

The background of the image consists of vertical stripes in dark teal and light cream. A white rectangular box is centered horizontally and vertically, containing the text. The text is in a dark red, serif font. The word 'ATHENA' is on the top line, and '— ARTS HOUSE —' is on the line below it.

ATHENA

— ARTS HOUSE —

About Arish Capital Partners

ABOUT COMPANY

*Real Estate Investor
& Developer*

*Offices:
London - Dubai - Lisbon*

*Geographic Focus: UK -
Europe - Emerging markets*

*Proprietary capital
investment*

*Asset Focus: Residential -
Commercial - Niche*

*480.000.000 euro
total GDV of projects in excess*

ARISH CAPITAL PARTNERS



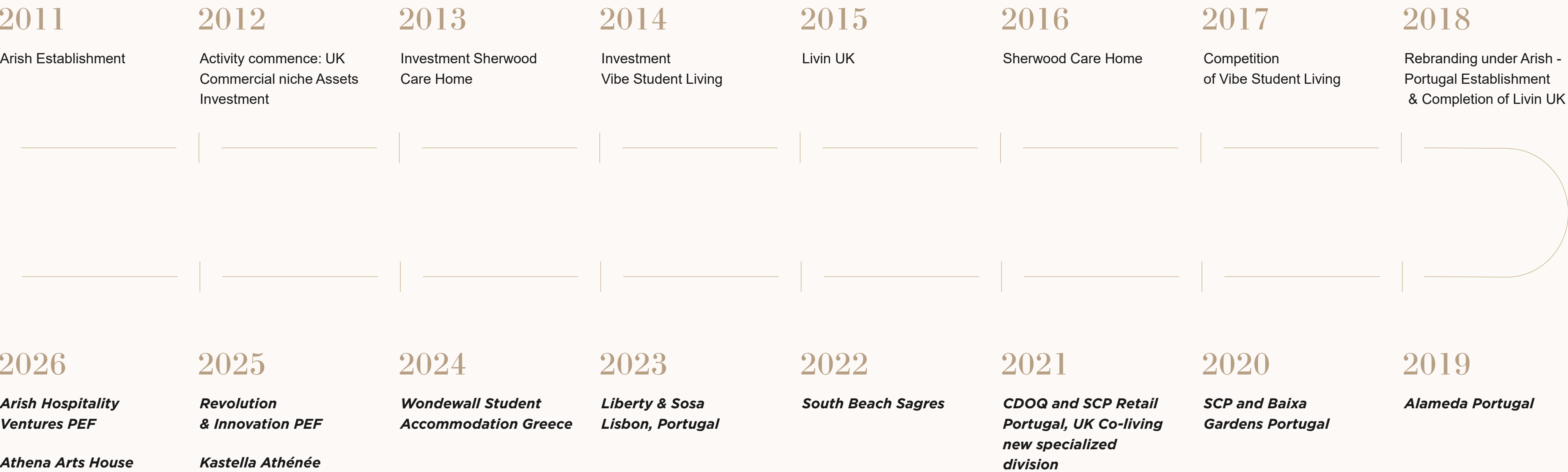
15

Arish
Capital Partners

Years
of Global
Experience

15 Years of Global Experience

ARISH
CAPITAL PARTNERS



Our Projects



Alameda Terraces
LISBON



Santa Catarina Place
PORTO



Baixa Gardens
PORTO



CDO'Q Lisbon
LISBON



Liberty Lisbon
LISBON



South Beach Sagres
ALGARVE



Sun House Comporta
GRANDOLA



SoSa Urban
LISBON



Wondewall
GREECE



Kastella Athénée
ATHENS



Aqua Lisbon
LISBON



Dubai Palm Club
UAE

Greek Golden Visa Program

CHAPTER 01



Greek Golden Visa

QUICK FACTS

2013 YEAR

GV program Launched

250K EURO

Min investment in Property

10.5BN EURO

Residency permits issued

What is the Greek GV program?

- ◆ *Residency by investment program*
- ◆ *Min investment 250K EURO into qualifying real estate*
- ◆ *Fast Processing (Cards issued in approx. 30/60 days)*
- ◆ *Visa free travel in Schengen Zone*

Investment Thresholds

INVESTMENT AMOUNTS BY LOCATION



800.000 EURO

*Min Investment in High Demand
areas (Athens, Mykonos, Santorini)*

400.000 EURO

*Min Investment
in Low Demand areas*

250.000 EURO

*Min Investment in High or Low Demand areas
provided conversion of Listed Building*

Simple Terms

- ✦ *Proof of Investment*
- ✦ *Valid Passport*
- ✦ *Medical insurance issued in Greece*
- ✦ *No Minimum Stay Requirement*
- ✦ *No Criminal Records Requirement*

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Enduring Benefits

- ✦ *Family Reunification / three generations*
- ✦ *Right to live, study and access Healthcare in Greece*
- ✦ *Visa-Free Travel in Schengen Zone*
- ✦ *No Worldwide Tax by becoming GV holder*

Chris Rokos Moving to Greece

FOR FLAT TAX

Source: imidaily.com — reported September 2026

3 BLN GBP

*Estimated
net worth*

20 BLN USD

*Assets managed
by Rokos Capital*

15 YEARS

*Max regime
duration*

330 MLN GBP

*UK tax paid,
latest year*

100 K EUR / YEAR

*Greece
flat tax fee*

500 K EUR

*Required Greek
investment*

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Golden Visa Government Fees

GREEK GOLDEN VISA

2016 EURO

Main applicant fee + 166 Euro per additional family member

100 EURO

Medical insurance (may vary depending on applicant's age)

2116 EURO

Total Per Person

2914 EURO

*Cost for typical family of
4*

Greece Awaiting Legislation

PROPERTY TRANSFER TAX SHIFT FOR NON-EU BUYERS

3 %

Now

15 %

1 January 2027

30 000 EURO

Potential difference on a 250 000 euro property

Cost Impact Examples

*Property
250 000 euro*

+ 30K EURO

*Property
400 000 euro*

+ 48K EURO

*Property - Athens min
800 000 euro*

+ 96K EURO



Kyriakos Mitsotakis

Portugal Golden Visa vs Greece Golden Visa

<i>Parameter</i>	<i>Portugal Golden Visa</i>	<i>Greece Golden Visa</i>
<i>Minimum investment</i>	500 000 <i>EURO</i>	250 000 <i>EURO</i>
<i>Investment type</i>	<i>Private Equity Fund</i>	<i>Property</i>
<i>Timeline to obtain residency card</i>	30 <i>MONTHS</i>	2 <i>MONTHS</i>
<i>Government fees</i>	<i>13 500 applicant / 55 000 family of 4</i>	<i>2 900 family of 4</i>
<i>Minimum stay</i>	<i>7 days / year</i>	<i>Nil</i>
<i>Residency card duration</i>	<i>2 years renewable</i>	<i>5 years renewable</i>
<i>Citizenship eligibility (without relocation)</i>	<i>Yes</i>	<i>No</i>

ATHENA
— ARTS HOUSE —

Introducing

Athena Arts House

Luxury Hotel Investment



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Athena Arts House

LUXURY HOTEL INVESTMENT



The Asset

International Operator to operate 60-Key hotel in Athens City Ctr



The Legal Structure

Investor is Deeded/ Titled Co-Owner of the hotel



The GV Pathway

Access to Golden Visa at €250k via renovation of listed building into an International Operator operated hotel



Athena Arts House

THE LOCATION: OMONIA - ATHENS CITY CENTER

- ✦ *Athena Arts House is located right within Athens' city center*
- ✦ *Surrounded by hotels, cool bars & famous restaurants*
- ✦ *A short drive from Athen's most luxurious neighborhood, Kolonaki*
- ✦ *Footsteps away from the famous & touristic area of Monastiraki*
- ✦ *A heartbeat away from the Archaeological Museum*
- ✦ *At the beginning of a majestic walk to Acropolis and the ancient market*

1 MIN
to Monastiraki / Plaka

5 MIN
to Syntagma

5 MIN
to Kolonaki

6 MIN
to Acropolis





1 MIN

*Metro Station
Zara
Hondos Center*

5 MIN

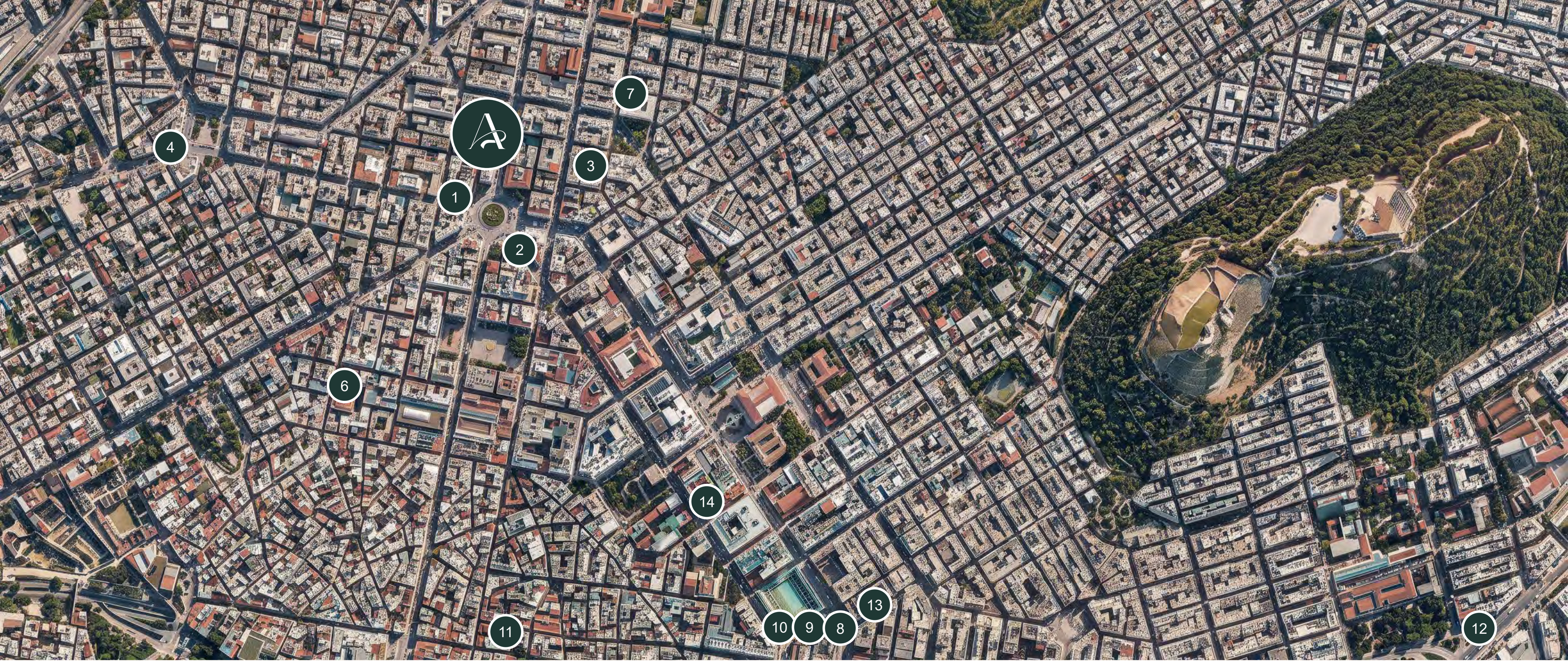
*Archaeological
Museum*

10 MIN

*Wine is Fine
Pharaoh Restaurant
Aleria Restaurant*

12 MIN

*Brooks Brothers
Hermès
Rolex*



Hotels Nearby

1	Brown Lighthouse Athens	★★★★★	6	Tapestry Anise Aluma Athens	★★★★★	11	The Dolli at Acropolis	★★★★★
2	Moxy Athens City	★★★★★	7	Radisson Blu Park Hotel	★★★★★	12	The Conrad Athens	★★★★★
3	Meliá Athens	★★★★★	8	Hotel Grande Bretagne	★★★★★	13	Athens Capital M Gallery	★★★★★
4	The Wyndham Grand Athens	★★★★★	9	King George	★★★★★	14	NYX Esperia Palace	★★★★★
5	Curio Adia Aluma Athens	★★★★★	10	NJV Athens Plaza	★★★★★			



High Street Retail Nearby

- | | | | | | |
|---|---|----|------------------------------------|----|--------------------------------|
| 1 | <i>Hondos Centre - 1 Min Walk</i> | 6 | <i>Hermes - 16 min Walk</i> | 11 | <i>Dior - 16 min Walk</i> |
| 2 | <i>Zara- 2 min Walk</i> | 7 | <i>Chanel - 16 min Walk</i> | 12 | <i>Zegna - 17 min Walk</i> |
| 3 | <i>H&M - 5 min Walk</i> | 8 | <i>Prada - 16 min Walk</i> | 13 | <i>Boss - 15 min Walk</i> |
| 4 | <i>Lacoste - 7 min Walk</i> | 9 | <i>Rolex - 17 min Walk</i> | 14 | <i>Lululemon - 17 min Walk</i> |
| 5 | <i>Attica (Harrods of Greece) - 15 min Walk</i> | 10 | <i>Louis Vuitton - 16 min Walk</i> | 15 | <i>Max Mara - 18 min Walk</i> |



Manari Taverna

*PRIME GREEK DINING
10 MIN WALK*



Solene Athens

*FRENCH BAKERY
10 MIN WALK*



Monastiraki

*ATHENIAN WALKS & TOURISTIC ATTRACTIONS
10 MIN WALK*



Aleria Restaurant

*FINE DINING
7 MIN DRIVE*



Pharaoh Athens

*RELAXED MODERN FOOD & DRINKS
6 MIN WALK*



Plaka Athens

*PICTURESQUE WALKS
10 MIN DRIVE*



NYX Rooftop

*JAPANESE FUSION
5 MIN DRIVE*



Athens Museum

*NATIONAL COLLECTION OF ARTIFACTS
9 MIN WALK*

Brief History



1912

The hotel «Stadio» (formerly «Grand Hotel le Stade» on Place de la Concorde) is open, featuring European-style baths and luxurious furnishings

1947

In Inglessis's guide of 1947, it is referred to as the «Hellas» Hotel

2010

The building ceases operation as a hotel

2016-2017

The last remaining occupants of the ground floor vacate the building

2026

Arish launches Athena Arts House. A landmark boutique hotel that will reshape the Greek Capital's hospitality market

The Investment Opportunity

01 | Deed

- *A deeded / titled ownership in the real estate*
- *Own a luxury hotel in Greece from only 250,000 euros*
- *Title appreciates with the asset*
- *Right of use for 7 days a year*

02 | Operator

- *International Operator operates the hotel: rooms, brand and demand*
- *No management responsibilities*

03 | Income

- *A five-year Rental Fix from the start of operations*
- *Choice of two options*
- *From year 6, the rent is based on hotel operating income – thus inflation hedged*

04 | Exit

- *Fully transferable after 5 years of operation*
- *International Broker has been mandated to assist*



The Investment Opportunity

RENTAL INCOME

Predictable Income

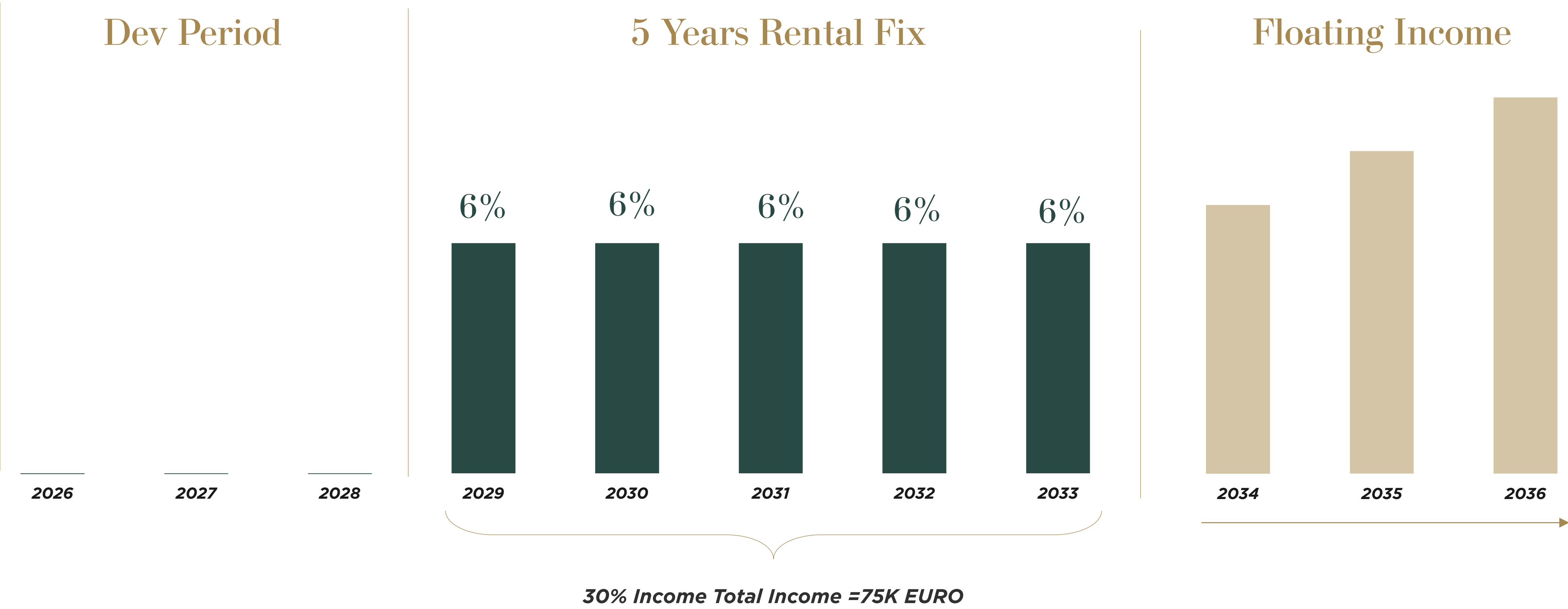
- *Combining ownership benefits with hotel-grade management*
- *Fixed rental income of 5 years is by reference to the start of Hotel operations*

6% PER ANNUM — FOR 5 YEARS

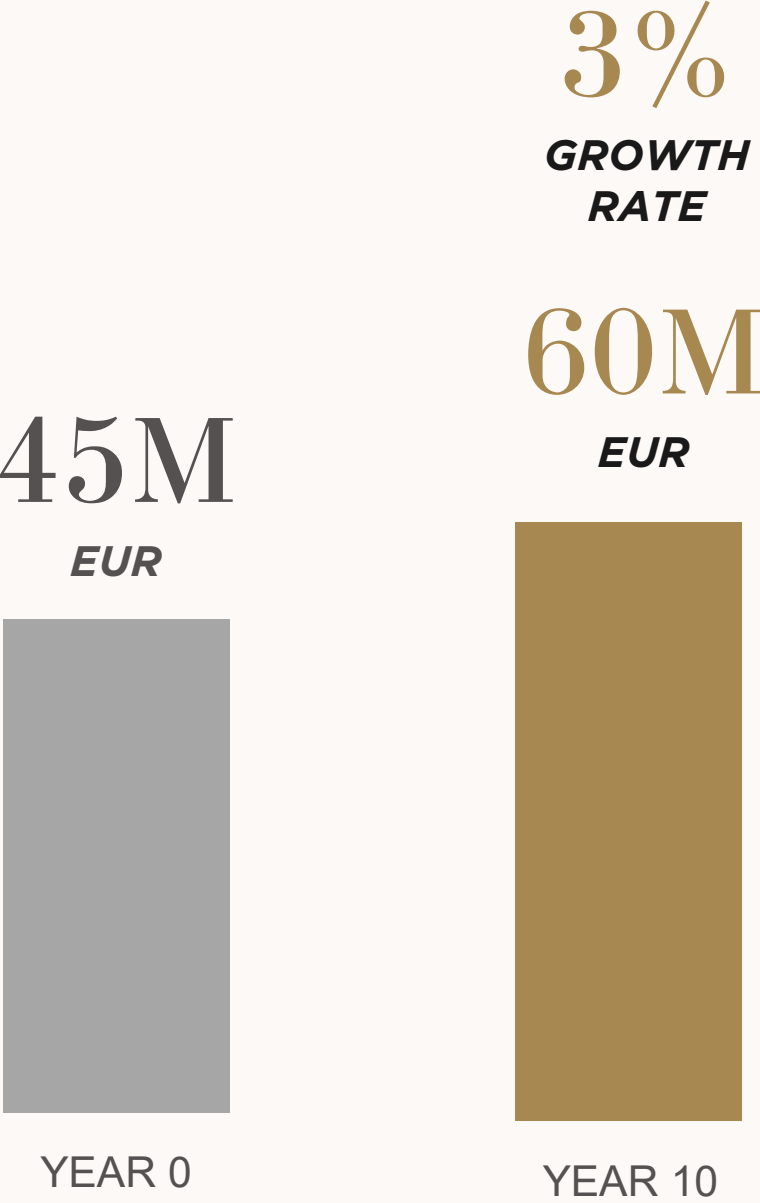
- *Fixed Rental for 5 years*
- *6% per annum*
- *250K euro x 6% = 15K euro pa (=75K euro total for 5 years)*
- *Paid annually in arrears*
- *Floating income from Year 6, based on hotel operating income, thus inflation hedged*

Rental Income

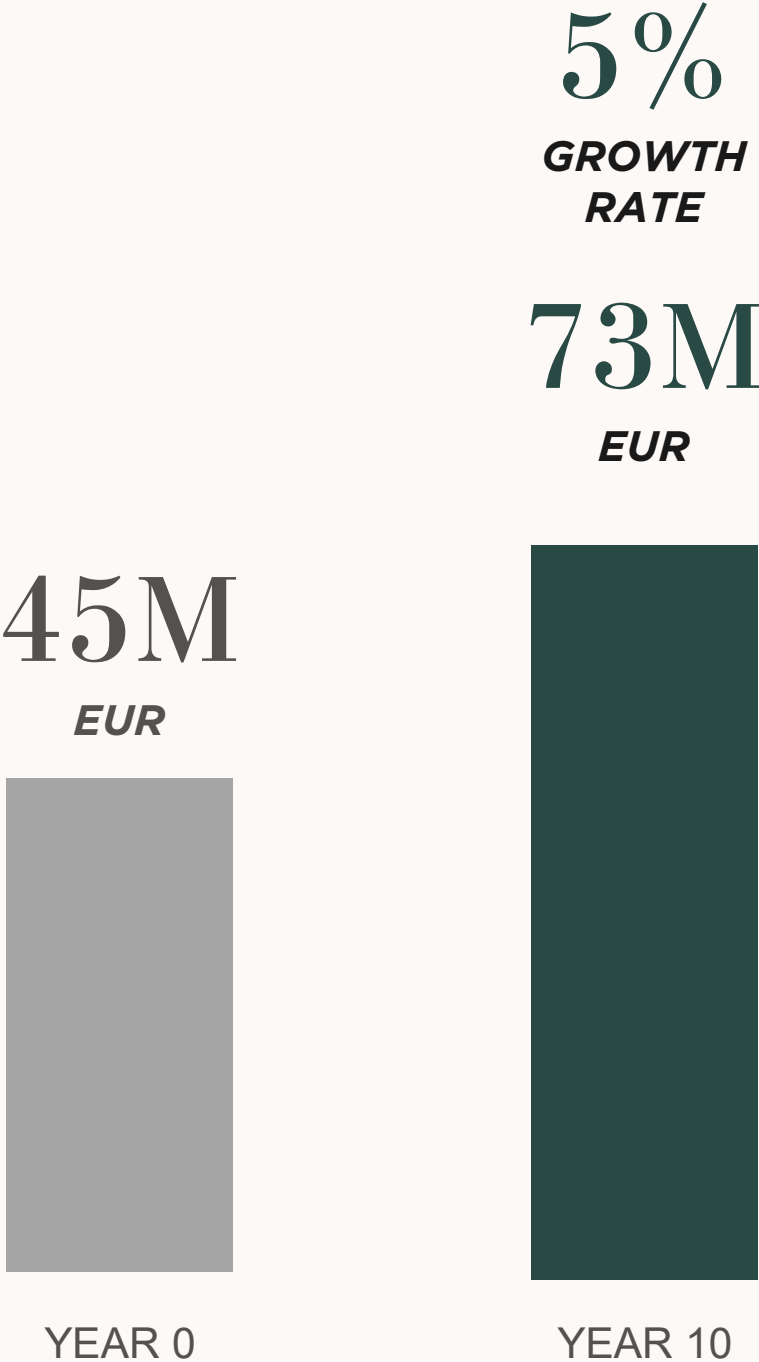
FROM YEAR 2029 ONWARDS



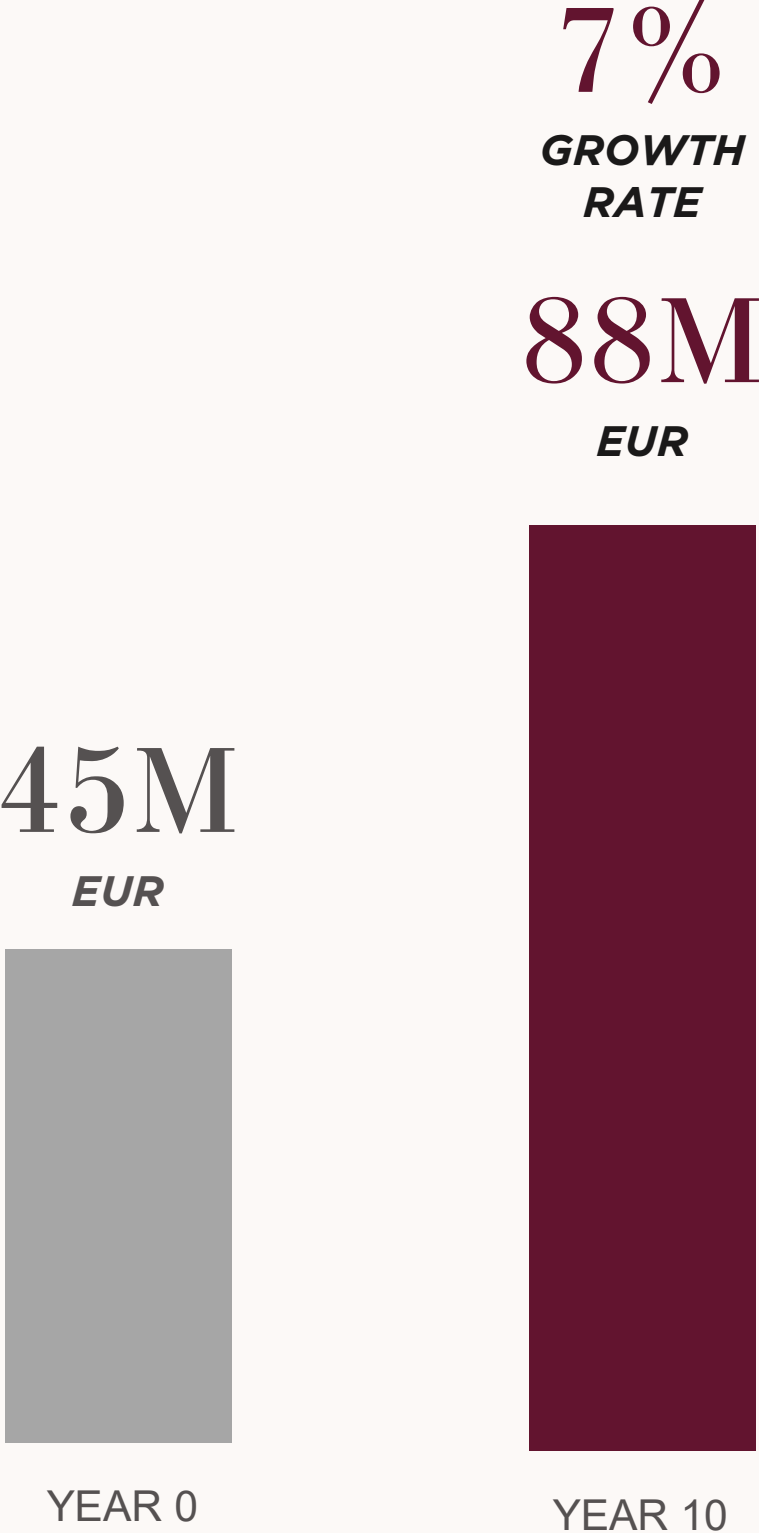
Looking forward 10 years



€ 335k
€ 85k Gain



€ 407k
€ 157k Gain



€ 491k
€ 241k Gain

Reasons to Invest

A SUMMARY FOR YOU

*Golden Visa for You & your family
at 250 000 euro*

*You invest in a super prime Athens City
Centre location (normally 800 000 euro)*

*You own a part of a historical listed
building, fully titled / deeded in your own
name*

*Hotel-grade management
By an International Operator*

*High return- Rental fix at
6% per annum for 5 years*

*Exit liquidity any time
after 5 years of operation*



Launch Promotion

1- ALL IN

21.564 EURO
Saving

0 EURO (~~1.625~~)
Cadastral Tax 0.65%

0 EURO (~~7.725~~)
Transfer Tax 3.9%

0 EURO (~~2.914~~)
GV fees to state (family of 4)

0 EURO (~~3.720~~)
Notary Fee : 1.24% x Property Cost
Notary Fee for GV cert^ 620 euro

0 EURO (~~5.580~~)
Legal Fees

Total Cost

~~271.564~~ EURO
Costs Family of 4

250.000 EURO
Costs Family of 4

Launch Promotion

2- UPFRONT RENTAL OPTION

50.000 EUROS

- ◆ *Fixed Rental for 5 years*
- ◆ *4% per annum*
- ◆ *250K EURO x 4% = 10K EURO pa (= 50K EURO total for 5 years)*
- ◆ **Paid Upfront**
- ◆ *Floating income from Year 6, based on hotel operating income, thus inflation hedged*





Athena

Arts House

Refined Hospitality
Quiet Luxury in the Heart of Athens



Athena Arts House

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Quiet Luxury in the Heart of Athens



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Always rising

*FREEDOM OF MOVEMENT - STRUCTURED
PURPOSE - PROPERTY - PEOPLE - PASSAGE*