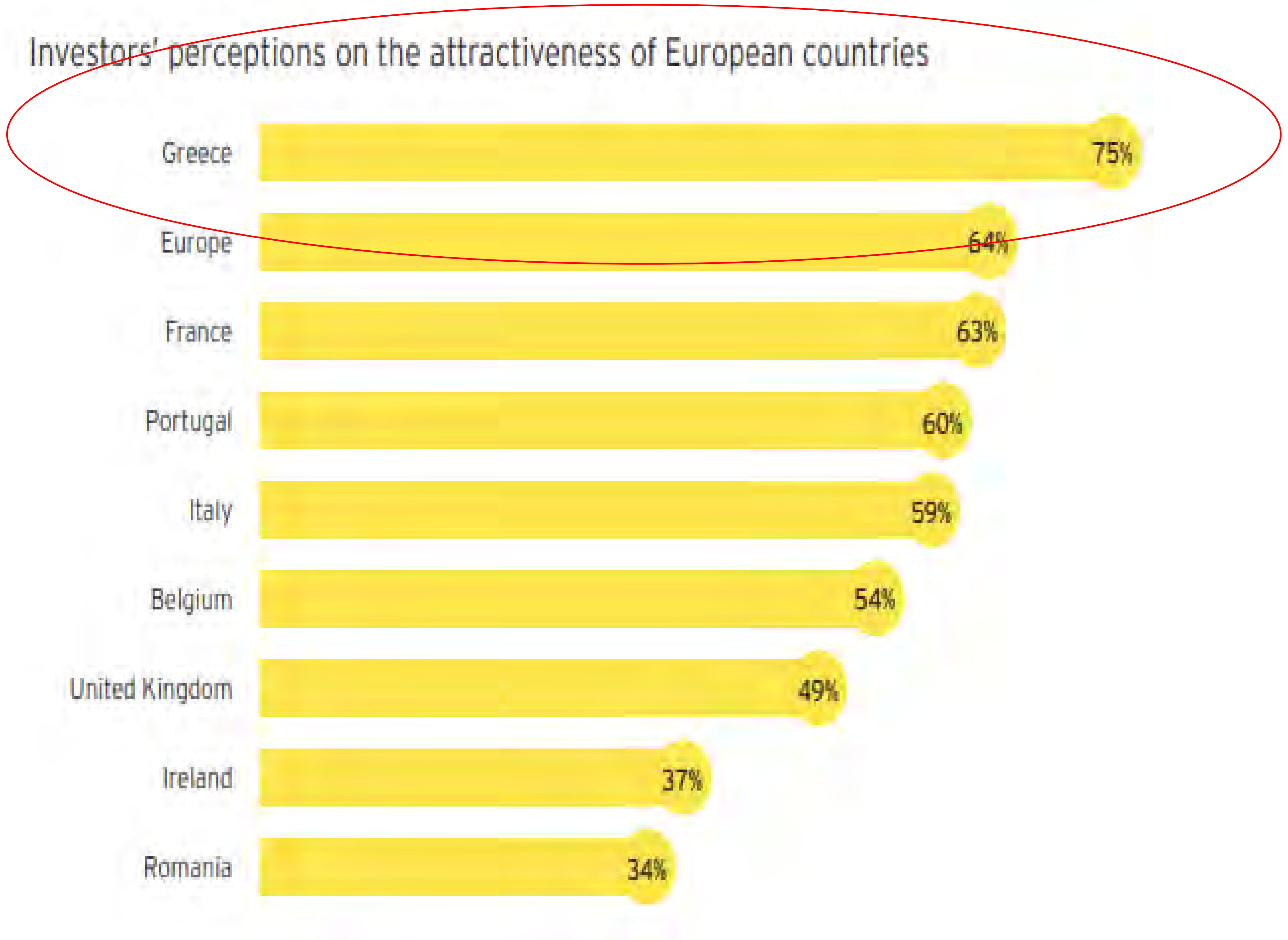
CHAPTER 1

Greek
REAL ESTATE MARKET

Greek
Real Estate Investment

Highest Performance in FDI projects in 2021, since 2000

- EY's survey for Greece, based on a sample of 253 companies worldwide, confirms the improvement of the country's **perceived attractiveness**
- Investors believe that the country's attractiveness will **improve over the next three years**
- Since exiting the EU Bailout program in 2017, Greece has become among the **most attractive investment destinations in Europe**
- The attractiveness of real estate in Greece as showcased in the graph of EY, driven by **economic stabilization**, **structural reforms**, **increased investor confidence**, and the **recovery of the Greek banking system**.



REAL ESTATE MARKET OVERVIEW

- ☐ Real estate prices in Greece are generally lower than in other European countries, which makes it an **attractive option for investors** . Pull to par effect with rest of European main cities
- ☐ The average price per square meter in main cities / popular consistently rising
- ☐ The rental yield for residential properties in Greece can vary depending on the location and type of property, but **typically ranges from 4% to 7%**
- ☐ The construction sector in Greece has shown signs of recovery, with the number of building permits **issued increasing by 8.1%** in 2020 compared to the previous year.

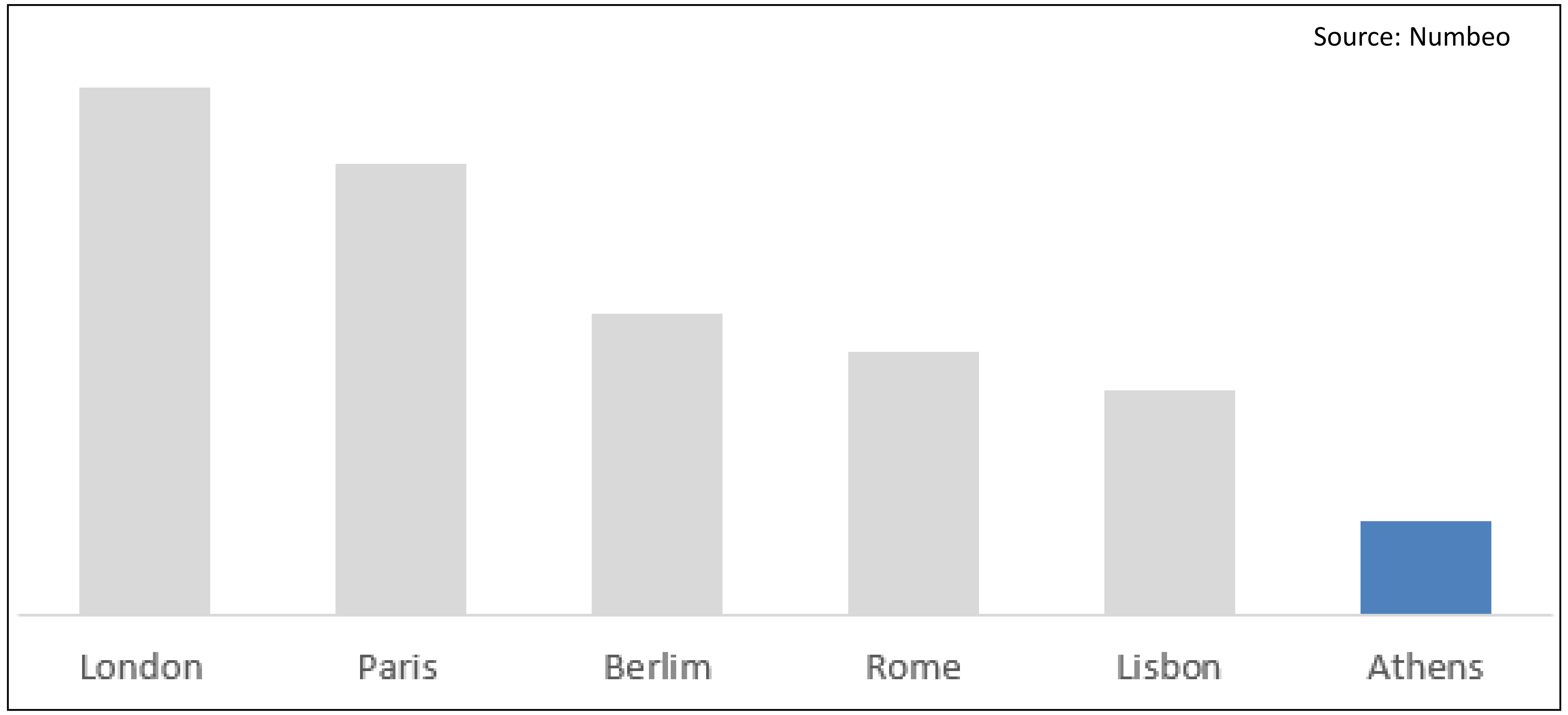
4,2 %

“According to the Bank of Greece, residential property prices in Greece increased by on average 4.2% in 2020. Property prices in some urban areas in 2022 increased 11.32%

30%

Property prices still c.30% below 2008 prices (before GFC) - set to rise 10% annually for the next 3 years

Price in European capitals, euro / sq.m



WHY INVEST?

Emergent Real Estate Market

- *Underpriced vs Europe*
- *Under 2008 prices*

Growing Economy

- *South-East Europe Hub*

Strong Reformist Government

- *Stable*
- *Encouraging of FDI*

=

Smart Investment

Yield & Capital Growth ++
GV Benefits

CHAPTER 2

Greek

GOLDEN VISA PROGRAM

GOLDEN VISA PROGRAM

2013
GV program Launched

31,000 / €2.6bn
Residency permits issues since launch

€250k
Min investment
in Property

3 Generations
Of family members reunified under
one main investment of €250k

What is the Greek GV program?

- ☐ *A residency by* ***investment program***
- ☐ *Investment amount as low as €250k in property*
- ☐ *Giving you and your family*
  - ☐ *investment*
  - ☐ *Permanent residency rights*
  - ☐ *Visa free travel in Shengen Zone*

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GOLDEN VISA PROGRAM

Main Features of the Program

- ☐ Apply Remotely
- ☐ Make a profitable property investment (min €250k)
- ☐ No obligation to relocate to Greece
- ☐ Include you and your family for permanent residency status
- ☐ Each valid for 5 years (unlimited renewals as long as property investment maintained)
- ☐ Right to live in Greece
- ☐ Enjoy visa Free travel for you and family (Schengen zone)
- ☐ Access to Greek public health and public education
- ☐ GV processing time : 4 - 6months

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WAYS TO OBTAIN RESIDENCY

Investment in Real Estate

25 0.000 EURO

In any commercial property or in any residential property at any GV eligible location

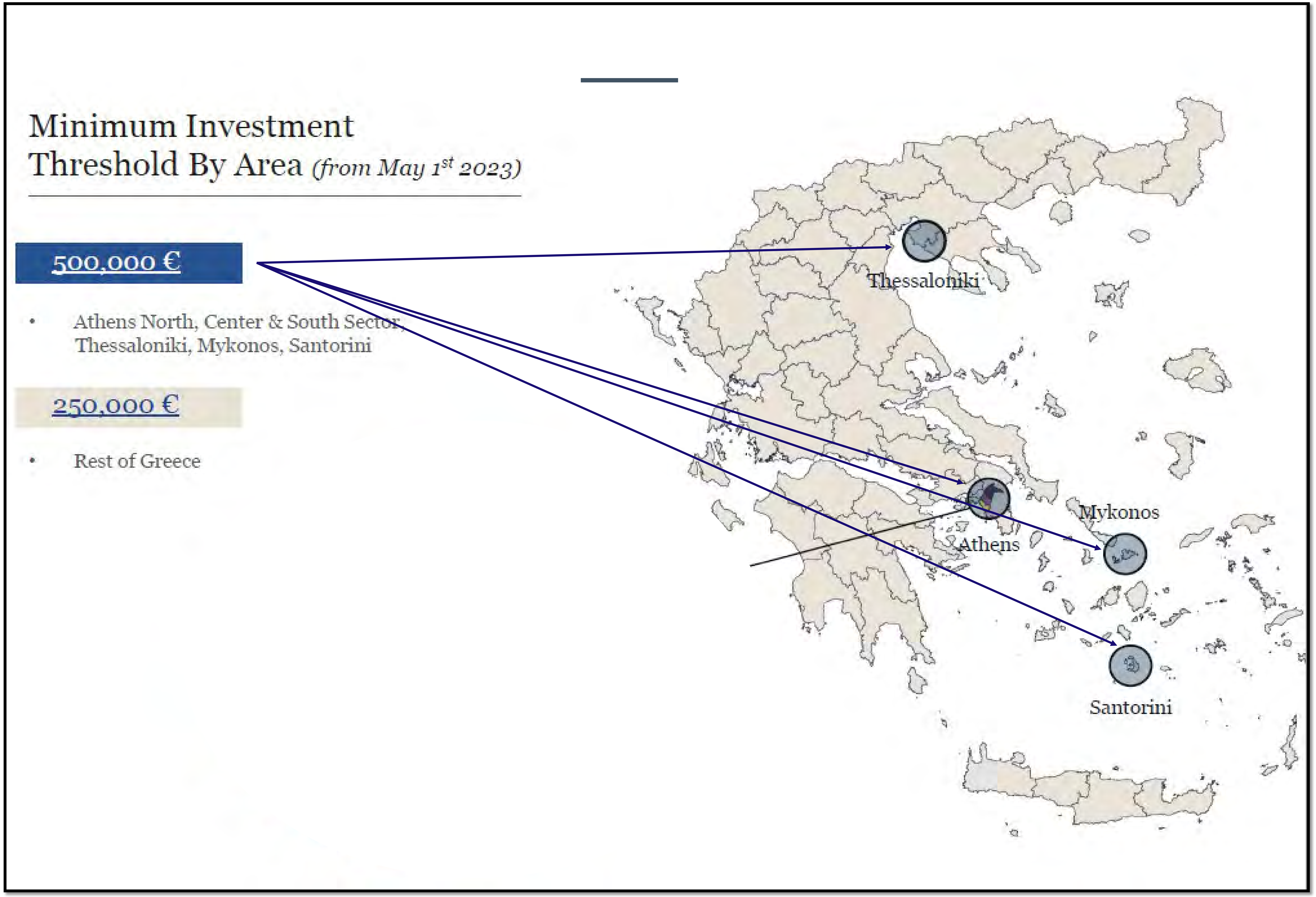
OR

500.000 EURO

In municipalities of Athens, Santorini, Mykonos and Thessaloniki

GOLDEN VISA

AREAS and Investment amounts



Minimum Investment Threshold By Area *(from May 1st 2023)*

500,000 €

- Athens North, Center & South Sector, Thessaloniki, Mykonos, Santorini

250,000 €

- Rest of Greece

REQUIREMENTS & KEY POINTS

Valid Passport

Medical insurance issued in Greece

Proof of Investment

No Minimum Stay Requirement

Family Reunification / three generations

Right to live, study and access Healthcare in Greece

Visa-Free Travel in Shengen Zone

No Worldwide Tax by becoming GV holder

GOLDEN VISA
GOVERNMENT FEES

2,016 EURO

Main Applicant Fees (€166 per additional family member)

150 EURO

Medical insurance per annum per person

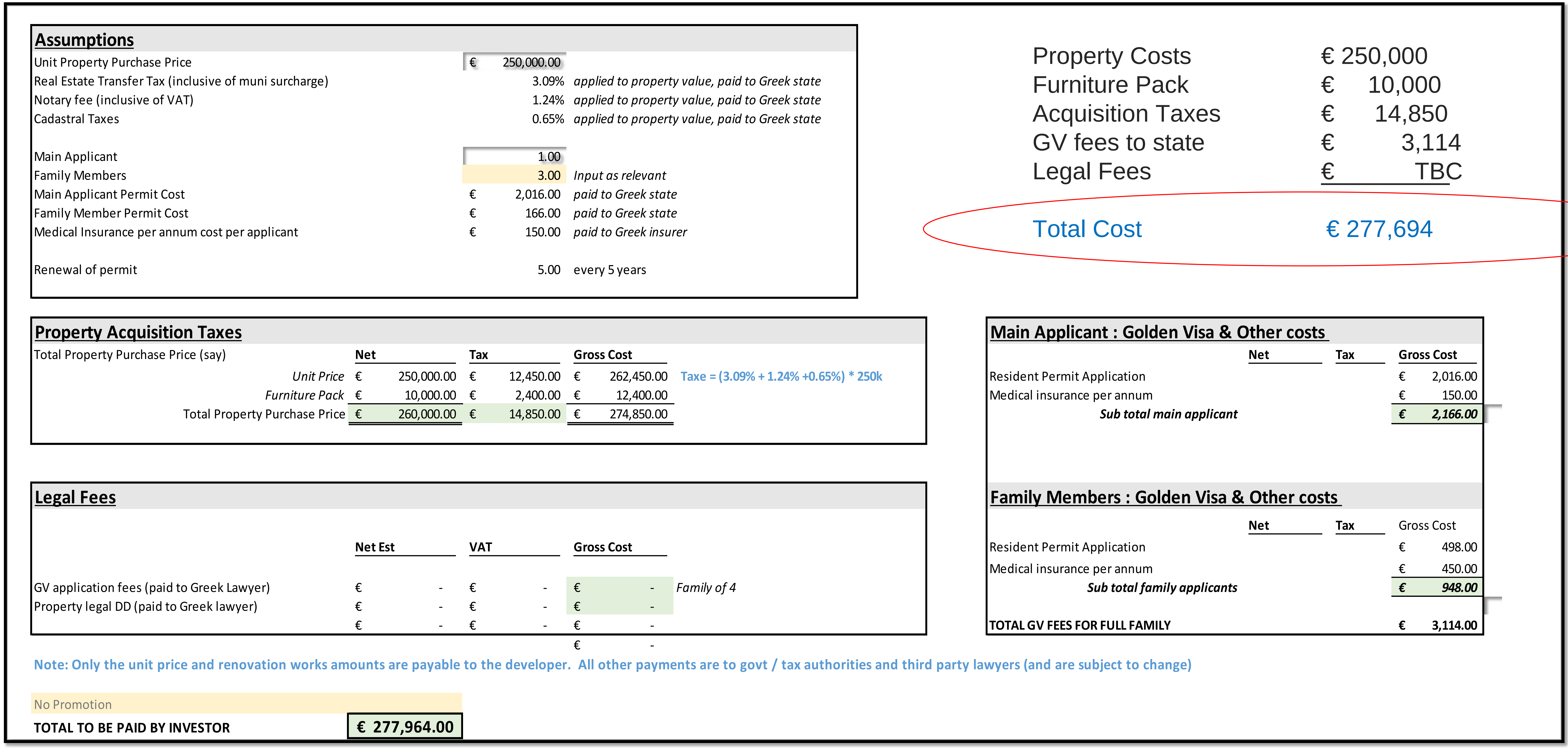
2,166 EURO

Total
Per Person

3,114 EURO

Cost for typical family
of 4

Total Costs



Property Costs	€ 250,000
Furniture Pack	€ 10,000
Acquisition Taxes	€ 14,850
GV fees to state	€ 3,114
Legal Fees	€ TBC
Total Cost	€ 277,694

Family of 4

Assumptions

Unit Property Purchase Price	€ 250,000.00	
Real Estate Transfer Tax (inclusive of muni surcharge)	3.09%	*applied to property value, paid to Greek state*
Notary fee (inclusive of VAT)	1.24%	*applied to property value, paid to Greek state*
Cadastral Taxes	0.65%	*applied to property value, paid to Greek state*
Main Applicant	1.00	
Family Members	3.00	*Input as relevant*
Main Applicant Permit Cost	€ 2,016.00	*paid to Greek state*
Family Member Permit Cost	€ 166.00	*paid to Greek state*
Medical Insurance per annum cost per applicant	€ 150.00	*paid to Greek insurer*
Renewal of permit	5.00	every 5 years

Property Acquisition Taxes

Total Property Purchase Price (say)	Net	Tax	Gross Cost	
Unit Price	€ 250,000.00	€ 12,450.00	€ 262,450.00	Taxe = (3.09% + 1.24% +0.65%) * 250k
Furniture Pack	€ 10,000.00	€ 2,400.00	€ 12,400.00	
Total Property Purchase Price	€ 260,000.00	€ 14,850.00	€ 274,850.00	

Legal Fees

	Net Est	VAT	Gross Cost	
GV application fees (paid to Greek Lawyer)	€ -	€ -	€ -	*Family of 4*
Property legal DD (paid to Greek lawyer)	€ -	€ -	€ -	
	€ -	€ -	€ -	
			€ -	

Main Applicant : Golden Visa & Other costs

	Net	Tax	Gross Cost
Resident Permit Application			€ 2,016.00
Medical insurance per annum			€ 150.00
Sub total main applicant			***€ 2,166.00***

Family Members : Golden Visa & Other costs

	Net	Tax	Gross Cost
Resident Permit Application			€ 498.00
Medical insurance per annum			€ 450.00
Sub total family applicants			***€ 948.00***
TOTAL GV FEES FOR FULL FAMILY			€ 3,114.00

Note: Only the unit price and renovation works amounts are payable to the developer. All other payments are to govt / tax authorities and third party lawyers (and are subject to change)

No Promotion	
TOTAL TO BE PAID BY INVESTOR	**€ 277,964.00**

CHAPTER 3

REAL ESTATE INVESTMENT

Arish Wonderwall

250,000 EURO

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Location: City of Patra, Greece

- Patra is the third largest city in Greece
- Driving distance to Athens – 2.3hrs
- Population of 216,000
- University town c.35,000 students
- 3 large universities – leading within Greece
- Major commercial hub ; Patra operates one of the largest ports in Greece
- Stunning location – beaches and mountains

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Investment Opportunity : GV €250K
Arish Wonderwall: Greece

The Asset : Wonderwall Student Residences

- Existing building over 2,800sqm / primely located in student city
- Renovation into student accommodation residences (15months)
- 56 apartments + 1 commercial unit
- 15 year lease with experienced student operator
- Onsite gym / laundry / rooftop gardens / Bicycle Parking / Study Room

The Investment Opportunity : GV €250K

WHY ?

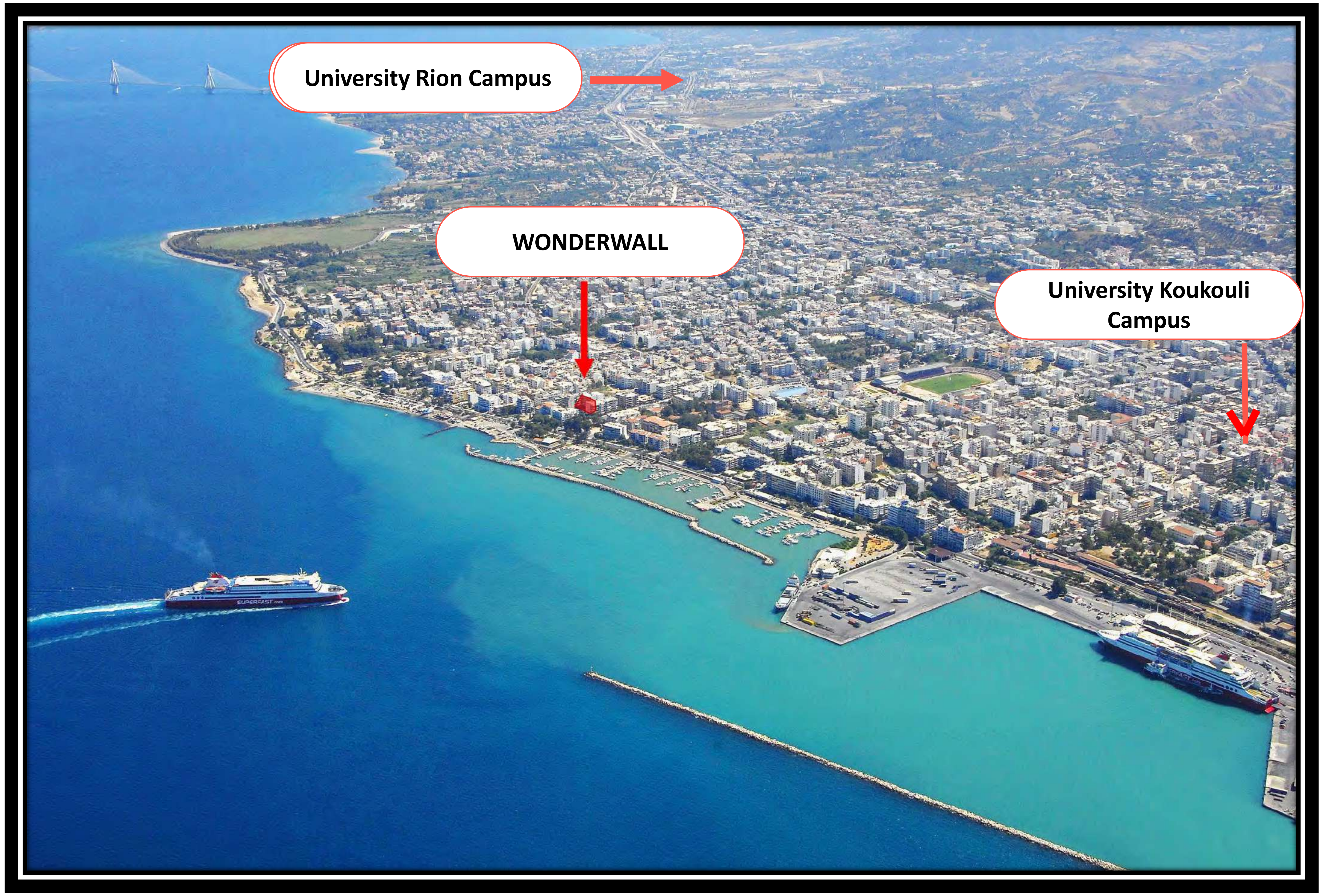
Yr. 0 :	ENTRY : GV Investment €250,000
Yr. 1-5*:	5% Rental Guarantee for first 5yrs
Yr. 6-15*:	Thereafter, market (actual) return

- FREEHOLD & INDIVIDUAL TITLE DEEDS FOR EACH INVESTOR
- **15 year lease with student operator*

Introducing

Arish Wonderwall: Greece

Investment Opportunity : GV €250K



Wonderwall Student Residences : Location

15 mins : University Patras – Rion Campus
11 mins : University Patras – Koukoli Campus

4 Min walking to Supermarket

7 min walking to Train station

48 min to Patras Araxos Airport – 44Km

2hr 25m from Athens International Airport

Arish Wonderwall Student Residences

Development

2.852 sqm

Q1 - 2025

Units

56 apartments

1 Retail Unit

Amenities

- Bicycle parking
- Gym
- Laundry Room
- Study Room
- Garden/ Roof Top
- Coffee Shop

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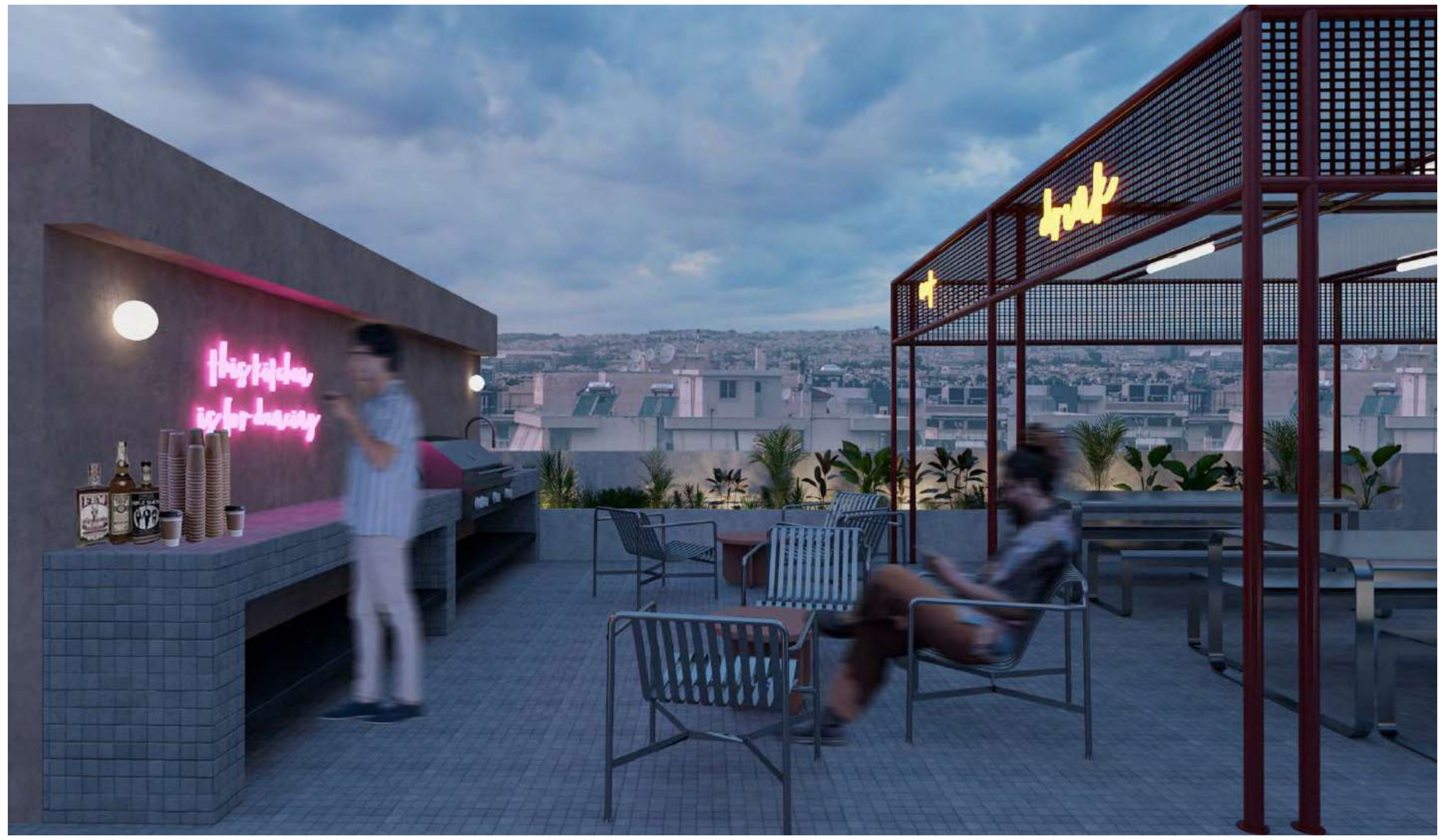
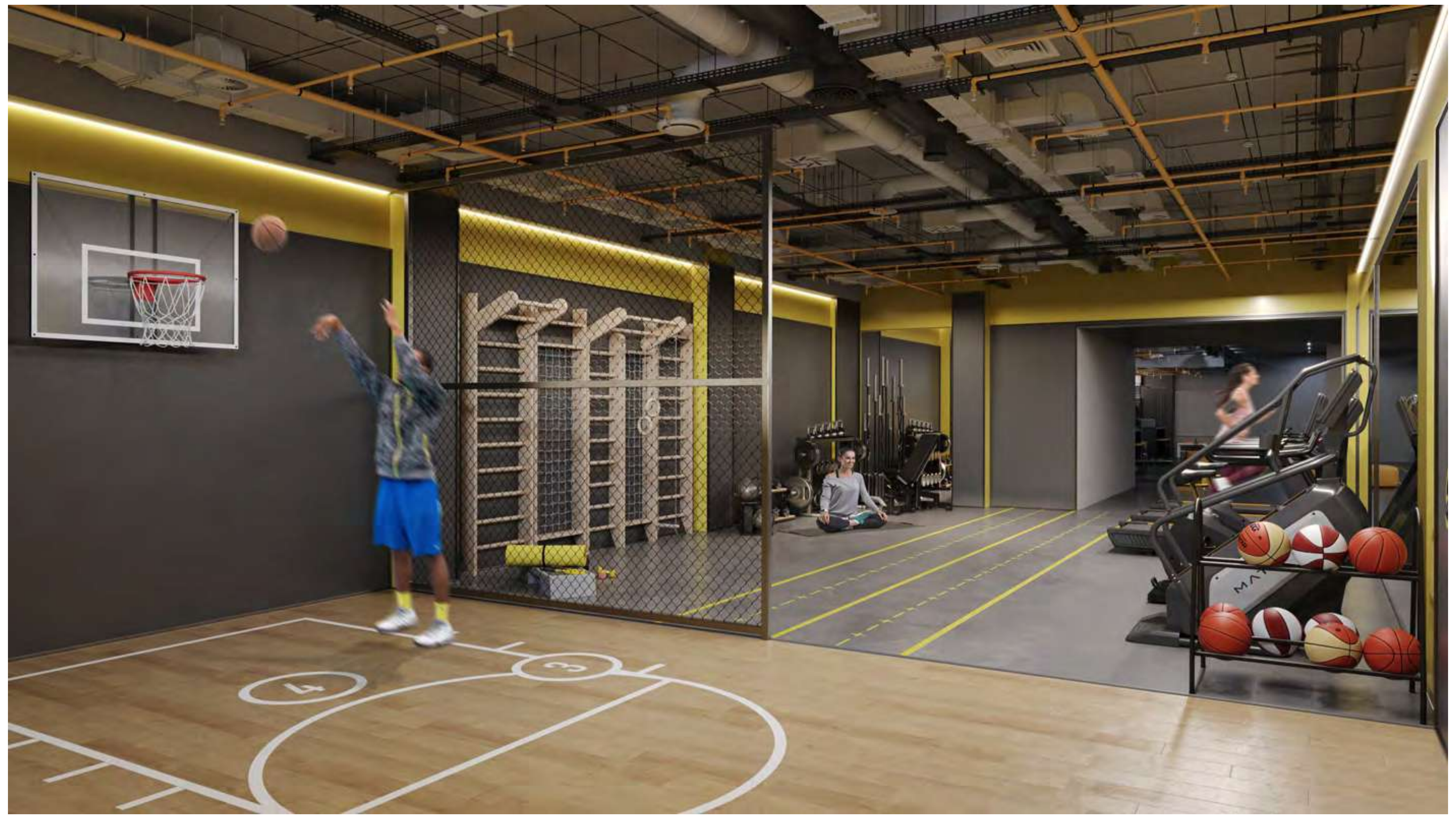
Arish Wonderwall Student Residences

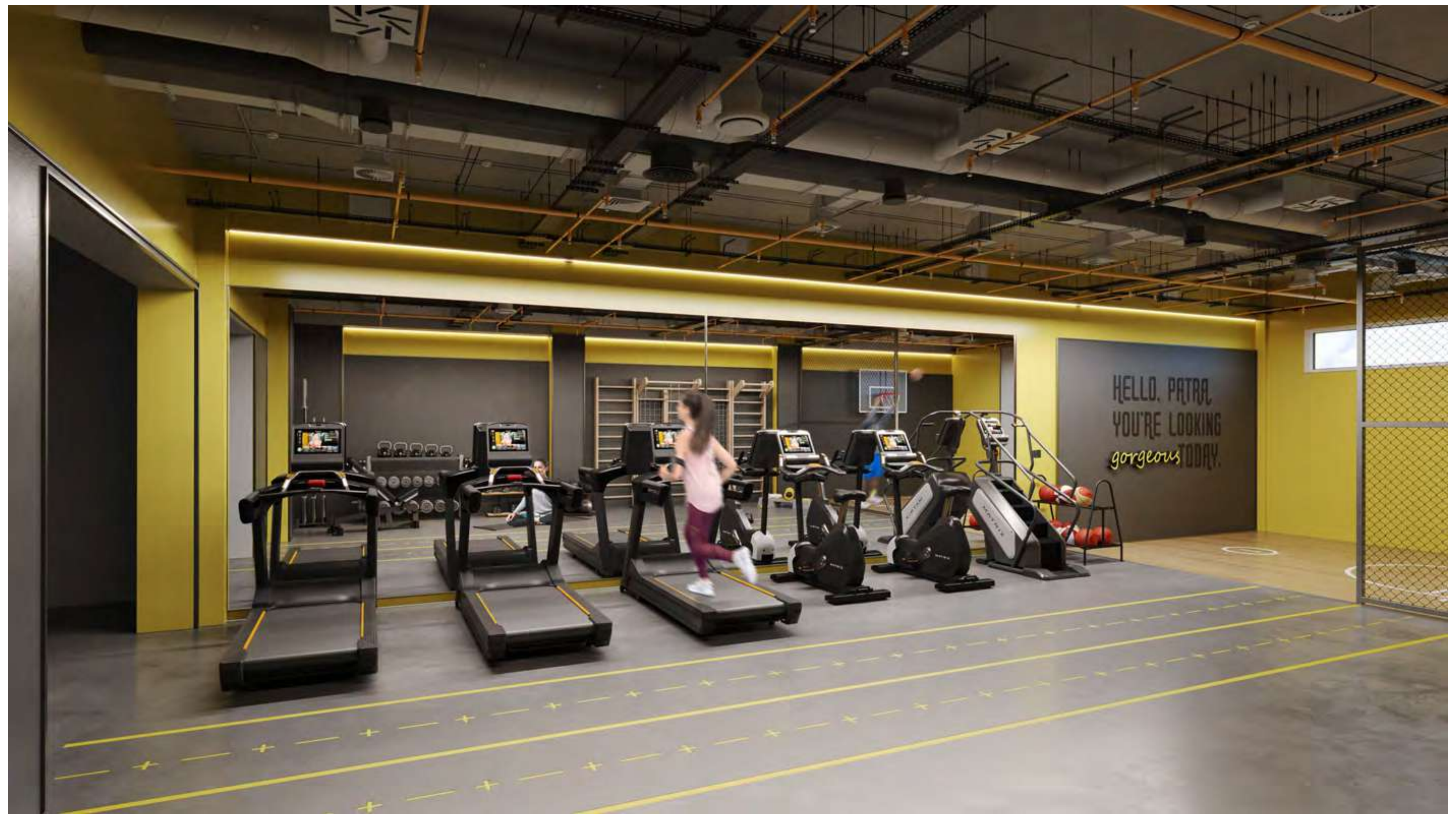
Arish Wonderwall Student Residences

Arish Wonderwall Student Residences



Arish Wonderwall Student Residences





Arish Wonderwall Student Residences

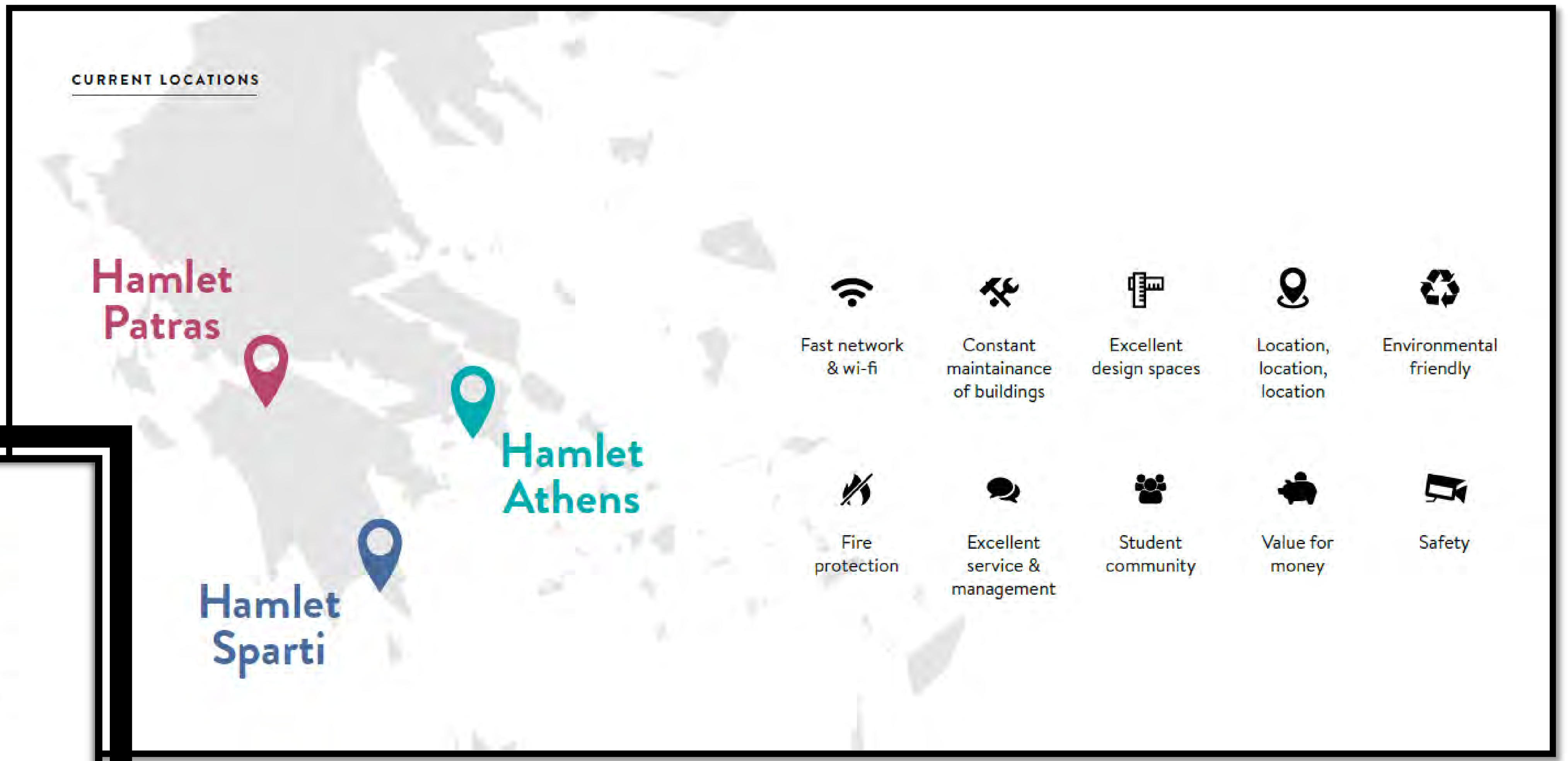
Arish Wonderwall Student Residences

GREECE

Arish Wonderwall Operator

Hamlet Sparti

Hamlet built its new student housing complex on the southeast side of downtown Sparta. The location choice was not accidental, as the building is located near Omonia Square, and the New University (200 meters) and enjoys direct access to public transport and the highways. The view is breathtaking, unobstructed on all sides and combined with the area's tranquility contributes to an overall atmosphere ideal for a student living experience of the highest quality.



CURRENT LOCATIONS

Hamlet Patras

Hamlet Athens

Hamlet Sparti

- Fast network & wi-fi
- Constant maintainance of buildings
- Excellent design spaces
- Location, location, location
- Environmental friendly
- Fire protection
- Excellent service & management
- Student community
- Value for money
- Safety

HAMLET
STUDENT FLATS

Hamlet Athens

Hamlet Kipseli, was the first development in Greece, which tested and changes the rules of student housing. Centrally located, minutes away from local university and private colleges, in the heart of shopping and recreational facilities. 19 self-contained studios, fully furnished and equipped with communal laundry, broadband internet connection, cc tv and on site management and on call technical support.

amlet Patras

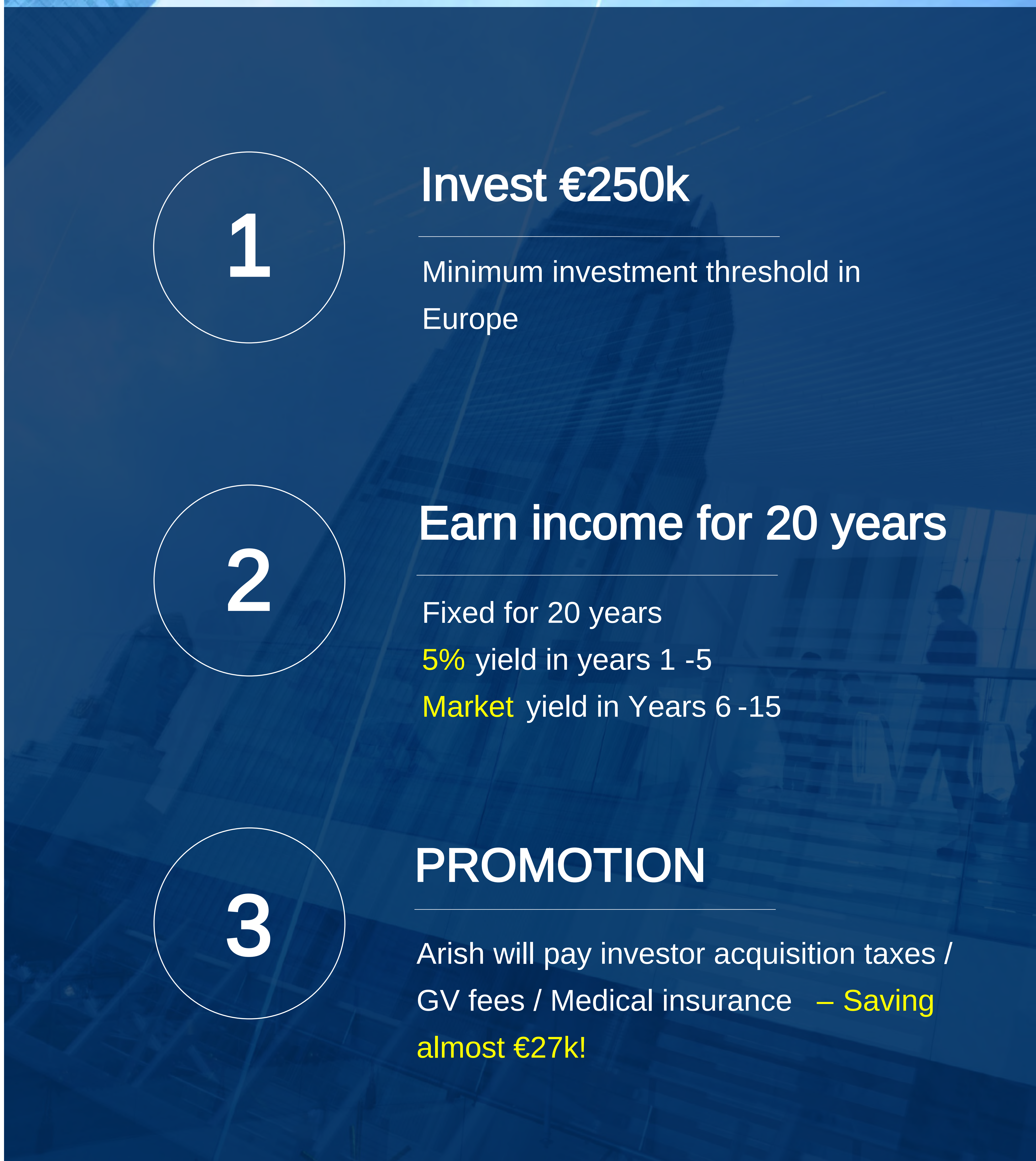
Special Merit
2013 Architectural Awards
Hellenic Institute of Architecture

7
Presentation distinction
7th Bienalle of Young Greek Architects
Hellenic Institute of Architecture

In this classic "student town" where demand for student housing is strong,we chose a centrally located ex hospital building of 2,500 sqm and converted it to a ´student living' project. 49 spacious ensuite studios, fully furnished and equipped, large communal areas, broadband internet and laundry facilities create the perfect environment for the local student community.

Reasons to Invest

- Opportunity to invest in the student accommodation market in Patra - Strong demand and limited supply
- Golden Visa eligible at €250,000
- Annual income
- Lease agreement with a operator with a proven track record / making it very passive
- Greek PBSA Investment – Strong growth potential for an asset class which is just gaining traction in Greece



1

Invest €250k

Minimum investment threshold in Europe

2

Earn income for 20 years

Fixed for 20 years

5% yield in years 1 -5

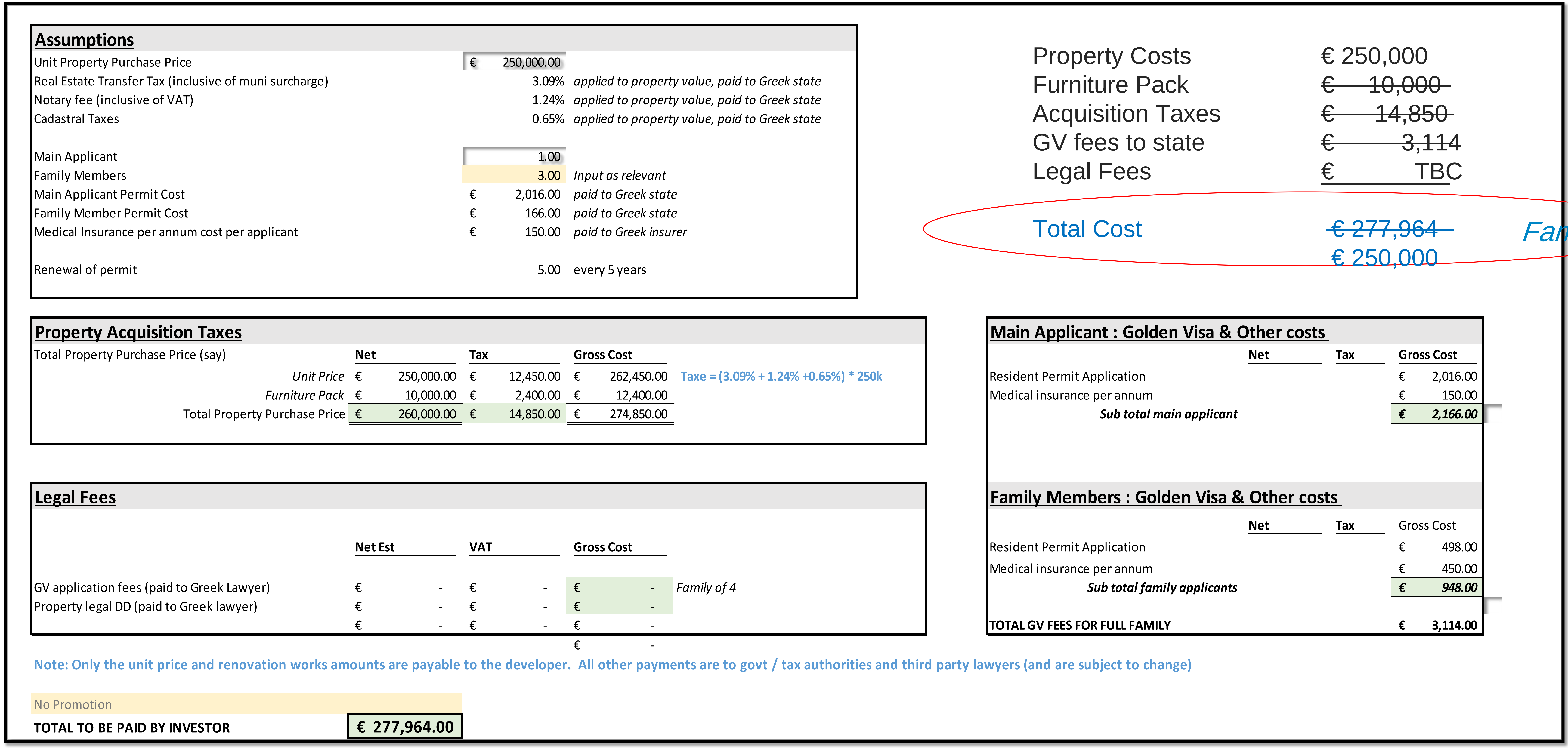
Market yield in Years 6 -15

3

PROMOTION

Arish will pay investor acquisition taxes / GV fees / Medical insurance – Saving almost €27k!

Total Costs



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No Promotion

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Acquisition Taxes	~~€ 14,850~~
GV fees to state	~~€ 3,114~~
Legal Fees	€ TBC
Total Cost	~~€ 277,964~~ € 250,000

Family of 4

THIS IS THE TIME TO INVEST IN GREECE!!

Ef-charisto!

(thank-you)

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For Living and Investing

Arish Wonderwall

WHY?

Purpose Built Student Accommodation (PBSA)

- Growing 18-year-old population – **student numbers increasing** across EU
- According to all real estate consultancies - European markets are **structurally under supplied** for PBSA
- The asset class is considered **more resilient** when compared to traditional residential investments (as more likely to be defensive and counter cyclical)
- Produces **steady and stable** rental income
- Now we understand “Why” – back to [The Investment Opportunity]

Evolution of PBSA Investment

1

25 years ago

PBSA trend began in USA (now proven itself) – has become institutional grade asset

2

15 years ago

Trend migrated from the USA to the UK (also now proven itself) – has become institutional grade asset

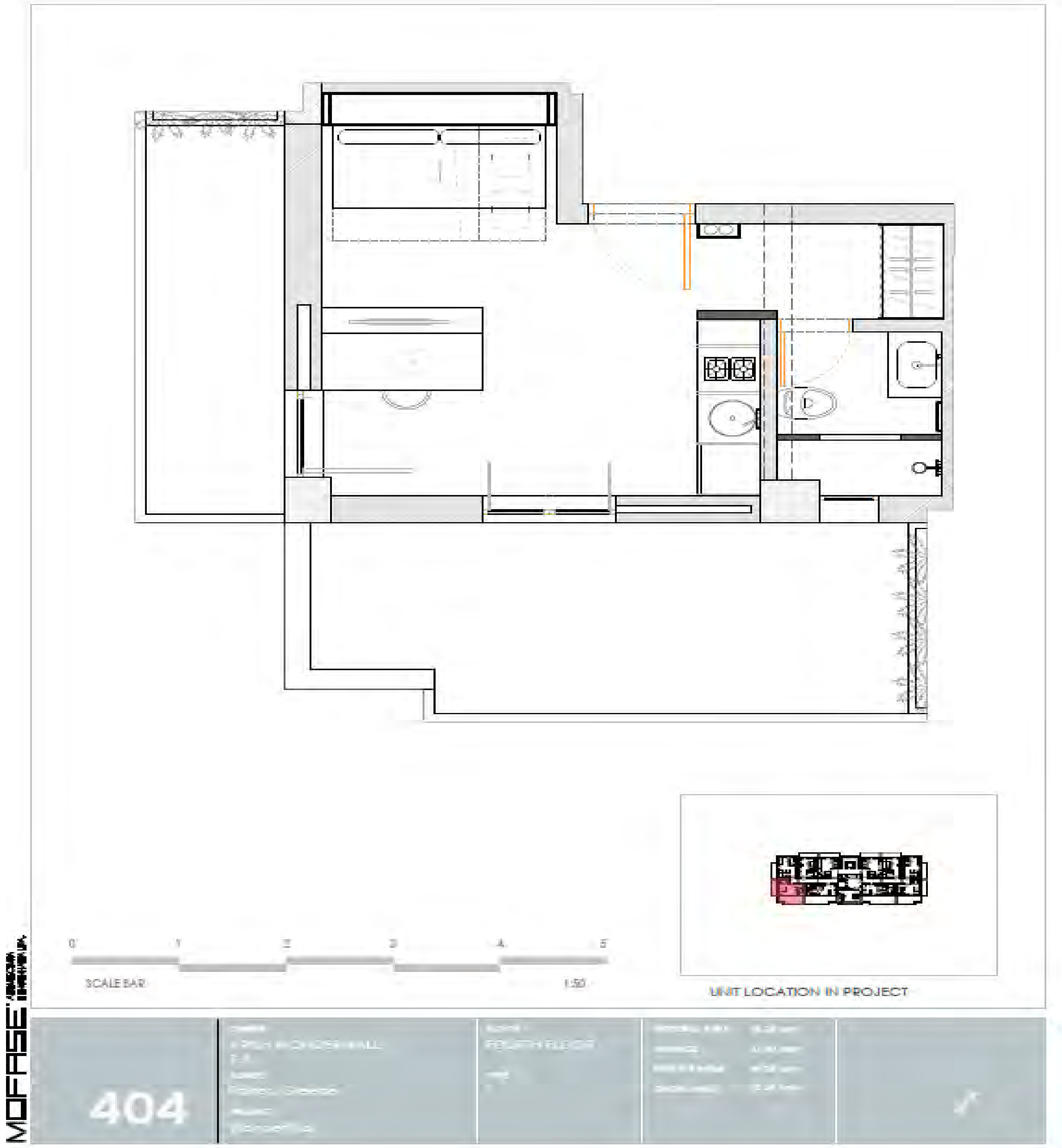
3

Growing Trend - EU

PBSA investments are now in demand in the EU, as USA and UK fund managers seek to penetrate newer value locations

Arish Wonderwall Student Residences – Floor Plans

Arish Wonderwall Student Residences – Unit 404



ABOUT THE COUNTRY

GREECE ECONOMY

GDP growth

Greece's GDP grew by 8.4% in 2021 and by 5.9% in 2022

Relevant economy

44th */197 largest economy worldwide on GDP nominal per capita Rank – (53rd on GDP rank – 51st on PPP) - 178% higher tan the World GDP per capita*

Energy diversification

In 2022renewables accounted in Greece 42% country's electricity production (EU target is 32% by 2030 which Greece has already overpassed)

Economy Drivers:

Shipping, industrial products, dairy products, agriculture, food and tobacco processing, textiles, chemicals, metal products, mining and petroleum.

Tourism

Over 30 Million vsitors in 2022, almost double than 2021 and near record in pre-covid 2019 (34M)

Producers

The largest producer of cotton and pistachios in the European Union. 5th worldwide of kiwis