



## Aristocratic & Business CLUB

The following summarizes the main points for a term sheet- based on a project with max. 40 luxury villas for sale- that has to be signed by the investor and project owners/partners.

### Term sheet Aristocratic & Business CLUB, Tivat Region, Montenegro:

Project owners	Alexander Anisimov (AA), Prince George Yourievsky (GY)
<b>CLUB Shareholding Partners</b>	<b>Investor 25%</b> , AA/GY/Boards/Partners/Management 75%
Investor	tbd
Project summary: (Sub-Clubs: Car & Bike Club/ Aviation Club/Yacht & Boat Club/ Agricultural Organic Farm)	44 luxury villas (40 for sale) real estate development with CLUB Hotel incl. 21 luxury suites 100 m <sup>2</sup> (27 rooms), garage, fitness-/spa-/beauty-centre and a holistic medical doctor; beach & sport club incl. 21 luxury suites with 100 m <sup>2</sup> each (60 rooms) four Sub-Clubs
Land Square meters to be built	CLUBS & Villas on Island ca. 347'867 m <sup>2</sup> . Farm 100'000 m <sup>2</sup> ca. 78'000 m <sup>2</sup>
<b>Investment</b> Average investment period Installments	<b>€ 250 million (m)</b> (two hundred fifty million €, € 17 m reserve) <b>3.5 years</b> (optional one-year prolongation clause tbd.) € 100 m: 1.1.2024, € 30 m: 1.7.24, € 30 m: 1.1.2025, € 30 m: 1.7.2025, € 30 m: 1.1.26, € 30 m: 1.7. 2026
<b>Repayment schedule</b>	From 2027 on monthly 10 m
Recommended investment structure and insurance	With registered company in Montenegro and Aktiengesellschaft (Ltd.) in Switzerland
<b>Villas Sale: Profit sharing, Profit aim,</b>	<b>75% Investor</b> , AA/GY/Boards/Partners/Management 25% <b>€ 139 m (Investor's share € 104 m)</b>
Additional <b>benefits for investor</b> (besides integrated tax optimization through A&B CLUB concept)	<b>Free stay at the CLUB with full use of Sub-Clubs for 25 years</b> (25 yearly Memberships) according to the Shareholding Partner Concept. Full benefit of <b>Business Club</b> for same period. <b>Yearly profit share</b>
<b>Investor's total financial benefit</b>	<b>€ 174m (hundred seventy-four million Euros)</b>
<b>Average expected yearly operational profit</b>	<b>€ 8 m (eight million Euros). Investor's share is 25%, corresponding to € 2 m.</b>
Law/place of jurisdiction (tbd.)	Swiss law, Handelsgericht Zürich (Commercial Court Zurich)
Confidentiality	All information is strictly confidential.