



PAULO BERNARDO INTERNATIONAL

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Website: <https://sites.google.com/view/paulo-bernardo-international/home>



New Conferencing & Hotel Development

Owners are seeking an investment of €200,000,000 (Two Hundred Million Euros) for a *50% shareholding

This project is scheduled to bring to the Greater Paris Region more than 1,500 per year B2B European events which are currently not held in France with two very unique features:

- The most central and easy to reach (from a logistical perspective) events center in Europe.
- The only events site that can actually control the price level of close to 2000 hotel rooms and guarantee these to the event operators.

The developers, who intend to stay on this project with at least 50% of its equity, developed and operate the World Trade Center in São Paulo where they have been for over 25 years.

The value of their investment into this project to date is valued by by a highly rated company (who did its business plan) at around €200,000,000 (Two hundred million Euros).

Total turnkey value of the project is €750,000,000 (Seven hundred and Fifty million Euros).

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Requirement;

- Co-investor(s) for further €200 million and finance through bank loans (in place) the remaining € 350 million.

It is possibly the largest project of its kind today in France where the developers:

- Already own the land
- Have all the necessary valid permits allowing construction to begin 6 months from now and inaugurate this project in 2021.

In summary

Developer is seeking an investment of €200,000,000 EUR (Two Hundred Million) in return for a 50% share.

- GDV of the site is €750M EUR
- by a highly rated company have valued the owners shareholding at €200M
- Bank Loan; agreed in principle €350M
- Investor Requirement €200M

*Should the investor require a controlling share this can be negotiated at circa €40M EUR.

The entity is an SPV in Malta.