

# DETAILS

HOSPITALITY · SPORTS · LEISURE



# DETAILS

HOSPITALITY · SPORTS · LEISURE

## INDEX

Background

Portfolio

Overview

Hospitality Portfolio

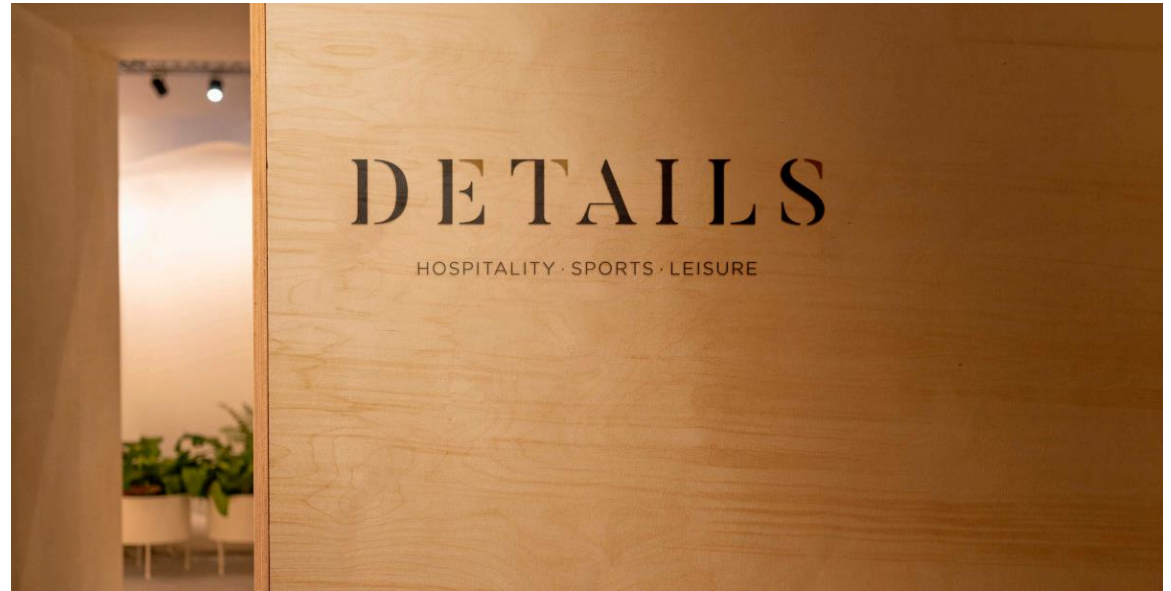
Golf Portfolio

Dom Pedro

Aroeira

Palmares

Other Assets



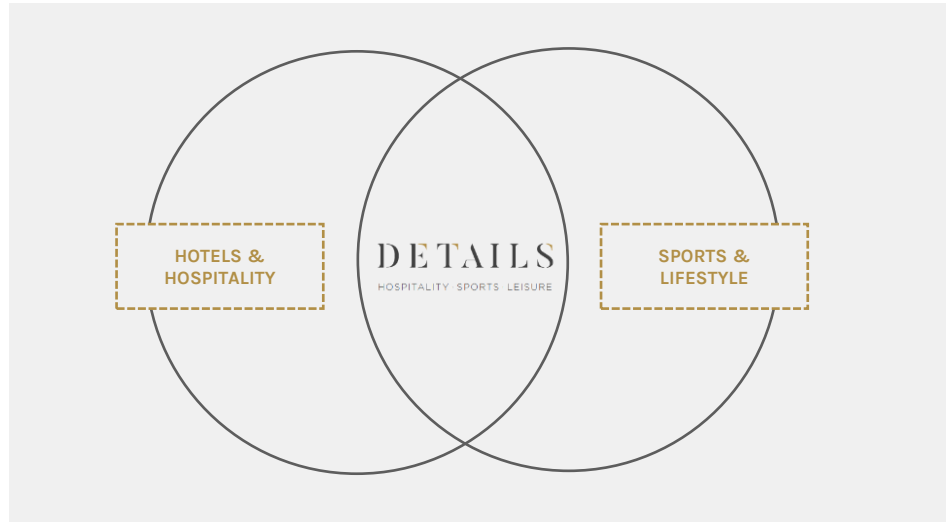
# DETAILS

HOSPITALITY · SPORTS · LEISURE

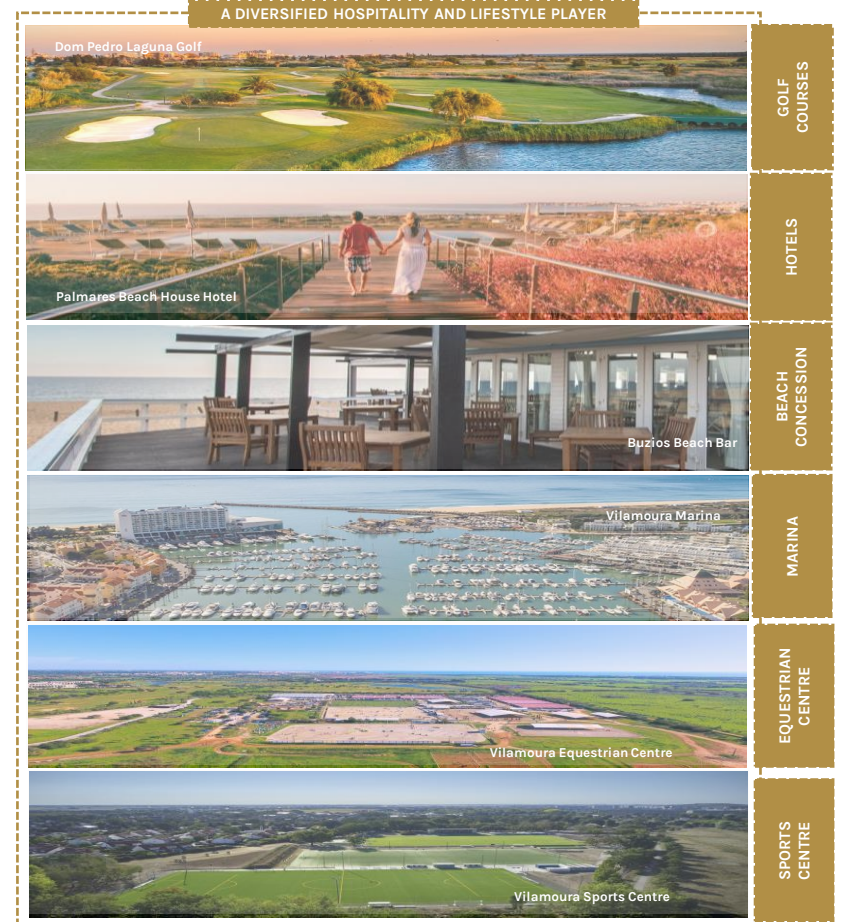
## PORTFOLIO | OVERVIEW

We are a Sports and Hospitality platform whose management spans across multiple types of touristic assets.

We strongly believe the synergies we derive from the operation of these highly complementary businesses, provide us with a differentiated value proposition and competitive position.



CONFIDENTIAL





# DETAILS

HOSPITALITY · SPORTS · LEISURE

## 2. PORTFOLIO | OVERVIEW

Our Hotel Portfolio in the Algarve includes, but not exclusively, the following assets:

### A Vilamoura

Since acquiring Vilamoura World in early 2021, we moved to grow our portfolio through the purchases of the Dom Pedro Hotels and Golf courses there as well as of Hilton Vilamoura. We now operate 4 hotels, 5 golf courses, an equestrian center but also under concession beach clubs and the Vilamoura Marina. Most recently we acquired the Estalagem das Cegonhas, which will be repositioned to a luxury hotel.

### B Carvoeiro Cluster

Through the purchase of Details Hotels & Resorts, we gained an important presence in Carvoeiro. Today, we operate 3 properties there under hotel and aparthotel typologies. This means we engage with clients but also owners, bolstering our ability to operate beyond just the traditional hotel model. Moreover, our presence here allows us to benefit from key synergies that impact both top- and bottom-line.

### C Palmares

Our acquisition of Palmares Resort in 2023, was another clear example of our belief in the potential of the Algarve as a touristic destination. As the region's most recent luxury resort destination, our presence there will see us manage and operate a 27 holes Golf Course, an international luxury branded hotel as well as numerous branded and non-branded touristic residential units.

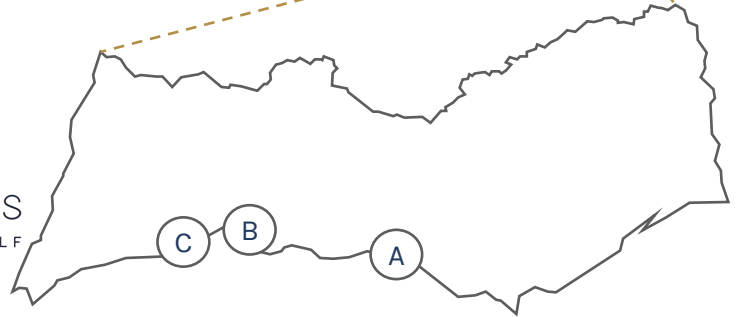


Vale da Lapa  
Village Resort

Vale d'El Rei  
Hotel & Villas

Vale d'Oliveiras  
Quinta Resort & Spa

PALMAR S  
OCEAN LIVING & GOLF



# DETAILS

HOSPITALITY · SPORTS · LEISURE

## 2. PORTFOLIO | OVERVIEW

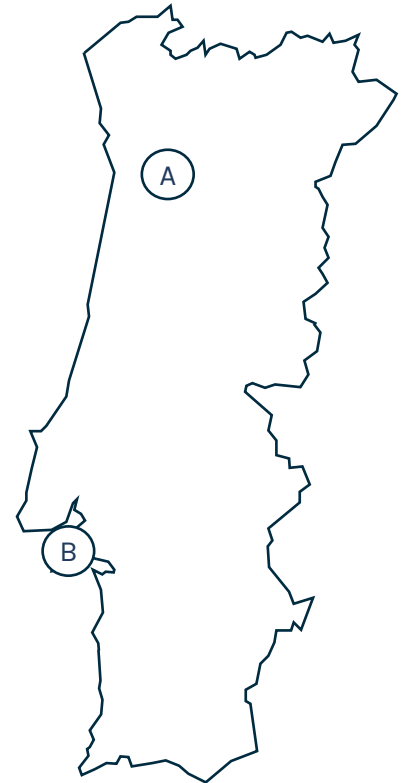
Although located mostly in the Algarve, our Hotel Portfolio is to expand across Portugal:

### A Vale do Pisão

Our presence in Vale do Pisão comes through the acquisition of the resort and the existence of an operating 9-hole golf course and the potential to build a hotel there. Having taken on the operation of the former, we are currently studying the feasibility of the latter as well as the possibility of bringing an international luxury brand to the project.

### B Aroeira

Our presence in Aroeira comes through the acquisition of the resort and the existence of two operating 18-hole golf courses and the potential to build an aparthotel there as well as 200+ touristic residential units. Having taken on the operation of the former, we are currently studying the feasibility of the latter as well as the possibility of bringing an international luxury brand to the project.



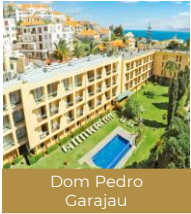
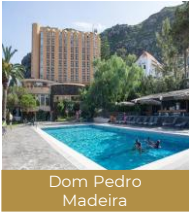
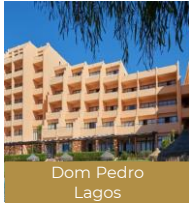
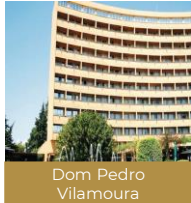
# DETAILS

HOSPITALITY · SPORTS · LEISURE

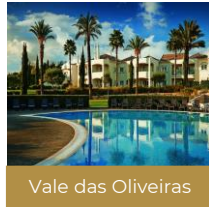
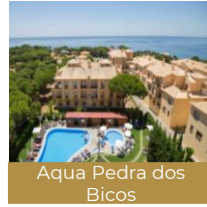
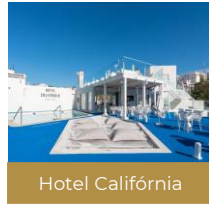
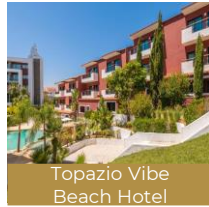
## 2. PORTFOLIO | HOTELS OVERVIEW

Ultimately, our Hotel Portfolio, includes (among other operating and under development assets):

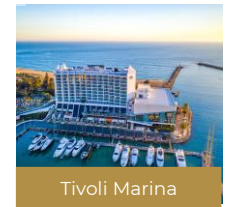
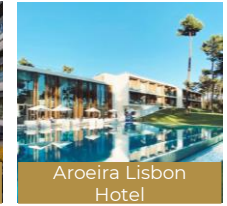
### ORIGINAL DOM PEDRO PORTFOLIO



### ORIGINAL DETAILS PORTFOLIO



### HOTEL PARTNERS



In all, our hotel portfolio totals near 3,000 keys across operating and under development assets. These spread across all touristic and residential touristic typologies. The emphasis in Algarve and leisure hotels and resorts is predominant across the portfolio, a clear sign of our belief in this asset class.

# DETAILS

HOSPITALITY · SPORTS · LEISURE

## PORTFOLIO | GOLF OVERVIEW

Our Golf portfolio is the largest in Portugal and an important pillar of our touristic platform in the form of a key demand driver to our hotels and resorts:

SOUTH			CENTER		NORTH
 Dom Pedro Victoria	 Dom Pedro Old Course	 Dom Pedro Millenium	 Aroeira Pines Classic	 Vale do Pisão	
 Dom Pedro Pinhal	 Dom Pedro Laguna	 Palmares Golf Course	 Aroeira Challenge		



**9 Golf Courses**



**1**

**27-hole**



**7**

**18-hole**



**1**

**9-hole**

## PORTFOLIO | OTHER ASSETS

Besides our Hotel and Golf portfolios, our platform also includes:

### VILAMOURA EQUESTRIAN CENTRE

The current equestrian centre is already one of the best in Portugal boasting large facilities that are top class. Still, it is currently under planning additional investment to take the equestrian centre to one of the best in Europe.



### VILAMOURA SPORTS CENTRE

As part of Arrow Global's vision for Vilamoura, it is envisioned the development of a world class sports complex that will be an international demand driver to the area and the Algarve's most prominent.



### VILAMOURA MARINA

The Vilamoura Marina is already an icon of the Algarve as the largest in Portugal and capable of docking up to 825 boats. Likewise, the Marina is set to undergo an investment to allow it to host 68 more boats, these of large dimensions.



### VILAMOURA BEACH CONCESSIONS

Through the acquisition of the Dom Pedro hotels and Hilton, we now manage several of Vilamoura's most well-known beach concessions. For these, we are studying renovations and bringing in international brands.



Details Hospitality Sports & Leisure's also boasts an impressive portfolio of lifestyle and entertainment assets. This ultimately showcases our commitment and ability to manage any type of hospitality asset we see as adding value to the larger touristic ecosystem of assets owned and/or managed.



# DETAILS

HOSPITALITY · SPORTS · LEISURE



 visit Algarve  
Portugal



**Dom Pedro**  
Hotels & Golf Collection<sup>®</sup>

# DETAILS

HOSPITALITY · SPORTS · LEISURE

## PORTFOLIO | OVERVIEW

Our Golf Portfolio in Vilamoura

Asset:

- **Five Hotels, five Golf Courses and one Golf Academy** in within 10km, located in the heart of Vilamoura. Buzios Beach Bar, at Vilamoura beach is also part of our portfolio, together with other **six Restaurants** present in the Hotels and Clubhouses

Location:

- Located in the **heart of the renowned Vilamoura**, Algarve, where you can visit the Casino de Vilamoura and **Vilamoura Marina**.
- Surrounded by nature, with direct access to **Vilamoura beach**, you can choose to explore the Algarve landscapes, pottery and wine tasting or embrace the sea and visit the caves and rocks by boat and even watch dolphins.
- 20 minutes from Faro's airport.



INTERNATIONAL MARINA  
OF THE YEAR 2023



CONFIDENTIAL



# DETAILS

HOSPITALITY · SPORTS · LEISURE

No Holes: 18

Length: 6.651 meters

Par: 72

Opening: 2004

Architect: **Arnold Palmer**

## Facilities Available:

Golf Shop

Restaurant

Driving Range

Chipping Green

Putting Green

**Tee area for 12 players**



# DETAILS

HOSPITALITY · SPORTS · LEISURE

No Holes: 18

Length: 6.254 meters

Par: 73

Opening: 1969

Architect: **Frank Pennink**

## **Facilities Available:**

Buggy with GPS

Golf Shop

Restaurant

Driving Range

Chipping Green

Putting Green

**Tee area for 23 players**





# DETAILS

HOSPITALITY · SPORTS · LEISURE

No Holes: 18

Length: 6.176 meters

Par: 72

Opening: 2000

Architect: **Martin Hawtree**

## Facilities Available:

Golf Shop

Restaurant

Driving Range

Chipping Green

Putting Green

**Tee area for 40 players**



**Dom Pedro  
Millennium**

GOLF COURSE · VILAMOURA

# DETAILS

HOSPITALITY · SPORTS · LEISURE

No Holes: 18

Length: 6.353 meters

Par: 72

Opening: 1976

Architect: **Frank Pennink**

## **Facilities Available:**

Buggies with GPS

Golf Shop

Golf Academy

Restaurant

Driving Range

Chipping Green

Putting Green

**Tee area for 40 players**





# DETAILS

HOSPITALITY · SPORTS · LEISURE

No Holes: 18

Length: 6.121 meters

Par: 72

Opening: 1990

Architect: **Joseph Lee**

## Facilities Available:

Golf Shop

Restaurant

Driving Range

Chipping Green

Putting Green

**Tee area for 40 players**



# DETAILS

HOSPITALITY · SPORTS · LEISURE



AROEIRA  
GOLF COURSES



# DETAILS

HOSPITALITY · SPORTS · LEISURE

## 2. PORTFOLIO | OVERVIEW

Our Golf Portfolio in Aroeira

Asset:

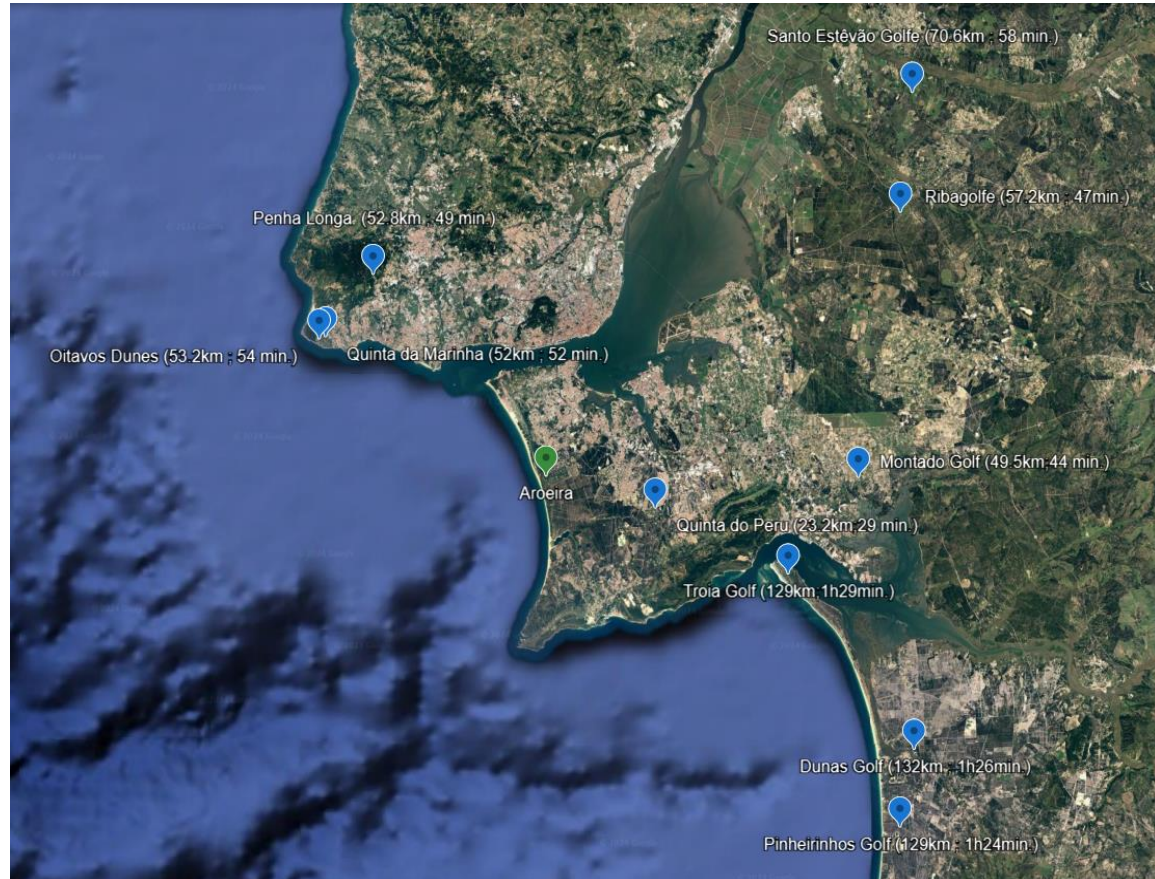
- Exclusive resort located inside Herdade da Aroeira, with a total plot area of 102,256 sqm, including two 18-hole golf courses, club house, kids club, driving range and swimming pools

Location:

- Premium micro-location in the private and exclusive location of Herdade da Aroeira, Almada (Greater Lisbon), at a **5 min. drive to the beach** and a daily commute of **25-30 min. to Lisbon**
- Aroeira is **in the centre of several other golf courses**, many of them a short drive away. These courses include Oitavos Golf, Quinta do Peru and Troia Golf, among others.
- Surrounded by nature, with **direct access to Fonte da Telha beach**, c. **26km from Lisbon's city centre** and c. **35 minutes from Lisbon's airport**.



LISBON – BEST URBAN  
DESTINATION 2023



CONFIDENTIAL

# DETAILS

HOSPITALITY · SPORTS · LEISURE

No Holes: 18

Length: 6.044 meters

Par: 72

Opening: 1973

Architect: **Frank Pennink**

## Facilities Available:

Golf Shop

Restaurant

Driving Range

Chipping Green

Putting Green

**Tee area for 25 players**





# DETAILS

HOSPITALITY · SPORTS · LEISURE

No Holes: 18

Length: 6.367 meters

Par: 72

Opening: 2000

Architect: **Donald Steel**

## **Facilities Available:**

Golf Shop

Restaurant

Driving Range

Chipping Green

Putting Green

**Tee area for 25 players**



# DETAILS

HOSPITALITY · SPORTS · LEISURE



 visit Algarve  
Portugal

PALMAR  S  
OCEAN LIVING & GOLF



# DETAILS

HOSPITALITY · SPORTS · LEISURE

## 2. PORTFOLIO | OVERVIEW

Our Golf Portfolio in Palmares

Asset:

- 200 hectares of golf and ocean views with a total of 460 units, with a low construction footprint of only 5,7% of its 200 hectares of naturally based land.

Location:

- Astonishing location with panoramic views to the beach Meia-Praia and Alvor Estuary. **10 minutes away from Lagos.**
- **In Lagos**, landscapes, pottery and wine tasting tours or visiting the caves and rocks by boat and watch dolphins are juts some of the many activities available.
- 5 minutes away from both **Meia-Praia** and **Alvor Estuary** centre and **45 minutes from Faro's airport**



DESIGNED BY PRITZKER  
AWARD WINNERS



CONFIDENTIAL

# DETAILS

HOSPITALITY · SPORTS · LEISURE

No Holes: 27

Length: 5.961 meters

Par: 72

Opening: 1975

Architect: **Robert Trent Jones II**

## Facilities Available:

Golf Shop

Michelin Star Restaurant

Golf Academy

Driving Range

Chipping Green

Putting Green

**Tee area for 25 players**

PALMARS  
OCEAN LIVING & GOLF



# DETAILS

HOSPITALITY · SPORTS · LEISURE

## RELEVANT OPPORTUNITY RELATED CONTACTS

### **Rita Figueiredo**

Head of Sports

rita.figueiredo@details.net

This document and its contents are confidential to the person to whom it is delivered and should not be copied or distributed in whole or in part or disclosed by such persons to any other person without prior written consent by Details Hospitality Sports & Leisure.

This document does not constitute an offer to sell or a solicitation of an offer to buy any securities. This document is an outline of matters for discussion only.

The information contained in this document is subject to discussion, completion and amendment. This document does not contain all the information necessary to fully evaluate the business potential of an investment in Real Estate and, as such, no reliance should be placed on the contents of this document.

The information in this document has been obtained from sources deemed by Details Hospitality Sports & Leisure as reliable and is based on present circumstances, market conditions and beliefs. Details Hospitality Sports & Leisure has no obligation to update this document or correct any inaccuracies or omissions in the document. Any financial projections have been prepared and set out for illustrative purposes only and do not in any manner constitute a forecast. They may be affected by changes in economic and other circumstances which cannot be foreseen, and it must be recognized that the reliance to be placed on them is a matter of commercial judgement.

Recipients should not treat the contents of this document as advice relating to legal, taxation or investment matters and are advised to consult their own professional advisers.

Nothing in this document contains a commitment from Details Hospitality Sports & Leisure, or any affiliate ('Details Hospitality Sports & Leisure') to provide or arrange any facility or is otherwise imposing any obligation on Details Hospitality Sports & Leisure or any affiliate whatsoever. Details Hospitality Sports & Leisure does not guarantee the performance or return of capital from Real Estate investments.