OPTYLON (KREA

TRACK RECORD 2000-2022



TABLEOFCONTENTS

I.	Optylon KreaGroup	p.3
Π.	Portugal Projects	p.12
Ш.	Investment Funds	p.32
IV.	Eastern European Projects	p.39
V.	Lovelystay	p.44







I.OPTYLONKREA GROUP

OPTYLON 🔇 KREA

PERFECT COMBINATION OF REAL ESTATE DEVELOPMENT & INVESTMENT MANAGEMENT EXPERIENCE

A premier Management team of real estate professionals with extensive investment, risk and asset management experience and know-how.

OptylonKrea was formed between Krea Real Estate and Optylon Group in order to develop a Pan-Mediterranean real estate development and investment management presence. The companies' combined track record of €1.8 Billion in Gross Development Value is the result of 38 judicious investments - residential, mixed-used projects, yielding assets and shopping centres - taking place in 8 different cities throughout Portugal, Turkey and Romania. This translates into over 992,000 square meters of owned, managed, and developed properties over the years.

With its solid working experience, the company catered to the needs of institutional investors (such as Merrill Lynch – Bank of America and GIC Singapore Investment Authority) as well as family offices and high net worth individuals. Various listed and non-listed funds have been set-up, managed or advised by the Management Team of OptylonKrea including:

- Yapi Kredi Koray Reit (Real Estate Investment Trust listed on the Istanbul Stock Exchange)
- Bosphorus Real Estate Fund (\$200 million Turkish Real Estate Market Fund co-managed with Merrill Lynch)
- Nest Capital Fund (€52 million Iberian Commercial Real Estate Fund managed by Lynx Asset Managers)

Headquartered in Lisbon, Portugal, the alliance also draws power on its own Proptech solutions (comprehensive management platform and real estate market intelligence tool) from its Property Management subsidiary LovelyStay. The group manages more than 500 third party apartments in Portugal and has generated over €20m to private owners in the last 5 years. The developments made under the OptylonKrea's Ando Living brand receive substantial added value due to this unique synergy.

WIDE RANGE OF INVESTMENT OPPORTUNITIES

Properties: Investment in individual residential or retail real estate units and hospitality assets, either for steady incomeor significant upside potential.

Funds: Investment in funds targeting above 6% per annum stable income in Euro.

Loans: Short term loans (<1year) targeting from 10 to 20% per annum Euro return.

Equities: Investment in club deals targeting above 20% per annum Euro return.



PARTNERS WITH SOLID EXPERTISE AND TRACK RECORD



- 30 years of experience in real estate development and investment banking
- Founder and Chairman of many Real Estate Associations in Turkey from 1999 to 2012
- Investment banker in Garanti Investment Bank and Coopers & Lybrand in Paris (1991-1997) and CEO of Yapı Kredi Koray, a Turkish REIT listed in Istanbul (1997-2006)
- Founder Chairman of Krea Real Estate (2006)



- 12 years of experience in real estate development and investment banking
- Exotic trader in Paris at SGCIB and Financial engineer on structured products in at Société Générale New York
- Co-Founder of Optylon in 2014, a real estate focused private equity company based in Lisbon and Founding Partner of LovelyStay, a tech startup, developing software dedicated to the short-term rental



- 12 years of experience in real estate development and investment banking
- 5 years of experience in banking at BNP Paribas Hong Kong, in the Global Equities and Commodity Derivatives division
- Co-Founder of Optylon in 2014, a real estate focused private equity company based in Lisbon and Founding Partner of LovelyStay, a tech startup, developing software dedicated to the short-term rental



- 24 years of experience in real estate business development, investment management and banking.
- Treasury sales and corporate banking in JPMorgan Chase Turkey (1996-2002) and Consultant to Akbank American Express in strategic planning and business development (2003-2005)
- Real estate fund management, legal and tax configuration, investment management and project finance in Krea Real Estate since 2007.

A Pan-European group with over €1.8 billion investment managed inreal estate



PORTUGAL TURKEY Projects in Turkey & 1 in Romania **Projects in** Portugal €1.3b €500m **Gross Development** Gross Development Value Value 890k sqm 102ksqm **Private Area Private Area Funds** managed **Funds** managed

OPTYLON() KREA

*Some Assets acquired through Funds managed by STAG Fund Management and other fund manager



20 YEARS EXPERIENCEIN REALESTATE

38* real estate projects and yielding assets under management in Europe, and counting

Won Prestigious International Awards in various fields:

- Best InvestmentManager, Euromoney Awards
- Best DevelopmentManager, Euromoney Awards
- Best Development Project, MIPIM Awards
- Best DevelopmentProject, ULI Awards
- Best Design, Arkitera Awards

*Some Assets acquired through Funds managed by Lynx Asset Managers and STAG Fund Management

OUR LIFESTYLE BRANDS AND CONCEPTS

Since inception, OptylonKrea has been focused in creating meaningful real estate projects that bring people together into beautiful spaces. Our properties can be used to promote artistic and cultural creativity or simply to host busy travellers. No matter the purpose, we aim to provide the best experience to users all while creating a greater sense of community.



The neighbourhood, which is a witness of time with its architectural texture, almost claims its own heritage and brings together design, art, entertainment, taste, architecture, activity and shopping under the name Tomtom Designhood.





ANDO

Ando Living* was created in Portugal as a new genre of "Lifestyle Service Residences Brand" for the Mediterranean market. Also known as a life companion with tailor-made services curated around business, leisure and lifestyle to a community of progressive nomads.

*Formerly known as Prima Collection



ANDOLIVING

The Luxury of a first-class Hotel The Comfort of a Home

Ando Living* is a premium serviced apartments and luxury hospitality brand born in Lisbon in 2017.

Ando Living seamlessly blends the luxury of a first-class hotel with the familiar comfort of a home. Always located on the best touristic locations, all apartments are carefully furnished and styled by an interior architect.

Ando Living is not only for those who are seeking high quality residences with prime locations but, it is also for those seeking safe and satisfactory returns. Buyers will enjoy living in their own apartments when in Lisbon, and get a stable income the rest of the year.

Ando Living expanded to its 6th Lisbon prime location and is expected to expand in new European locations such as Porto, Barcelona, Madrid, Athens and Istanbul in the coming years.



*Formerly known as Prima Collection





"Redesigning Ando Living as the LIFE COMPANION with tailormade services curated around business, leisure and lifestyle behaviors to a community of travelers and locals alike."











ANDO

Living



Ando Living Apartments are amongst the best rated accommodations in Lisbon

9.2 average rating and great reviews on Booking.com

Apartment with Balcony

4 nights · October 2020

Ë

ເດິງ Group

4.92/5 stars and Superhost status on Airbnb

S Seattle United States	Reviewers' choice Reviewed: 10 August 2019 10 Beautiful Apartment! 10
Deluxe Two-Bedroom Apartment with Balcony 1 2 nights · August 2019 Samily	• What a perfectly beautiful apartment. It is just lovely and even includes nice soap products and daily cleaning. Perfect location to see Lisbon. (Also remarkably quiet at night, given the activity on the street below) You'll love it!
Menno Germany Germany Apartment 4 nights - December 2020	Reviewed: 15 January 2021 10 Great apartment in the midst of Lisbon. Absolute winner. Image: Comparison of the provided and the prov
Kweku United Kingdom Deluxe Two-Bedroom	Reviewed: 15 October 2020 Would definitely recommend as a great location. Perfect setting and great apartment

😉 · Location was superb, with great options for food close by. Sights like the Elevador de Santa Justa

and the castle were all within walking distance, as was Barrio Alto for night time walking and food.

Inwoo Novem

Inwoo November 2020

It was a 5 star hotel-like experience. You will not go wrong with this place. Luxurious and thoughtful but not pretentious. Very professional staff.



Briony October 2019

Such a beautiful apartment, furnished perfectly and thoughtfully with all the charm of the local area. Location was incredible, communication and check was flawless and everything was so clean! Will definitely be back on our next trip to Lisbon.



Sophie October 2020

Extremely central. Very clean spacious and beautiful decor! Better than expected!



II. PORTUGAL PROJECTS

OPTYLON (KREA



OPTYLON 🔇 KREA 🛛 🚱 STAG

PROJECTSCOMPLETED

	SANTA JUSTA 79 Lisbon, Portugal	SAO NICOLAU 119	DOURADORES 1
	<image/>	<image/>	
Location	Baixa, Lisbon	Baixa, Lisbon	Baixa, Lisbon
Use	Serviced-Apartment /Commercial	Serviced-Apartment /Commercial	Serviced-Apartment /Commercial
Acquisition Date	Oct 2016	Jan 2016	Dec 2018
Delivery Date	May 2019	Dec 2019	Dec 2021
Total GCA(sqm)	1,201	1,375	1,620
Residential Units	7	9	12
Total Investment (€)	c. 4.8 million	c. 6.1 million	c. 6.3 million
Total Sales - expected (€)**	c. 9.9 million	c. 8.9 million	c. 13.4 million
Equity Multiple*	2.70x	1.74x	2.59x

*For the purpose of this presentation, Multiples are computed pre-tax and pre-promote

**The retail units were kept within the company for yielding purposes. The retail sale value is derived from third-party valuations

This document is strictly confidential and forbidden to share with any third party, without a written consent of Optylon Krea.

Lisbon SANTA JUSTA 79



Originally built at the end of the 18th century, Santa Justa 79 is just a few steps away from Rua Augusta, Lisbon's main pedestrian street and shopping hub. Santa Justa 79 is a corner building offering unique views over the emblematic Santa Justa Elevator. Top floors also offer rare views over the Sao Jorge Castle and Carmo Convent.

Santa Justa 79 was renovated by preserving the historical aspects and feeling of the building using top quality materials. The building's 7 residential units are being rented as serviced-apartments under the management of LovelyStay and the retail unit located on both ground floor and 1^{s} floor, is being rented by the international brand Starbucks since.



ANDO



Lisbon SANTAJUSTA79



ANDO

Lisbon SÃO NICOLAU 119



Originally built in 1805, Sao Nicolau 119 is a sun-drenched corner building located right at the junction of Lisbon's most elegant and coveted districts, Baixa and Chiado. Guests can enjoy all the benefits from the proximity of the city's top cultural, commercial, touristic and nightlife attractions while enjoying the comfort of a quiet street, but with easy access to two indoor parking's and a metro stations just a few steps away.

A total of 9 residential units, where 7 are used as serviced-apartment and rented under the Ando Living brand. The ground floor is divided into 3 retail units which are rented to flagship concept stores, and The Papa Poule bakery from the group Ô Papa Poule Lisboa, a Franco-Portuguese creation.

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Lisbon SÃO NICOLAU 119



ANDO

Lisbon DOURADORES1



Originally built at the end of the 18th century, the building is part of the original Marques de Pombal's grand reconstruction plan of Lisbon, following the tragic earthquake in 1755.

Its location at the corner of the emblematic Rua dos Douradores and the busy Rua da Conceição, two of the most charming streets of Baixa, makes it an ideal nest in the city.

The project consists of a complete rehabilitation of the existing building, preserving all of its traditional Pombaline features (high ceilings and abundant windows). Currently under construction, delivery is foreseen for Q1 2022.

This mixed-use project of 1,437 sqm construction area, includes 12 residential units over 935 sqm and 532 sqm retail space.

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PROJECTS UNDER DEVELOPMENT

Larger scale real estate developments all across central Lisbon

	LIBERDADE	ALCANTARA	ALFAMA
Location	Liberdade, Lisbon	Alcântara, Lisbon	Alfama, Lisbon
Use	Apart-hotel /Commercial	Apart-Hotel /Residential/Commercial	Apart-Hotel /Commercial
Acquisition Date	Nov 2018	Sep 2019	Sep 2021
Delivery Date	Q4 2023	Q4 2024	Q1 2025
Total GCA(sqm)	3,747	c. 40,000	7,778
Residential Units	42	213	75
Total Investment (€)	c. 26 million	c. 106 million	c. 28 million
Total Sales - expected (€)**	c. 33 million	c. 147 million	c. 47 million
Equity Multiple*	2.45x	1.95x	1.94x

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ANDO

Lisbon



Strategically located between Baixa (Lisbon's historical centre) and Alfama, and only a minute walk from both the Santa Apolonia intermodal station and Lisbon's International Cruise ship Terminal, the asset represents a rare opportunity to develop a one of a kind mixed-use/hotel project on the Tejo river banks, downtown Lisbon.

This 7,604 sqm project will create a new hotel-apartment complex of 74 units from T0 to T1 as well as 1,004 sqm of retail area meant to attract flagship F&B and concept stores and Ando Living's Hub.

Delivery is foreseen in 2025.

OPTYLON 🔇 KREA

ANDO

Lisbon ALCÂNTARA



The Property is located in Alcantara which is halfway between Baixa (the historical center) and Belem, the two key touristic and cultural hubs of Lisbon.

Alcantara district is undergoing a profound revitalization process thanks to massive investments in infrastructures and new developments from both the public and private sectors.

This mixed-use project of 1,437 sqm construction area, includes circa 200 residential units over 935 sqm and 532 sqm retail space.

This mixed-use project, divided into 2 plots, will include 33,700 sqm of construction area with residences, serviced apartments, retail, offices, co-working spaces and a private & public parking. Two courtyards will define the heart of each plot.

Delivery is planned in 2025.

OPTYLON 🔇 KREA

Lisbon



Located one block from the glamorous Avenida da Liberdade, Alexander Herculano building benefits from a prime location.

This majestic boulevard with its mature trees and large sidewalks is considered the high-end hub of the city's downtown and is popularly referred to as the Champs-Élysées of Lisbon.

The project consists of a complete rehabilitation of the existing building into a high-end Apart-Hotel complex that will preserve the historical and architectural elements of the original 1889 building.

The building will include 42 touristic apartments (2,429 sqm) and 2 flagship retail stores (682 sqm) on the ground floor.

OPTYLON 🔇 KREA

ANDO

PROJECTS UNDER DEVELOPMENT

Flagship projects in top locations in central Lisbon and Porto

	Augusta 147	Elevador Santa Justa	Palácio do Comércio
Location	<image/> <caption></caption>	<image/>	<image/> <section-header></section-header>
Use	Residencial	Commercial	Apart-hotel /Commercial
Acquisition Date	2016	Jan 2018	July 2017
Delivery Date	Q2 2022	Q2 2023	Q4 2023
Total GCA(sqm)	347	1,533	15,604
Residential Units	6	N/A	142
Total Investment (€)	c. 2.5 million	c. 9.2 million	c. 34 million
Total Sales - expected (€)**	c. 3.3 million	N/A	c. 65 million
Equity Multiple*	1.3x	N/A	2.38x

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Lisbon AUGUSTA 147



This project benefits from a unique location on the main pedestrian shopping street of Lisbon, Rua Augusta.

The ground and second floors are used for commercial purposes for commercial purposes by the brand Salsa Jeans., and the apartments will be located from 2nd to 5th floor, with 6 tourist apartments.

With marble floors in the common areas and sanitary and bathrooms, double glazing, kitchens fully equipped kitchens, air conditioning, elevator, access to the building and air conditioning, elevator, access to the building and the building and the apartments by card, these high-end finishes enhance this investment.

This fully renovated building will be fitted out to the standards of the Ando Living brand, inspired by award-winning designer AvroKO and will be managed by LovelyStay.

OPTYLON 🔇 KREA

ANDO

Lisbon ELEVATOR SANTA JUSTA



This Retail project next to a unique landmark in Baixa, is located in the very heart of the historical center of Lisbon.

Corner of the highest foot traffic in Portugal, and next to one of the most visited attractions in the city - Elevador de Santa Justa - the asset has an outstanding visibility and commercial potential.

This High Street Retail project is consisting of 1,484 sqm of retail area.

Construction should start in Q1 2022 and delivery is planned for the end of 2022.

OPTYLON 🔇 KREA

Porto PALACIO DO COMERCIO



An iconic building in the Historical Center of Porto, Palacio do Comércio unites past and future. It was created to go beyond the ordinary.

Exclusively designed and developed by Optylon Krea with the highest attention to detail and marketed within a luxury hospitality brand: Ando Living.

This mixed-use project consisting of 112 units, has 13,754sqm construction area including 8,900sqm residential, 2,615sqm retail and 2,239sqm parking area.

Delivery is planned for 2023

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EXITEDPROJECTS

Equity Investors receiving up to 2.51x of their initial investment

	Corpus Christi	Conde Barão	Napolitana Alcântara
Location	Baixa, Lisbon	Santos, Lisbon	Alcântara, Lisbon
Use	Hotel /Commercial	Residential /Commercial	Residential /Commercial
Acquisition Date	Dec 2017	Oct 2018	Jul 2018
Exit Date	31 Jan 2021	12 Feb 2020	1Mar 2021
Total GCA(sqm)	8,465	2,678	13,927
Residential Units	62	16	78
Total Investment (€)	c. 23 million	c. 4.8 million	c. 18.7 million
TotalSales (€)	c. 42 million	c. 6.4 million	c. 23.3 million
Equity Multiple*	2.37x	1.70x	2.51x

*For the purpose of this presentation, Multiples are computed pre-tax and pre-promote

Lisbon CORPUSCHRISTI



The 18th century monastery located in Lisbon's downtown prime location, was in a poor state of repair when it was acquired in 2017. The unused monastery construction offered unlimited commercial potential, with its magnificent 22m dome as well as two unique courtyards.

The project consisted of a completed rehabilitation of the building into a 8,000 sqm mixed-used servicedapartment complex with retail on the ground floor.

The Project was sold as an Asset in January 2020 achieving a 37% IRR and a Multiple on Investment of 2,1×.

OPTYLON

Lisbon CONDEBARÃO



The asset is ideally located next to the newly refurbished VDA office, between the neighbourhoods of Cais de Sodre and Santos. The area is well known for its galleries, museums and restaurants.

The building is very close to the Tagus river and to the Time Out market and benefits therefore from high foot traffic (mainly tourists).

The project consisted in the complete rehabilitation of the building into a mixed-use complex with retail on the ground floor and 16 residential units.

The asset was sold before refurbishment as a share deal in February 2020 to a large insurance group.

OPTYLON 🚫 KREA

Lisbon NAPOLITANA ALCÂNTARA



Located in the trendy area of Alcantara, Lisbon, a Promissory of Sale and Purchase Agreement (PSPA) was signed in 2018 to acquire the asset and transform it into a mixed-used project consisting of 15,384 sqm of construction area, divided into 9,843sqm of residential, 1,456sqm of retail and 2,496sqm of parking area.

The PSPA was sold as an Asset in March 2021 achieving a 38% IRR and a Multiple on Investment of 1.8×.

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III. INVESTMENT FUNDS

All Investment Funds advised by OptylonKrea target top-tier properties and are regulated by the Portuguese Capital Markets Board (CMVM). These transparent Funds are tax efficient (0% dividend tax) and eligible for Golden Visa applications.

LIG1 Fundo de Capital de Risco

Established in December 2017 and did its first closing during the first quarter of 2018. LIG1 is a 7 year closedend fund with a minimum investment size of €500.000.

NEST Capital Fund

Established on January 2019 and has a diversified portfolio investment strategy, both geographicallyand asset wise. NEST is a 6 year closed-end fund with a minimum investment size of €350.000.

NEXT Capital Fund

Established in January 2021 with a diversified portfolio investment strategy, both geographically and asset wise. NEXT is a 8 year closed-end fund with a minimum investment size of €200.000.

RRIMA Europe Fund

Established in September 2021 with a focus on high yielding hospitality assets part of the ANDO LIVING brand. PRIMA Europe is a 8 year closed-end fund with a minimum investment size of €200.000.

OPTYLON 🚫 KREA

MARKET LEADER AND PIONEER AT ADVISING PORTUGUESE GOLDEN VISA ELIGIBLE FUNDS

All Golden Visa eligible Funds advised by OptylonKrea since 2017, represent a total amount of over €160 Million equity

Over 450 Investors from 33 different countries



Other Investorsfrom:

Argentina, Algeria, Australia, Azerbaijan, Canada, China, Egypt, Germany, Indonesia, Israel, Iran, Iraq, Jordan, Kenya, Leban on, Malaysia, Mexico, Nigeria, Pakistan, Qatar, Saudi Arabia, Singapore, Taiwan, UAE

OPTYLON 🔇 KREA

LIG1 Fundo de Capital de Risco

Established in December 2017 and did its first closing during the first quarter of 2018. LIG1 is a 7 year closedend fund with a minimum investment size of €500.000.

Initially, LIG1 Fund invested into commercial spaces of Corpus Christi Project, which was sold in January 2020.

Currently, LIG1 Fund is invested into commercial spaces of Lisbon Square, which are expected to be kept during 5 years until the exit term of the fund.

CORPUS CHRISTI CASE STUDY

Why it is invested Extremely central location Unique historical monastery building

How it is invested

LIG 1

Equity Investors

How it is exited

- Acquired at €19m Exit at €42m
- 37% p.a. net return for equity & 18.5% fund investors
- As of today, LIG1 is proving 9% p.a. return on average since inception.



*All funds are duly regulated by the Portuguese Capitals Market ("CMVM")

NEST Capital Fund

Established on January 2019, NEST has a diversified portfolio investment strategy. NEST is a 6 year closed-end fund with a minimum investment size of €350.000.

The Fund is fully invested with an average current return of 6.5% in commercial yielding and potentially yielding assets.

SANTA CATARINA CASE STUDY

The opportunity

- Yielding retail asset of 767 sqm
- Located in downtown Porto's most famous commercial street
- 10 years rental agreement with *Courir*, housing the first store of the brand specialized in tennis shoes and sports footwear in Portugal (term in 2030)

Why it is invested

- Prime location with prime tenant (not possible before Covid)
- Acquired for 6,650 €/sqm
- 5.1% yield



*All funds are duly regulated by the Portuguese Capitals Market ("CMVM")

NEXTCapital Fund

Established in January 2021 with a diversified portfolio investment strategy, both geographically and asset wise. NEXT is a 8 year closed-end fund with a minimum investment size of €200.000.

The fund's subscription period is currently opened and should close at the end of December 2022 with a €75 million target capital value. NEXT will invest in prime commercial assets including but not limited to high-street retail, logistics and specialised offices such as health centers and co-working spaces.

NEXT's investment strategy will target opportunistic investments and will take advantage of the expected post Covid-19 rebound in Portugal, mainly Lisbon, as well as in other European cities such as Madrid, Barcelona, Milan, Athens & Istanbul with excellent investment & growth potential.



PRIMA Europe Fund

Established in September 2021 with a focus on high yielding hospitality assets part of the ANDO LIVING brand. PRIMA Europe is a 8 year closed-end fund with a minimum investment size of €200.000.

The fund's subscription period is currently opened and should close at the end of June 2023 with a €100 million target capital value. PRIMA Capital Fund, established in June 2021, is a 2-tranches venture capital investment fund investing in Ando Living developments, a serviced-apartment brand dedicated to the RCBI market.

PRIMA will invest in prime commercial assets including but not limited to hotels, apart-hotels, serviced-apartments and co-living concepts with a focus on Portugal, mainly Lisbon, as well as other European cities such as Madrid, Barcelona, Milan, Athens & Istanbul with excellent investment & growth potential.

It will also target distressed assets in touristic locations of Greece and Turkey



*All funds are duly regulated by the Portuguese Capitals Market ("CMVM")



IV. EASTERN EUROPEAN PROJECTS



EASTERN EUROPE

18 Projects in Turkey & 1 in Romania

€1.3b Gross Development Value

790k sqm

Private Area

Z Funds managed

EUROPE

I 38≭ Projects in Europe

€ 1.7m Gross Development Value

992k sqm

Private Area

| 6 Funds managed

*Some Assets acquired through Funds managed by Lynx Asset Managers and STAG Fund Management



BOSPHORUS Real Estate Fund

Bosphorus Real Estate Fund ('BREF') a closed-end private equity fund of \$204m.



Bosphorus Real Estate Fund ('BREF') have been incorporated in 2006 with the participation of Merrill Lynch – Bank of America, one of the world's leading investment banks and Krea Real Estate founded by the leading team of Turkish real estate developers.

Differentiating from other real estate investment funds, BREF had the ability to act as both investor or project developer thanks to the participation of Krea.

BREF dedicated to Turkish real estate market with an investment capacity of over \$ 1billion.

Krea transferred the management of BREF to another fund management company to focus on other projects and other countries in 2012.

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Tomtom Gardens İstanbul

- First part of Tomtom Designhood
- Mixed-use project consisting of 90 units
- Targeting A/A+ income groups
- 1stand 2nd phases have been sold out and completed



Tomtom Kırmızı İstanbul

- Second part of Tomtom Designhood
- Owned by a private foundation and leased for a term of 25-years.
- Only commercial units and office spaces.
- Still in use for events and marketing activities
- In development Phase



Istanbul Istanbul İstanbul

- Residential project of 204 units
- Sellable area of 40,743 sqm and construction area of 78,651 sqm
- Targeting A/B+ income groups
- First phase delivered in 2001, 2nd phase delivered in 2003
- 2012 winner of MIPIM Awards in residential development category



Istanbul Bis İstanbul

- Istanbul Göktürk region, neighboring Istanbul Istanbul & Istanbul Zen Projects
- Residential Project with 112 units
- 17,814 sqm sellable area; 26,063 sqm construction area
- Target A-/B+ Income Group
- Delivered in 2007



Tomtom Corners İstanbul

- Third part of Tomtom Designhood
- Mixed-use project consisting of 26 units
- Targeting A/A+ income groups
- Delivery in 2020



List İstinye Suites İstanbul

- Istinye High-end Residential Project
- Sellable area of 35,594 sqm
- 150 units in total
- 28,875 sqm land area
- 8,000 sqm sports and social facility area
 - Delivered in 2013



Istanbul Zen İstanbul

- Located in Göktürk district and built on a 10,000 sqm site
- Residential project of 74 units
- Sellable area of 13,915sqm and construction area of 21,453 sqm
- Targeting A/ B+ income groups
- Delivered in 2006



Evidea İstanbul

- Residential project of 473 units
- Sellable area of 68,000 sqm and construction area of 100,000 sqm
- Targeting B+/B income groups.
- Launched in October 2004 and presales of 75% for the first phase
- Delivered in 3 phases between 2006
 and 2007



Elite Residence

İstanbul

- Developed by Koray & Al-Huda Construction between 1998-2001, Yapı Kredi Koray has acted as an investor
- 15,000sqm of residential area and 30,000sqm of total closed area.
- Total of 61 flats
- Finalist of the MIPIM Awards 2001 in the Residential Development category



Ankara Ankara Ankara

- The project is on the highway to Eskişehirin Ankara
- Residential project with 184 units in total
- 25,000 sqm sellable area; 78,651sqm construction area
- Target A/B+ Income Group
- Delivered in 2008



Vitapark Golf Muğla/Bodrum

- Integrated golf community in a premier summer destination, Bodrum
- Two 18-hole golf courses, boutique hotel, villas, retail and beach club
- 2 million sqm land area
- 160,000 sqm sellable area
- Sold at development phase in 2011



Port Göcek Muğla/Bodrum

- Integrated tourism complex consisting of marina, hotel, retail and residential
- Land area of 258,736sqm and sellable area of 25,502 sqm (residential only)
- Targeting A+/A income groups.
- Sold in 2006



NeoMarin İstanbul

- Shopping Center Development in 34,707 sqm land area
- 35,992 sqm leasable area (6,000 sqm Carrefour hypermarket)
- 10 Anchors, 146 shops in total / Closed car park for 1,400 vehicles
- Opened in April 2009



Bahçeşehir İstanbul

- Shopping Center Development in 145,000 sqm land area
- 64,445 sqm leasable area
- 5 anchors, 7 medium sized shops
- 140 shops in total / Closed car park for 1,800 vehicles; open car park for 650 vehicles



NeoPlus İstanbul

- Shopping Center of 50,111sqm land area, opened in May 2007
- 36,185 sqm leasable area (11,500 sqm Carrefour hypermarket)
- 12 anchors, 1,500 seat capacity cinema, 110 shops in total
- Indoor car park for 1,450 vehicles



Riva Land İstanbul

- Located in Beykoz area of İstanbul Riva Land was subject to residential and retail development.
- 500,000 sqm land area
- 125,000 sqm utility area
- Exited in development phase in 2001





V. LOVELYSTAY

LOVELYSTAY



ACHIEVEMENTS



150,000+**Reservations Managed**





Providing superior short-term property management services in Lisbon and beyond

- LovelyStay, the sister company of Optylon Capital, is a leading property manager in Portugal that manages more than 700 third party apartments and onboarding.
- Services including the coordination of a professional photograph, custom made online listing across major rental platforms, check-ins/outs, cleanings and maintenance.
- Eemphasizes on full transparency, thanks to a unique dashboard dedicated to owners, which centralizes all relevant information, and accessible 24/7
- A dedicated team of Guest Experience Makers (GEM) to serve guests to the best possible way



LOVELYSTAY



State of the art in-house channel manager



• LovelyStay developed a comprehensive management platform and unique real estate market intelligence tools.

OPTYLON (KREA

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