



The Continent Resort

大陆度假村

Brief Project Information

项目信息简介

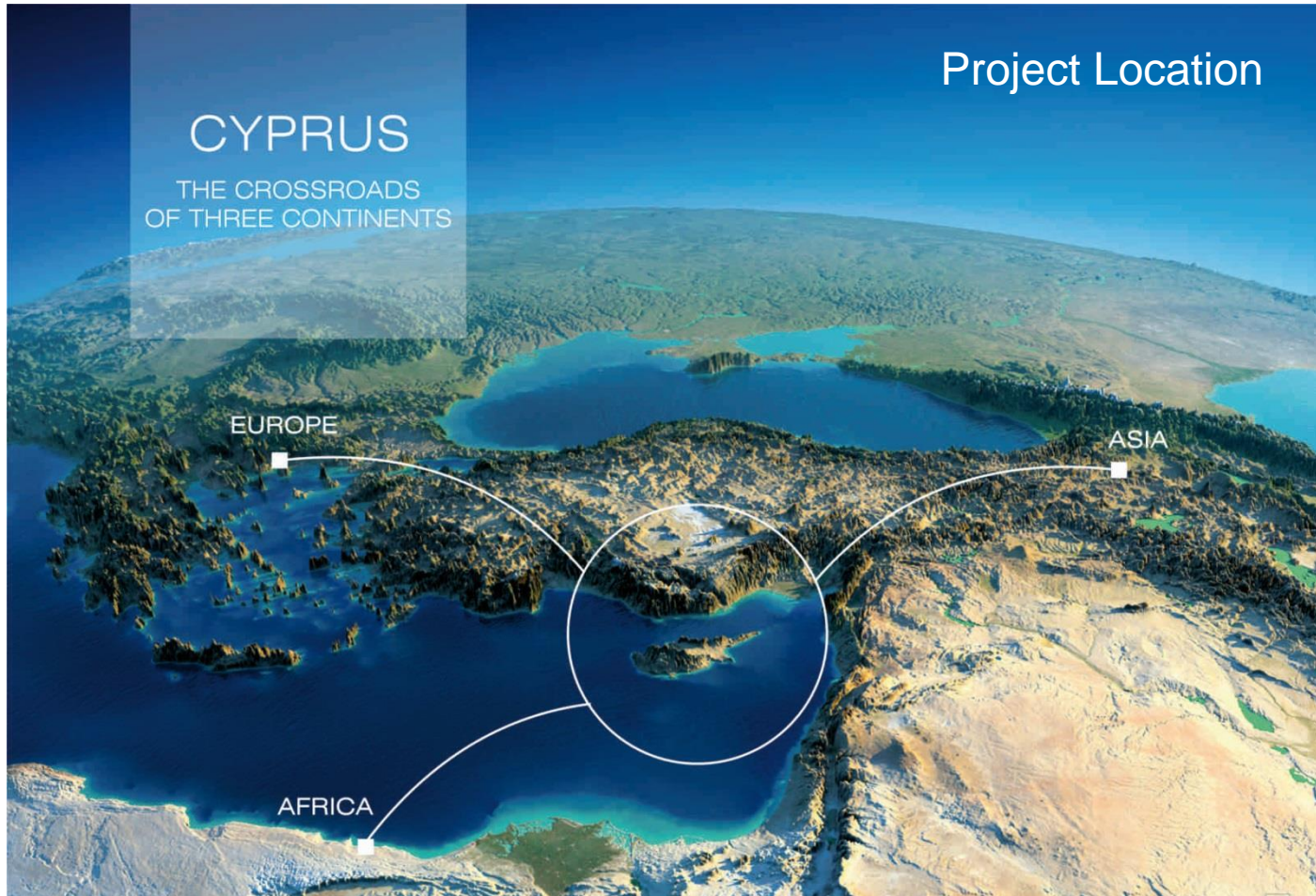
Strictly Confidential

严格保密

Project Location

CYPRUS

THE CROSSROADS
OF THREE CONTINENTS



LOCATION



- Proximity to Europe, Middle East, Asia and Africa
- 2 hours away from Rome, Athens, Geneva, Cairo, Amman
- 4 hours from London, Paris, Berlin, Moscow, Dubai.



THE CONTINENT RESORT







- 1450 m from the sea **距离大海1450米**
- 3 kilometers from Coral Bay Centre **距珊瑚湾中心3公里**
- 3 Kilometers from planned Pafos Marina **距拟建的帕福斯码头3公里**
- 13 kilometers from Pafos **距帕福斯13公里**
- 25 kilometers from Pafos Airport **距帕福斯机场25公里**



▶ The Project Concept Description

▶ 项目概念说明

- Premier Five Stars Gated Residences & Hotel Resort
- **首家五星级封闭式住宅& 酒店度假村**
- Five Star Boutique Hotel, Spa, Gym & Health Centre
- **五星级精品酒店、水疗中心、健身 & 健康中心**
- Medical & Diagnostic Centres
- **医疗 & 诊断中心**



- Village Centre (Commercial & Retail, Restaurant, Bar etc)
- **村中心（商业 & 零售、餐厅、酒吧等）**
- 171 Villas
- **171 栋别墅**
- 825 Apartments
- **825 套公寓**



- Parks & Playgrounds **公园 & 游乐场**
- Squares **广场**
- Gardens **花园**
- Service Areas **服务区域**
- Combining residential facilities with recreational, cultural and leisure activities

住宅设施与娱乐、文化和休闲活动相结合



Located in a very enviable breathtaking location overlooking the Mediterranean Sea **坐落在一个令人羡慕惊叹的位置，可以俯**





- ▶ All villas have panoramic views of the Mediterranean Sea
- ▶ 所有别墅都尽享地中海全景景观



- ▶ Each villa has its own garden, patio, pool and privacy, and is accessible by private, controlled roads.
- ▶ **每栋别墅都拥有自己的花园、庭院、游泳池和隐私，并且私人、控制的道路四通八达。**
- ▶ All villas will be for sale, with management, maintenance and security provided by the development company.
- ▶ **所有别墅都将出售，并由开发公司提供管理、维护和保安。**



- The Resort shall offer the residents and international tourist a large range of opportunities and activities for relaxation, entertainment and sport
- **该度假村将为居民和国际游客提供大范围的休闲、娱乐和运动的机会和丰富多彩的活动**





- ▶ Medically, The Continent Resort is fully equipped with a modern, highly sophisticated clinic and a health centre specializing in beauty treatments, rejuvenation and recuperation. The Clinic is professionally staffed and equipped with the most sophisticated diagnostic and treatment facilities.
- ▶ **在医学方面，大陆度假村设施齐全，拥有现代化、高度精密的诊所和健康中心专业从事美容护理、回春和疗养。该诊所专业人才济济，并配备最先进的诊断和治疗设施。**



- ▶ In keeping with its theme of peace in mind and body, The Continent Resort also offers the ultimate in health and beauty facilities: sauna, loofa, whirlpools, Swiss massage, thalassotherapy, hydrotherapy, solarium and a fitness centre are just a few of the features.
- ▶ **为了迎合其身心平和的主题，大陆度假村还提供了顶级的保健和美容设施：桑拿、搓澡、漩涡浴缸、瑞士按摩、海水浴疗法、水疗、日光浴室和一个健身中心这只是度假村的部分配备。**



- ▶ The attention to detail of the beautifully crafted and designed boutique hotel and villas shall be of world class.

注重细节精美制作和设计的精品酒店和别墅须达到世界级。

- ▶ Host to a variety of cultural events & festivities

举办各种文化活动 & 庆祝活动





▶ Market Aspects

市场方面

- Market research undertaken by the Company, has shown that the typical purchasers of this resort shall predominantly be households with families who will be attracted by the location of the resort as well as the quality of build, design and amenities.

由本公司承担的市场调研，表明此度假村典型的买家主要是家庭，他们将会被度假村的位置，以及对建筑、设计和设施的质量所吸引。



- ▶ The buyers will be largely foreign although the scheme could appeal to Cypriot buyers, both resident and expatriates and also other European and non European nationalities.

虽然该计划可以吸引塞浦路斯买家，无论是当地居民还是外籍人士，以及其他欧洲和非欧洲的居民，但大多数买家将来自国外。



- Cyprus and especially Pafos is a popular destination for luxury second home / retirement home buyers over the past decade.

在过去的十年，塞浦路斯尤其是帕福斯是一个极受欢迎的第二套豪宅 / 退休之家的首选之地。



In location terms Cyprus is a **sun destination investment**. This makes it unique and distinct from other investment countries and markets, appealing especially to holiday makers, second home owners and those deciding to live in Cyprus as a residents.

在地理位置上塞浦路斯是一个太阳目的地投资。这使得它更加独特并且有别于其他投资的国家 and 市场，尤其吸引度假者、第二套住宅的业主和那些决定在塞浦路斯定居的人。



- ▶ As a sun destination, **sun is the most important ingredient to its appeal** and Cyprus has plenty of this year round, making it a very good starting point for investing.

作为一个太阳目的地，太阳是它吸引力最重要的因素，塞浦路斯一年四季阳光明媚，使其成为投资的一个绝佳起点。



- The architectural style and the operational branding are important marketing elements, that are taken care by the Company, in delivering a premium product in terms of value.

建筑风格和经营品牌是很重要的营销要素，本公司在提供一个优质的产品价值方面给予关照。

- The design concept adopted by The Continent Resort shall deliver a build finish, design, specification and supporting services of such a quality that the development is perceived as being a premium in the market.

大陆度假村采用的设计理念是交付一个构建完成、设计、规范及开发被视为市场优质品质典范的配套服务。



- It is expected that the type of buyer will have **high expectations** in terms of quality for both the accommodation and the level of services offered by the resort as a whole.

预计，买家将在质量方面有很高的期望，无论是住处还是度假村提供的整体服务水平。

- These buyers will be “**cash rich**” but “**time poor**” and will expect a fairly comprehensive serviced environment when they spend what little leisure time they have at the resort.

潜在的买家将是高档次的并且需要提供的服务等同于优质酒店的水平。



- ▶ These buyers will be “cash rich’ but ‘time poor’ and will expect a fairly comprehensive serviced environment when they spend what little leisure time they have at the resort.

这些买家会 ‘有钱’ 但是 ‘没时间’，当他们在度假村度过的极少闲暇时间时，他们会期望一个相当完善的服务环境。



- ▶ The advantage of having a **boutique hotel** in the resort plays an important role with the power of brand recognition — a five star operator of international renown shall send a positive message to prospective buyers about the quality of the development and its likely future prospects.
- ▶ **度假村拥有一家精品酒店，对品牌的认知力将起到重要的作用 - 国际知名的五星级经营者将向准买家散布有关开发项目质量和其未来前景的积极信息。**



- ▶ The presence of an international five star hotel brand shall additionally provide a development with initial impetus and credibility, especially when looking to attract an international market which desires comfort thorough brand recognition.

国际五星级酒店品牌的存在将额外为开发项目提供最初的动力和信誉，尤其是通过品牌知名度渴望国际市场的舒适度。



- The Pafos luxury villa market prior to the financial crisis was achieving average prices in the region of €6,000 to €12,000/m². A development similar to The Continent Resort was achieving €10,000 to €12,000 / m² (Apollo Heights and Aphrodite Hills) and its villa prices ranged from €2,5 to €5 millions.

帕福斯豪华别墅市场在金融危机之前，实现了区域平均价格为每平方米6,000欧元至12,000欧元。类似大陆度假村的开发项目实现了每平方米10,000欧元至12,000欧元（阿波罗高地和阿芙罗狄蒂小山）其别墅的价格范围从250万欧元至500万欧元。



- ▶ Other luxury developments although not to the standard of The Continent resort sold also for €12,000/m² (Akamas Bay Villas by Cybarco).

其他豪华开发项目虽然没有达到大陆度假村的标准也出售每平方米12,000欧元（塞巴口的阿卡玛斯湾别墅）。



- ▶ At Present similar villas to The Continent Villas (150M²) are sold by Aphrodite Hills at a cost of €950.000

目前阿芙罗狄蒂小山出售的别墅类似于大陆别墅售价为950.000欧元

- ▶ Apartments (150M²) are sold at about €300.000 – €400.000

公寓售价大约在300.000欧元-400.000欧元



- ▶ In order to attain a strong launch of the Project, the project will start with an average pricing of **€3.000/M² for Villas and €2.000/M² for Apartments.**
- ▶ The prices of Villas and Apartments are increasing by 5% per annum from 2016 onwards in line with the projected Resort's development and increase in Purchaser's value and facilities.
- ▶ Prices, however, for this level of quality are expected to reach **€6.000 to €8.000** within few years.



Core Target Market

- ▶ Private owner occupiers
- ▶ Private investors
- ▶ Private buying clubs
- ▶ Corporate/institutional funds

核心目标市场

私人自住业主

私人投资者

私人购买俱乐部

公司/机构基金



Promotional means

促销手段

- ▶ Electronic promotional literature 电子宣传资料
- ▶ Newspapers 报纸
- ▶ Specialist magazines 专业杂志
- ▶ Internet sites 互联网站



- ▶ Television
- ▶ Special promotional events in various countries and cities

电视

在不同国家和地区的特别促销活动

- ▶ Agents

代理



Project Site Description

项目选址说明



Very enviable breathtaking location overlooking the Blue Mediterranean Sea – 非常令人羡慕、令人惊叹的位置，俯瞰蓝色的地中海



- ▶ At an altitude of 150 meters above the sea
距离海平面高度 150米
- ▶ 50 meters higher than the level of the main road
高于主道路水平 50米
- ▶ 1 kilometer from the Pine Forest “Pikni”
距离"Pikni"松林1 公里





- 1450 m from the sea **距离大海1450米**
- Located at an estate 350m north of the main tourist road of Pafos – Coral Bay – Agios Georgios, Pafos, Cyprus
- **度假村所在地位于帕福斯的主要旅游路线以北350米，塞浦路斯，帕福斯- 珊瑚湾 - 圣乔治**
- 3 kilometers from Coral Bay Centre **距珊瑚湾中心3公里**
- 3 Kilometers from planned Pafos Marina
- **距拟建的帕福斯码头3公里**



- 13 kilometers from Pafos **距帕福斯13公里**
- 25 kilometers from Pafos Airport **距帕福斯机场25公里**
- Total area of 279.074 M² **总占地面积 279.074 平方米**
- 1000 meters long (overlooking the Mediterranean Sea) x 270 meters wide **1000 米长 (可以俯瞰地中海) x 宽 270 米**
- Slightly inclined surface 3 – 5% towards the sea with panoramic views without obstacles

表面略微倾斜3 – 5%可俯瞰蔚蓝的大海，尽享无遮拦的全海景观



Bounded on the north by impressive voluminous rocks and cliffs that provide natural security, privacy and attractiveness

北部由大量岩石和峭壁环绕，提供了自然的安全、隐私和吸引力





Preliminary Masterplan

初步总体规划

- The luxurious houses and villas shall be sited very carefully for panoramic and unobstructed views.
- **豪宅和別墅， 将被精心地建在尽享全海景观的位置上。**
- All villas shall have a superb view, overlooking the Mediterranean Sea.
- **所有別墅都享有壮丽的景色， 可以俯瞰地中海。**



Each villa shall have its own: **每栋别墅都将有它自己的:**

- Garden **花园**
- Patio **庭院**
- Pool **游泳池**
- Privacy **隐私**
- Accessible by private, controlled roads **通过私人、控制的道路进入**



All houses and villas will be for sale, with:

所有将要出售的房屋和别墅，都配有：

- Management **管理**
- Maintenance, and **维护，和**
- Security provided by the development company.

安全 由开发公司提供。



▶ Resort Facilities

度假村设施

- The Resort functions shall be housed in individual complexes and buildings grouped together into a village-like cluster setting.

度假村的设施将设置在个别的建筑中而这些建筑组合成一个村落-像集群设置。

- Created through an emphasis on the traditional and cultural aspects of the typical Mediterranean architecture, this atmosphere shall be enhanced by the diversity of pedestrian pathways, squares and gardens linking all of the buildings.

通过强调典型地中海建筑的传统和文化风格，这种氛围将由连接所有建筑的人行通道、广场和花园的多样性得以提升。



With its panoramic views towards the Mediterranean Sea, the Resort invites excitement and invigorating pleasures of not only sun and sea, but:

凭借其朝向地中海全景，度假村可享有的兴奋和畅快的乐趣不仅是阳光和大海，而且：

- A Sports Complex of tennis courts **网球运动场馆**
- Olympic heated pool and fitness and aerobics Centre
奥运温水游泳池和健身房及有氧运动中心
- Steamy saunas and soothing Jacuzzis
蒸汽桑拿和舒缓的按摩浴缸



▶ A self contained multi-purpose functions facility

一个自包含的多用途功能设施

▶ Conference centre

会议中心

▶ Theatre

剧院

▶ Cinema

电影院



A cornucopia of luxurious pleasures for relaxation, recuperation, and revitalization at the exclusive Health Farm, which shall offer beauty treatments and custom-designed programs by qualified specialists.

**在独家的健康农场享受奢侈的休闲、疗养，
由有资格的专家提供美容护理并定制设计方
案。**



- ▶ **Medical Centre** equipped with a modern, highly sophisticated clinic
医疗中心配备了现代化的、高度精密的诊所
- ▶ **Health centre** specializing in beauty treatments, rejuvenation and recuperation.
健康中心专业从事美容护理、回春和疗养。





The Resort shall also offer the ultimate in health and beauty facilities:

度假村还将提供最佳的健康和美容设施：

- Sauna 桑拿
- Whirlpools 漩涡浴缸
- Swiss massage 瑞士按摩
- Thalassotherapy 海水浴
- Hydrotherapy 水疗





- ▶ A comprehensive range of shops and amenities shall be close at hand to serve all your daily needs

各种各样的商店和设施将近在咫尺，以满足您日常的需求

- ▶ An impressive range of designer boutiques and specialist outlets means that you can always shop in style.

令人印象深刻的设计师精品店和专业网点意味着您可以随时购买到具有独特风格的商品。



One of the specialties of The Resort shall be food. There shall be restaurants and bars of every taste and every mood.

度假村的特色之一将是食物。将有适合各种口味和各种心情的餐厅和酒吧。

- Fish Tavern **鱼鲜餐厅**
- Fresh Salads Health Bar

新鲜沙拉健康吧





- ▶ **Pizza** from the buffet of the Health Bar
健康吧的自助比萨
- ▶ After dark, there shall be a haute cuisine by candlelight at **The Grille**.
夜幕降临，您可以前往烧烤店享用烛光下的高级菜肴。
- ▶ And, for moments of privacy, the touch of a button provides for **home delivery service twenty-four hours a day**.

另外，只要您按下按钮，就会有人全天二十四小时为您提供送餐上门服务，让您尽享私密时光。



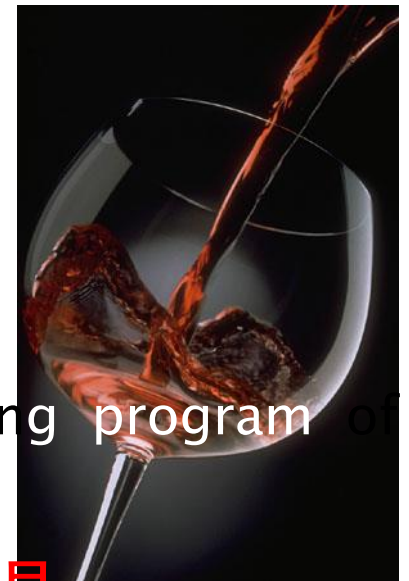


After the enjoyment of dining in style, the guest can repair to the charm of the piano bar

在享受了别具风格的用餐之后，客人可以享受钢琴酒吧的迷人氛围

- The liveliness of the pub or **活力的酒吧或**
- The Parisienne **Ârasserie**, or **Parisienne **Ârasserie**, 或**
- The nightclub, which shall feature an exciting program of sophisticated entertainment.

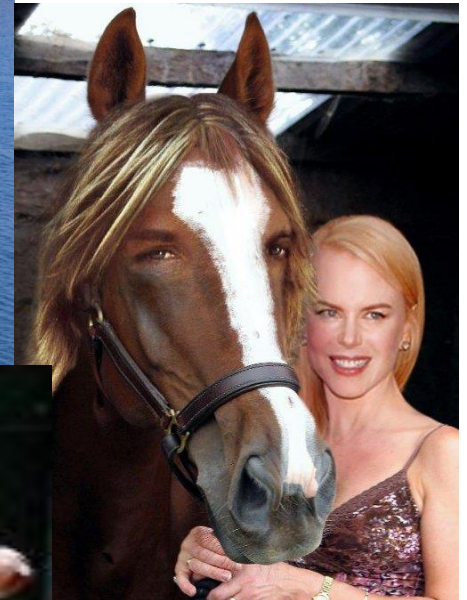
夜总会，将呈现多种精彩娱乐活动，及激动人心的节目。





◦ The Resort and the vicinity offer a diverse choice of interests; **度假村及附近将提供可供多种兴趣选择的运动;**

- Sailing **帆船**
- Horseback riding **骑马**
- Sea fishing **海上捕鱼**
- Squash **壁球**
- Tennis **网球**





▶ Full Range of Security & life safety services

全方位的保安& 生命安全服务

- Comprehensive security system

全面的安全系统

- Life safety services including fire protection, first aid and medical services

生命安全服务包括消防、急救和医疗服务

- Lost and found 失物招领处





- ▶ **Golf Courses in Pafos** **帕福斯高尔夫球场**
- ▶ Pafos has four 18-hole championship golf courses
帕福斯拥有4个18洞锦标赛高尔夫球场

Aphrodite Hills



阿芙罗狄蒂小山

Elia Golf



埃利亚高尔夫球场

Secret Valley



神秘谷

Tsada高尔夫球场





Akamas Penissula

阿卡玛斯半岛

Not only golf and tennis reign supreme at Pafos. Those surfeited with sun, sea and sports can explore the world of exotic birds or snakes or take a safari tour of the nearby Akamas Penissula

帕福斯并不只是高尔夫和网球的王国。那些厌倦了阳光、大海和运动的客人可以去探险，寻找具有异域风情的鸟类或蛇类，或是在附近的阿卡玛斯半岛进行一场游猎之旅。





- Akamas characterized as the most beautiful place in Cyprus **公园成功地培育了动植物600种，其中35种仅在塞浦路斯生长。**
- Fauna and flora of the park successful development of the 600 species of which 35 species grow only in Cyprus. **阿卡玛斯国家公园具有一系列的教育路径。**
- Akamas National Park is characterized by a series of educational paths.
您将发现美丽的风景和风景如画的村庄及周边地区的迷人景色。
- You will find a beautiful landscape and picturesque villages with beautiful views of the surrounding area. In the forests of the park is home to over 168 bird species, 12 mammal species and 20 species of insects
在公园的森林里居住着168种鸟类，12种哺乳动物和20种昆虫。





Rental Pool

租金池

- The Hotel Operator will undertake to let, manage and maintain properties placed within the pool

酒店运营商将承担租赁、管理和维护池内的房产

- The properties will be fully furnished, air-conditioned and fully fitted including linen, cutlery and crockery making the villa ready for immediate use

这些房产将配套齐全，空调和设备齐全，包括床单、餐具和陶器为别墅的直接使用作好准备。



Expenses will be paid from the pool for:

将从租金池中支付以下费用：

- ▶ Housekeeping, administration laundry, gardening, utilities, public liability insurance, building and contract insurance and a reserve fund for refurbishments and replacement of furniture and fittings
家政服务、洗衣管理、园艺、公用事业、公共责任保险、建筑和保险合同以及用于修缮和更换家具及配件的储备基金
- ▶ Resort common expenses, including road cleaning, landscape and resort cleaning
度假村公共费用，包括清洁道路、园林景观和度假村清扫



- The rental pool that is attributable to the owners will be distributed to them according to the square meterage of their property in relation to the total square meterage of the properties in the pool

租金池是拥有人根据他们的房产与资产池中的总面积计量进行分配

- If, for two consecutive years following the first two years of the plan, income return is less than 50% of the guaranteed return, then the owner has the right to immediately withdraw from the plan

如果，连续两年在该计划的头两年，收入回报低于50%的保证收益，那么拥有人有权立即退出该计划



Cost and Means of Financing the Project

	Area, m ²	Covered Area, m ²	Cost €/m ²	Tot. Cost €
Land Cost	279.074		290,00	80.931.460
Construction Cost				
Villas	21.350	25.600	1.000	25.600.000
Apartments	103.124	123.750	900	111.375.000
Hotel & Spa	6.500	8.000	2.000	16.000.000
Medical, Diagnostic & Health Centre	3.750	4.000	1.000	4.000.000
Restaurants, Bars, Retail	2.000	3.000	900	2.700.000
Exhibition & Conference Centre	500	600	900	540.000
Village Square	10.000		200	2.000.000
Pedestrian Pathways	2.000		400	800.000
Garden / Playground / Sports	12.000		200	2.400.000
Green Areas	21.600		20	432.000
Infrastructure	279.074		25	6.976.850
Total Construction Cost				172.823.850
Architectural / Civil Engineering /Mechanical & Electrical Engineering / Interior Design & Environmental Consultancy Services			5,0%	8.641.193
Advertising and Promotion Expenses			5,0%	8.641.193
Contingency			2,29%	3.962.305
Total Project Cost				<u>275.000.000</u>

Means of Financing	%	€
Share Capital	36%	100.000.000
Contribution from Trading	64%	175.000.000
Total Means of Financing	<u>100,0%</u>	<u>275.000.000</u>



The projected total sales revenue over a period of 6 years is €405.811.750 and the projected net profit is €140.932.037. The profitability is fairly high mainly due to the prime location of the property and the projected qualitative characteristics of the Project.

Year	2016	2017	2018	2019	2020	2021	2022	2023
	€	€	€	€	€	€	€	€
Revenues								
Villas		7.680.000	12.096.000	16.896.000	17.664.000	18.432.000	14.400.000	87.168.000
Apartments		37125000	51975000	54450000	56925000	59400000	15468750	275343750
Hotel & Spa		14000000	14000000					28000000
Restaurants, Bars, Retail	6750000	6750000						13500000
Exhibition & Conference center		900.000	900.000					1.800.000
TOTAL	6.750.000	66.455.000	78.971.000	71.346.000	74.589.000	77.832.000	29.868.750	405.811.750
Less Cost of Sales								
Value of Land	1.431.571	14.094.078	16.748.528	15.131.384	15.819.174	16.506.964	6.334.700	86.066.398
Direct Construction Cost	1.350.000	28.886.250	34.385.000	27.395.000	27.395.000	27.395.000	9.408.750	156.215.000
Indirect Construction Cost	223.034	2.195.810	2.609.365	2.357.419	2.464.574	2.571.730	986.925	13.408.856
Architectural / Civil Engineering /Mechanical & Electrical Engineering / Interior Design & Environmental Consultancy Services	152.851	1.504.849	1.788.269	1.615.604	1.689.041	1.762.477	676.367	9.189.459
	3.157.456	46.680.987	55.531.162	46.499.406	47.367.788	48.236.171	17.406.742	264.879.713
Gross Margin	3.592.544	19.774.013	23.439.838	24.846.594	27.221.212	29.595.829	12.462.008	140.932.037
Advertising and Promotion Expenses	152.851	1.504.849	1.788.269	1.615.604	1.689.041	1.762.477	676.367	9.189.459
Net Profit	3.439.693	19.774.013	23.439.838	24.846.594	27.221.212	29.595.829	12.462.008	140.932.037
Taxation								
Net Profit After Tax	3.439.693	19.774.013	23.439.838	24.846.594	27.221.212	29.595.829	12.462.008	140.932.037
Accumulated reserves	3.439.693	23.213.706	46.653.544	71.500.137	98.721.349	128.317.178	140.779.186	281.711.223



Projected Sources and Applications of Funds

Year	2015	2016	2017	2018	2019	2020	2021	2022	TOTAL
	€	€	€	€	€	€	€	€	€
Sources of Funds									
Share Capital	100.000.000								140.779.18
Net Profit		3.439.693	19.774.013	23.439.838	24.846.594	27.221.212	29.595.829	12.462.008	6
Land use - Non Cash Flow		1.431.571	14.094.078	16.748.528	15.131.384	15.819.174	16.506.964	6.334.700	86.066.398
Total Sources	100.000.000	4.871.264	33.868.091	40.188.366	39.977.977	43.040.385	46.102.793	18.796.708	226.845.58
Applications of Funds									
Purchase of Land	80.931.460								
Changes of working capital		14.939.163	31.357.190	3.742.345	-3.007.922	684.718	-12.559.267	-26.968.069	-8.188.158
Taxation									
	80.931.460	14.939.163	31.357.190	3.742.345	-3.007.922	684.718	-12.559.267	-26.968.069	-8.188.158
Net Funds Flows	19.068.540	-10.067.899	2.510.900	36.446.021	42.985.899	42.355.667	58.662.060	45.764.777	2
Opening Balance		19.068.540	9.000.641	11.511.541	47.957.562	90.943.462	133.299.128	191.961.189	237.725.96
Closing Balance	19.068.540	9.000.641	11.511.541	47.957.562	90.943.462	133.299.128	191.961.189	237.725.966	8



The projected balance sheets for 2015 up to 2022 are stated below and are considered very healthy:

Projected Balance Sheets

Year	2015	2016	2017	2018	2019	2020	2021	2022
	€	€	€	€	€	€	€	€
Current Assets								
Land for Development	80.931.460	79.499.889	65.405.811	48.657.283	33.525.900	17.706.726	1.199.762	-5.134.938
Work in Progress		13.243.986	26.487.971	26.487.971	26.487.971	26.487.971	13.243.986	0
Debtors		1.350.000	13.291.000	15.794.200	14.269.200	14.917.800	15.566.400	5.973.750
Bank Account	19.068.540	9.000.641	11.511.541	47.957.562	90.943.462	133.299.128	191.961.189	237.725.966
	<u>100.000.000</u>	<u>103.094.516</u>	<u>116.696.324</u>	<u>138.897.017</u>	<u>165.226.533</u>	<u>192.411.626</u>	<u>221.971.337</u>	<u>238.564.778</u>
Current Liabilities								
Creditors		345.177	6.517.382	7.756.527	6.273.605	6.309.723	6.345.841	2.214.408
Total Assets	<u>100.000.000</u>	<u>103.439.693</u>	<u>123.213.706</u>	<u>146.653.544</u>	<u>171.500.137</u>	<u>198.721.349</u>	<u>228.317.178</u>	<u>240.779.186</u>
Financed By:								
Share Capital	100.000.000	100.000.000	100.000.000	100.000.000	100.000.000	100.000.000	100.000.000	100.000.000
Profit & Loss Account		3.439.693	23.213.706	46.653.544	71.500.137	98.721.349	128.317.178	140.779.186
Shareholders' Interests	<u>100.000.000</u>	<u>103.439.693</u>	<u>123.213.706</u>	<u>146.653.544</u>	<u>171.500.137</u>	<u>198.721.349</u>	<u>228.317.178</u>	<u>240.779.186</u>



Rate of Return

回报率

- ▶ Return on Investment 138%

投资回报率138%

- ▶ Financial Internal Rate of Return is 22,5%

财务内部收益率22,5%



▶ Cyprus

塞浦路斯

- ▶ European Community member state since 2004 自2004年成为欧洲共同体成员国
- ▶ 3rd largest island in the Mediterranean Sea

地中海地区的第 3 大岛





- ▶ Situated at the geographical crossroads of Europe, Asia and Africa, Cyprus is a strategic point

- ▶ **坐落在欧洲、亚洲和非洲的十字路口，塞浦路斯是一个战略要点**





- Cyprus in 2008 joined the European Monetary Union leveraging a robust economic performance marked by banner key indicators.

塞浦路斯于2008年加入欧洲货币联盟，通过一流的关键指标展示出强劲的经济表现。





- ▶ **The strategic location of Cyprus** has helped it to being transformed into
- ▶ **塞浦路斯优越的地理位置，已经将它转化成**
 - a key outpost in the Eastern Mediterranean, facilitating partnerships and
东地中海的重要前哨，便于促进合作关系
 - serving as the springboard for investments among Europe, Africa, and Asia.
欧洲、非洲和亚洲投资的跳板。



- Providing the perfect gateway for businesses to penetrate new markets, Cyprus is a heaven for modern business.
- **为企业开拓新市场提供最佳门户，塞浦路斯是现代企业的天堂。**



International Financial & Business Centre

国际金融 & 商务中心

- 45000 offshore companies were registered in Cyprus in 1998

1998 年在塞浦路斯注册的境外公司达 45000家

- 34 banks and 41000 International Business Corporations were registered in Cyprus. (Entreprise , 01/01/1999)
- **34家银行和41000家国际商业公司在塞浦路斯注册。
(企业, 01/01/1999)**



Reputable international Shipping Centre

著名的国际航运中心

- Cyprus is a highly reputable international shipping centre, ranking among the **10 leading maritime nations in the world.**

塞浦路斯是一个享有较高声誉的国际航运中心，跻身于世界领先的10个海运国家排名。

- A large number of ship-management and marine-related foreign enterprises are conducting their international activities in the country

大量船舶管理和与海洋有关的外国企业正在该国开展他们的国际业务。

- The majority of the largest ship-management companies in the world have established fully fledged offices in the island.
- **世界上最大的船舶管理公司绝大多数都已经在该岛设立了正式的办事处。**



- 10th largest merchant fleet in the world
- 3rd largest merchant fleet in the EU
- 2nd largest Ship Management Centre in the world
- Largest third party Ship Management Centre in the EU



More excellent prospects for development
Rich hydrocarbon fields in the Cyprus Exclusive
Economic Zone





Settled Legal System

稳定的法律制度

- The Cyprus legal system is a **common law** system and is, therefore, based on the same principles as those applicable in England and Wales and all statutes regulating business matters and procedures are based essentially on English Law.

塞浦路斯的法律制度是英美法系的，因此，它是基于适用英格兰和威尔士的同样原则并且所有的法规业务事项和程序基本上都是基于英国法律。



Lowest EU Corporate Tax Rate

欧盟最低的企业所得税税率

- Cyprus has the lowest corporate tax rate in the EU at 12,5%.

塞浦路斯在欧盟企业所得税率最低仅有12.5%。

- **Double tax treaties with over 50 countries**, including, between others, Canada, China, Czech Republic, Egypt, France, Germany, Greece, Hungary, India, Ireland, Italy, Kuwait, Qatar, Russia, Serbia and Montenegro, Slovakia, Ukraine, United Kingdom and United States of America (this information being provided by the Ministry of Finance of the Republic of Cyprus)

与超过50个国家达成避免双重征税协定，包括加拿大、中国、捷克共和国、埃及、法国、德国、希腊、匈牙利、印度、爱尔兰、意大利、科威特、卡塔尔、俄罗斯、塞尔维亚和黑山、斯洛伐克、乌克兰、英国和美国（此信息来自塞浦路斯共和国财政部）



Highly Qualified and Multilingual Workforce

高素质、多语种的劳动力

- Cyprus is a country committed to education and, therefore, has a young, well-educated talent pool

塞浦路斯是一个及其注重教育的国家，因此，拥有一支年轻、受过良好教育的人才库。

- The country's workforce is highly qualified and multi-lingual.

该国的劳动力是高素质、多语种的。



Wide network of transportation 四通八达的交通运输网络

- Trade routes linking Western Europe with the Arab World and the Far East

连接西欧与阿拉伯世界和远东的贸易航线

- Specifically, a wide network of air routes connects Cyprus with Europe, Africa and Asia by a large number of international airlines

具体来说，大批的国际航空公司广泛的航线网络将塞浦路斯与欧洲、非洲和亚洲相连

- A large number of chartered flights are operated by chartered airlines

由包机航空公司运营的大量包机航班



Efficient Accounting and Banking Services

高效的会计和银行服务

- Accounting profession is very well represented, with many international companies operating in the island (including all Big Four accountancy firms)

会计专业是很好的代表，该岛运营着许多国际公司（包括所有四大会计事务所）

- The banking sector is also well developed and caters for a wide variety of financial needs of both businesses and individuals.

银行业也非常发达，并迎合着各种各样的企业和个人的金融需求。

- The commercial banks and specialized financial institutions offer full and varied local, national and international services on a personal and corporate level.

商业银行和专业金融机构为个人和企业提供全面而多样的地方、国家和国际性的服务。



THE AIRPORT





A highly developed
public road network
and public transport
services



Schools and Higher and Tertiary Education Schools





Public and Private Medical Centre



LAND REGISTRY



- Government Department
- Safeguards the interest of the Buyer by providing information on:
 - a. Ownership of the land where the property is going to be build
 - b. Building license status for the land/property
- Once a contract is deposited in the Land Registry the purchaser automatically becomes the owner



TAXATION

0%

Inheritance Tax

12,5%

Corporate Tax

(lowest in Europe)

**Double taxation
treaties**

TAXATION



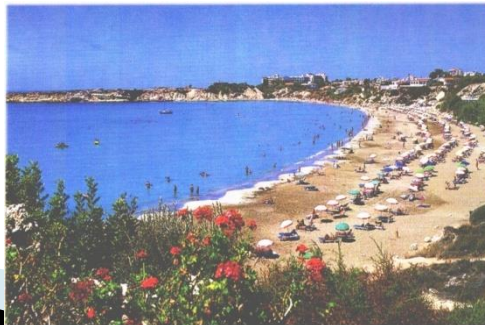
Cyprus tax treaties

Armenia	Ireland	Serbia
Austria	Italy	Seychelles
Belarus	Kuwait	Singapore
Belgium	Kyrgyzstan	Slovakia
Bulgaria	Lebanon	Slovenia
Canada	Malta	South Africa
China	Mauritius	Sweden
Czech Republic	Moldova	Syria
Denmark	Montenegro	Tajikistan
Egypt	Norway	Thailand
France	Poland	Ukraine
Germany	Qatar	United Kingdom
Greece	Romania	United States
Hungary	Russia	Uzbekistan
India	San Marino	



Hot Spot for Homes & Tourism **居住&旅游的热点**

- Coastline of 735 km **735公里的海岸线**
- Coastal zone is normally 2 km inland from the coastline **海岸带通常是内陆距离海岸线 2 公里**
- Popular destination for luxury second home / retirement home **第二套豪宅/退休之家的首选之地**



CULTURE

10.000

years of history

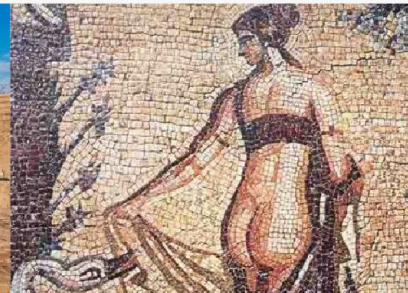
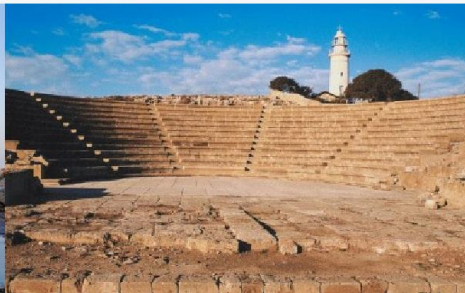
16

Unesco world heritage sites



Artifacts

(Byzantine art, pottery, coins, jewellery, tombs and statues)





THE CONTINENT RESORT

IMMIGRATION SCHEMES



FAST TRACK PERMANENT RESIDENCY

30.000

Annual Income*

The applicant must prove that he has at his disposal a secured minimum annual income of €30.000, from sources other than employment in Cyprus.

300.000

Owner of a property in Cyprus*

The applicant should be an owner of a property in Cyprus, a house, apartment or other building, of the minimum value of €300.000 and proof of payment for at least €200,000. The contract of sale should already have been submitted to the Department of Land and Surveys.



FAST TRACK PERMANENT RESIDENCY

30.000

Bank account*

The applicant must submit a confirmation letter from a Cypriot Bank stating that he has deposited a minimum capital of €30.000 in an account, which will be pledged at least for a three year period.



The applicant must submit a clean Criminal Record Certificate.





CITIZENSHIP BY INVESTING



Key Benefits



- Free Movement of People
 - Freely travel and reside (and work) within the EU
 - All family can obtain Cyprus citizenship ie spouse of applicant, children under 18 years, and adult dependent children (over 18 years and up to 28 years)
 - Free Movement of Capital
 - Transfer any amount of money from any Member State to another, purchase of property in any EU
 - Member State of choice and invest in any activities of choice
-

Key Benefits



- Free Movement of Services
 - Establishment and free movement of services - individual citizens and companies can offer services without hindrance in all EU Member States
 - Free Movement of Goods - All goods produced in EU Member States can be transferred freely from any Member State to another
 - No requirement to physically reside in Cyprus Either before the application or after obtaining the citizenship
 - Enhanced marketing potential from EU Passporting.
-



▶ Pafos

帕福斯



- The town of Pafos is designated a cultural and natural treasure on UNESCO's list of World Heritage Sites.

帕福斯镇被教科文组织世界遗产名单列为文化和自然的宝藏。

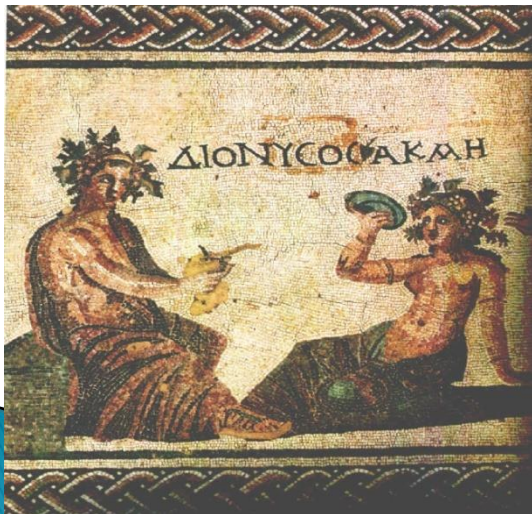
- With a history that goes back ten thousand years, Pafos was once the Capital of Cyprus.

历史可追溯到 1 万年前，帕福斯曾经是塞浦路斯的首都。



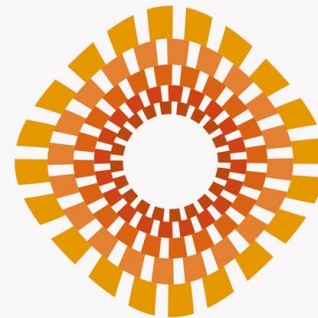
Throughout the Pafos region, an infinite number of ancient sites carry the untold stories of civilizations past.

整个帕福斯地区，无数的古代遗址向您讲述着过去鲜为人知的文明故事。





The city of Paphos has
been appointed as the
European Capital of
Culture for the year
2017



PAFOS2017
EUROPEAN CAPITAL OF CULTURE

WEATHER

320

Days per year
Sunshine

- One of the healthiest climates to live in
 - The mildest winter within the EU
(Unique competitive advantage)
-



LIFESTYLE



- Sea activities and sports
 - Mountain Excursions (Nature trails, Hiking, Bicycling, Skiing)
 - Golf Courses
 - Yachting
 - Wineries (Wine testing)
 - Opera, Theaters and Festivals all year round
 - International Dining and Wining (choice of cuisines: Greek, Chinese, Japanese, Russia, Italian, French, Indian, Thai, Mexican and more)
-



Cultural events





THE CONTINENT RESORT

Golf Courses



FINE WINES



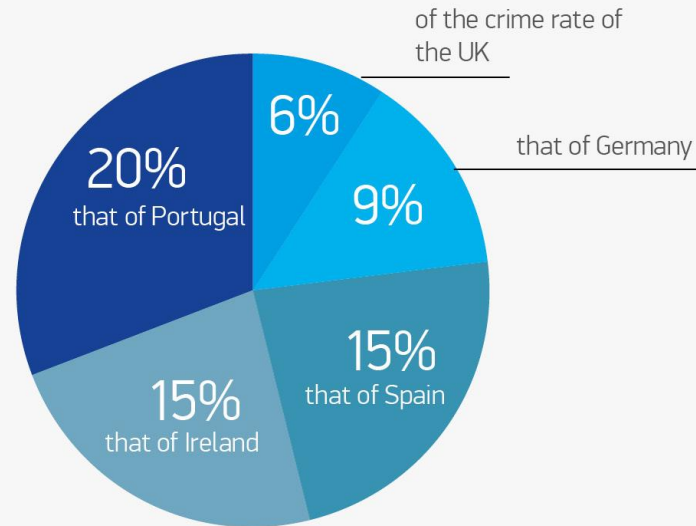
Unique traditional food and confectionery products which hold a “Protected Geographical Indication”.





SAFETY

One of the safest
destination in the
world



A place where you can be
anywhere at anytime and
never feel or be threatened
by crime

Source: Interpol statistics

LANGUAGE



You can live and work in Cyprus and never use a single word in Greek

- English is Widely Spoken
- All documentation is in English (Government letters, Bank Statements, Utility Bills, Signs, etc)
- School availability in English from Pre-school to University





- ▶ Investing in Property Cyprus is a sound proposition
投资塞浦路斯物业是一个合理的建议
- ▶ Cyprus is one of Europe's most sought-after holiday destinations
塞浦路斯是欧洲最受欢迎的度假胜地之一
- ▶ Cyprus is also home to an ever-increasing international business community
塞浦路斯还是一个不断增长的国际商界家园