



# YOUR INVESTMENT GATEWAY TO EUROPE

**George Chrysochos, CEO, Cyfield Group**



# Cyprus is at the world's crossroads



Invest in Cyprus and Greece and become a European Resident or Citizen



# Cyprus is an ideal location to invest in, taking advantage of the Citizenship and Residency programs



01

Attractive and Transparent Tax Regime



02

Positive Economic Outlook



03

Excellent Regulatory Structure



04

Global Mobility



05

High Quality of Life



# 1 Attractive and Transparent Tax Regime



One of the lowest corporate tax rates in the EU at 12.5%

An attractive Double Tax Treaty network covering more than 60 countries

Access to all EU Tax Directives

No succession or inheritance taxes

An attractive personal tax regime for international professionals and non-domiciled individuals

## 2 Positive Economic Outlook



Robust GDP growth – 3.6%

Positive macroeconomic forecasts

Unemployment at 6%

BBB- Credit rating with positive outlook



### 3 Excellent Regulatory Structure



The legal system is closely aligned to the English common law legal system

Frequently updated to meet investors' changing needs

Strong protection for investment & intellectual property (IP)

Establishing a business is simple and fast

Properties are freehold with the exemption of the Marinas

Dual citizenship is allowed



A full member of the European Union since 2004 and the Eurozone since 2008

Work and live anywhere in the EU

Close proximity to Europe, Middle East, Gulf and Asia

Visa free access to 169 countries

Dependent children can also get the citizenship or residency

Excellent airline connectivity

# 5 High Quality of Life



One of the best climates worldwide

Top 5 safest country in the world (Value Penguin 2015)

Top 4 best retirement destination globally (Knight Frank 2016)

Most blue flag beaches per capita in the EU (Eurostat)

Best island economy 2017/2018 lifestyle & human capital (fDi magazine)

Excellent healthcare facilities

High standard of education system



# Gaining a Cyprus EU passport or Permanent Residency is a very simple process (1/2)



## Permanent Residency

### REQUIREMENTS

- Purchase of new Residential Property for €300,000 plus VAT
- Proof of transfer and payment from abroad of at least €200,000 plus VAT
- Contract of Sale deposited with Lands & Registry Department
- Personal account of €30,000 transferred from abroad blocked for 3 years
- Clean Criminal Record from country of origin
- Granted to the main applicant's whole family, including their spouse, any dependent children under 25 years of age, and the parents of the applicant
- Income requirement of 30,000, which increases by €5,000 for each additional dependent, and €8,000 for each dependent parent

### COSTS & TIMEFRAME

- Apart from the acquisition and the personal account deposit, some legal fees may apply for the compilation of the application
- The Applicant, the spouse and each child over 18 will need to pay €500 each for the submission of the Application
- Processing time of the Application by the Government usually takes about 3 months

**Our company undertakes this as a complimentary service to its clients who purchase property**

# Gaining a Cyprus EU passport or Permanent Residency is a very simple process (2/2)



## Citizenship

### REQUIREMENTS

- Clean criminal record from his country
- Purchase of one lifetime residential property worth at least €500,000 plus VAT
- Applicant's spouse and children under the age of 18 years can be included
- Minimum investment amount of €2,000,000 in any of the following:
  - Real Estate (may include residency)
  - Infrastructure
  - Shares of any Cypriot business
  - Funds or financial assets or bonds
- Investor is obliged to retain the investment for at least five years, except from the residential property
- All investments need to be concluded with fresh funds from abroad
- Donation of 75,000 to affordable housing and 75,000 to an innovative company

### COSTS & TIMEFRAME

- The Applicant, the spouse and each child over 18 will need to pay €2,000 each for the submission of the Application and if approved, €5,000 each for the Naturalization Certificate.
- Legal Fees for advice on the investment purchase due-diligence and selection process, the compilation, submission and follow-up of the Application as well as drawing up of contracts and other legal documents may amount up to €50,000 per application.
- Processing and approval for citizenship is granted within 2-3 months of submitting an application
- Passports and certificates of naturalization are issued within 6 months of filing an application



# The Greece Permanent Residency is the most value for money immigration by investment program

**The Greece Residency program has countless benefits for only € 250,000**

## BENEFITS

- Freedom to reside permanently in Greece
- Permanent Residency Status is granted to the Applicant, his spouse and dependent children under 24, and both sets of parents.
- Free travel within Schengen area
- Reduced European University fees
- Freehold property ownership which is passed on to the descendants
- A simple documentation process within 3-9 months duration depending on the location
- After 7 years may apply for Greece Citizenship

## REQUIREMENTS

- Investment of 250,000 on a property in Greece, commercial or residential
- Any amount of properties to make up the 250,000 is accepted
- Hold it for the duration of the VISA, never expires
- 2 or 3 day visit to Athens for legal work and bank account.
- Cyfield will take care of all the legal work
- Clean clear criminal record and medical insurance
- Government, notary and other fees for the property purchase and visa application will amount to around €10,000



# Cyfield Group is a diversified industrial conglomerate and development group

## The Group's Activities

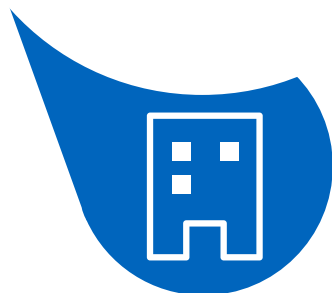
### Energy Generation

- Completed 3MW Photovoltaic park; designing another 6MW
- Started constructing a 230MW CCGT Power plant
  - O&M capabilities



### EPC contracting

- A class Contractor
- All civil engineering projects
  - Energy Projects
- Detail Engineering and Design
- Cyprus, Greece, Egypt



### Manufacturing and trading

- Asphalt concrete
- Quarries for aggregates
- Concrete batch plant
- Precast concrete factory

### Land Development and Real Estate

- Both residential and commercial
- Greece and Cyprus
  - Expertise in tall buildings

## General Information

- A leading industrial conglomerate and development group
- Presence in Cyprus, Greece and Egypt
- Established in 1990
- A family Business true to its core values and mission
- A trusted group with exceptional credit score
- Sold 180 units up to now in 2019



# We can offer you all three Immigration Schemes as an end to end solution, from acquisition of property and investment, to legal applications and banking support

**Cyprus Citizenship  
EU Passport**

**Cyprus Permanent  
Residency**

**Greece Permanent  
Residency**

- We will arrange for your visa and accommodation for 2-3 days, at our expense, for you and your spouse
- We will pick you up from the airport and show you our company, our country, our properties, and our famous hospitality
- We will make all the formalities for the contract, the paperwork and the Permanent Residency
- For the Passport we can use our inhouse or engage an external Lawyer
- We will assist with all facilities you will require for your property and your stay in our country

# PROPERTY DEVELOPMENT – all our properties are eligible and offer high returns

**We design, construct, and sell all kinds of properties**

## What we offer

- Innovative Designs
- Latest Technology
- Quality of Construction
- Timely Delivery
- Assured Title Deed Transfer
- Property Management
- After Sales Service



## What we promise

- Unique
- Profitable
- Sustainable
- Transparent
- Risk free
- Exit policy



# High Quality Residential Properties in Nicosia



## The prime jewel of the Capital



 360 NICOSIA

*.....a unique lifestyle experience!*

# High Quality Residential Properties in Nicosia



## The prime jewel of the Capital





# High Quality Residential Properties in Nicosia



## The prime jewel of the Capital

Last Modified 9/26/2019 10:23 AM GTB Standard Time

Printed



# High Quality Residential Properties in Nicosia



## The prime jewel of the Capital



## The best investment proposal for prospective investors – already sold 40% of the building

- Unique and Iconic Building – no similar buildings in the capital
- Residential and Commercial Properties
- Management Company in place
- Competitive & Transparent Pricing Structure
- High demand for apartments– for sale and rent
- Short and Long Term Investment, capitalizing on the high demand for rent in Nicosia
- **Assured Returns on Investment, as the building will satisfy local needs**

DELIVERY: December 2019



# High Quality Residential Properties in Limassol



**Very few units left! DELIVERY: July 2018**

Last Modified 9/26/2019 10:23 AM GTB Standard Time



Printed



# High Quality Residential Properties in Limassol



**Very few units left! DELIVERY: July 2018**



## Althea – Larnaca

- Larnaca is the new up and coming town to invest in
- Unique Building
- Views of the sea and salt lake
- Prices are lower than Limassol
- Opportunity for investors to combine assets with smaller units and spread their risk

**DELIVERY: December 2019**



# Whole residential apartment buildings in the capital are the safest and most secured investment



## Small apartment blocks in Nicosia

- Unique 6 or 8 flat buildings with high specs and modern architecture
- Belonging to SPVs, easier acquisition and no VAT payment on shares
- In excellent areas with high rental and sales prospects to local residents of Nicosia
- Apartments can be divested individually
- More assets means diversified investment
- Property management in place
- Prices much lower than other cities

**DELIVERY: 12 months from contract signature**



# High Quality Residential Properties in Greece



## Seaside apartment in the Athens Riviera - Delivery summer 2018, 2 units left





# High Quality Residential Properties in Greece



**Seaside apartment in the Athens Riviera - Delivery December 2019, 2 units left**



## Seaside apartment in the Athens Riviera - Delivery summer 2019



# High Quality Residential Properties in Greece



**The Greece Residency program has countless benefits for only € 250,000**



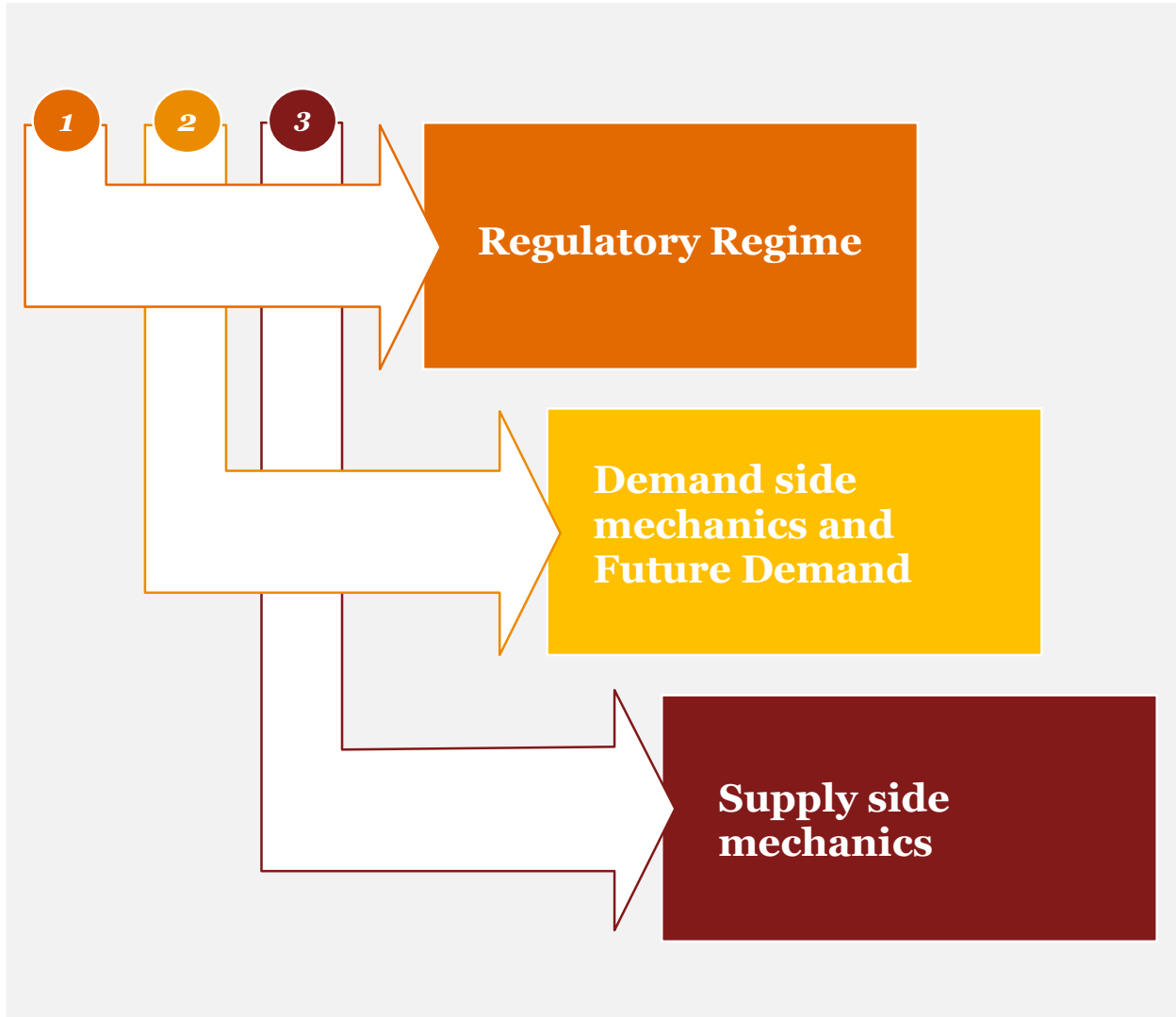
# We offer opportunities in the power and electricity sector



## Infrastructure delivers the most stable and long term yields



# The investments rational is strong enough to characterize our project as a great necessity for Cyprus



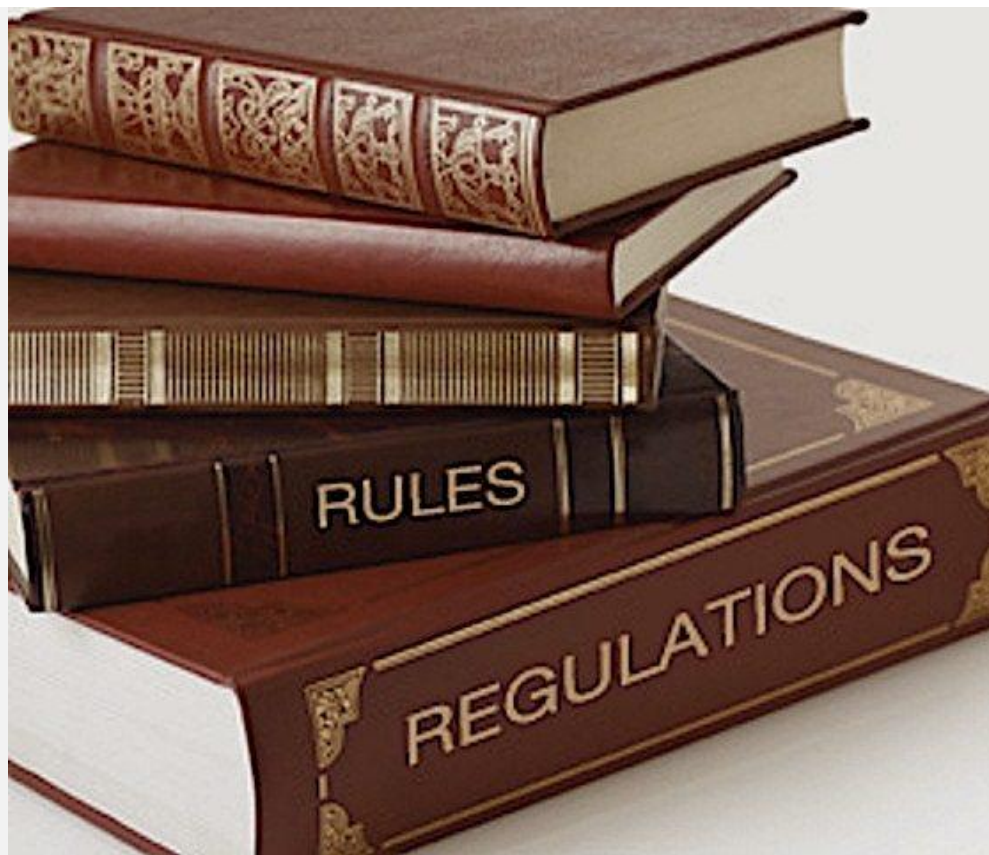


# 1 Regulation has recently changed and adapted to promote investments in the electricity sector

## Regulatory Regime

The regulatory regime supports the investment:

- The EU Directive aims to promote competition in the supply and generation of electricity
- CERA itself fosters competition in the market
- In the attempt to promote competition in the market, CERA will impose 20% of the total consumption to be covered through the DAM



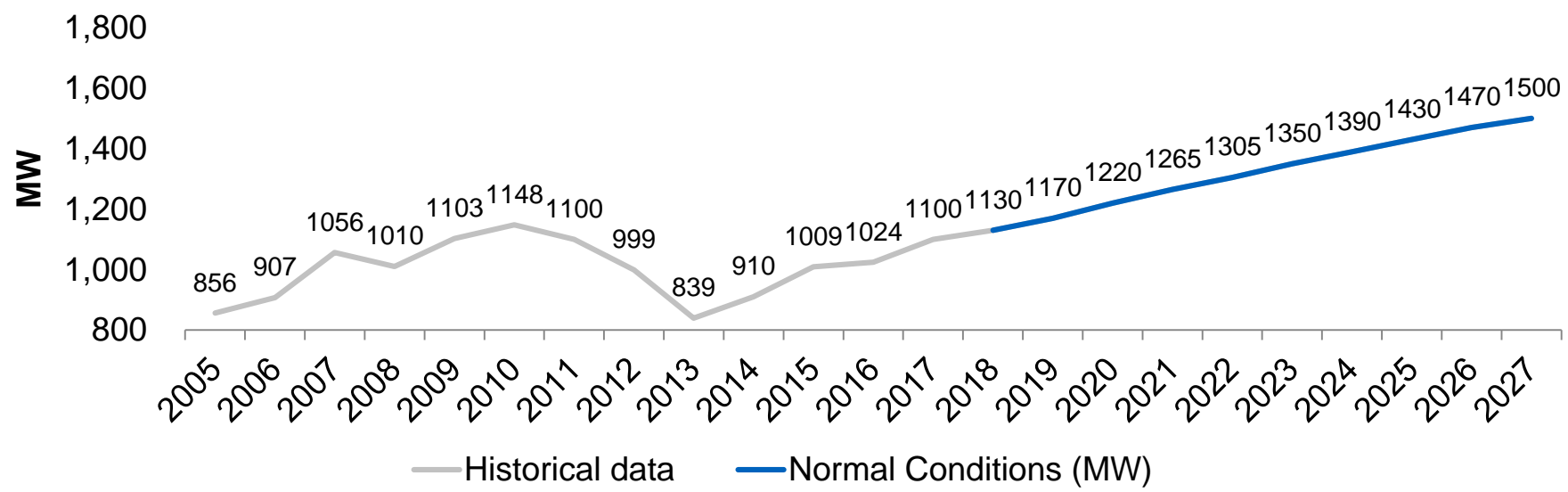


## 2 Economic growth is coupled with rising demand in electricity

### Demand side mechanics and Future Demand

- Cyprus forecasts are expected to reach 1.500 MW maximum annual energy generation by 2027
- EAC is not sufficient to cover the future demand for electricity (today's max active capacity at ~1,200MW)
- RES is currently at 9% of generated capacity

Long Term Forecast of Annual Maximum Generation 2018-2027 (MW)



### 3 There is a significant supply shortage and technology gap that requires at least one thermal plant

#### Supply side mechanics

- Mari Power plant will have an estimated efficiency of 57% compared to 48% for EAC's combined cycle machines and 36% overall efficiency
  - Cost per MWh for Diesel is €93,41 while the cost per MWh for Heavy Fuel Oil (HFO) is €88,60
- RES currently occupies 9% of the generated capacity, while the target for 2020 is 16% and for 2030 30%
- Dhekelia Power Station in Larnaca, constructed in 1953, will be decommissioned in 2024, wiping out 360MW of HFO run steam turbines





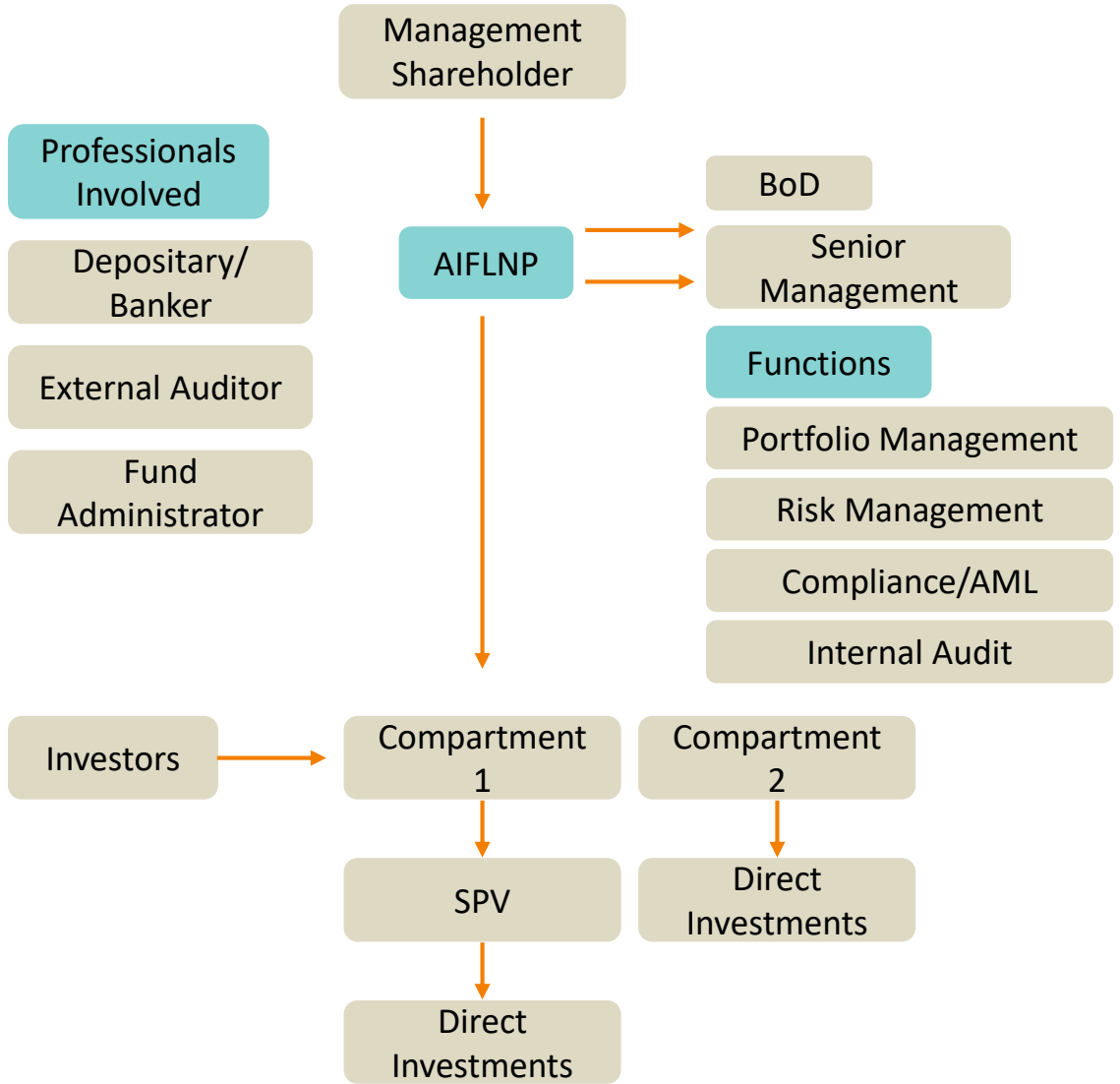


# We are setting up two Alternative Investment Funds (AIFs) to facilitate investments in energy and prime commercial real estate assets

## Fund Advantages

- Dividend payments
- Regulated and closely watched by CySEC
- Easy entry and exit strategy
- Qualifies for the Cyprus Immigration by investment program
- The most secure way of investment as the assets are essential real estate or infrastructure related
- Guaranteed income
- Can facilitate stable and long term yields

## Fund Structure

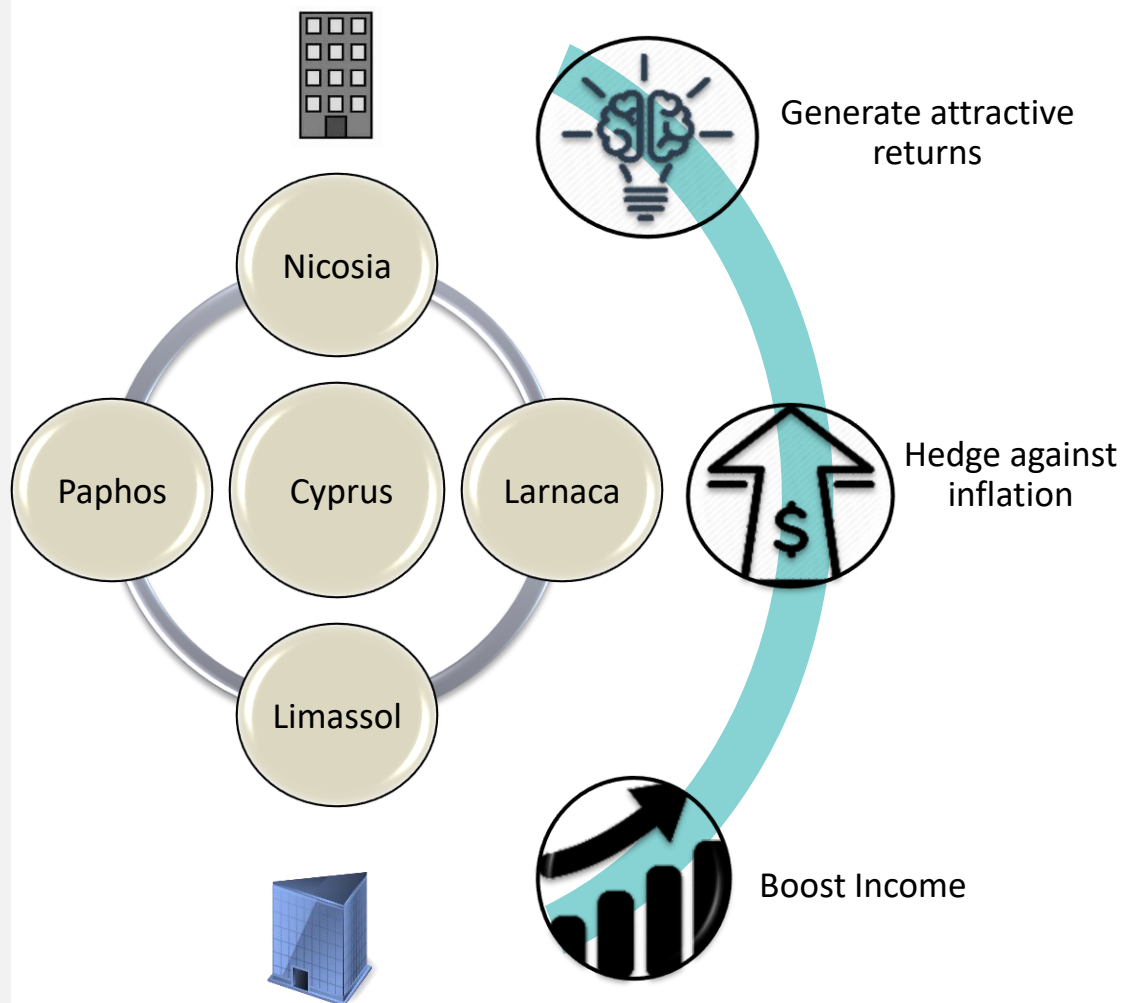




# Property AIF will hold assets worth in excess of EUR 100m with tenants of at least 10 year contracts

## The fund will target to:

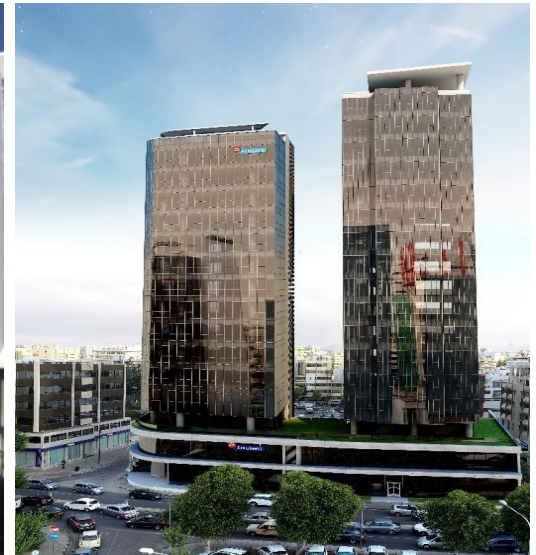
- Generate attractive returns for the Investors and at the same time be able to mitigate risk through:
  - Equity or direct investments in rent income-producing real estate properties
  - Acquisition of value-adding new real estate developments offering attractive risk-adjusted returns upon sale
  - Acquisition or construction/development of prime commercial properties
  - Acquisition of interests in real estate projects and/or in businesses that engage in real estate development



# Property AIF will hold assets worth in excess of EUR 100m with tenants with at least 10 years contracts



**Long term returns for any type of investor with minimum guarantees**



Thank you for your attention



***It will be our pleasure to meet with you,  
answer any questions and provide you with  
additional information***

***Thank you for your attention***

George Chrysochos, M.Sc. Civil Engineering  
Chief Executive Officer  
Email: [g.chrysochos@cyfieldgroup.com](mailto:g.chrysochos@cyfieldgroup.com)

