

**ARMA – MECHANICS**

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*SlavoMeccanica Ltd*

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**White Nights Enterprises OU**

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**Invest in Greece – get a place under Sun**

### **An International Investment Proposal**

Greece, by default is a sunny place. Its unique climate, its rare natural beauty and its long and voluminous history, make it the ideal place that very many people would call it second home.

Living in Greece on Passive income, is an idealistic life dream for many. In addition, passive income on a hard currency (i.e. euro) is an optimal diversification strategy for non-europeans.

Real Estate is the traditional **Passive Income** choice for investors. However, real estate investments don't have to be related strictly to apartments and houses. They can also take advantage of the extremely successful greek solar energy sector and guarantee investment returns over a very long horizon.

Our company offers a unique investment opportunity, which bundles Green Passive Income in euros with the benefits of a European **Golden Visa**.

Specifically, we offer to foreign investors the opportunity to acquire the land on which operating solar parks are built. Land purchase qualifies for the Golden Visa program, while Passive Income is secured through the lease of the land to the solar park operator.

Put in numbers, the proposal is as follows :

- a. Foreign Investor agrees to purchase a share of the land on which a solar park is built and already operates. These parks have a 20-year contract with participants of the state – controlled Energy Grid System (System) for the Sale of the produced electricity at the guaranteed minimum price of € 68/MWh. For a 1 MW solar park this price represents a current annual income of € 120.000.
- b. The Investor buys ¼ of the 1 MW land for **€ 275.000**. The purchase qualifies for the Golden Visa program, granting a 5-years renewed Greece Residence Permit and the subsequent free movement in the entirety of the EE.
- c. The Investor leases his acquired share of land to the Solar Park Operator (Operator), for 15% of the revenues, that is **€ 18.000 / year**. This Income represents a **6.5 % return** on his Investment and is legally pledged on the Operator's electricity sale contract (or contracts).
- d. The Rental Income pledge on the revenues, offers to the Investor full upside potential due to future price increases.
- e. The Operator always deserves the right to select alternative buyers for parts of the produced electricity, at the same or higher prices, pledging as well the new income contracts.

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- f. Realizing that solar energy projects have no foreseeable termination date, due to the absence of raw materials and any substantial production costs and keeping in mind that electricity needs will always increase, as a natural consequence of the technological improvements and developments, after the initial 20-year period, the Investor will participate with a 15% share on any investments needed in order to keep the project running. Before this time, no additional investment is required from him. All maintenance responsibility and expenses, lie with the Operator.
- g. At any time the Investor can resale his share of land at any price he negotiates. The Operator approves of the resale or he acquires the share for an equal price.

The above briefly described proposal, offers startling benefits:

- Low investment amount ( **€ 275.000**) qualifying for the **Golden Visa** program.
- **ROI of 6.5 %** minimum and guaranteed
- De facto participation in a solar park project while avoiding company formation hustle and expenses.
- Easily resold investment
- Pledge to revenues offers **upside potential** due to technological improvements
- **Energy** is a tangible asset, on a continuously increasing demand and with expanding usage.

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3 September 2023