

PRESENTATION

RIVIERA MINDELO PROJECT

Cabo Verde – September 22, 2021

Speaker: Juan Carlos Pérez Suárez – General Director GAC and Adviser Triangulo Atlantico





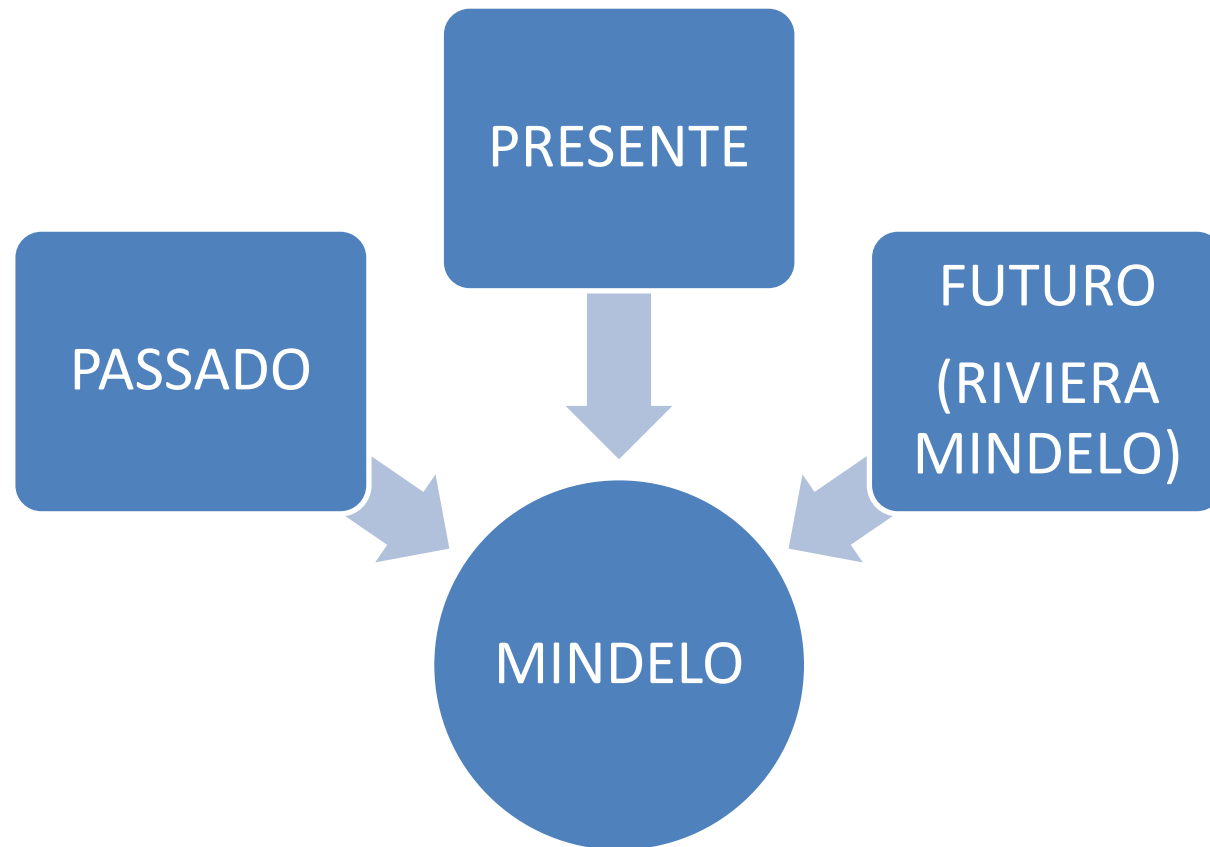


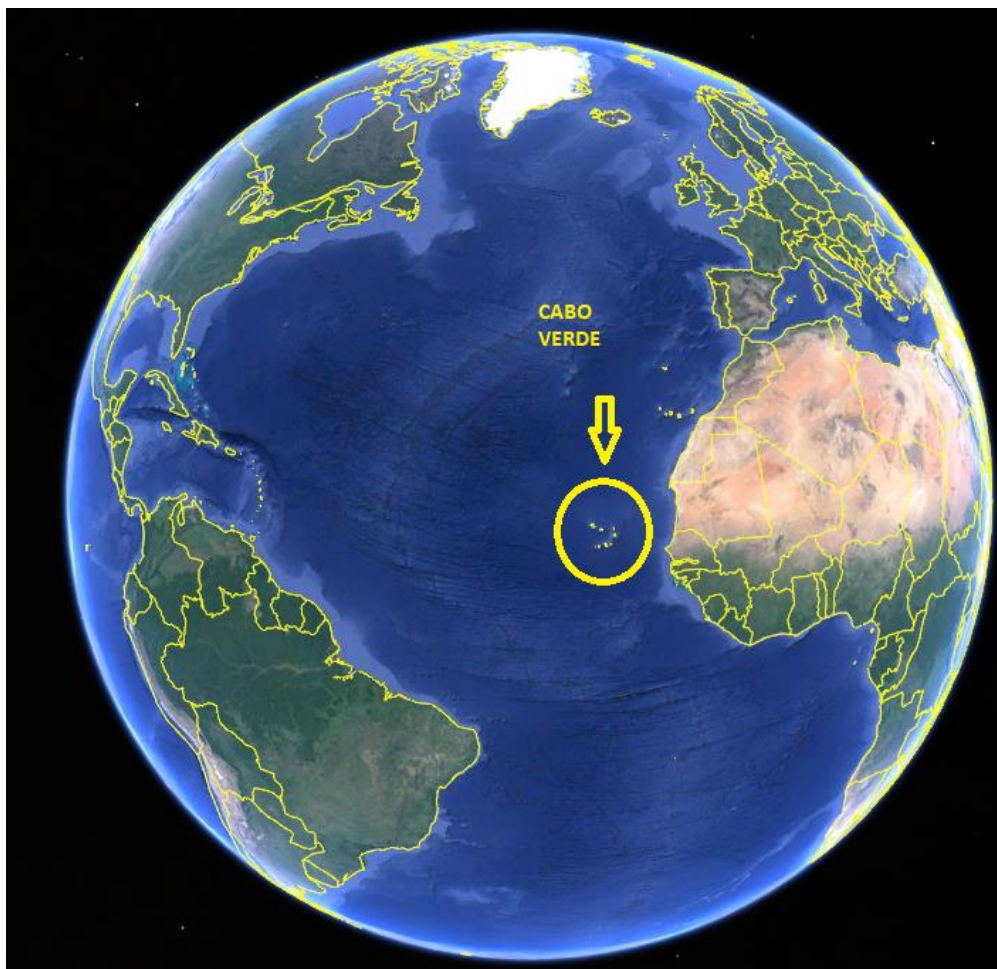
MINDELO TOWN











Cape Verde is a sovereign island state of Africa, located in the Atlantic Ocean, more specifically in the Macaronesian volcanic archipelago of Cape Verde, off the Senegalese coast.

The name of the archipelago comes from the Cape Verde peninsula, the westernmost tip of the continent of Africa, near which is the city of Dakar (Senegal). Its official language is Portuguese and the country is a member of the Community of Portuguese Language Countries.

The islands were uninhabited until they were discovered in the 15th century by the Portuguese.

Specifically, the island of Sao Vicente is the second most populated island in Cape Verde. It is part of the group of windward islands, in the northwest of the archipelago. The São Vicente canal separates it from the neighboring island of Santo Antão. Cesária Évora International Airport is located to the south of the city of Mindelo, the island's capital and second largest city in the country, where 92% of the 76,140 inhabitants registered on the island are concentrated. Mindelo is considered the cultural capital of Cape Verde.



The arid climate of the island means that the main source of income for the island is fishing and tourism, being the main point of connection with the exterior of Porto Grande, an important seaport.

The gastronomy of São Vicente presents many typical dishes with seafood being the basis of local food. In addition to the well-known "cachupa", the seafood rice and the barnacle stew stand out.

The island is also known for the Baía das Gatas Music Festival - which takes place during the first weekend of the full moon in August - as well as being the birthplace of the famous singer Cesária Évora.

ABOUT THE PROJECT

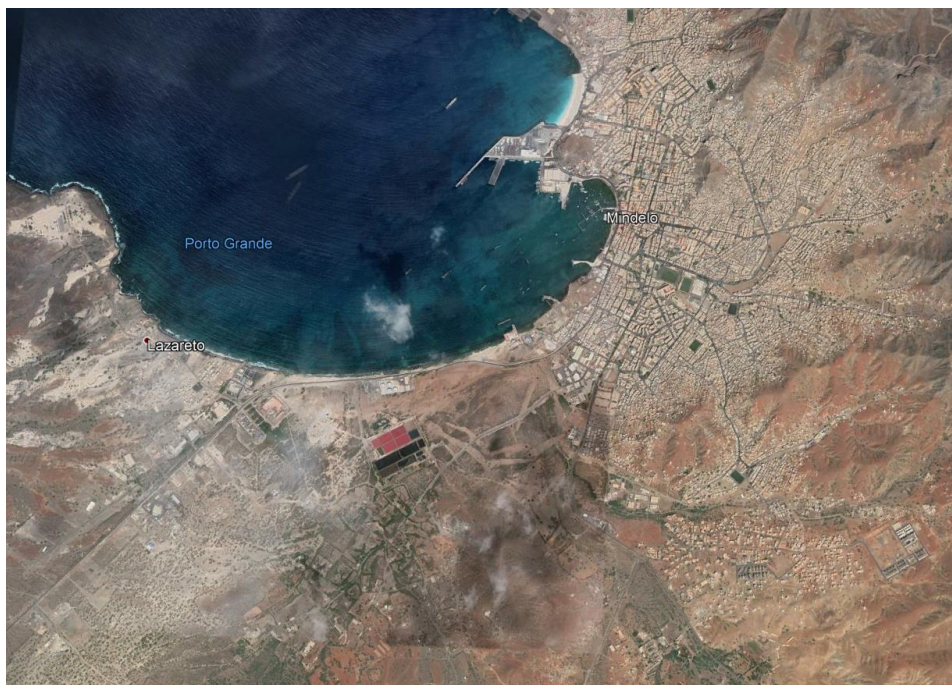


Cape Verde has a geostrategic location that serves as a connection between 3 continents, Europe, Africa and America.



Mindelo (in São Vicente Creole, Mindel / Mindelu in Santiago Creole, both dialects of Cape Verdean Creole) is a port city in Cape Verde, located in the northern part of the island of São Vicente. It has a population of almost 70,000 inhabitants and is the second largest city in Cape Verde, after the capital Praia. The city represents 96% of the total population of the island of São Vicente. It is usually considered as the cultural capital of the country and the origin of the morabeza, banner of the Cape Verdeans.

Mindelo's economy is based mainly on commerce, fishing, services and tourism, although the axis of all its activity is the port.



The project has its origin in an extension of the city of Mindelo serving three sectors that would generate a great development of the city itself.

All this makes Mindelo become a modern city open to the world in a space and global geolocation between Europe, America and Africa.

- **Tourist:** 5 first-rate hotel units for more than 1,000 tourist places
- **Commercial:** 31,000 m2 dedicated to the commercial and purchasing sector
- **Residential:** more than 182,000 m2 dedicated to more than 6,000 residences for both tourists and residents on the island.
- **Sports marina:** 500 moorings for nautical sports boats
- **Offices:** 6,000 m2 of business office areas
- **Sports spaces:** more than 7,000 m2 of various sports spaces, Golf, soccer, cricket, etc ...
- **Others:** Leisure spaces, theaters, various services, etc ...

ABOUT THE PROJECT



The project consists of an urban development in more than 350 hectares of developable land that currently has a golf course and is located in the city of Mindelo and with access to the sea.

It will be an extension of the city of Mindelo to give it a tourist, leisure, business, residential and international destination.

The New City will have all the technological advances so that both the resident, the tourist and the businessman can develop their work in a modern and current environment, with all the coverage of needs in a single environment.

Energy as well as telecommunications will be a determining factor to have in value in its development.

The project is currently in the development phase of the Master Plan, adapting it to an updated reality and developing something more than a virtual model, but something more concrete when defining all the services that will be used in the new city.

EXPECTED DEVELOPMENTS

INTERVENTION AREA	3.500.000 m2
Green space, marina and golf area	1.721.334 m2
Walking and street area	350.000 m2
Total Block Area	1.428.666 m2
LAND OCCUPATION (AREAS OF IMPLEMENTATION)	M2
GREEN AREAS	1.721.334 m2
BUILDING AREA	280.358 m2
EXTERIOR AREAS INSIDE THE LOTS	1.148.307 m2

EXPECTED DEVELOPMENTS

	Lot Area	Implementation Area	Nº Floors	Unit
Tourist Equipments				
5 star hotel with congress center		1.800,00	10	300
5 star hotel with casino		1.590,00	10	300
Hotel 4 stars		1.250,00	10	250
Boutique Hotel		1.500,00	2	40
Resort Hotel		1.500,00	6	120
Malls				
shopping		21.000,00	2	120
Diverse Commercial Areas		10.000,00	1	
Service area				
Services Tower		1.000,00	30	
Financial Plaza				
Commercial Area		6.000,00	1	120
Sports and Recreational Equipment				
11 Soccer Field			1	
Multipurpose Pavilion w/ 25-meter Pool		5.400,00	1	
Tennis court			1	
Cricket field			1	
Entertainment center		1.624,00	2	
18 hole Golf Course - 68 Ha - 1,082,770 m2 condominium			1	
Marine			1	500
Social Support Equipments				
Civic Center		7.800,00	2	
Theater		4.031,00	1	
library		2.450,00	2	
Kindergarten		900,00	1	
school		3.200,00	2	
college		24.000,00	2	
Hospital		7.200,00	5	
Clinic		600,00	2	
Police		895,00	2	
Central Garden		0,00	0	
Residential area				
Gated Community - 97 luxury villas		17.820,00	2	
Luxury villas on the golf course - 237 villas		28.440,00	2	
Gated Community - 8 multi-family buildings - 4,000 homes		86.400,00	5	
Multifamily Duplex - 180 Homes		4.920,00	5	
Single and Multi-Family Room with Street Character - 1,750 Dwellings		39.038,80	5	
Multipurpose Buildings - Room - Commerce - Services		5.500,00	10	1.000,00
		285.858,80		2.750,00

EXPECTED DEVELOPMENTS

PHASE SCHEDULE	FHASE 1			FHASE 2			FHASE 3				FHASE 4			
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Planning and Projects														
Urbanization														
Marine														
Service Tower														
Financial Square														
Central Garden														
5-star hotel with congress center														
5 star hotel with casino														
4 star hotel														
Boutique Hotel														
Hotel Resort														
shopping														
Various Commercial Areas														
Commercial Area														
18-hole Golf Course - 68 Ha - 1,082,770 m2 condominium														
Police														
Closed Urbanization - 97 luxury villas														
Luxury Villas on the golf course - 237 villas														
Closed Urbanization - 8 multifamily buildings - 4,000 homes														
Multifamily Duplex - 180 Homes														
Single-Family and Multi-Family Room with Street Character - 1,750 Homes														
Multipurpose Buildings - Room - Commerce - Services														
Soccer Field 11														
Multipurpose Pavilion w / Pool of 25 meters														
Tennis court														
Cricket ground														
Entertainment center														
Civic Center														
Theater														
library														
Kindergarten														
School														
University														
Hospital														
Clinic														

ENERGY NEEDS

ENERGY NEEDS

Several sources of energy will be needed in order to be able to make this new city of sufficient, quality and economical energy to make it a reality, as well as other more basic services.

The energy must be from renewable sources because being an island everything that is not renewable will be immensely more expensive.

- Solar energy,
- Wind power
- Geothermal energy
- Wave energy
- etc...

Throughout the master plan, real energy needs can already be defined in order to estimate the projects to be carried out.



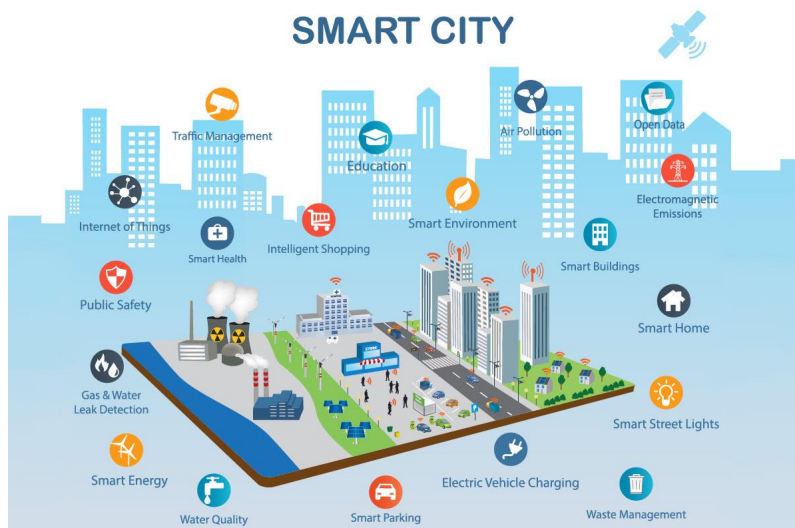


We still do not have any parameters to specify the energy needs today, although we can estimate that we will need energy for +20,000 people to use the new city once the construction and basic infrastructure phase has finished.

SMARTCITIE CONCEPT

SMART CITY



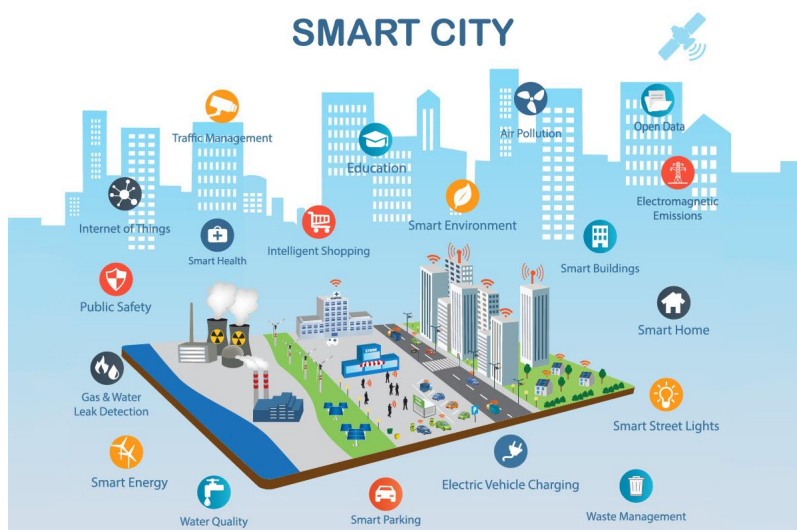


What defines being a Smart city or smart city?

The definition of Smart city is to be that city capable of using information and communication technology (ICT) with the aim of creating better infrastructure for citizens. From public transport, through energy saving, sustainability or efficiency in all its aspects.

To respond to new challenges, the smart city or smart city is committed to:

- Competitiveness
- Collaboration
- Planning
- Creativity
- Sustainability, R&D



What do smart cities achieve?

The objective is to build cities with added values:

- Inclusion of all citizens in public life
- Transparency: that the steps taken by the administration are accessible and public.
- Improve the distribution of resources: through energy saving systems, lighting or water distribution.

In any case, there is a need to align all the city's projects in one direction, in accordance with the city's global management model.

The result is the positioning of the city internationally, attracting capital and specialists in the sector. Therefore, it consists of developing what makes the city unique.

- Generate wealth: the need to define a business model that allows wealth to be generated, new jobs without involving a tax increase.
- Digital economy.
- Cultural industry: entrepreneurship and shared knowledge.
- Affordable technology: internet access, sensors, big data, facial recognition, Smart grids (intelligent management networks) or the Internet of Things are key points.
- Smart mobility with efficient transport.
- Adaptation to the environment and the unpredictability of nature.

OPPORTUNITIES



CORPORATE INFORMATION

PROMOTER COMPANY

Company	Type	Manager	Description
TRIANGULO ATLANTICO	Promoter	Gualberto do Rosario – President Juan Carlos Pérez Suárez – Adviser and Finance	The developer is a Cape Verdean company expert in the promotion of medium and large projects, with experience in the multi-sector Cape Verde market and in attracting investments to the Cape Verdean market.
GAC (GRUPO ACTIVO)	Engineering, Procurement, Construction Management (EPC) Project developer	Juan Carlos Pérez Suárez – General Director	It is a Spanish company with implementation both in the Cape Verdean market as well as in other regions of Latin America and Europe. It is dedicated to the integral development of urban and energy projects.
Universidad Politécnica de Madrid QR2001 Architecture	Architecture and Urban Planning	Jesús Quintana – QR2001 Director Javier Ruiz Sanchez - UPM	Spanish university with international prestige in urban development both in Spain and in many countries of the world. For its part, QR2001 is an international architecture studio with innumerable developments within the field of urban concept and implementation of urban plans integrated into the concept of smart city.

MARKETING METHOD

Method	Actions
Sale of lots	Reserved lots may be sold for clients interested in a specific type of business
Turnkey construction of tourist buildings	Turnkey construction and delivery to a specific customer who wants to buy and use without being dedicated to the construction of their business object.
Attracting Investors in International and Sector Fairs	Attracting investors by participating and exhibiting in international fairs, forums and sector presentations with an interest in the Cape Verde market
Sales Unit in Europe	Promotion and direct sales units in the area with special interest in demand from the Cabo Verde market
Sales Unit in Africa	Promotion and direct sales units in the area with special interest in demand from the Cabo Verde market
Sales Unit in America	Promotion and direct sales units in the area with special interest in demand from the Cabo Verde market

Headquarters: SPAIN

CENTROAMERICA – PORTUGAL – CABO VERDE - PERU –
URUGUAY – CHILE – COLOMBIA – PANAMA – BOLIVIA –
RUMANIA – KENYA – ANGOLA

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