


# EUROVEGAS CITY

## REAL ESTATE PROJECT FOR THE CONSTRUCTION OF A UNIQUE ENTERTAINMENT AND GAMBLING MEGA COMPLEX

A ONCE-IN-A-GENERATION INVESTMENT OPPORTUNITY

YOU TOO CAN BECOME PART OF EUROVEGAS CITY, THE EUROPEAN EQUIVALENT OF LAS VEGAS!

EUROVEGAS City

# INVESTMENT OPPORTUNITY

A ONCE-IN-A-GENERATION INVESTMENT OPPORTUNITY

INTRODUCING THE REAL ESTATE MEGA PROJECT EUROVEGAS CITY - A UNIQUE INVESTMENT OPPORTUNITY TO BECOME PART OF THE CONSTRUCTION OF THE EUROPEAN LAS VEGAS, A BRAND NEW RESORT CITY CONSISTING OF 40 LUXURY RESORTS ALONG THE 6 KM LONG EUROVEGAS STRIP, WHICH WILL BE UNPARALLELED IN EUROPE!

YOU TOO CAN BECOME PART OF EUROVEGAS CITY, THE EUROPEAN EQUIVALENT OF LAS VEGAS!




INVEST IN THE PURCHASE OF THE FIRST ISSUE OF SHARES IN THE EUROVEGAS CITY PROJECT AND BE AT THE BIRTH OF THIS NEW UNIQUE RESORT CITY, WHICH WILL WRITE A NEW CHAPTER IN EUROPEAN HISTORY.

THIS INVESTMENT OPPORTUNITY OFFERS THE POSSIBILITY OF HIGHLY ATTRACTIVE APPRECIATION OF YOUR CAPITAL IN A SHORT TIME HORIZON AND REPRESENTS AN UNRIVALED CHANCE TO BECOME PART OF A PROJECT WITH ENORMOUS LONG-TERM GROWTH POTENTIAL.

THE VERY IDEA OF BECOMING A CO-OWNER OF A CITY THAT HAS THE POTENTIAL TO BECOME THE LAS VEGAS OF EUROPE IS UNIQUE AND SENSATIONAL!

# 1. PROJECT INTRODUCTION

THE EUROVEGAS CITY PROJECT REPRESENTS AN AMBITIOUS PLAN TO CREATE A NEW EUROPEAN RESORT DESTINATION THAT WILL COMBINE HOSPITALITY, ENTERTAINMENT, GASTRONOMY, CONGRESS TOURISM AND INTERNATIONAL EVENTS.

THE PROJECT AIMS TO BUILD A RESORT CITY INSPIRED BY WORLD-FAMOUS TOURIST DESTINATIONS SUCH AS THE LAS VEGAS STRIP AND COTAI STRIP. THESE DESTINATIONS HAVE BEEN DEVELOPED OVER SEVERAL DECADES AND ARE NOW AMONG THE MOST IMPORTANT TOURIST AREAS IN THE WORLD.




THE EUROVEGAS CITY PROJECT IS BASED ON A SIMILAR PRINCIPLE – TO CREATE AN INFRASTRUCTURE AND URBAN CONCEPT THAT WILL ENABLE THE CREATION OF DOZENS OF RESORT COMPLEXES IN ONE PLACE. THE BASIS OF THE PROJECT IS THE MAIN RESORT BOULEVARD, ALMOST 6 KILOMETERS LONG, ALONG WHICH UP TO 40 RESORT COMPLEXES WILL BE CREATED.

EACH RESORT WILL INCLUDE HOTEL FACILITIES, RESTAURANTS, ENTERTAINMENT CENTERS, CONVENTION CENTERS, SHOPPING AREAS AND OTHER TOURIST INFRASTRUCTURE. THE PROJECT IS DESIGNED AS A LONG-TERM DEVELOPMENT, THE IMPLEMENTATION OF WHICH WILL TAKE PLACE GRADUALLY OVER SEVERAL STAGES.

# 2. PROJECT VISION

THE VISION OF THE EUROVEGAS CITY PROJECT IS TO CREATE A MODERN RESORT DESTINATION THAT WILL BE AMONG THE MOST IMPORTANT TOURIST AND ENTERTAINMENT LOCATIONS IN EUROPE.

EUROPE IS ONE OF THE MOST VISITED CONTINENTS IN THE WORLD, YET THERE IS NO RESORT DESTINATION WITH A CONCENTRATION OF LARGE RESORTS SIMILAR TO WHAT HAS BEEN CREATED, FOR EXAMPLE, IN THE LAS VEGAS STRIP AREA.

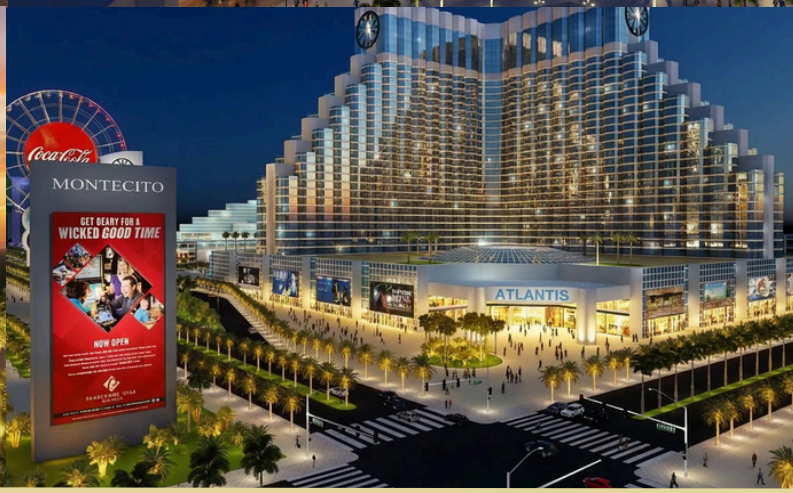
EUROVEGAS CITY AIMS TO FILL THIS GAP









EUROVEGAS City

# 2. PROJECT VISION

THE EUROVEGAS CITY PROJECT WILL CREATE A DESTINATION THAT WILL ATTRACT VISITORS FROM ALL OVER EUROPE AND OTHER PARTS OF THE WORLD THANKS TO A GREAT COMBINATION AND CONCENTRATION OF:

LUXURY RESORTS • ENTERTAINMENT CENTERS • RESTAURANTS • MUSIC CLUBS • CASINOS • CONVENTION CENTERS • INTERNATIONAL EVENTS • ACCESSIBILITY OF UP TO 700 MILLION VISITORS BY AIR WITHIN 3 HOURS

SUCH DESTINATIONS OPERATE AS COMPLEX TOURIST ECOSYSTEMS WHERE VISITORS SPEND SEVERAL DAYS AND BENEFIT FROM A WIDE RANGE OF SERVICES. THE LONG-TERM GOAL OF EUROVEGAS CITY IS TO CREATE A PLACE THAT WILL BE KNOWN AS THE CENTER OF ENTERTAINMENT, TOURISM AND INTERNATIONAL EVENTS IN EUROPE.












# 3. CONSTRUCTION LOCATION

## FROM VISION TO SPECIFIC PLACE

THE EUROVEGAS CITY PROJECT IS ENTERING A KEY PHASE IN ITS DEVELOPMENT. AFTER A PERIOD OF CONCEPTS, STUDIES AND STRATEGIC CONSIDERATIONS, THE PROJECT IS MOVING TOWARDS WORKING WITH A SPECIFIC LOCATION AND SPECIFIC PLOTS OF LAND THAT REPRESENT A REALISTIC BASIS FOR ITS FUTURE IMPLEMENTATION.

THIS STEP CONFIRMS THE PROJECT'S AMBITION TO BECOME ONE OF THE MOST SIGNIFICANT INTEGRATED ENTERTAINMENT AND RESORT COMPLEXES IN EUROPE.

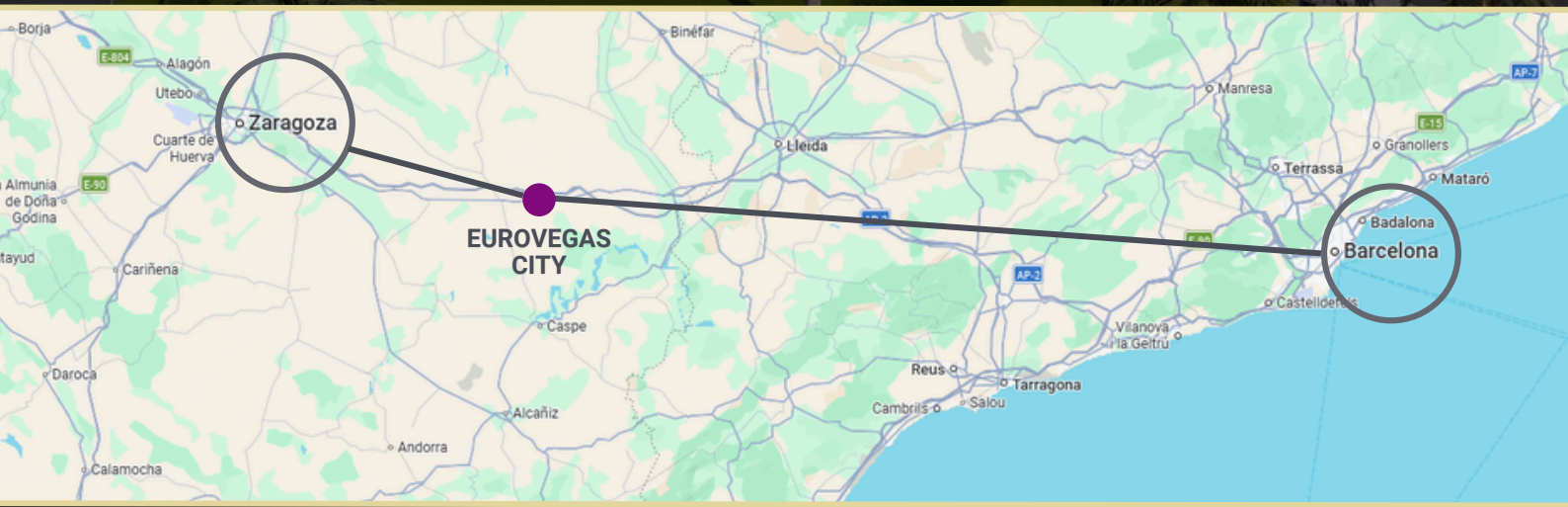


# 3. CONSTRUCTION LOCATION

## STRATEGIC LOCATION

THE EUROVEGAS CITY PROJECT IS PLANNED IN THE LOS MONEGROS AREA OF THE AUTONOMOUS REGION OF ARAGON IN SPAIN. THIS LOCATION OFFERS A UNIQUE COMBINATION OF GEOGRAPHICAL, ECONOMIC AND TOURISTIC ADVANTAGES THAT MAKE IT AN IDEAL PLACE FOR THE CREATION OF A LARGE RESORT COMPLEX OF EUROPEAN SIGNIFICANCE.

THE AREA IS LOCATED APPROXIMATELY 75 KM FROM THE CITY OF ZARAGOZA AND APPROXIMATELY 240 KM FROM THE CITY OF BARCELONA, WHICH ARE AMONG THE MOST IMPORTANT TOURIST DESTINATIONS IN EUROPE.
THE LOS MONEGROS REGION IS CHARACTERIZED BY A LARGE FLAT AREA WITH A DESERT CHARACTER, WHICH ALLOWS THE CONSTRUCTION OF LARGE RESORT COMPLEXES, SIMILAR TO THE LAS VEGAS AREA.
ANOTHER SIGNIFICANT ADVANTAGE OF THE LOCATION IS ITS STRATEGIC ACCESSIBILITY TO THE EUROPEAN TOURIST MARKET.




## TOURISM POTENTIAL

THANKS TO ITS LOCATION IN SOUTHWESTERN EUROPE, EUROVEGAS CITY WILL BE ACCESSIBLE BY AIR WITHIN APPROXIMATELY 3 HOURS FOR MORE THAN 600-700 MILLION PEOPLE IN EUROPE, NORTH AFRICA AND PARTS OF THE MIDDLE EAST. THIS HUGE POPULATION CIRCLE REPRESENTS ONE OF THE LARGEST TOURISM MARKETS IN THE WORLD.

EUROPE IS ALSO THE LARGEST TOURIST REGION IN THE WORLD, WELCOMING HUNDREDS OF MILLIONS OF VISITORS EVERY YEAR. IN 2023, MORE THAN 700 MILLION INTERNATIONAL TOURISTS VISITED EUROPEAN DESTINATIONS. LARGE RESORT DESTINATIONS HAVE THE ABILITY TO ATTRACT VISITORS FROM A WIDE GEOGRAPHICAL AREA AND CREATE A TOURISM ECOSYSTEM IN WHICH VISITORS SPEND SEVERAL DAYS AND USE A WIDE RANGE OF SERVICES - FROM HOTELS AND GASTRONOMY TO ENTERTAINMENT, EVENTS AND CONGRESS TOURISM.

THIS MODEL WORKS SUCCESSFULLY IN DESTINATIONS SUCH AS LAS VEGAS, WHICH ARE VISITED BY TENS OF MILLIONS OF TOURISTS FROM ALL OVER THE WORLD EVERY YEAR. EUROVEGAS CITY HAS THE POTENTIAL TO BECOME A NEW RESORT DESTINATION OF EUROPEAN SIGNIFICANCE, CAPABLE OF ATTRACTING VISITORS FROM ALL OVER EUROPE AND GRADUALLY FROM OTHER PARTS OF THE WORLD.

# 3. CONSTRUCTION LOCATION

## INFRASTRUCTURE AND ACCESSIBILITY

ZARAGOZA - APPROX. 75 KM ALONG A DIRECT HIGHWAY, INTERNATIONAL AIRPORT AND REGIONAL CENTER
BARCELONA - APPROX. 240 KM, ONE OF THE MOST IMPORTANT EUROPEAN TRANSPORT AND TOURIST HUBS
HIGHWAY AP2 - CREATES A DIRECT AXIS CONNECTING THE PROJECT TO THE REST OF SPAIN AND EUROPE, ENSURING HIGH ACCESSIBILITY FOR VISITORS




## LANDSCAPE AND IDENTITY OF THE SITE

THE SELECTED AREA IS LOCATED IN AN OPEN STEPPE TO SEMI-ARID LANDSCAPE, WHICH ON A EUROPEAN SCALE RESEMBLES THE ENVIRONMENT OF ICONIC RESORT DESTINATIONS SUCH AS LAS VEGAS.

THE ABSENCE OF DENSE DEVELOPMENT, WIDE HORIZONS AND A STRONG CONTRAST BETWEEN THE LANDSCAPE AND ARCHITECTURE ALLOW THE CREATION OF A STRONG VISUAL IDENTITY OF THE PROJECT, WHERE THE COMPLEX ITSELF BECOMES THE DOMINANT FEATURE OF THE ENTIRE REGION.

THIS TYPE OF ENVIRONMENT IS IDEAL FOR CREATING A DESTINATION – A PLACE TO TRAVEL.

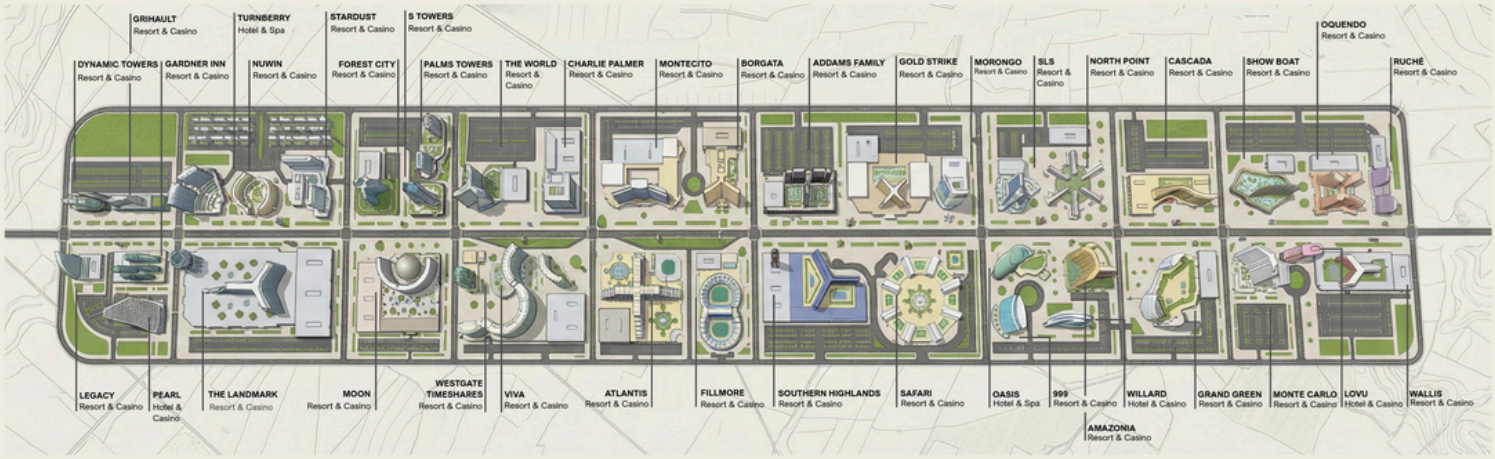
EUROVEGAS City

# 4. MASTERPLAN

THE URBAN CONCEPT OF EUROVEGAS CITY IS BASED ON A SIMPLE AND CLEAR STRUCTURE. THE ENTIRE PROJECT IS DESIGNED AROUND THE MAIN RESORT BOULEVARD, WHICH WILL BE APPROXIMATELY 5.85 KM LONG.

40 RESORT PLOTS WILL BE LOCATED ALONG THIS BOULEVARD, WHICH WILL BE DESIGNATED FOR THE CONSTRUCTION OF LARGE RESORT COMPLEXES.

EACH RESORT PLOT HAS AN APPROXIMATE SIZE: 300 M × 500 M




THIS SIZE ALLOWS FOR THE CONSTRUCTION OF LARGE RESORTS WITH HOTELS, CASINOS, RESTAURANTS, SHOPPING AREAS AND OTHER ATTRACTIONS. THE TOTAL AREA OF THE PROJECT WILL BE APPROXIMATELY 10 $KM^2$, WITH THE RESORT ZONE ITSELF COMPRISING APPROXIMATELY 6 $KM^2$ (40 RESORT PARCEL X 150,000 $M^2$).

THE REST OF THE AREA WILL BE USED FOR INFRASTRUCTURE, TRANSPORT CONNECTIONS, TECHNICAL FACILITIES AND OTHER DEVELOPMENT AREAS.

UNLIKE TRADITIONAL URBAN PLANNING, THE PROJECT IS NOT DIVIDED INTO SEPARATE FUNCTIONAL ZONES. EACH RESORT COMBINES KEY FUNCTIONS, CREATING A NATURALLY VIBRANT ENVIRONMENT ALONG THE ENTIRE LENGTH OF THE BOULEVARD.

# 5. LEGISLATION AND REGULATORY ENVIRONMENT

THE ARAGON REGION IN SPAIN HAS EXPERIENCE IN PREPARING A LEGISLATIVE FRAMEWORK FOR THE IMPLEMENTATION OF LARGE-SCALE TOURISM AND ENTERTAINMENT PROJECTS. IN THE PAST, THE REGION PREPARED A LARGE-SCALE RESORT PROJECT, GRAN SCALA, WHICH WAS TO BE BUILT IN THE LOS MONEGROS AREA.

IN CONNECTION WITH THIS PROJECT, THE REGIONAL GOVERNMENT OF ARAGON ADOPTED A SPECIAL LEGISLATIVE REGULATION KNOWN AS THE LEY DE CENTROS DE OCIO DE ALTA CAPACIDAD (LAW ON HIGH-CAPACITY LEISURE CENTRES). THIS LAW WAS CREATED PRECISELY TO ALLOW THE CREATION OF LARGE TOURIST COMPLEXES COMBINING HOTELS, THEME PARKS, CONGRESS CENTRES, ENTERTAINMENT INFRASTRUCTURE AND OTHER SERVICES IN A SINGLE TERRITORY.

THE AIM OF THIS LEGISLATION WAS TO CREATE A REGULATORY FRAMEWORK THAT WOULD ENABLE THE IMPLEMENTATION OF LARGE TOURISM INVESTMENTS WHILE ENSURING THEIR INTEGRATION INTO REGIONAL SPATIAL PLANNING.

ALTHOUGH THE GRAN SCALA PROJECT WAS NOT ULTIMATELY IMPLEMENTED, THE LEGISLATIVE EXPERIENCE OF THE ARAGON REGION SHOWS THAT LOCAL INSTITUTIONS HAVE EXPERIENCE IN PLANNING LARGE DEPARTMENTAL PROJECTS AND CREATING THE REGULATORY ENVIRONMENT FOR THEIR IMPLEMENTATION.




IT IS THEREFORE IMPORTANT FOR THE EUROVEGAS CITY PROJECT THAT THE ARAGON REGION HAS ALREADY DECLARED INTEREST IN THE DEVELOPMENT OF LARGE TOURIST COMPLEXES IN THE PAST, WHICH CAN BRING SIGNIFICANT ECONOMIC BENEFITS IN THE FORM OF NEW JOBS, INFRASTRUCTURE DEVELOPMENT AND INCREASING THE TOURIST ATTRACTIVENESS OF THE REGION.

# 6. RESORT DEVELOPMENT

THE RESORTS AT EUROVEGAS CITY WILL BE DESIGNED AS LARGE MULTIFUNCTIONAL COMPLEXES. A MODERN RESORT TODAY IS NOT JUST A HOTEL. IT IS A COMPREHENSIVE DESTINATION THAT OFFERS VISITORS A WIDE RANGE OF SERVICES AND EXPERIENCES.

EACH RESORT TYPICALLY INCLUDES:

CASINO & HOTEL - PREMIUM HOTELS, GAMING AREAS AND RESORT SERVICES
ENTERTAINMENT & EVENTS - THEATERS, ARENAS, SHOWS, THEMED ENTERTAINMENT AND EVENT SPACES
COMMERCIAL & LIFESTYLE - RESTAURANTS, BARS, MUSIC CLUBS, RETAIL, SERVICES AND LEISURE ACTIVITIES
PUBLIC SPACES - PUBLIC SPACES, SQUARES, PROMENADES AND OPEN AREAS CONNECTED TO THE BOULEVARD

## INTEGRATED RESORT MODEL

THIS MODEL ALLOWS THE PROJECT TO BE ACTIVE AND ATTRACTIVE THROUGHOUT ITS LENGTH, NOT JUST IN ONE CENTRAL PART.




THE RESORT CONCEPT CAN BE INSPIRED BY PROJECTS SUCH AS BELLAGIO, WYNN LAS VEGAS OR RESORTS WORLD LAS VEGAS. EACH RESORT WILL HAVE ITS OWN ARCHITECTURAL IDENTITY AND THEMATIC FOCUS, WHICH CONTRIBUTES TO THE ATTRACTIVENESS OF THE ENTIRE DESTINATION.

# 6. RESORT DEVELOPMENT

LARGE RESORT COMPLEXES ARE USUALLY BUILT AND OPERATED BY SPECIALIZED INTERNATIONAL COMPANIES.

THE MOST FAMOUS INCLUDE, FOR EXAMPLE:

- MGM RESORTS INTERNATIONAL
- VICI PROPERTIES
- WYNN RESORTS
- CAESARS ENTERTAINMENT

THESE COMPANIES OWN AND OPERATE SOME OF THE MOST FAMOUS RESORTS IN THE WORLD, EACH REPRESENTING AN INVESTMENT OF BILLIONS OF EUROS AND EMPLOYING THOUSANDS OF PEOPLE.

THE EUROVEGAS CITY PROJECT CREATES AN OPPORTUNITY FOR THESE COMPANIES TO ENTER A NEW EUROPEAN RESORT DESTINATION.




## HYBRID RESORT DEVELOPMENT

EUROVEGAS CITY IS A HYBRID RESORT DEVELOPMENT PROJECT THAT HAS TWO BASIC PARTS.
THE FIRST PART OF THE PLOTS WILL BE SOLD TO GLOBAL RESORT COMPANIES FOR THE CONSTRUCTION OF THEIR OWN RESORTS. THESE COMPANIES CAN BUILD THEIR OWN RESORTS ON THE PURCHASED PLOTS AND OPERATE THEM UNDER THEIR OWN BRANDS.
THE SECOND PART IS THE CONSTRUCTION OF THEIR OWN RESORTS, WHICH WILL BE OWNED AND OPERATED BY EUROVEGAS CITY GROUP.
THIS CREATES A COMBINATION OF A SHORT-TERM AND LONG-TERM ECONOMIC MODEL.

# 7. PROJECT DEVELOPMENT PHASE

THE DEVELOPMENT OF EUROVEGAS CITY IS PLANNED IN SEVERAL SUCCESSIVE STAGES.

PHASE 1 – LAND ACQUISITION (PURCHASE OF APPROXIMATELY 10 KM² OF LAND)
PHASE 2 – URBAN DEVELOPMENT PREPARATION (DEVELOPMENT OF STUDIES AND CHANGE OF THE ZONING PLAN)
PHASE 3 – INFRASTRUCTURE (CONSTRUCTION OF THE MAIN BOULEVARD AND BASIC NETWORKS)
PHASE 4 – SALE OF THE FIRST PLOTS (ARRIVAL OF THE FIRST RESORT COMPANIES)
PHASE 5 – RESORT CONSTRUCTION (OWN CONSTRUCTION OR CONSTRUCTION OF RESORTS ON SOLD PLOTS)
PHASE 6 – FULLY DEVELOPED DESTINATION (EUROVEGAS CITY BECOMES AN ESTABLISHED TOURIST LOCATION)



## PHASED DEVELOPMENT MODEL

THE PHASED DEVELOPMENT MODEL ALLOWS FOR THE COMBINATION OF CAPITAL FROM THE SALE OF RESORT PLOTS WITH THE CONSTRUCTION OF OUR OWN RESORTS, BALANCING SHORT-TERM CASH FLOW AND LONG-TERM VALUE CREATION. EACH SUBSEQUENT PHASE OF THE PROJECT NATURALLY INCREASES THE ECONOMIC POTENTIAL OF THE ENTIRE DESTINATION AND THE VALUE OF EUROVEGAS CITY GROUP.

EUROVEGAS City

# 8. GROWTH IN LAND VALUES

ONE OF THE KEY ASPECTS OF THE PROJECT IS THE GRADUAL INCREASE IN THE VALUE OF THE AREA.

LAND THAT IS INITIALLY USED AS AGRICULTURAL LAND HAS A RELATIVELY LOW VALUE, USUALLY AROUND 1-10 EUR/M$^2$. AFTER THE ZONING PLAN IS CHANGED, THE TRANSPORT INFRASTRUCTURE IS BUILT AND THE FIRST RESORTS BEGIN TO BE BUILT, THE VALUE OF THE LAND WILL INCREASE SIGNIFICANTLY.

A SIMILAR DEVELOPMENT HAS HISTORICALLY TAKEN PLACE, FOR EXAMPLE, IN THE LAS VEGAS STRIP AREA OF THE CITY OF LAS VEGAS.

HISTORICAL DATA SHOWS THAT THE VALUE OF LAND IN THIS AREA HAS INCREASED BY TENS OF THOUSANDS OF PERCENT SINCE THE BEGINNING OF DEVELOPMENT IN THE MID-20TH CENTURY. THE ORIGINAL DESERT LANDSCAPE HAS BECOME ONE OF THE MOST IMPORTANT TOURIST CENTERS IN THE WORLD.




TOURIST CORRIDOR

THE EUROVEGAS PROJECT IS CREATING A SIMILAR TOURIST CORRIDOR IN EUROPE – WITH THE AIM OF GRADUALLY BUILDING A NEW CENTER OF TOURISM, ENTERTAINMENT AND INVESTMENT.

EUROVEGAS City

# 9. PROJECT VALUE GROWTH

THE DEVELOPMENT OF LARGE TOURIST DESTINATIONS USUALLY TAKES PLACE IN SEVERAL SUCCESSIVE PHASES. THE VALUE OF THE TERRITORY INCREASES GRADUALLY AS THE INFRASTRUCTURE, VISITOR NUMBERS AND NUMBER OF RESORTS BUILT INCREASE.

THE EUROVEGAS PROJECT IS DESIGNED TO TAKE PLACE IN SEVERAL STAGES.

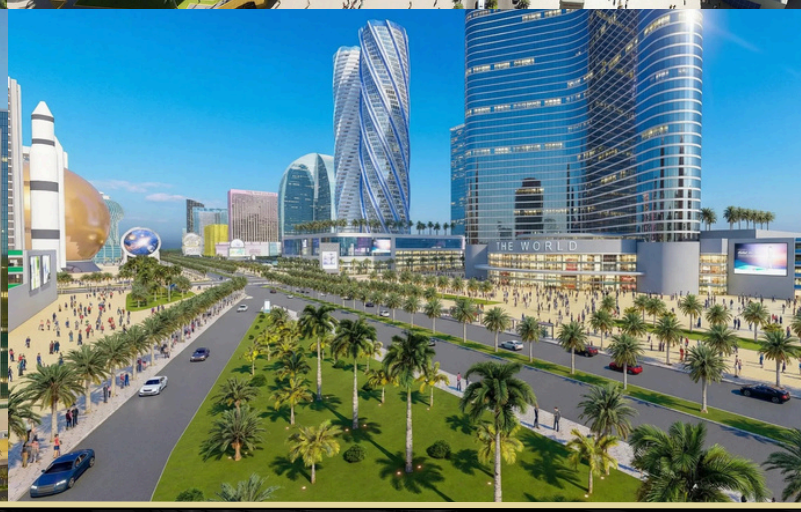
**INITIAL STAGE** – CHANGE OF THE SPATIAL PLAN AND PREPARATION OF INFRASTRUCTURE
**DEVELOPMENT STAGE** – CONSTRUCTION OF THE FIRST RESORTS AND HOTELS
**DESTINATION STAGE** – CREATION OF A FULL-FLEDGED TOURIST DESTINATION











# 9. PROJECT VALUE GROWTH

## INITIAL STAGE – LAND USE CHANGE AND INFRASTRUCTURE PREPARATION

INITIALLY, THE LAND IS USED PRIMARILY AS AGRICULTURAL LAND WITH RELATIVELY LOW VALUE. ONCE THE LAND USE CHANGE IS APPROVED, BASIC TRANSPORTATION INFRASTRUCTURE IS BUILT, AND PREPARATORY WORK BEGINS, THE VALUE OF THE LAND IS GUARANTEED TO INCREASE SIGNIFICANTLY.

THIS PHASE IS TYPICAL OF MOST LARGE DEVELOPMENT PROJECTS AND REPRESENTS THE FIRST STEP TOWARDS CREATING A NEW TOURIST AREA.












EUROVEGAS City

# 9. PROJECT VALUE GROWTH

DEVELOPMENT PHASE – CONSTRUCTION OF THE FIRST RESORTS AND HOTELS

AFTER THE FIRST HOTELS, RESORTS AND ENTERTAINMENT FACILITIES ARE BUILT, THE LOCATION BEGINS TO GAIN INTERNATIONAL ATTENTION. THE FIRST VISITORS, INVESTORS AND OTHER DEVELOPMENT PROJECTS ARRIVE.

DURING THIS PHASE, LAND VALUES CONTINUE TO RISE AS DEMAND FOR ATTRACTIVE LOCATIONS WITHIN THE EMERGING TOURIST CORRIDOR INCREASES.












# 9. PROJECT VALUE GROWTH

DESTINATION STAGE – THE EMERGENCE OF A FULL-FLEDGED TOURIST DESTINATION

AS THE AREA IS GRADUALLY SUPPLEMENTED WITH OTHER RESORTS, HOTELS, CONVENTION CENTERS, RESTAURANTS AND ENTERTAINMENT PROJECTS, A COMPREHENSIVE TOURIST DESTINATION IS CREATED. A HISTORICAL EXAMPLE OF SUCH A DEVELOPMENT IS THE LAS VEGAS STRIP AREA IN LAS VEGAS, WHICH HAS TRANSFORMED FROM A DESERT LANDSCAPE INTO ONE OF THE MOST VISITED TOURIST CENTERS IN THE WORLD IN JUST A FEW DECADES.

THE EUROVEGAS PROJECT AIMS TO CREATE A SIMILAR TOURIST CORRIDOR IN EUROPE, WHICH WILL BE GRADUALLY DEVELOPED IN THE LONG TERM AND WILL ATTRACT INVESTMENTS, VISITORS AND NEW PROJECTS.











# 10. INVESTMENT MODEL

## FINANCING PHILOSOPHY - STRUCTURED AND STAGED APPROACH

THE EUROVEGAS CITY PROJECT INVESTMENT MODEL IS DESIGNED TO COMBINE A RAPID RETURN ON CAPITAL FROM THE SALE OF PLOTS WITH LONG-TERM INCOME FROM ITS OWN RESORTS AND INFRASTRUCTURE.

THIS MODEL ALLOWS EUROVEGAS CITY GROUP TO GRADUALLY FINANCE THE CONSTRUCTION OF THE PROJECT WHILE CREATING STABLE GROWTH IN THE COMPANY'S VALUE.












# 10. INVESTMENT MODEL

## 1. CAPITAL FROM INVESTORS

THE FIRST PHASE OF THE PROJECT IS FINANCED THROUGH THE ISSUE OF SHARES OF EUROVEGAS CITY GROUP. THE CAPITAL RAISED IS INTENDED PRIMARILY FOR:

- PURCHASE OF LAND FOR THE PROJECT
- URBAN STUDIES
- TRANSPORT STUDIES
- ENVIRONMENTAL STUDIES
- CHANGE IN THE ZONING PLAN
- LEGAL AND PROJECT PREPARATION

THE GOAL OF THIS PHASE IS TO CREATE THE BASIC INFRASTRUCTURE OF THE PROJECT AND PREPARE THE AREA FOR THE ENTRY OF DEPARTMENTAL INVESTORS.












# 10. INVESTMENT MODEL

## 2. CREATING PROJECT VALUE

THE VALUE OF THE PROJECT INCREASES MAINLY DUE TO THREE FACTORS:

- CHANGE OF THE ZONING PLAN
- BUILDING OF INFRASTRUCTURE
- THE ENTRY OF THE FIRST DEPARTMENTAL INVESTORS

THESE STEPS ARE GUARANTEED TO INCREASE THE VALUE OF THE LAND MANY TIMES OVER THE ORIGINAL PURCHASE PRICE.












# 10. INVESTMENT MODEL

## 3. SALE OF RESORT PARCELS

AFTER THE INFRASTRUCTURE AND URBAN PLANNING ARE COMPLETED, THE COMPANY CAN BEGIN SELLING INDIVIDUAL RESORT PARCELS TO INTERNATIONAL RESORT DEVELOPERS OR OPERATORS.

TYPICAL RESORT DEVELOPERS OR OPERATORS CAN BE COMPANIES SUCH AS:

- MGM RESORTS INTERNATIONAL
- WYNN RESORTS
- CAESARS ENTERTAINMENT
- VICI PROPERTIES (OWNS MOST OF THE RESORTS IN LAS VEGAS)

THE SALE OF THESE PARCELS GENERATES SIGNIFICANT CAPITAL THAT CAN BE USED FOR FURTHER DEVELOPMENT OF THE PROJECT.










# 10. INVESTMENT MODEL

## 4. CONSTRUCTION OF OWN RESORTS

IN ADDITION TO SELLING PART OF THE PLOTS, EUROVEGAS CITY GROUP ALSO PLANS TO BUILD ITS OWN RESORTS.

THESE RESORTS WILL GENERATE LONG-TERM INCOME FROM:

- HOTEL ACCOMMODATION
- RESTAURANTS AND GASTRONOMIC SERVICES
- CASINOS
- ENTERTAINMENT CENTERS
- CONGRESS AND EVENT SPACES
- RENTAL OF COMMERCIAL SPACE

THIS CREATES A STABLE LONG-TERM SOURCE OF INCOME FOR THE COMPANY.












# 10. INVESTMENT MODEL

## 5. COMBINED GROWTH MODEL

THE PROJECT USES A COMBINED INVESTMENT MODEL THAT COMBINES:

- SELLING PART OF THE PLOTS - QUICK CAPITAL ACQUISITION
- CONSTRUCTION OF OWN RESORTS - LONG-TERM INCOME AND GROWTH OF THE COMPANY'S VALUE

THIS MODEL ALLOWS:

- TO FINANCE FURTHER PHASES OF THE PROJECT
- TO REDUCE INVESTMENT RISK
- TO STEADILY INCREASE THE COMPANY'S VALUE












# 10. INVESTMENT MODEL

## 6. GROWTH IN COMPANY VALUE

EUROVEGAS CITY GROUP'S COMPANY VALUE WILL GROW DUE TO:

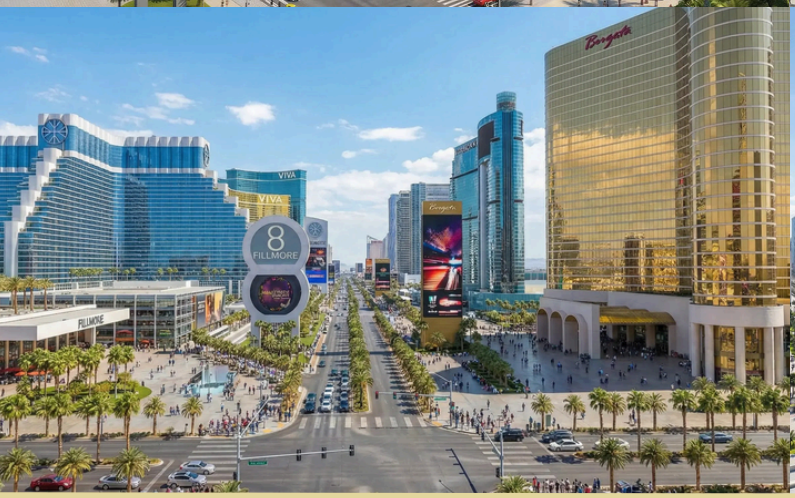
- GROWTH IN THE VALUE OF OWNED LAND
- INCOME FROM THE SALE OF PLOTS
- INCOME FROM THE OPERATION OF THE RESORTS
- DEVELOPMENT OF THE ENTIRE RESORT DESTINATION

ONCE THE PROJECT BEGINS TO DEVELOP AND THE RESORTS BEGIN TO ATTRACT MILLIONS OF VISITORS, THE COMPANY'S VALUE MAY GROW SIMILARLY TO COMPANIES THAT OPERATE RESORTS IN DESTINATIONS SUCH AS THE LAS VEGAS STRIP OR COTAI STRIP.












# 10. INVESTMENT MODEL

## 7. BENEFITS FOR INVESTORS

INVESTORS WHO ENTER THE PROJECT AT AN EARLY STAGE PARTICIPATE IN THE INITIAL GROWTH OF THE VALUE OF THE ENTIRE DESTINATION.
THIS MEANS THAT THE GROWTH OF THE VALUE OF THE PROJECT CAN BE GENERATED BY SEVERAL FACTORS SIMULTANEOUSLY:

- BY LAND VALUE GROWTH
- BY RESORT PLOT SALES
- BY INFRASTRUCTURE DEVELOPMENT
- BY RESORT OPERATIONS
- BY TOURIST ARRIVAL GROWTH

THANKS TO THIS COMBINATION, THE PROJECT WILL GENERATE VALUE AT DIFFERENT STAGES OF ITS DEVELOPMENT, MAKING IT AN ATTRACTIVE LONG-TERM INVESTMENT OPPORTUNITY.












# 11. FINANCIAL MODEL

THE FINANCIAL MODEL OF THE EUROVEGAS CITY PROJECT IS BASED ON THE GRADUAL CREATION OF VALUE THROUGH SEVERAL CONSECUTIVE INVESTMENT PHASES.

THE PROJECT COMBINES THREE MAIN SOURCES OF CAPITAL:

1. THE ISSUE OF SHARES OF EUROVEGAS CITY GROUP
2. THE SALE OF PART OF THE RESORT PLOTS TO STRATEGIC INVESTORS
3. THE CONSTRUCTION OF ITS OWN RESORTS GENERATING LONG-TERM INCOME

THIS MODEL ALLOWS FINANCING THE CONSTRUCTION OF THE CITY GRADUALLY, MINIMIZING RISK WHILE BUILDING LONG-TERM VALUE FOR THE COMPANY.











# 11. FINANCIAL MODEL

## PHASE 1 – CAPITAL FOR LAND ACQUISITION

THE FIRST SHARE ISSUE PROVIDES THE COMPANY WITH THE CAPITAL NEEDED FOR:

- LAND PURCHASE
- URBAN PLANNING STUDIES
- TRANSPORT STUDIES
- ENVIRONMENTAL STUDIES
- CHANGES IN THE ZONING PLAN
- PROJECT PREPARATION

AT THIS STAGE, BASIC OWNERSHIP OF THE TERRITORY AND THE READINESS OF THE PROJECT FOR FURTHER DEVELOPMENT ARE ESTABLISHED.

CURRENT MODEL SCENARIO:

- CAPITAL RAISED FROM INVESTORS: 100 MILLION EUR
- LAND PRICE: 5-10 EUR / $M^2$
- TOTAL PROJECT AREA: 10 $KM^2$ (10,000,000 $M^2$)

INVESTMENT:

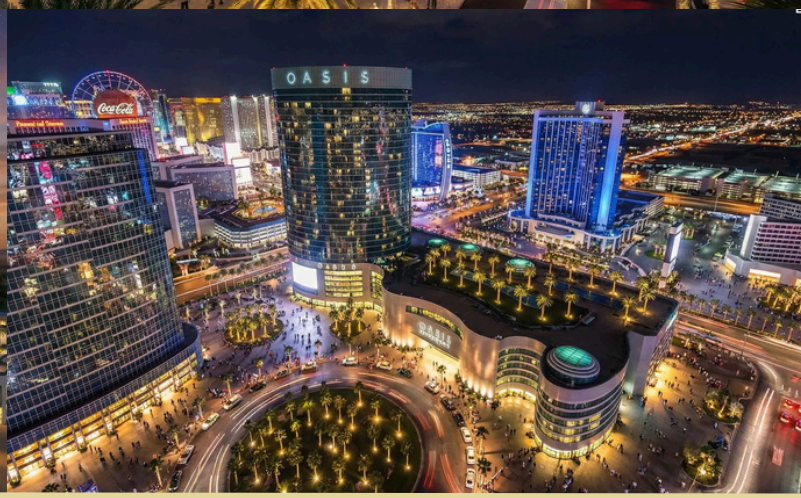
| | |
|---|---|
| PURCHASE OF LAND | EUR 50-100 MILLION |
| STUDY AND PROJECT PREPARATION | EUR 5-15 MILLION |
| LEGAL AND ADMINISTRATIVE PROCESSES | EUR 2-5 MILLION |











# 11. FINANCIAL MODEL

PHASE 2 – FIRST RESORT ZONE

AFTER THE ACQUISITION OF LAND AND PREPARATION OF THE PROJECT, THE SECOND PHASE OF DEVELOPMENT BEGINS. AFTER THE CHANGE OF THE ZONING PLAN AND THE PREPARATION OF THE INFRASTRUCTURE, THE VALUE OF THE LAND WILL INCREASE SIGNIFICANTLY. IN THIS PHASE, THE COMPANY WILL SELL THE FIRST 6 DEPARTMENTAL PLOTS, WHICH WILL FORM THE FIRST CONSTRUCTION PHASE OF THE CITY.

LAND PRICE:

- BEFORE THE PROJECT: 5–10 EUR / $M^2$
- AFTER THE CHANGE OF THE ZONING PLAN: 300–500 EUR / $M^2$

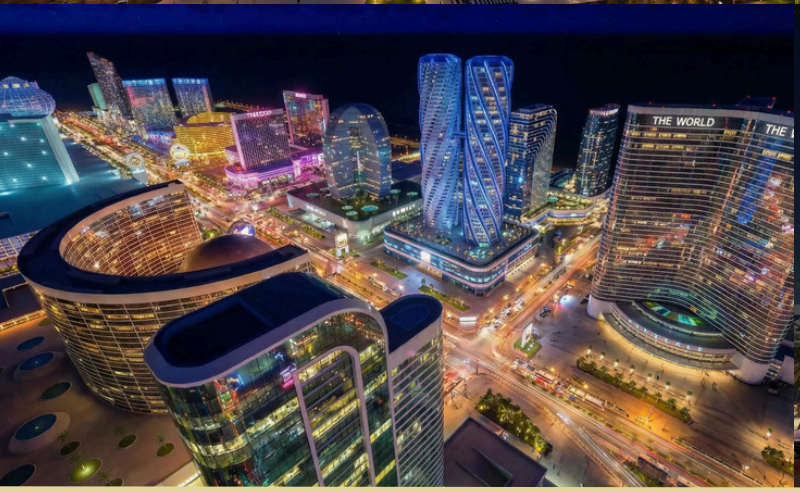
PLOTS:

| | |
|---|---|
| • SIZE OF 1 PLOT | 150,000 $M^2$ (300 M X 500 M) |
| • SALES PRICE | 300–500 EUR / $M^2$ |
| • VALUE OF 1 PLOT | 45–75 MILLION EUR |
| • TOTAL FOR 6 PLOTS | 270–450 MILLION EUR |












# 11. FINANCIAL MODEL

## PHASE 2 – FIRST RESORT ZONE

THIS CAPITAL IS THEN USED FOR:

- CITY INFRASTRUCTURE
- CONSTRUCTION OF THE MAIN BOULEVARD
- TRANSPORT CONNECTIONS
- PUBLIC SPACES
- PREPARATION OF OTHER RESORTS

THE TOTAL VALUE OF ALL 40 PLOTS WITH AN AREA OF 6,000,000 $M^2$ (I.E. WITHOUT THE BOULEVARD AND SURROUNDING AREAS) WILL THUS INCREASE IN REAL TERMS TO: **1.8 - 3 BILLION EUR**












# 11. FINANCIAL MODEL

## PHASE 3 – CONSTRUCTION OF OWN RESORTS

AFTER CREATING THE BASIC RESORT ZONE, EUROVEGAS CITY GROUP BEGINS TO IMPLEMENT ITS OWN RESORTS. THESE RESORTS ARE FINANCED THROUGH SEPARATE SHARE ISSUES FOR EACH RESORT.

EACH RESORT THUS REPRESENTS A SEPARATE INVESTMENT PHASE. SHARE ISSUE IN THE AMOUNT OF 1 - 1.5 BILLION EUR → CONSTRUCTION OF ONE OWN EUROVEGAS RESORT. THIS MODEL ALLOWS INVESTORS TO PARTICIPATE IN THE GROWTH OF THE COMPANY, WHICH IS GRADUALLY BUILDING ITS OWN RESORT PORTFOLIO.

## PHASE 4 – FURTHER GROWTH IN THE VALUE OF THE PROJECT

ONCE THE FIRST RESORTS START OPERATING, THE VALUE OF THE ENTIRE AREA WILL INCREASE SIGNIFICANTLY.

THIS WILL ALLOW THE COMPANY TO:

- SELL ADDITIONAL RESORT PLOTS AT A HIGHER PRICE
- ISSUE ADDITIONAL ISSUES OF SHARES FOR THE CONSTRUCTION OF ITS OWN RESORTS
- EXPAND THE CITY'S INFRASTRUCTURE

THIS CYCLE REPEATS ITSELF IN SUBSEQUENT STAGES OF DEVELOPMENT.



# 11. FINANCIAL MODEL

## PROJECT CAPITAL CYCLE

THE EUROVEGAS CITY DEVELOPMENT MODEL CAN BE SIMPLY DESCRIBED AS A CYCLE:

1. SHARE ISSUE → LAND PURCHASE
2. SALE OF FIRST PLOTS → CAPITAL FOR INFRASTRUCTURE
3. SHARE ISSUE → CONSTRUCTION OF OWN RESORTS
4. GROWTH IN CITY VALUE → HIGHER PLOT PRICES
5. ADDITIONAL RESORTS AND FURTHER INVESTMENT PHASES

EACH NEW PHASE INCREASES:

- LAND VALUE
- NUMBER OF VISITORS
- RESORT REVENUE
- VALUE OF EUROVEGAS CITY GROUP



# 11. FINANCIAL MODEL

## LONG-TERM MODEL

THE ENTIRE PROJECT ENVISAGES THE CONSTRUCTION OF APPROXIMATELY 40 RESORTS, WHICH WILL FORM AN INTEGRATED RESORT CITY.

THE MODEL ASSUMES A COMBINATION OF:

- RESORTS OWNED BY EUROVEGAS CITY GROUP (75%)
- RESORTS OWNED BY EXTERNAL RESORT OPERATORS (25%)

THIS HYBRID MODEL ENABLES:

- FASTER CITY CONSTRUCTION
- STABLE LONG-TERM REVENUES
- GROWTH IN COMPANY VALUE



# 12. ECONOMIC SUMMARY
(SALE OF RESORT PLOTS)

**PURCHASE OF THE ENTIRE PLOT (10,000,000 M²)**

| PURCHASE PRICE | COST |
|---|---|
| 5 €/M² | 50 MILLION € |
| 7 €/M² | 70 MILLION € |
| 10 €/M² | 100 MILLION € |

THE COST OF 1 RESORT PLOT (150,000 M2) I.E. LAND FOR 1 RESORT WILL BE IN THE RANGE: **750 – 1.5 MILLION €**

**PROCEEDS FROM THE SALE OF THE FIRST 6 PLOTS**

| | | |
|---|---|---|
| PLOT 1 + 2 | PRICE PER PLOT €40 MILLION | €80 MILLION |
| PLOT 3 + 4 | PRICE PER PLOT €50 MILLION | €100 MILLION |
| PLOT 5 + 6 | PRICE PER PLOT €60 MILLION | €120 MILLION |

THE SALE OF THE FIRST 6 PLOTS WILL GENERATE:

SALES: ~300 MILLION €
PROFIT: ~291–295 MILLION €
ROI: APPROX. 3 200% – 6 500%

**PROCEEDS FROM THE SALE OF 10 PLOTS**

| | | |
|---|---|---|
| PLOT 1 + 2 | PRICE PER PLOT €40 MILLION | €80 MILLION |
| PLOT 3 + 4 | PRICE PER PLOT €50 MILLION | €100 MILLION |
| PLOT 5 + 6 | PRICE PER PLOT €60 MILLION | €120 MILLION |
| PLOT 7 + 8 | PRICE PER PLOT €70 MILLION | €140 MILLION |
| PLOT 9 + 10 | PRICE PER PLOT €80 MILLION | €160 MILLION |

THE SALE OF THE FIRST 10 PLOTS WILL GENERATE:

SALES: ~600 MILLION €
PROFIT: ~585 – 592 MILLION €
ROI: APPROX. 3 900 % – 7 900 %

**TIMELINE**

| PHASE | TIME |
|---|---|
| LAND PURCHASE | 3 - 6 MONTHS |
| STUDY AND CHANGE OF ZONING PLAN | 18 - 24 MONTHS |
| SALE OF THE FIRST PLOTS | 24 - 36 MONTHS |

REALISTICALLY: 3 TO 4 YEARS

# 12. ECONOMIC SUMMARY
(CONSTRUCTION OF OWN RESORTS)

## DEVELOPMENT OF ITS OWN RESORTS

- NUMBER OF RESORTS: 30
- NUMBER OF CASINOS: 30
- TOTAL NUMBER OF HOTEL ROOMS: 90 000 - 120 000

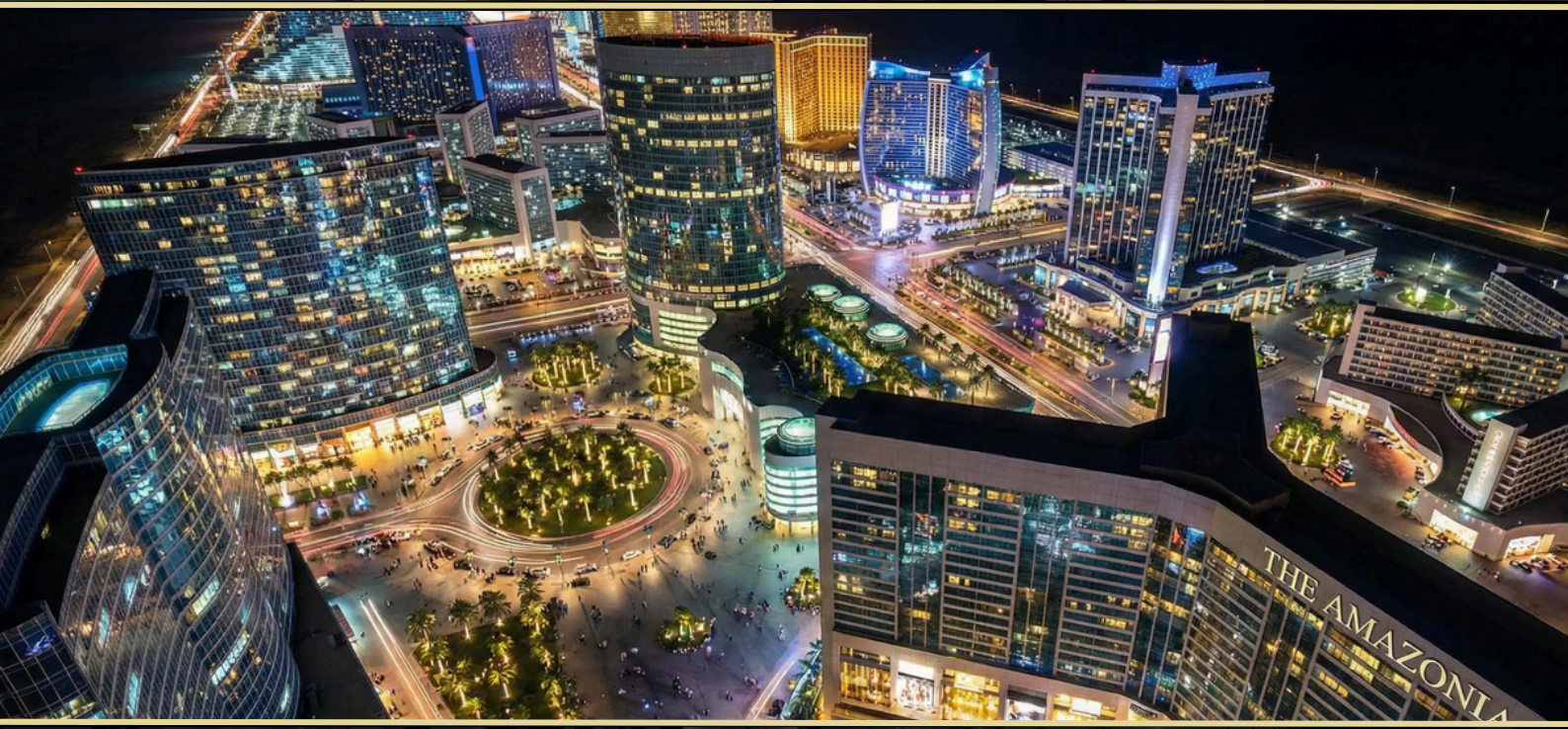
PTHE PROJECT IS DESIGNED SO THAT EACH RESORT FUNCTIONS AS A SEPARATE ECONOMIC UNIT WHILE BENEFITING FROM THE SHARED ECOSYSTEM OF THE CITY.

## INVESTMENT COSTS (CAPEX)

CONSTRUCTION OF 30 OWN RESORTS: ~45 BILLION EUR

CAPEX SUMMARY:

| ITEM | ESTIMATE |
|---|---|
| RESORTS (30) | 45 BILLION EUR |
| INFRASTRUCTURE | 5 – 7 BILLION EUR |
| LAND | < 0.10 BILLION EUR |
| CELKEM | ~50 – 52 BILLION EUR |



# 12. ECONOMIC SUMMARY
(CONSTRUCTION AND OPERATION OF OWN RESORTS)

**ESTIMATED PAYBACK TIME**

BASED ON CONSERVATIVE REVENUE AND OPERATING PERFORMANCE SCENARIOS, THE FOLLOWING PARAMETERS CAN BE EXPECTED:

INPUT ASSUMPTIONS:

- TOTAL CAPEX: €50-52 BILLION (PHASED CONSTRUCTION OF 30 RESORTS AND INFRASTRUCTURE)
- STABILIZED EBITDA: €6-8 BILLION PER YEAR
- CONSERVATIVE EBITDA MARGIN: 25-30%

ESTIMATED PAYBACK:

- GROSS PAYBACK (AT EBITDA LEVEL): APPROXIMATELY 7-9 YEARS FROM REACHING FULLY STABILIZED OPERATIONS
- TAKING INTO ACCOUNT THE PHASED CONSTRUCTION AND START-UP OF INDIVIDUAL PHASES: APPROXIMATELY 10-12 YEARS FROM THE START OF THE PROJECT

THIS CALCULATION IS BASED ON EBITDA AND DOES NOT INCLUDE THE IMPACT OF FINANCING, TAXES AND REINVESTMENTS. THE ACTUAL RETURN FOR INVESTORS MAY VARY DEPENDING ON THE CAPITAL STRUCTURE OF THE PROJECT.

THESE VALUES CORRESPOND TO LARGE INFRASTRUCTURE AND RESORT PROJECTS OF GLOBAL IMPORTANCE.



# 12. ECONOMIC SUMMARY
(CONSTRUCTION AND OPERATION OF OWN RESORTS)

SPECIFIC SCENARIOS AND NUMBERS, BASED ON THE ASSUMPTIONS OF THE EUROVEGAS CITY PROJECT AND THE EXPERIENCE OF LAS VEGAS.

| INDEX | LAS VEGAS STRIP | EUROVEGAS CITY |
|---|---|---|
| BOULEVARD LENGTH | 6.8 KM | 5.85 KM |
| NUMBER OF RESORTS | ABOUT 38 | 40 (OF WHICH 30 ARE OUR OWN) |
| TOTAL AREA | 11 KM² | 10 KM² |
| NUMBER OF ROOMS | 150 000 | 120 000 (90 000 OWN) |
| INVESTOR MODEL | OWN RESORTS + SPORADIC SALES | 25% SALE OF PLOTS 70% OWN RESORTS |
| ANNUAL ATTENDANCE | 42 MILLION | 15–20 MILLION (INITIAL PHASE) |
| AVERAGE SPEND PER VISITOR | 1 500 USD | 1 200–1 500 EUR |
| TOTAL REVENUE FROM VISITORS | 63 BILLION USD | EUR 18–30 BILLION |

EUROVEGAS CITY'S VISITOR NUMBERS WILL GRADUALLY INCREASE WITH THE CONSTRUCTION OF ADDITIONAL RESORTS AND A FULLY DEVELOPED INFRASTRUCTURE.



# 13. INVESTMENT SUMMARY

EUROVEGAS CITY IS A PLANNED NEXT-GENERATION LARGE-SCALE RESORT AND ENTERTAINMENT COMPLEX LOCATED IN THE AUTONOMOUS REGION OF ARAGÓN (SPAIN). THE PROJECT INCLUDES AN INTEGRATED SET OF HOTEL RESORTS, CASINOS, CONGRESS AND ENTERTAINMENT FACILITIES, COMPLEMENTED BY A COMPREHENSIVE URBAN INFRASTRUCTURE DESIGNED FOR LONG-TERM OPERATION AND SCALABLE GROWTH.

THIS SECTION PROVIDES A STRUCTURED OVERVIEW OF THE INVESTMENT FRAMEWORK OF THE PROJECT, INCLUDING BASIC CONSTRUCTION PARAMETERS, ESTIMATED CAPITAL COSTS, OPERATING ASSUMPTIONS AND MODEL REVENUE SCENARIOS BASED ON INTERNATIONAL COMPARISONS. THE INFORMATION PROVIDED SERVES AS AN INDICATIVE BASIS FOR PROFESSIONAL DISCUSSIONS WITH POTENTIAL INVESTORS, STRATEGIC PARTNERS AND FINANCIAL INSTITUTIONS.

## A. INVESTMENT OVERVIEW AND CAPITAL STRUCTURE

### **A1**. INTRODUCTORY SUMMARY

EUROVEGAS CITY IS A PLANNED LARGE-SCALE INTEGRATED RESORT COMPLEX DESIGNED AS THE FIRST EUROPEAN DESTINATION OF ITS KIND, INSPIRED BY THE LAS VEGAS ECONOMIC MODEL, BUT ADAPTED TO EUROPEAN REGULATORY, CULTURAL AND MARKET CONDITIONS.

THE PROJECT IS CONCEIVED AS A CITY OF ENTERTAINMENT, TOURISM AND HOSPITALITY, NOT AS A SINGLE RESORT.



# 13. INVESTMENT SUMMARY

**A2.** LOCATION & LAND

- LOCATION: ARAGON, SPAIN
- TOTAL AREA: 10 $KM^2$ (10 000 000 $M^2$)
- LAND PRICE IN THE AREA: < 10 EUR / $M^2$

ESTIMATED LAND PRICE:

- MINIMUM: ~ 50 MILLION EUR
- MAXIMUM: ~ 100 MILLION EUR

LAND REPRESENTS A NEGLIGIBLE PORTION OF THE PROJECT'S CAPITAL EXPENDITURE.

**A3.** URBAN PLANNING AND INFRASTRUCTURE

- MAIN AVENUE: 5,75 KM
- RESORTS ON BOTH SIDES OF THE BOULEVARD
- INTERNAL ROAD NETWORK, SIDEWALKS, SERVICE ROADS
- PARKING, LOGISTICS ZONES, TECHNICAL INFRASTRUCTURE

COST ESTIMATE:

- INFRASTRUCTURE AND PUBLIC SPACE: EUR 5-7 BILLION



# 13. INVESTMENT SUMMARY

**A4.** PHASE OF DEVELOPMENT

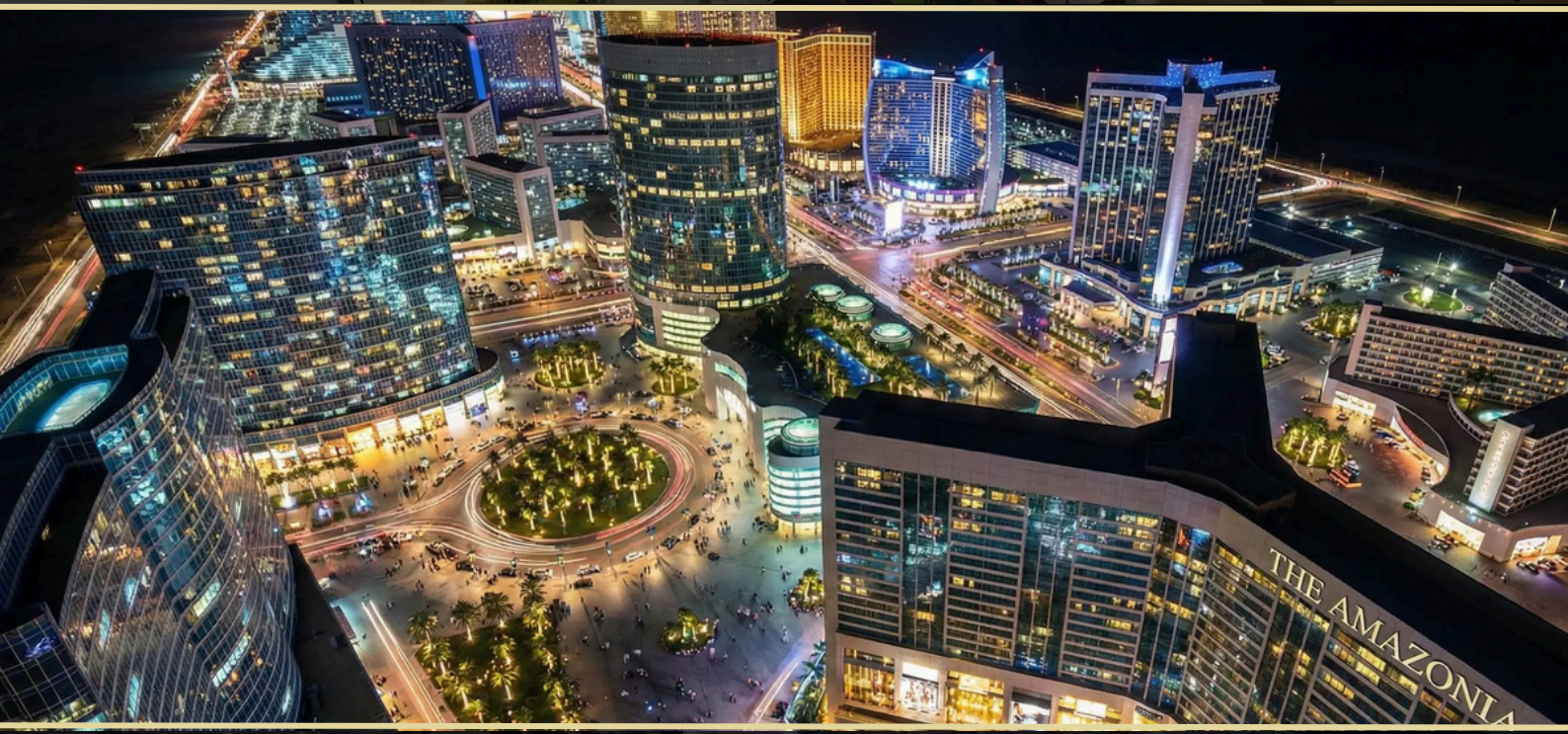
- PHASE 1 – ACQUISITION OF THE TERRITORY (PURCHASE OF APPROXIMATELY 10 KM² OF LAND)
- PHASE 2 – URBAN DEVELOPMENT PREPARATION (DEVELOPMENT OF STUDIES AND CHANGE OF THE ZONING PLAN)
- PHASE 3 – INFRASTRUCTURE (CONSTRUCTION OF THE MAIN BOULEVARD AND BASIC NETWORKS)
- PHASE 4 – SALE OF THE FIRST PLOTS (ARRIVAL OF THE FIRST RESORT COMPANIES)
- PHASE 5 – CONSTRUCTION OF RESORTS (OWN CONSTRUCTION OR CONSTRUCTION OF RESORTS ON SOLD PLOTS)
- PHASE 6 – FULLY DEVELOPED DESTINATION (EUROVEGAS CITY BECOMES AN ESTABLISHED TOURIST LOCATION)

THE PHASES SIGNIFICANTLY REDUCE:

- CAPITAL RISK
- PRESSURE ON CASH FLOW
- INVESTMENT VOLATILITY

**A5.** INVESTMENT LOGIC OF THE PROJECT

- LONG-TERM CHARACTER AND HYBRID MODEL
- REPEATABLE OPERATION
- DIVERSIFIED RETURNS



# 13. INVESTMENT SUMMARY

## **A6.** RISKS AND MITIGATION

| RISK | SOLUTIONS |
|---|---|
| REGULATION | PHASED DEVELOPMENT |
| DEMAND | SEGMENT DIVERSIFICATION |
| CAPEX | INVESTMENT ALLOCATION |

## **A7.** HIGH-RETURN LOGIC

EUROVEGAS CITY IS A LONG-TERM INFRASTRUCTURE AND OPERATIONAL PROJECT, THE ECONOMIC LOGIC OF WHICH IS BASED ON STABLE, REPEATABLE CASH FLOW, NOT ON SHORT-TERM PROFIT FOR THE DEVELOPER.

THE PROJECT IS THEREFORE EVALUATED PRIMARILY IN TERMS OF:

- LONG-TERM EBITDA
- OPERATING CASH FLOW
- GRADUAL RETURN ON INVESTED CAPITAL



# 13. INVESTMENT SUMMARY

**A8.** LONG-TERM INVESTMENT PROFILE

EUROVEGAS CITY IS CHARACTERIZED BY:

- CORE / CORE+ INFRASTRUCTURE INVESTMENT
- WITH A LONG-TERM HORIZON
- HIGH ENTRY BARRIERS
- LOW REPLICABILITY

AFTER REACHING A STABILIZED PHASE, THE PROJECT IS ABLE TO:

- GENERATE A STABLE ANNUAL CASH-FLOW
- FINANCE FURTHER DEVELOPMENT FROM ITS OWN RESOURCES
- PROVIDE SPACE FOR REFINANCING OR PARTIAL EXITS

**A9.** SUMMARY OF RETURN FOR INVESTORS

EUROVEGAS CITY IS NOT A SPECULATIVE REAL ESTATE PROJECT, BUT A LONG-TERM OPERATING INVESTMENT WITH PREDICTABLE ECONOMICS, THE RETURN OF WHICH IS BASED ON SCALE, DIVERSIFICATION OF REVENUES AND A STRONG INTERNATIONAL TOURIST MARKET.



# 14. BENCHMARKS AND SCENARIOS

## **1.** REFERENCE MODEL: LAS VEGAS

LAS VEGAS IS CONSIDERED THE BEST DOCUMENTED AND LONG-TERM OPERATING INTEGRATED RESORT MARKET IN THE WORLD.

LAS VEGAS KEY DATA:

- ANNUAL ATTENDANCE: 40-42 MILLION VISITORS
- NUMBER OF HOTEL ROOMS: ~150,000
- AVERAGE LENGTH OF STAY: 3.4 NIGHTS
- AVERAGE SPENDING PER VISITOR: €1,150-1,250
- ANNUAL REVENUE: €50-55 BILLION
- EBITDA MARGIN: 30-35%



# 14. BENCHMARKS AND SCENARIOS

**2.** TRANSFERRING THE MODEL TO EUROVEGAS CITY

EUROVEGAS CITY APPLIES THE LAS VEGAS MODEL WITH A CONSCIOUS DISCOUNT:

- EUROPE ≠ USA
- DIFFERENT REGULATION
- GRADUAL PROJECT LAUNCH

DISCOUNT APPLIED:

**–30% TO –40% COMPARED TO LAS VEGAS**

**3.** COMPARISON LAS VEGAS VS. EUROVEGAS CITY

| INDEX | LAS VEGAS | EUROVEGAS |
|---|---|---|
| ATTENDANCE | 40–42 MILLION | 28–35 MILLION |
| NUMBER OF ROOMS | ~150 000 | ~120 000 |
| SPENDING / PERSON | 1 150 –1 250 € | 700–900 € |
| ANNUAL SALES | €50–55 BILLION | €20–31 BILLION |



# 14. BENCHMARKS AND SCENARIOS

## 4. EUROVEGAS CITY ANNUAL REVENUE SCENARIOS

CONSERVATIVE SCENARIO

- ATTENDANCE: 28 MILLION
- SPENDING: €700
- REVENUE: EUR 19.6 BILLION

BASIC SCENARIO

- ATTENDANCE: 32 MILLION
- SPENDING: €800
- REVENUE: EUR 25.6 BILLION

OPTIMISTIC SCENARIO (STILL DISCOUNTED)

- ATTENDANCE: 35 MILLION
- SPENDING: €900
- REVENUE: EUR 31.5 BILLION

## 5. REVENUE STRUCTURE

| SEGMENT | SHARE |
|---|---|
| CASINOS | 30–35 % |
| HOTELS | ~30 % |
| F&B | 15–18 % |
| ENTERTAINMENT & EVENTS | 12–15 % |
| RETAIL & SERVICES | 5–8 % |

## 6. EBITDA AND OPERATING ECONOMY

- CONSERVATIVE EBITDA MARGIN: 25–30%

EBITDA ESTIMATE:

- CONSERVATIVE: EUR 5–6 BILLION
- BASELINE: EUR 6–8 BILLION
- OPTIMISTIC: EUR 8–9+ BILLION



# 14. BENCHMARKS AND SCENARIOS

**7.** LONG-TERM ECONOMIC SIGNIFICANCE

- TENS OF THOUSANDS OF JOBS
- STRONG MULTIPLIER EFFECT
- REPEAT VISITOR NUMBERS
- STABLE TOURIST MAGNET

**8.** RELATIONSHIP BETWEEN REVENUES, EBITDA AND RETURNABILITY

BASED ON COMPARISONS WITH LAS VEGAS AND OTHER GLOBAL RESORT DESTINATIONS, IT CAN BE STATED THAT THE KEY FACTOR IN RETURN IS NOT VISITOR NUMBERS THEMSELVES, BUT THE PROJECT'S ABILITY TO MONETIZE VISITOR STAYS ACROSS MULTIPLE SEGMENTS IN THE LONG TERM.



# 14. BENCHMARKS AND SCENARIOS

**9.** RECOVERY SCENARIOS (ILLUSTRATIVE)

| SCENARIO | REVENUE (EUR BILLION) | EBITDA (EUR BILLION) | APPROXIMATE RETURN |
|---|---|---|---|
| CONSERVATIVE | ~19,6 | ~5,0–5,5 | 10–12 YEARS |
| BASIC | ~25,6 | ~6,5–7,5 | 8–9 YEARS |
| OPTIMISTIC | ~31,5 | ~8,0–9,0 | 6–7 YEARS |

*THE VALUES GIVEN ARE INDICATIVE AND ASSUME FULLY STABILIZED OPERATION.*



# 14. BENCHMARKS AND SCENARIOS

**B10.** COMPARISON OF RETURNABILITY WITH LAS VEGAS

LAS VEGAS ACHIEVES IN THE LONG TERM:

- EBITDA MARGIN: 30-35%
- STABLE CASH FLOW
- HIGH RESILIENCE TO ECONOMIC CYCLES

EUROVEGAS CITY OPERATES WITH:

- LOWER MARGIN
- LOWER SPENDING PER PERSON
- MORE CONSERVATIVE ATTENDANCE

*THIS MEANS THAT THE EUROVEGAS CITY MODEL DOES NOT EXCEED, BUT RATHER UNDERESTIMATES, THE PERFORMANCE OF THE REFERENCE MARKET.*



# 15. ADVANTAGES

## EUROPEAN PROJECT OF WORLD SIGNIFICANCE

EUROVEGAS CITY IS AN EXCEPTIONAL PROJECT THAT REDEFINES THE CONCEPT OF AN ENTERTAINMENT AND RESORT DESTINATION IN EUROPE. IT IS NOT JUST A DEVELOPMENT PLAN, BUT A COMPREHENSIVE URBAN, ECONOMIC AND STRATEGIC VISION, THE AIM OF WHICH IS TO CREATE A NEW EUROPEAN CENTER OF ENTERTAINMENT, NIGHTLIFE AND INTERNATIONAL TOURISM.

## 1. EUROPEAN EQUIVALENT TO LAS VEGAS

EUROVEGAS CITY IS CONCEIVED AS THE EUROPEAN COUNTERPART OF LAS VEGAS, ADAPTED TO THE EUROPEAN MARKET, REGULATIONS AND CULTURAL ENVIRONMENT.

- CENTRALIZATION OF ENTERTAINMENT, NIGHTLIFE AND RESORT SERVICES INTO ONE COMPREHENSIVE CITY
- HIGH CONCENTRATION OF RESORTS, CASINOS AND MUSIC CLUBS
- INTERNATIONAL ATTRACTIVENESS TARGETING EUROPEAN AND GLOBAL VISITORS
- THE AIM IS TO CREATE THE MOST IMPORTANT NIGHTLIFE DESTINATION IN EUROPE



# 15. ADVANTAGES

## 2. INTEGRATED RESORT CITY

EUROVEGAS CITY IS DESIGNED AS A FULLY INTEGRATED RESORT CITY, WHERE THE INDIVIDUAL PARTS WORK IN SYNERGY WITH EACH OTHER.

- THE MAIN 6 KM BOULEVARD AS THE BACKBONE OF THE ENTIRE PROJECT
- RESORTS LOCATED ON BOTH SIDES OF THE BOULEVARD
- EACH RESORT OPERATES AS A SEPARATE UNIT AND PART OF THE WHOLE

THIS CONCEPT ALLOWS FOR:

- EFFICIENT OPERATION
- OPTIMIZATION OF VISITOR NUMBERS
- MAXIMUM USE OF INFRASTRUCTURE



# 15. ADVANTAGES

## 3. UNIQUE PROJECT SIZE AND STRUCTURE

EUROVEGAS CITY IS A PROJECT THAT HAS NO PARALLEL IN EUROPE.

- MINIMUM PROJECT AREA: 6 KM²
- TOTAL 40 RESORTS (21 NORTH / 19 SOUTH)

EACH RESORT INCLUDES: HOTEL, CASINO, MUSIC CLUB AND ENTERTAINMENT ZONE, COMPLETE RESORT SERVICES

THE RESULT IS THE LARGEST CONCENTRATION OF ENTERTAINMENT AND RESORT SERVICES IN ONE PLACE IN EUROPE.

## 4. DIVERSIFIED ECONOMIC MODEL

THE PROJECT IS BUILT ON A MULTI-SOURCE ECONOMIC MODEL THAT ENSURES STABILITY AND LONG-TERM SUSTAINABILITY.

- TOURISM AND SHORT-TERM STAYS
- NIGHTLIFE AND EVENT ENTERTAINMENT
- HOTEL AND RESORT SERVICES
- GASTRONOMY, RETAIL AND ACCOMPANYING ACTIVITIES

REVENUE DIVERSIFICATION REDUCES DEPENDENCE ON ONE SEGMENT AND STRENGTHENS THE PROJECT'S RESILIENCE.



# 15. ADVANTAGES

## 5. LONG-TERM VALUE CREATION

EUROVEGAS CITY IS DESIGNED WITH A LONG-TERM STRATEGIC HORIZON.

- GRADUAL CONSTRUCTION IN INDIVIDUAL PHASES
- INCREASE IN THE VALUE OF THE ENTIRE AREA
- POSSIBILITY OF REINVESTMENT AND FURTHER EXPANSION

THE PROJECT IS NOT A SHORT-TERM PLAN, BUT A LONG-TERM PROJECT FOR VALUE GROWTH AND INTERNATIONAL SIGNIFICANCE.

## 6. STRATEGIC BENEFIT FOR EUROPE

EUROVEGAS CITY BRINGS:

- A NEW EUROPEAN TOURIST MAGNET
- JOB CREATION
- INFRASTRUCTURE DEVELOPMENT
- INTERNATIONAL VISIBILITY OF THE REGION

THE PROJECT HAS THE POTENTIAL TO BECOME A EUROPEAN SYMBOL OF MODERN ENTERTAINMENT AND RESORT TOURISM.



# 16. INVESTMENT INCOME PROGRAM
(PHASE 1)

GET UP TO **2.5** TIMES YOUR INVESTMENT DURING THE FIRST PHASE WHILE REMAINING A SHAREHOLDER IN THE PROJECT.
PARTICIPATE IN THE MOST PROFITABLE PART OF THE DEVELOPMENT – LAND TRANSFORMATION – AND THEN TAKE ADVANTAGE OF THE LONG-TERM POTENTIAL OF THE EUROVEGAS CITY RESORT TOWN.

THE FIRST PHASE OF THE EUROVEGAS CITY PROJECT REPRESENTS A UNIQUE INVESTMENT OPPORTUNITY TO ENTER THE MOMENT WHEN THE GREATEST VALUE OF THE ENTIRE PROJECT IS CREATED.

UNLIKE LATER PHASES, WHICH GENERATE STABLE OPERATING REVENUES, THIS STAGE IS FOCUSED ON TRANSFORMING LAND – FROM ORIGINAL ARABLE LAND TO FULLY PREPARED BUILDING PLOTS INTENDED FOR THE CONSTRUCTION OF LARGE-SCALE RESORTS.

## 1. SCOPE AND USE OF THE INVESTMENT

THE TOTAL VOLUME OF THE FIRST INVESTMENT ISSUE IS: 100 000 000 EUR

THE FUNDS WILL BE USED FOR:

- ACQUISITION OF LAND WITH AN AREA OF APPROXIMATELY 10 $KM^2$
- DEVELOPMENT OF STUDIES AND PROJECT PREPARATION
- CHANGE OF THE ZONING PLAN FOR DEPARTMENTAL AND COMMERCIAL USE
- CREATION OF CONDITIONS FOR THE ENTRY OF STRATEGIC PARTNERS

THE GOAL OF THIS PHASE IS TO CREATE VALUE AND SUBSEQUENTLY SELL THE PREPARED PLOTS.

## 2. VALUE CREATION AND SALE OF PLOTS

AFTER THE COMPLETION OF THE PREPARATION, THE AREA WILL BE DIVIDED INTO SEPARATE BUILDING PLOTS FOR THE CONSTRUCTION OF RESORTS.

PLANNED SALE:

- 6 TO 10 PLOTS
- EACH PLOT SIZE APPROX. 150,000 $M^2$

EXPECTED SELLING PRICES:

- EUR 40–80 MILLION PER PLOT

FOR THE PURPOSES OF THE INVESTMENT MODEL, A REALISTIC SCENARIO IS USED:

- 10 PLOTS
- AVERAGE PRICE: 60 MILLION EUR

TOTAL SALES: EUR 600 MILLION

# 16. INVESTMENT INCOME PROGRAM
(PHASE 1)

## 3. PROJECT PROFIT AND INVESTOR SHARE

- TOTAL COSTS OF THE FIRST PHASE: 100 000 000 EUR
- TOTAL REVENUE FROM THE SALE OF PLOTS: 600 000 000 EUR
- EXPECTED PROFIT: 500 000 000 EUR
- OF THIS PROFIT, IT IS INTENDED TO BE DISTRIBUTED TO INVESTORS: 50 % = 250 000 000 EUR

## 4. RETURN ON INVESTMENT

THIS MODEL REPRESENTS:

- 2.5 TIMES THE INVESTMENT (150% PROFIT)
- INVESTMENT HORIZON APPROX. 3 - 5 YEARS

## 5. ANNUAL APPRECIATION (P.A.)

FOR BETTER ORIENTATION, WE PRESENT THE CONVERSION TO THE AVERAGE ANNUAL APPRECIATION:

| INVESTMENT HORIZON | OVERALL VALUE | ANNUAL YIELD |
|---|---|---|
| 3 YEARS | 2,5× | ≈ 35 % PER YEAR |
| 4 YEARS | 2,5× | ≈ 26 % PER YEAR |
| 5 YEARS | 2,5× | ≈ 20 % PER YEAR |

THE EXPECTED PROJECT APPRECIATION IS APPROXIMATELY 20–35% PER YEAR, DEPENDING ON THE SPEED OF IMPLEMENTATION.

## 6. MODEL EXAMPLES

FOR A BETTER IDEA, WE PRESENT AN INDICATIVE RETURN ON INVESTMENT IN THE FIRST PHASE OF THE PROJECT (2.5X RETURN MODEL):

| INVESTMENT | RETURNABILITY | NET PROFIT |
|---|---|---|
| EUR 5 000 | EUR 12 500 | EUR 7 500 |
| EUR 15 000 | EUR 37 500 | EUR 22 500 |
| EUR 25 000 | EUR 62 500 | EUR 37 500 |
| EUR 50 000 | EUR 125 000 | EUR 75 000 |
| EUR 100 000 | EUR 250 000 | EUR 150 000 |

# 16. INVESTMENT INCOME PROGRAM
(PHASE 1)

## 7. GRADUAL PAYMENT OF REVENUES

REVENUES ARE PAID CONTINUOUSLY ACCORDING TO THE REALIZATION OF THE SALE OF INDIVIDUAL PLOTS:

- FIRST SALES → FIRST PAYMENTS TO INVESTORS
- FURTHER SALES → ONGOING PAYMENTS
- FINAL SALES → PAYMENT OF THE TOTAL REVENUE

THE INVESTOR THUS PARTICIPATES IN THE PROJECT'S CASH FLOW ALREADY DURING ITS IMPLEMENTATION.

## 8. THE INVESTOR REMAINS A SHAREHOLDER

THE MAIN ADVANTAGE OF THIS MODEL IS THAT THE PAYMENT OF THE FIRST PHASE PROCEEDS DOES NOT CONSTITUTE THE TERMINATION OF THE INVESTMENT.

- THE INVESTOR CONTINUES TO HOLD HIS SHARES IN THE COMPANY
- RETAINS A STAKE IN THE ENTIRE EUROVEGAS CITY PROJECT

THIS MEANS THAT:

- THE INVESTOR RECEIVES A RETURN ON HIS INVESTMENT + THE FIRST PHASE PROCEEDS
- THE INVESTOR REMAINS PART OF THE FURTHER GROWTH OF THE PROJECT



# 16. INVESTMENT INCOME PROGRAM
(PHASE 1)

## 9. THE INVESTMENT DOES NOT END THERE – THE NEXT PHASE BEGINS

AFTER THE SALE OF THE PLOTS, THE PROJECT CONTINUES:

- DEVELOPERS ARE BUILDING THEIR OWN RESORTS ON THE SOLD PLOTS
- EUROVEGAS CITY GROUP LAUNCHES ANOTHER SHARE ISSUE TO FINANCE THE CONSTRUCTION OF THEIR OWN RESORTS
- EUROVEGAS CITY GROUP OWNS THE REMAINING 30 RESORT PLOTS

THE INVESTOR THUS RECEIVES A COMBINATION OF: SHORT-TERM CAPITAL APPRECIATION AND LONG-TERM PARTICIPATION IN THE PROJECT

## 10. FUTURE DIVIDEND POTENTIAL

IN THE NEXT PHASES, AFTER THE LAUNCH OF THE OWN RESORTS, THERE IS ROOM TO GENERATE STABLE CASH FLOW FROM:

- HOTEL CAPACITIES
- CASINOS AND ENTERTAINMENT INDUSTRY
- RETAIL AND SERVICES
- EVENTS AND TOURISM

THESE REVENUES ARE SUBSEQUENTLY DISTRIBUTED IN THE FORM OF REGULAR DIVIDENDS TO SHAREHOLDERS

## 11. INVESTOR SUMMARY

THE INVESTOR CAN RECOVER HIS INVESTMENT, INCLUDING SIGNIFICANT APPRECIATION ALREADY IN THE FIRST PHASE OF THE PROJECT, WHILE RETAINING AN EQUITY STAKE THAT ALLOWS HIM TO PARTICIPATE IN THE FURTHER GROWTH AND FUTURE REVENUES OF EUROVEGAS CITY. THE SCENARIOS PRESENTED REPRESENT A PLANNED MODEL BASED ON CURRENT ASSUMPTIONS. ACTUAL RESULTS MAY VARY DEPENDING ON MARKET CONDITIONS, REGULATORY ENVIRONMENT AND THE SPEED OF PROJECT IMPLEMENTATION. THE RETURN IS NOT GUARANTEED AND IS DIRECTLY DEPENDENT ON THE SUCCESSFUL IMPLEMENTATION OF THE PROJECT.



# 17. HOW TO INVEST

INVESTMENT IN THE EUROVEGAS CITY PROJECT IS REALIZED THROUGH THE PURCHASE OF SHARES OF THE EUROVEGAS CITY GROUP.

KEY INFORMATION FOR INVESTORS

1. SHARE CLASS:

- CLASS B
- ECONOMIC PARTICIPATION IN THE VALUE OF THE PROJECT
- ENTITLEMENT TO A SHARE IN THE PROFIT ACCORDING TO THE COMPANY'S TERMS
- WITHOUT VOTING AND MANAGEMENT POWERS
- SEPARATION OF PROJECT MANAGEMENT FROM CAPITAL PARTICIPATION

2. MINIMUM INVESTMENT:

- MINIMUM PURCHASE = 1,000 SHARES
- THE PRICE OF A SHARE (INITIAL ISSUE) IS: 1 EUR = 1 SHARE



# 17. HOW TO INVEST

## 3. ALLOCATION OF CAPITAL OBTAINED FROM THE SALE OF SHARES (FIRST ISSUE):

100 % IS INTENDED FOR FINANCING THE PURCHASE OF LAND (10 KM$^2$), ALL STUDIES AND THE CHANGE OF THE ZONING PLAN
50 % OF THE PROFIT FROM THE SALE OF 10 PLOTS IS PAID TO INVESTORS (SHAREHOLDER B) AS A SHARE OF THE PROFIT
50 % OF THE PROFIT FROM THE SALE OF 10 PLOTS IS USED FOR THE CONSTRUCTION OF THE BOULEVARD AND A BONUS FOR INVESTORS (SHAREHOLDER A)

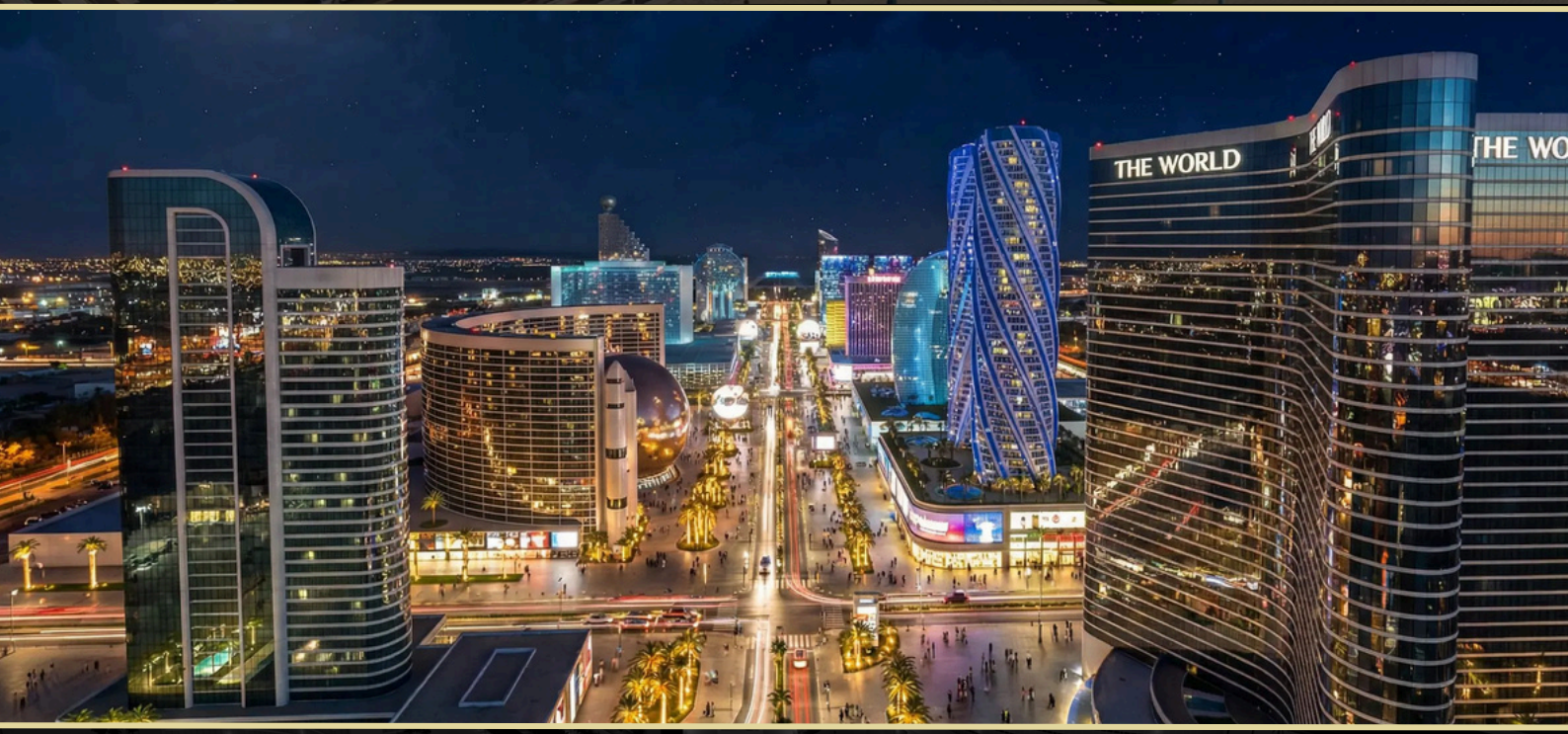
## 4. ALLOCATION OF CAPITAL OBTAINED FROM THE SALE OF SHARES (SECOND AND SUBSEQUENT ISSUES):

90 % IS INTENDED FOR FINANCING THE CONSTRUCTION OF ITS OWN RESORTS (30 RESORTS)
10 % IS INTENDED FOR THE OPERATING FUND (COSTS ASSOCIATED WITH PREPARATION AND ALL NECESSARY ACTIVITIES)

## 5. BENEFITS FOR INVESTORS:

- A SHARE IN THE GROWTH OF THE COMPANY'S VALUE WITH THE POSSIBILITY OF EXPONENTIAL APPRECIATION OF SHARES.
- THE COMBINATION OF SHORT-TERM INCOME FROM THE SALE OF PLOTS AND LONG-TERM INCOME FROM THE OPERATION OF RESORTS ENSURES A STABLE AND DIVERSIFIED RETURN.

INVESTING IN EUROVEGAS CITY GROUP SHARES IS AN OPPORTUNITY TO BE PART OF A UNIQUE EUROPEAN PROJECT, PARTICIPATE IN ITS GROWTH AND OBTAIN FINANCIAL APPRECIATION WITH A POTENTIAL THAT MATCHES THE UNIQUENESS OF THE ENTIRE DESTINATION.



# 18. CONCLUSION

THE EUROVEGAS CITY PROJECT IS NOT JUST ANOTHER DEVELOPMENT PROJECT – IT IS A HISTORIC INVESTMENT OPPORTUNITY THAT HAS THE POTENTIAL TO CHANGE THE FACE OF EUROPEAN TOURISM, ENTERTAINMENT AND LUXURY LIFESTYLE.

**WHY INVEST NOW:**

1. UNIQUENESS OF THE PROJECT- NO OTHER EUROPEAN PROJECT RESEMBLES THE COMPLEX WITH 40 RESORTS, 5.85 KM OF BOULEVARD AND FULLY INTEGRATED INFRASTRUCTURE.

2. INVESTMENT IN THE GROWTH OF THE COMPANY - THE PURCHASE OF SHARES IN EUROVEGAS CITY GROUP ALLOWS INVESTORS TO PARTICIPATE IN THE VALUE OF THE ENTIRE PROJECT, WHICH WILL GROW WITH THE CONSTRUCTION OF RESORTS, SALE AND LEASE OF PLOTS AND DEVELOPMENT OF INFRASTRUCTURE.

3. LONG-TERM INCOME AND APPRECIATION - THE COMBINATION OF INCOME FROM THE SALE OF PLOTS AND THE OPERATION OF ITS OWN RESORTS PROVIDES A STABLE CASH FLOW AND THE POTENTIAL FOR EXPONENTIAL GROWTH IN THE VALUE OF THE COMPANY AND SHARES.

4. THE OPPORTUNITY TO BE AT THE BIRTH OF A LEGEND - EUROVEGAS CITY WILL BE THE EUROPEAN EQUIVALENT OF LAS VEGAS, A DESTINATION THAT WILL GO DOWN IN HISTORY AND ATTRACT MILLIONS OF VISITORS FROM ALL OVER THE WORLD.

5. STRATEGIC DIVERSIFICATION – INVESTORS BENEFIT FROM THE GROWTH OF THE COMPANY IN A COMBINATION OF RAPID APPRECIATION OF PLOTS AND LONG-TERM OPERATION OF RESORTS, WHICH MINIMIZES RISK AND MAXIMIZES SHARE RETURNS.

BEING A SHAREHOLDER OF EUROVEGAS CITY GROUP MEANS INVESTING IN THE FUTURE OF EUROPEAN TOURISM AND ENTERTAINMENT. EVERY INVESTOR HAS THE OPPORTUNITY TO PARTICIPATE IN THE GROWTH OF THE COMPANY'S VALUE, BENEFIT FROM THE GRADUAL DEVELOPMENT OF THE PROJECT AND BECOME PART OF HISTORY THAT WILL CHANGE THE MAP OF EUROPEAN ENTERTAINMENT FOREVER.



# 19. AWARDS

## **RED** Coin

**EUROVEGAS RED COIN -** THIS COIN (INCLUDING DECORATION) IS INTENDED EXCLUSIVELY FOR INVESTORS WHO HAVE INVESTED AT LEAST **EUR 1,000** IN THE EUROVEGAS CITY PROJECT.

THE COIN HAS A DIAMETER OF 50 MM AND IS PLATED WITH 24 CARAT GOLD.







## **BLUE** Coin

**EUROVEGAS BLUE COIN** - THIS COIN (INCLUDING DECORATION) IS INTENDED EXCLUSIVELY FOR INVESTORS WHO HAVE INVESTED AT LEAST **EUR 10,000** IN THE EUROVEGAS CITY PROJECT.

THE COIN HAS A DIAMETER OF 50 MM AND IS PLATED WITH 24 CARAT GOLD.






# 19. AWARDS

## **GREEN** Coin

**EUROVEGAS GREEN COIN** - THIS COIN (INCLUDING DECORATION) IS INTENDED EXCLUSIVELY FOR INVESTORS WHO HAVE INVESTED AT LEAST **EUR 100,000** IN THE EUROVEGAS CITY PROJECT.

THE COIN HAS A DIAMETER OF 50 MM AND IS PLATED WITH 24 CARAT GOLD.







## **BLACK** Coin

**EUROVEGAS BLACK COIN** - THIS COIN (INCLUDING DECORATION) IS INTENDED EXCLUSIVELY FOR INVESTORS WHO HAVE INVESTED AT LEAST **1 MILLION EUROS** IN THE EUROVEGAS CITY PROJECT.

THE COIN HAS A DIAMETER OF 50 MM AND IS PLATED WITH 24 CARAT GOLD.









EUROVEGAS
City

**EUROVEGAS CITY GROUP PLC**

25 VOUKOURESTIOU STREET
NEPTUNE HOUSE, 1ST FLOOR
LIMASSOL 3045
CYPRUS

EUROVEGASCITY.COM