



Aristocratic & Business CLUB

The following summarizes the main points for a term sheet- based on a project with max. 41 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)
CLUB Shareholding Partners	AA/GY/Boards/Partners/Management
Investor	tbd
Project summary: (Sub-Clubs: Car & Bike Club/ Aviation Club/Yacht & Boat Club/ Agricultural Organic Farm)	44 luxury villas (41 for sale) real estate development with CLUB Hotel incl. 21 luxury suites 100 m ² (27 rooms), garage, fitness-/spa-/beauty-centre and a holistic medical doctor; beach & sport club incl. 21 luxury suites with 100 m ² each (60 rooms) four Sub-Clubs
Land Square meters to be built	CLUBS & Villas on Island ca. 347'867 m ² . Farm 100'000 m ² ca. 78'000 m ²
Investment Average investment period Installments	€ 250 million (m) (two hundred fifty million €, € 17 m reserve) 3.5 years (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
Repayment schedule	From 2027 on monthly 10 m
Recommended investment structure and insurance	With registered company in Montenegro and Aktiengesellschaft (Ltd.) in Switzerland
Villas Sale: Profit sharing, Profit aim,	80% Investor , AA/GY/Boards/Partners/Management 20% € 155 m (Investor's share € 124 m + 9 m (from Villa)= 133 m)
Additional benefits for investor (besides integrated tax optimization through A&B CLUB concept)	Free stay at the CLUB with full use of Sub-Clubs for 25 years (25 yearly external Memberships) according to the external Membership Concept. Full benefit of Business Club for same period.
Investor's total financial benefit	€ 149m (hundred forty-nine million Euros)
Law/place of jurisdiction (tbd.)	Swiss law, Handelsgericht Zürich (Commercial Court Zurich)
Confidentiality	All information is strictly confidential.