

The **HIVE** Project

SERVICED APARTMENT INVESTMENT
A High Performing Return Opportunity



What are 'Serviced Apartments'

Serviced apartments are flexible accommodations that are fully furnished and equipped with the latest in design trends and come with all appliances in order to create a homelike environment for either short-term, mid-term or long-term stays.

Serviced apartments are ideal housing options for students, young professionals, tourists or executives, what makes this type of asset class so appealing is the flexibility they offer towards its users and the way the asset can be used.

Why invest in Serviced Apartments

In Athens, Greece, the serviced apartment sector is now starting to develop and expand into the city and will be filling a major gap in the accommodation market.

As of today, options for housing in Athens have remained unchanged for decades, however the demands for accommodations from young professionals, to corporations all the way to student housing and tourists have changed greatly and thus, Athens is being introduced to a new asset class which is now long over due.

Being in the cusp of this rise however presents opportunities towards investors.

The Board of Directors have outlined a strategic vision to focus on expanding the portfolio of serviced apartment units, recognizing the demand and existing gap in the ultimate goal is continue to develop and add to an existing serviced apart-



ment portfolio that will serve an array of asset types including student housing, hospitality and employee housing.

For a complete Serviced Apartment portfolio to be developed, our company is currently in discussions in partnering with international brands for the portfolio's operation and management which will create and add value to the portfolio itself.

By pairing our portfolio with trusted brands and operators, an ideal investment environment is created.

The operator then offers, a hassle free management option for them to not be involved in day to day operations or costs associated with operations and leave the investors with net annual income.

OUR VISION — A ONE OF A KIND SERVICED APARTMENT COMPLEX WITHIN AN IDEAL INVESTMENT ENVIRONMENT

Pure Investment Product – A High Performing ROI Opportunity

Our company, one of the leaders in investment real estate development concepts in Greece, has now created a high performing Return on Investment real estate product that can be achieved by every type of investors.

SERVICED APARTMENT INVESTMENT BREAKDOWN:

We acquires one more asset in a strategic location:

- ▶ Near Universities
- ▶ Near the City Center
- ▶ Easy Access to Transportation
- ▶ Near Fortune 500 Companies

We evaluates tenants based on the following:

- ✓ The value of the lease agreement must provide to the investor a high yield.
- ✓ The investment must be hassle free for our investor, that means the tenant will cover all expenses, such as maintenance fees, operation fees, utilities, etc and will provide a NET lease.
- ✓ Customer Reviews and Satisfaction.



Introducing the Hive

A One of A Kind Serviced Apartment Complex

Creating one of the first, multi amenity, Serviced Apartment Complexes in Athens, the Hive will encompass a large number of serviced apartments along with co-working spaces, a fitness area and a cinema/lounge area.





Asset Overview

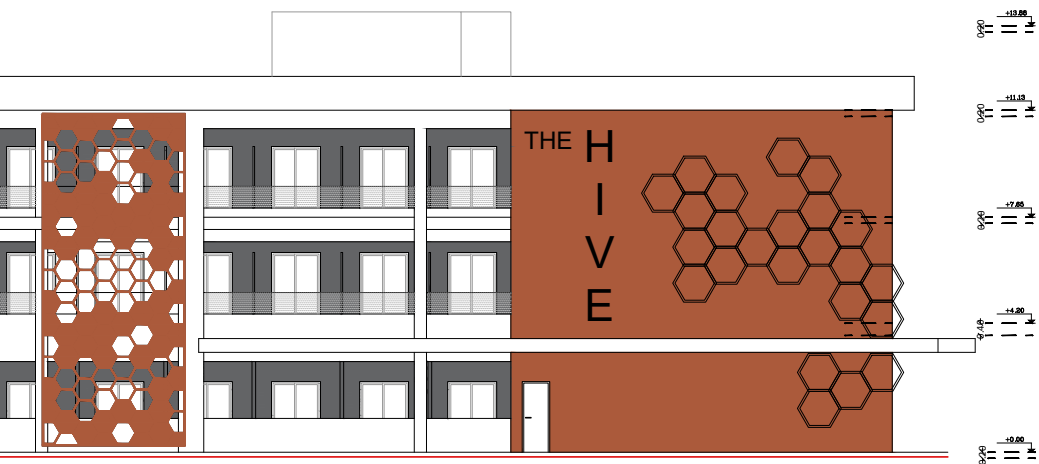
- ▶ 3 levels (ground floor – 1st floor – 2nd floor)
- ▶ GBA: 4.012,65 sqm
- ▶ 110 serviced apartment units in total
- ▶ 23 sq.m. average unit size
- ▶ 24/7 reception area
- ▶ Secured premises
- ▶ Fully furnished and equipped, move in ready apartments
- ▶ Common professional laundry area
- ▶ Gym & study spaces
- ▶ Lounge / cinema area
- ▶ Asset Delivery - Q4 2025

FLOOR PLAN

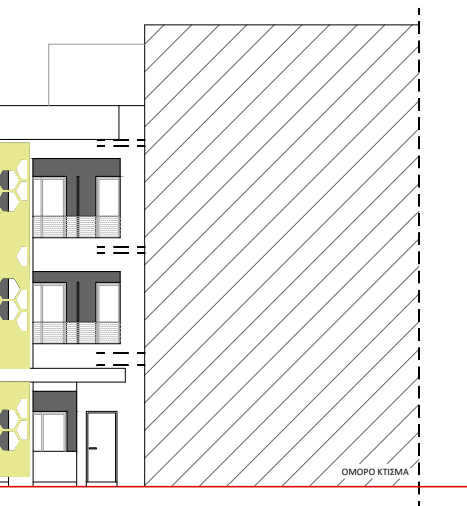


North Facade





East Facade



Amenities



24/7 reception desk



Security



Cinema/lounge rooms



Co working areas



Garden lounge area



Gym – Fitness area



Laundry room



Storage areas



HIVE

multifunctional complex

75 m

Metro Station

350 m

Sklavenitis Super Market

4.5 km

Athens Acropolis

150 m

Cafes/Restaurants

50 m

Bus Stop



Turnkey investment solution — Secure yourself a high and stable yield

The build to suit co-living campus is being constructed according to specific technical guideline of the serviced apartments management company. The whole project will be leased for long term (10 years) to the management company, thus, owners will secure earning high, stable and long term returns. Indicatively, the guaranteed investment return starts from 4.2%

High Performing Investment Opportunity



program

GOLDEN
VISA
GR

For this project, Greek golden visa through investment of the minimum threshold (250.000 €) is available, as the property status has already been converted to residential.

New regulation concerning international investors interested in obtaining residence permit through real estate investment in Greece

Accordingly, to the new regulation, the Hive project gives the possibility for investors to obtain residence permit after acquiring **1 ownership** for at least **250.000 €** as the status has been **changed from commercial to residential**.

In addition, these properties will be leased to the management company, which will sublet them in the short and medium term. According to the new Residence permit legislation, the properties that have acquired to apply for the residence permit, are prohibited to rent out short-term **in the context of the sharing economy**, as well as to sublet.

The short-term rental legislation **in the context of the sharing economy** states:

A short-term lease is defined as the lease or sublet of a property, if it is not posted on a digital platform in its context sharing economy or not and whether the contract is concluded through of the digital platform, for a specific period, shorter than sixty (60) days and if no other services are provided apart from it accommodation and the provision of bed linen, consequently it refers to Airbnb status where the properties receive a registration number. Legislation n. 4446/2016 article 11.

Moschato Hive which **is classified (ΕΕΔΔ) - (Serviced apartments) as organized tourist accommodation**. The lease from the management company, of all shared and main owned areas of the building, and their subletting, **does not affect the status of obtaining a residence permit based on the new legislation**.





