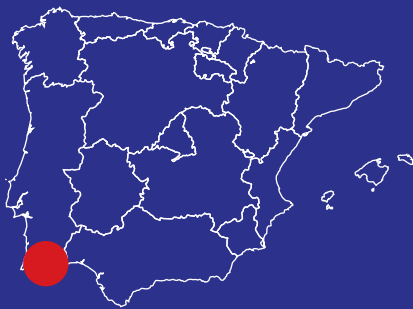


## DEAL OF THE YEAR IN PORTUGAL

BONDSTONE –  
QUINTA DO MORGADINHO

## LOCATION:

Vilamoura, Algarve

## SECTOR:

Residential

## DATE:

Q3 2023

## BUYER:

Bondstone

## SELLER:

Interfundos –  
Millennium BCP

## INVESTMENT VOLUME:

+€100M

The "Quinta do Morgadinho" deal represents the acquisition of a 68-ha masterplan across 168 land plots for the construction of more than 700 residential units.

Strategic Significance and Market Impact - This acquisition, involving over €100 million in investment, marks the largest residential transaction in Portugal for the year 2023. It is poised to significantly enhance the local economy by attracting international investors and residents, catalyzing further developments, and elevating the entire region's profile. Despite the broader downturn in Portuguese real estate investment in 2023 (more than 50% reduction in investment in Portuguese real estate development and urban rehabilitation in 2023 compared to 2022), this deal underlines the strategic importance and confidence in the Quinta do Morgadinho project and showcases Bondstone's capability to lead and innovate within challenging market conditions.

Quinta do Morgadinho is poised to become a landmark of luxury living. The project, strategically situated in the heart of Vilamoura, leverages its approved allotment license and advanced infrastructural groundwork to offer a unique development opportunity.

Innovation and Sustainability - At the core of Quinta do Morgadinho is the commitment to sustainability. With this acquisition, Bondstone is not merely engaging in a real estate project but embarking on a mission to restore the Algarve's natural splendor, marking a sustainable renaissance in the region. The project integrates cutting-edge green technologies

and eco-friendly building practices, aiming to achieve a significant reduction in energy consumption and a lower carbon footprint. The company approach extends beyond construction, focusing on creating a harmonious living space that enhances residents' connection with nature and promotes a sustainable lifestyle.

The commitment to sustainable development is integral to the financial strategy, aiming to enhance long-term asset value and reduce operational costs through energy-efficient designs and green technologies. This approach ensures compliance with evolving regulatory landscapes and appeals to environmentally conscious investors and buyers, further driving the financial viability of the project.

