SWISSCLUB
LIFE

INVESTMENT PROPOSITION

"Enhancing lifestyles by redefining luxury, making it affordable and hassle-free."

Business Concept

SWISSCLUB LIFE

SwissClub Life will offer its customers (Members) through Co-Ownership platforms an impressive collection of Yachts and Boats, Holiday Homes in beautiful beach and mountain areas, City Apartments, Private Jets, Dream Cars, Private Islands and various exciting Luxury Toys. The SwissClub Co-Ownership model opens up a world of Offerings which would otherwise be unattainable or usually available only to a select few. This Co-Ownership model will be enhanced by a diverse portfolio of its over 5,000 Luxury Products and Services Offerings which create a unique cross selling ecosystem where Investors, Suppliers and Customers (Members) collectively reap rewards.

SwissClub Life has also developed a visionary Retirement Solution, enabling a life of leisure in multiple countries that boast more favourable climates, enhanced spending capacity and lower cost of living. This significantly expands the demographic market for Co-Ownership Products.

The SwissClub Life Service Offerings include a variety of personalized Services like top-level Academy courses that enable members to develop new hobbies, first-class Concierge Services, Exclusive Travel solutions, as well as Knowledge and Information Services which keep members abreast of developments, and Health and Wellness Services which focus on the holistic well-being of its Members

Investment Opportunity

SWISSCLUB LIFE

SwissClub Life International is excited to invite potential Project Partners/ Investors to join us in our innovative venture that redefines lifestyles through collective ownership of luxury assets. Capitalising on the high cost and underutilisation of such assets and using sophisticated scheduling techniques, SwissClub Life aims to make these assets available to a larger portion of the population.

We are seeking investment of up to €40M into SwissClub Life (Greece and Cyprus) to launch the development of a Co-Ownership project in the region of Greece and Cyprus (Area 1) in exchange for up to 43% of SwissClub Life (Greece and Cyprus).

The launch of SwissClub Area 1 will trigger a simultaneous partial launch of SwissClub Life Tuscany and SwissClub Life Bordeaux through the proposed Retiree programme. Hence in addition to the 43% ownership of SwissClub Life (Greece and Cyprus), initial investors will be given a 3% ownership of SwissClub Life Tuscany and SwissClub Life Bordeaux Areas.

SwissClub Services

Academy Courses to Develop Hobbies

- Michelin Star Chefs Academy
- Sommelier Academy
- Sailing Academy
- Target Shooting Academy
- Scuba Diving Academy
- Ski Academy

+150 Academy Courses

Health Advisory Services

- Specialized Medical Centres
- Physical Therapy Programs
- Medical Concierge
- Health Retreats
- First Aid Courses
- Specific Disease Consultation

+100 Health Advisory Services

Wellness Services

- Advanced Nutrition Counselling
- Aromatherapy Treatments
- Spa Retreats
- Prenatal and Postnatal Care
- Aesthetic and Cosmetic Services
- Thalassotherapy Treatments

+100 Wellness Services

Exclusive Travel Services

- Sports Events
- Adventure Holidays
- Cruise Holidays
- Train Journeys
- Culinary Journeys
- Festivals and Events

+500 Travel Destinations

Knowledge and Information Services

- Conferences
- Lectures and Presentations
- Education Advisory
- Business Publications
- Leisure Publications
- Sports Publications

+1,300 Knowledge and information Services

Concierge Services

- Exclusive Events
- Wine Tasting Tours
- Personal Shopping
- Chauffeur Transfers
- Private Jet Chartering
- Yacht Chartering

+100 Concierge Services

Premium Services

- Facility Management
- House Keeper Induction
- E-commerce Purchases
- Executive Assistant
- Security Services
- Yacht Management

+100 Premium Services

Gift Vouchers

- SwissClub Academies
- SwissClub Wellness
- SwissClub Exclusive Travel
- SwissClub Outdoors
- SwissClub Knowledge and Information
- SwissClub Concierge

+500 SwissClub Offerings

SwissClub Co-Ownership Products

SWISSCLUB LIFE

SwissClub Homes Products
- Beach Houses
- Mountain Houses
- Country Houses
- Marina Houses
- Lake Houses
- City Apartments

+250 Homes Products

SwissClub Marine Products
- Amphibious Vessels
- Catamaran Yachts
- Motor Boats
- Motor Yachts
- Sailing Boats
- Superyachts

+250 Marine Products

SwissClub Dream Cars Products
- Sports Cars
- Exclusive Luxury Cars
- Hypercars and Supercars
- Off-Road and Adventure Vehicles
- Rally Cars
- Supercars SUV

+ 150 Dream Cars Products

SwissClub Outdoor Products
- Motor Homes
- Luxury Tents
- Camper Vans
- Caravans
- Cabins and Lodges
- Mountain Chalets

+300 Outdoor Products and Regions

SwissClub Executive Aviation Products
- Very Light Jets
- Light Jets
- Mid-Size Jets
- Twin Prop Aircrafts
- Hydroplanes
- Helicopters

+100 Executive Aviation Products

SwissClub Diamond Products
- Super Yachts
- Lavish Residences
- Private Jets
- Private Islands
- Private Helicopters
- Super Cars

+200 Diamond Products

SwissClub Retirees Products
- Multiple Country Residences
- Sunny Locations
- Lifestyle Upgrade
- Enhanced Spending Capacity
- Lower Cost of Living
- Tax Benefits

+700 Locations

SwissClub Toys Products
- Yachting
- Submersibles
- Aerial
- Amphibious
- Novelty Vehicles
- Biking

+200 Toys Products

SwissClub Area 1 Target Markets

Financial projections are based on a fraction of financially eligible individuals converting to Swissclub customers:

Target population segments:

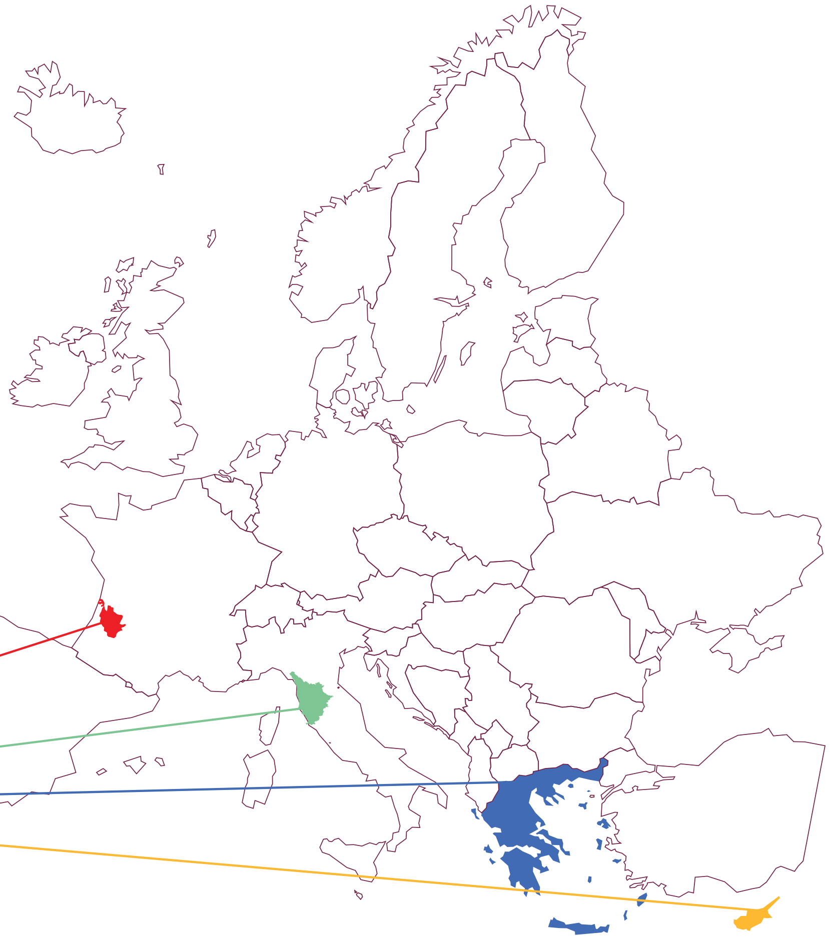
Mid – High Net Worth Families
e.g. Entrepreneurs, Professional Services Providers and Executives, high ranking Government Executives

Selection of Area 1 countries:

Greece and Cyprus were selected as there is already a notable global and local demand for often underutilised luxury assets, reflecting a strong desire to enjoy life.

Retirees:

Attracting a small percentage of the financially eligible retiree population from predominantly Northern European Countries, offering them the opportunity to experience different countries and cultures as part of the SwissClub Retirees co-ownership model.



Greece:

Greece will act as the primary country for implementing the business case and the market entry strategies. Boasting a population of over 10 million and a GDP of over $200 billion, it presents as a highly suitable proving ground for the Project.

Cyprus:

Cyprus is the birthplace and headquarters of SwissClub. The management team's familiarity and in-depth knowledge of the local business landscape make Cyprus perfectly suited for the initial phase of the Project.

Bordeaux

Tuscany

Both these new Areas will be started as a result of the Area 1 implementation to cover the need for the additional two locations that will complete the Retiree product.
These will ultimately form separate standalone areas.

Expansion Opportunities:

Through detailed demographic analysis, **SwissClub Life** has identified over **500** potential **Areas** across **140 Countries** which resemble Area 1 (Greece and Cyprus). The goal is to expand operations globally, using knowledge and synergies gained from Area 1. Each Area is considered a separate Investment Opportunity.

Project Timeline

SWISSCLUB LIFE

Research & Design
Completed

Market Research
Desk
Field
Competitors

Offering Design
Target Market
Product Development
Cost & Pricing
Sales Strategy

Concept Testing

Groundwork
Completed

Financial Plan
Business Plan
Valuation

Project Timeline

Organisation Chart

Customer Data Base - Cyprus

Product Legal Documentation

Capital Raise
Commencing

Capital Raise

Customer Data Base - Greece

Suppliers & 3rd Party Providers Data Base

Company Formation

Execution
Commence upon Capital Raise

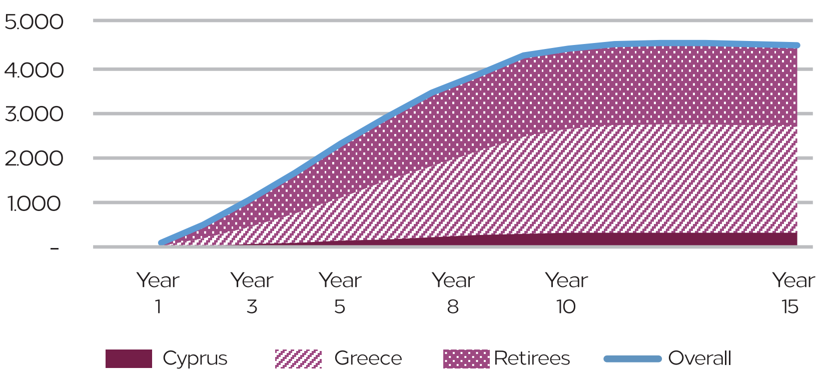
Operations & Logistics
IT Front Office
IT Back Office
Marketing Literature
Digital Presence
Hiring
Training
Premises
Suppliers & 3rd Party Providers
ERP System
Procedures Manual

Launch
12 months following Capital Raise

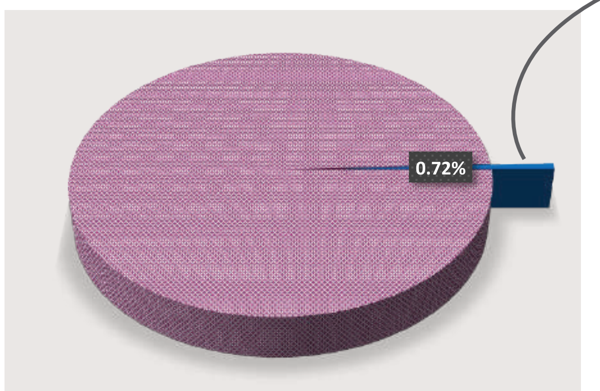
Commencement
Full commercial operations
Formation of Launch Cluster

Key Membership Assumptions:

Area 1 Co-Ownership Membership Growth- key Assumption



Total Potential Market (Area 1) and % assumed in financial modeling



Only 0.72% of total target market assumed in financial models

Membership growth over 8 year period.

Less than 1% of the potential market of over half a million people is assumed in financial models.

Significant Marketing Budget, Financial Strength and the large range of Offerings will create comparative advantages and barriers to competitors' entry.

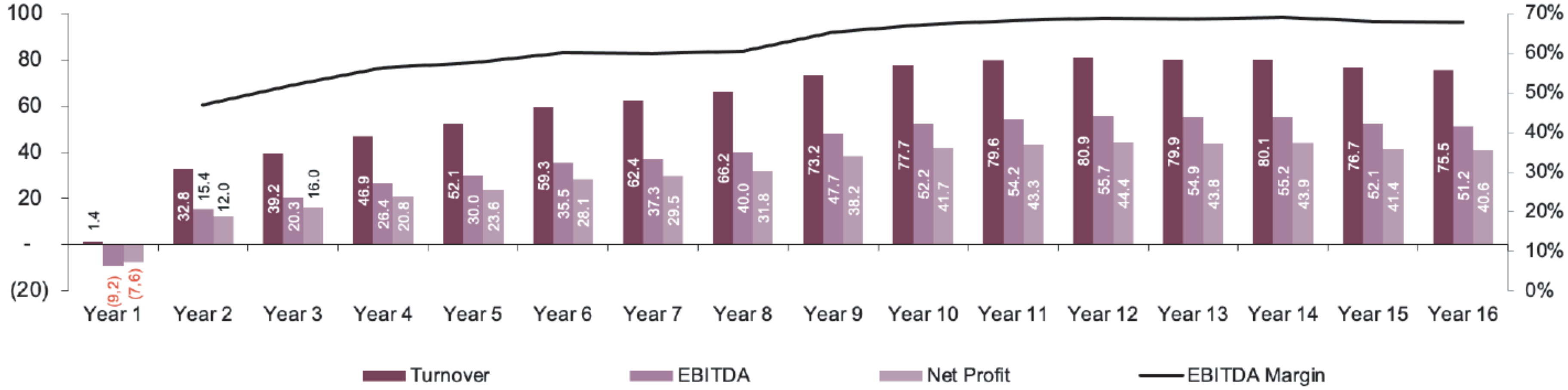
Significant expansion opportunities.

SwissClub offers **+5,000 Products and Services** with major cross-country and cross selling synergies.

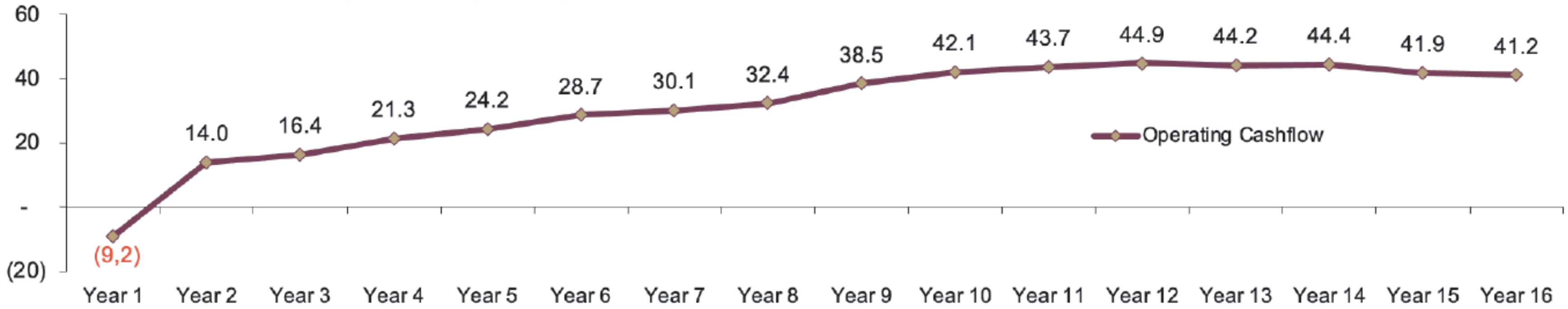
SwissClub Life Area 1 Project
Key Financial Projections

SWISSCLUB LIFE

SwissClub consolidated profit or loss (€ million)



SwissClub consolidated operating cash flows (€ million)



€40,0m
Investment Capital Inflow

+

€113,3m
Pre Investment
Project Net Present Value
(@ 20% Discount Factor)

=

€153,3m
Post Investment Value
(@ 20% Discount Factor)

Investment Proposition

Up to
€40 million
Investment opportunity

Funds utilized to implement the Launch Phase of Area 1 (Greece and Cyprus) with a small portion being allocated to the Areas of Tuscany & Bordeaux, to fund the initiation of the Retiree Program in these areas to co-support Area 1.

Invested Funds will be used for
- Recruitment of Best in Class Human Capital
- Technological Infrastructure
- Sourcing & Advertising Products & Services
- Establish Head Office and Showrooms
- Marketing and Brand Identity
- Completion of Legal Structures
- Business Working Capital

Up to 43%
Shareholding in SwissClub Area 1
(Greece and Cyprus)

+ Up to 3%
Of two additional Retiree Areas
(Areas: Tuscany & Bordeaux)

Tuscany and Bordeaux Areas will be started on a small scale (Retiree Product only) during the development of Area 1 (Greece and Cyprus). At a later stage further investors/investment will be sought to fully develop the Tuscany and Bordeaux Areas.

25% per annum
Investor Internal Rate of Return

Resulting in up to
400%
Return on Investment on Free Cash Flow, excluding Exit Proceeds



Project Key Success Factors

SWISSCLUB LIFE

1. **Strategic Non-Asset Ownership:** SwissClub minimizes investment risks by operating as a facilitator, not an asset owner, focusing on logistics and technical networks for its members.
2. **Technology-Driven Model:** Utilizes sophisticated cross-selling systems and data analysis for personalized services, with a platform enabling dynamic pricing and strategic decision-making.
3. **Robust Branding and Marketing:** Aims to establish SwissClub as a premier brand in luxury lifestyle services, with significant investment in global marketing and brand development.
4. **Financial Stability and Attractive Returns:** Features solid financial models with diversified offerings, ensuring low costs, high transaction values, and strong internal rates of return.
5. **Target Market Insight:** Focuses on the upper 5% of financially eligible individuals and families, offering luxury assets and lifestyles previously considered unattainable.
6. **Innovative Co-Ownership Model:** Introduces an accessible co-ownership approach for luxury assets, providing a hassle-free experience and operational management for members.
7. **Diverse and Appealing Offerings:** Offers a wide range of luxury assets, services, and experiences, meeting persistent demand across global markets and enhancing member lifestyles.
8. **Strong Global Network and Purchasing Power:** Benefits from an extensive network of international buyers and sellers, providing significant purchasing leverage and establishing new brand identities for various offerings.
9. **Adaptability to Future Trends:** Positioned to benefit from increased leisure time due to longer life expectancy and technological developments, enhancing its appeal.
10. **Unique Selling Proposition:** SwissClub Life offers a compelling lifestyle upgrade at an affordable cost for wider audiences, making it a distinctive and attractive choice for Individuals and Corporations who might otherwise find such experiences unattainable.

G.A.P. VASSILOPOULOS GROUP

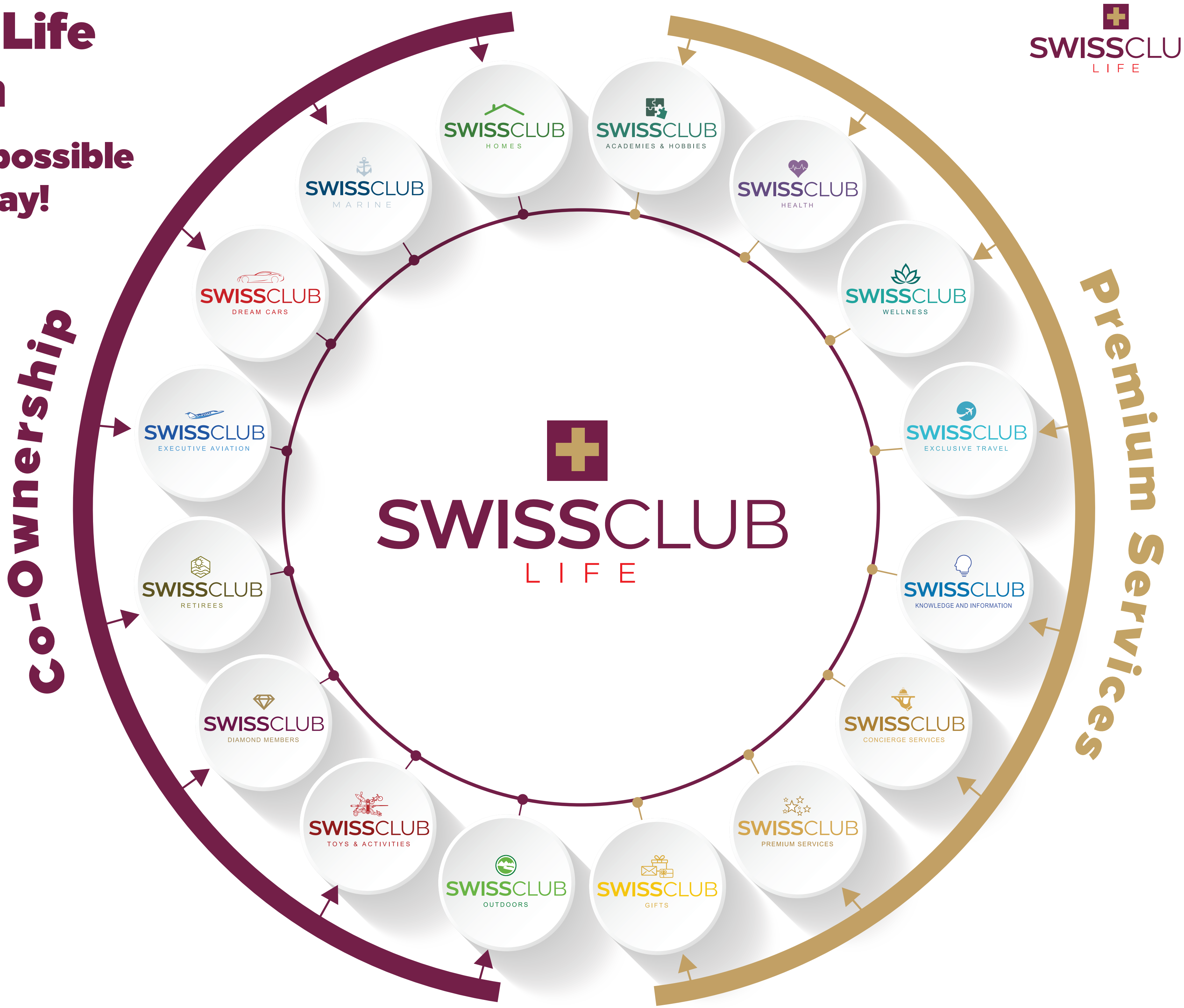
www.gapgroup.com

The inception of the SwissClub vision and concept was conceived by Mr. George Vassilopoulos, Founder, Executive Chairman and CEO of the GAP Vassilopoulos Group, specialising in Logistics, Finance, Hospitality and Consumer Services.

George has founded and manages 60 business units employing 1,500 personnel in eight countries, serving over one million customers annually. His vision for SwissClub is backed by a skilled team of professionals and associates, dedicated to meticulously crafting every aspect of the project. On securing additional investment, the team will be strengthened by the recruitment of top-tier Business Unit Managers.

SwissClub Life Ecosystem

Turning the impossible into reality Today!



If you are interested in this opportunity and wish to receive more information on the SwissClub Life Project, please contact:

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Upon signing the relevant Non-Disclosure Agreement, **SwissClub** will provide:

- **SwissClub Detailed Concept Brochure describing the Project**
- **SwissClub Detailed Project Implementation & Execution Report**
- **SwissClub Detailed Financial Projections Calculations**
- **SwissClub Detailed KPMG Business Plan and Valuation Report**
- **SwissClub Detailed Customer Brochure of +5,000 Offerings**
- **SwissClub Detailed Legal Documents Library**
- **SwissClub Data room**

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