



INVICTA PARK

CAPITAL

ARTHOUSE
BOAVISTA

PROJECT UPDATE

MAY/25

AGENDA

- Executive summary
- Project dashboard
- Execution general timeline
- Task details
 - . Legal & Licensing
 - . Architecture & Design
 - . Budgeting & Costs control
 - . PHASE I: Demolitions
 - . PHASE II: Base construction
 - . PHASE III: Finishing
- Sales update
- Pictures
- Architecture / Layouts
- Project team

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EXECUTIVE SUMMARY

As we approach the final stages of the project—scheduled for completion by the end of this summer—we are beginning to see significant progress, particularly in the interior finishing of the constructed residential units. Woodwork installation has commenced, and intricate design details are now increasingly visible, signaling that the development is moving into its final and most visually rewarding phase.

From a commercial perspective, the project continues to gain market interest. We are pleased to report that three additional units have recently been reserved, with final purchase agreements anticipated to be completed in the coming weeks. This reflects growing confidence in the project and indicates positive momentum in our sales pipeline.

However, it is important to address a critical issue currently affecting the timeline. The commencement of the façade works has experienced a minor delay. While this task was initially scheduled to begin earlier, we are now targeting an official start date in early June. Given the importance of the façade—both in terms of construction sequencing and marketing—this aspect will be closely monitored by our engineering team. The façade not only impacts the structural and aesthetic integrity of the project but also plays a crucial role in stimulating buyer interest. Based on feedback from our network of real estate agents, prospective clients show increased engagement once the exterior appearance of the building becomes visible. As such, ensuring the timely execution of this component is essential to maintaining both our delivery schedule and sales momentum.

Overall, aside from the noted delay, the project is progressing steadily and remains on track for successful completion. We are confident that with continued focus and coordination among all teams involved, we will be able to meet our delivery goals and capitalize on the market opportunities as we near the conclusion of this development.

PROJECT CONTROL



PROJECT DASHBOARD

HIGHLIGHTS

- Construction under control and on time
- Revised façade & elevators timetable and shifted some tasks around to avoid delays
- Façade has not yet started due to delay from supplier – will follow up daily to avoid future problems

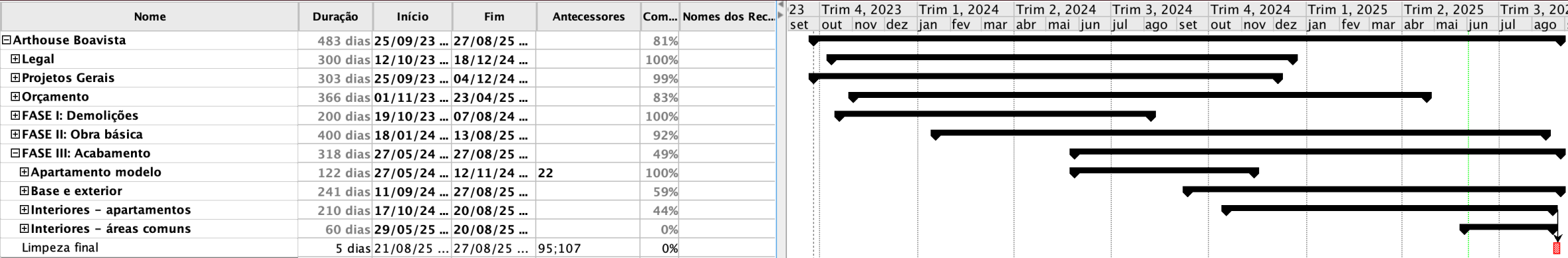
NEXT STEPS, RISKS AND ISSUES

- Work on elevators shaft
- Initiate the façade (delayed)

KPI's	
% Complete	81%
% Budget	35%
Days worked	416
Days to go	67
PROJECT DUE	27.08.25

TASKS	STATUS	
Legal	100%	Concluded
Architecture & Design	99%	On schedule
Budgeting	83%	On schedule
Demolitions	100%	Concluded
Base construction	92%	On schedule
Model Apartment	100%	Concluded
Basement & exterior	59%	Risk
Apartments	44%	On schedule
Common areas	0%	Not started

EXECUTION GENERAL TIMELINE



LEGAL & LICENSING - DASHBOARD

HIGHLIGHTS

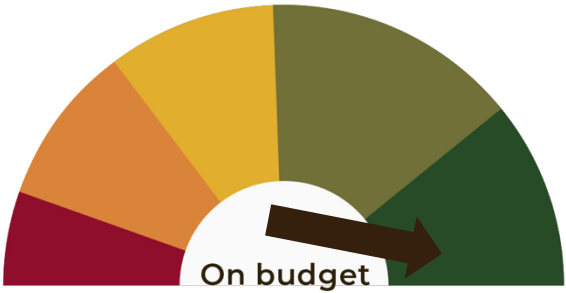
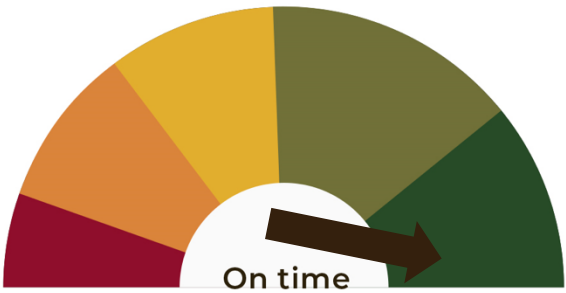
- CONCLUDED

KPI's

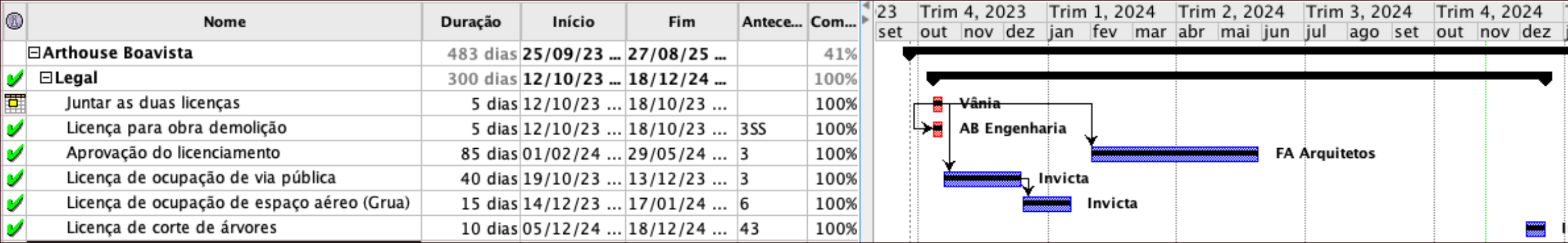
% Complete	100%
Days worked	239
Days to go	0

NEXT STEPS, RISKS AND ISSUES

TASK STATUS



LEGAL & LICENSING - TIMELINE



ARCHITECTURE & DESIGN - DASHBOARD

HIGHLIGHTS

- Engineering projects for the lobby initiated
- According to plan, this task is late. But without any interference to total timeline
- Waiting on engineering projects for the lobby

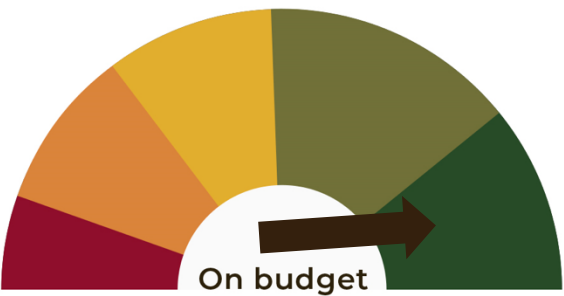
KPI's

KPI's	
% Complete	99%
Days worked	372
Days to go	-

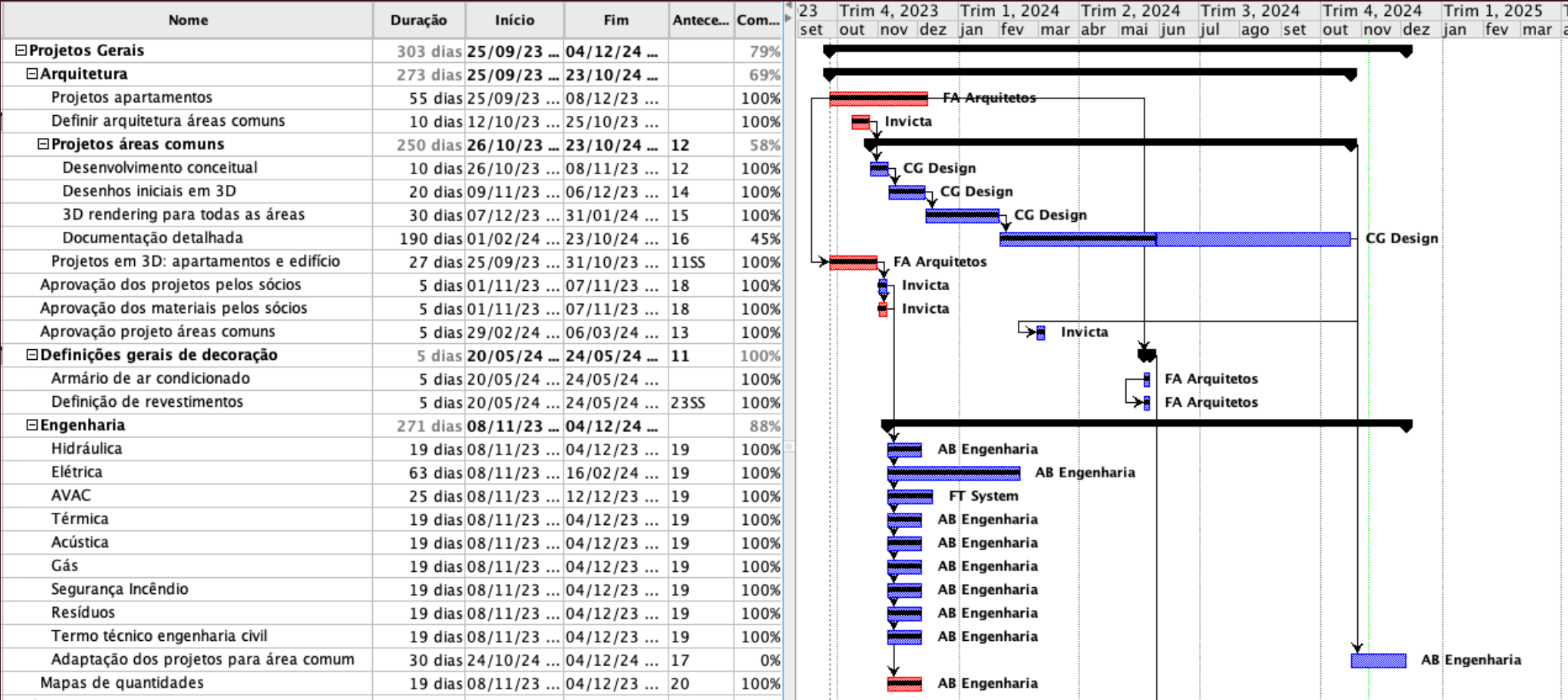
NEXT STEPS, RISKS AND ISSUES

- Finish specs and budget

TASK STATUS



ARCHITECTURE & DESIGN - TIMELINE



BUDGETING & COSTS CONTROL - DASHBOARD

HIGHLIGHTS

- Needs to initiate on lobby equipment and projects for budgeting

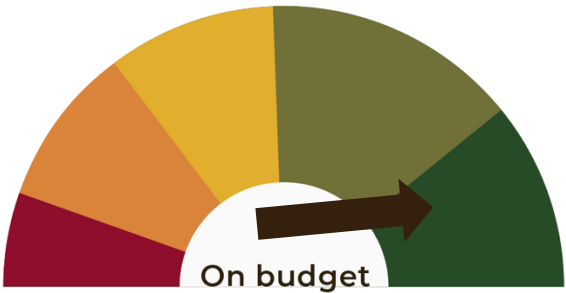
KPI's

KPI's	
% Complete	83%
Days worked	345
Days to go	-

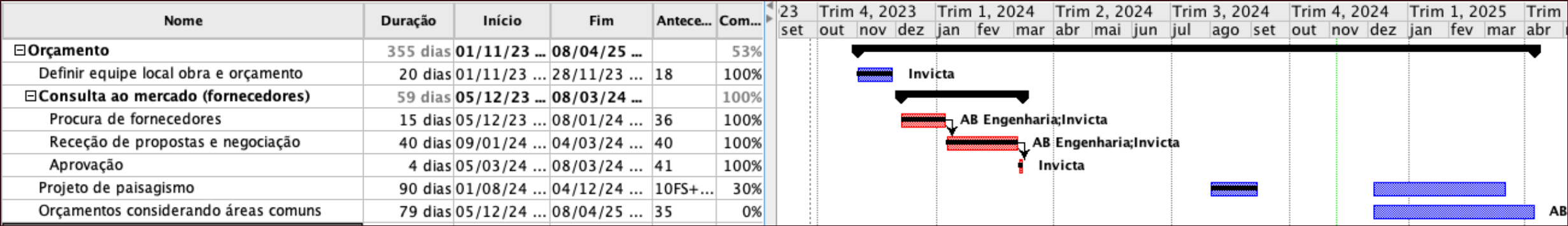
NEXT STEPS, RISKS AND ISSUES

- Lobby budget

TASK STATUS



BUDGETING & COSTS CONTROL - TIMELINE



PHASE I: DEMOLITIONS - DASHBOARD

HIGHLIGHTS

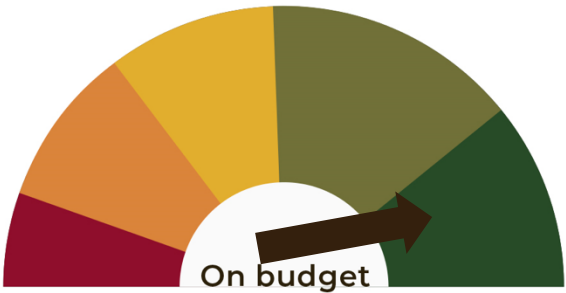
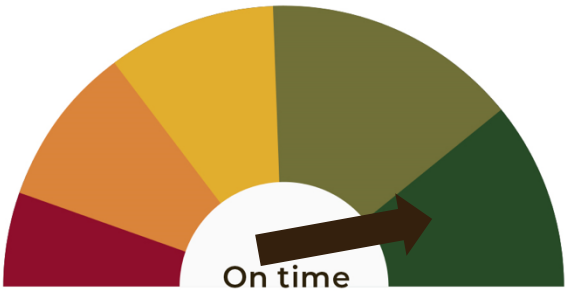
- CONCLUDED

KPI's

KPI's	
% Complete	100%
Days worked	200
Days to go	0

NEXT STEPS, RISKS AND ISSUES

TASK STATUS



PHASE I: DEMOLITIONS - TIMELINE

Nome	Duração	Início	Fim	Antece...	Com...	23 set	Trim 4, 2023 out nov dez	Trim 1, 2024 jan fev mar	Trim 2, 2024 abr mai jun	Trim 3, 2024 jul ago	
☐FASE I: Demolições	200 dias	19/10/23 ...	07/08/24 ...		100%						
Remoção de madeiras	30 dias	19/10/23 ...	29/11/23 ...	4	100%						
Picagem do pavimento	45 dias	01/02/24 ...	03/04/24 ...	46SS+...	100%						
Demolição do piso da cave	35 dias	18/12/23 ...	16/02/24 ...	47SS	100%						
Remoção das telhas em fibro-cimento	30 dias	27/06/24 ...	07/08/24 ...	5FS+2...	100%						

PHASE II: BASE CONSTRUCTION - DASHBOARD

HIGHLIGHTS

- Task under control.
- Elevators and façade timetables were pushed forward. Rearranged total timeline not to impact project deadline.
- Façade has not yet started

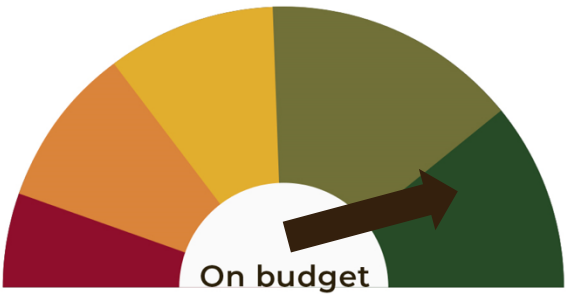
KPI's

KPI's	
% Complete	92%
Days worked	343
Days to go	57

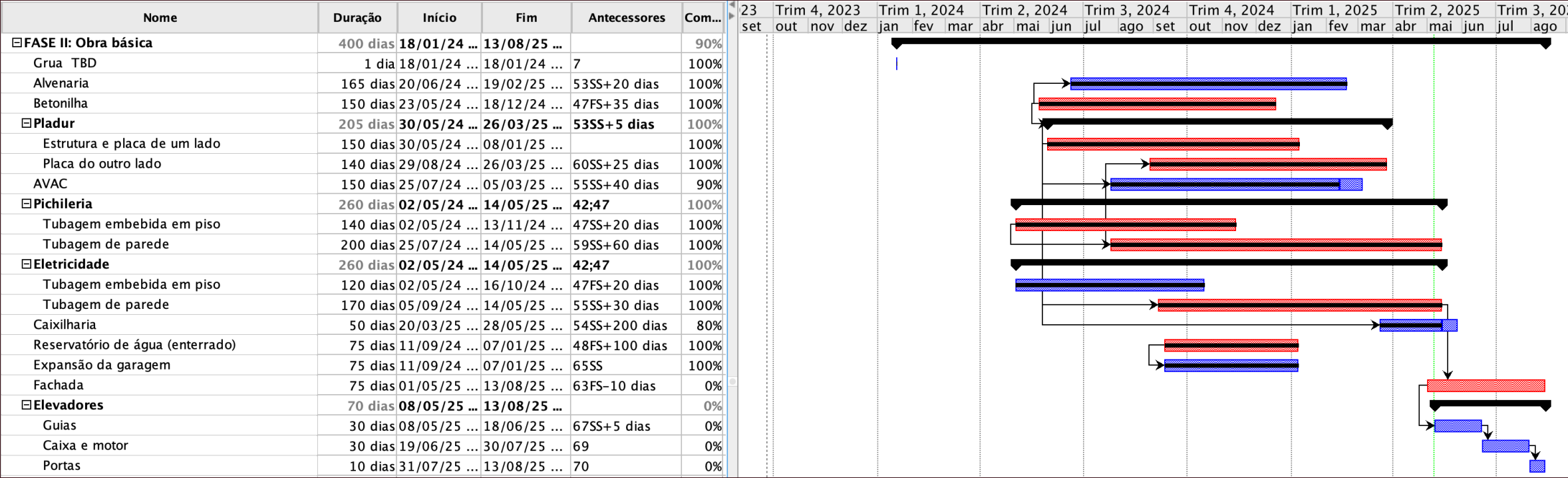
NEXT STEPS, RISKS AND ISSUES

- Façade will begin in early June / later than programmed.
- Engineering team will follow up closely on a daily basis to ensure this will not bring further problems.

TASK STATUS



PHASE II: BASE CONSTRUCTION - TIMELINE



PHASE III: FINISHING - MODEL APARTMENT - DASHBOARD

HIGHLIGHTS

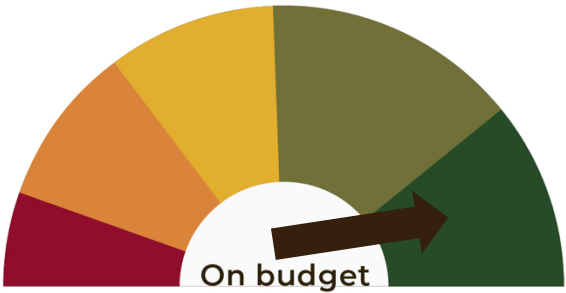
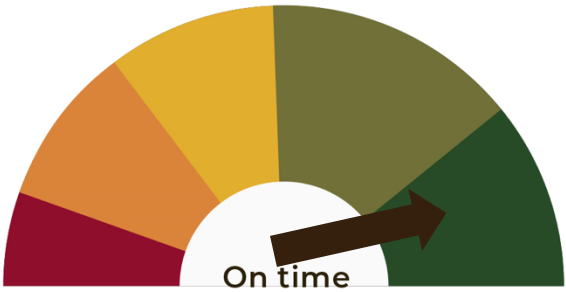
- CONCLUDED

KPI's

KPI's	
% Complete	100%
Days worked	122
Days to go	0

NEXT STEPS, RISKS AND ISSUES

TASK STATUS



PHASE III: FINISHING - MODEL APARTMENT - TIMELINE

Nome	Duração	Início	Fim	Antecessores	Com...	, 2024						
						mai	jun	Jul	ago	set	out	nov
☐Apartamento modelo	122 dias	27/05/24 ...	12/11/24 ...	22	100%							
Definição da decoração	1 dia	27/05/24 ...	27/05/24 ...		100%							
Tubagens	10 dias	27/05/24 ...	07/06/24 ...	22	100%							
Betonilha	10 dias	10/06/24 ...	21/06/24 ...	75	100%							
Pladur infraestrutura	10 dias	24/06/24 ...	05/07/24 ...	76	100%							
Infraestruturas	10 dias	08/07/24 ...	19/07/24 ...	77	100%							
Fechamento pladur	25 dias	22/07/24 ...	23/08/24 ...	78	100%							
Revestimentos	20 dias	11/09/24 ...	08/10/24 ...	79	100%							
Carpintaria	20 dias	11/09/24 ...	08/10/24 ...	80SS	100%							
Pintura	5 dias	09/10/24 ...	15/10/24 ...	81	100%							
Decoração	20 dias	16/10/24 ...	12/11/24 ...	82	100%							

PHASE III: FINISHING - BASEMENT & EXTERIOR - DASHBOARD

HIGHLIGHTS

- Garage floor is delayed.

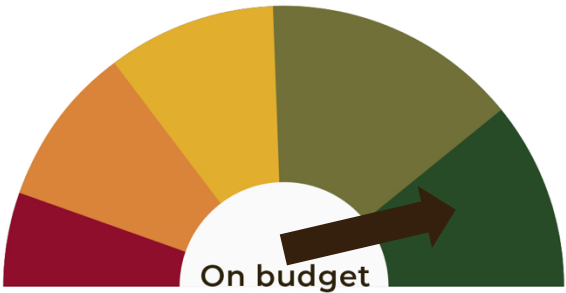
KPI's

KPI's	
% Complete	59%
Days worked	185
Days to go	56

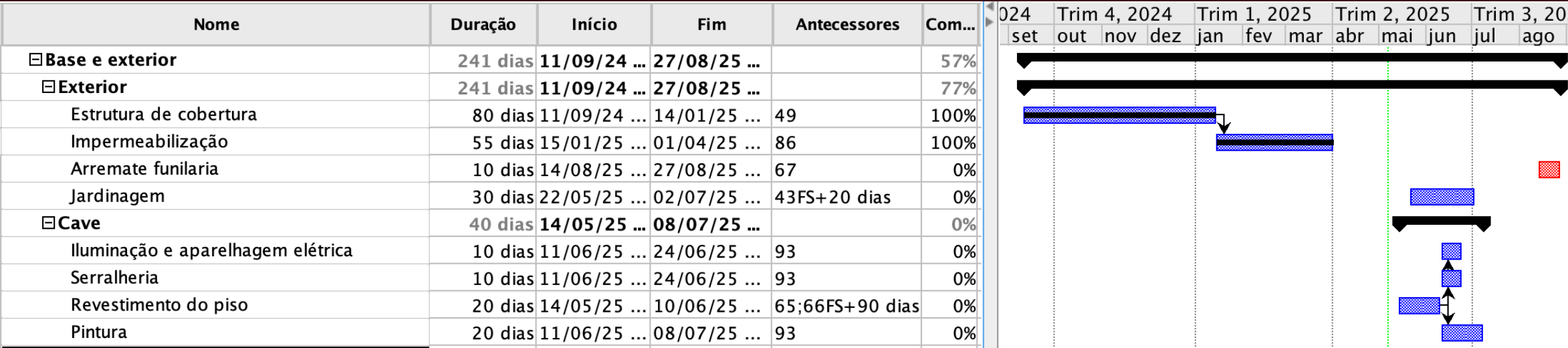
NEXT STEPS, RISKS AND ISSUES

- Working on the garage is delayed but with no impact in total timeline

TASK STATUS



PHASE III: FINISHING - BASEMENT & EXTERIOR - TIMELINE



PHASE III: FINISHING - APARTMENTS - DASHBOARD

HIGHLIGHTS

- Dry walls are in pace and delivering wall-finished apartments.
- Flooring and bathroom / kitchen walls almost finished.
- Initiated woodwork (cabinets, wardrobes, etc).

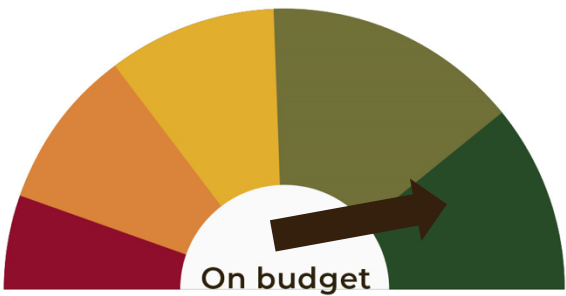
KPI's

KPI's	
% Complete	44%
Days worked	141
Days to go	69

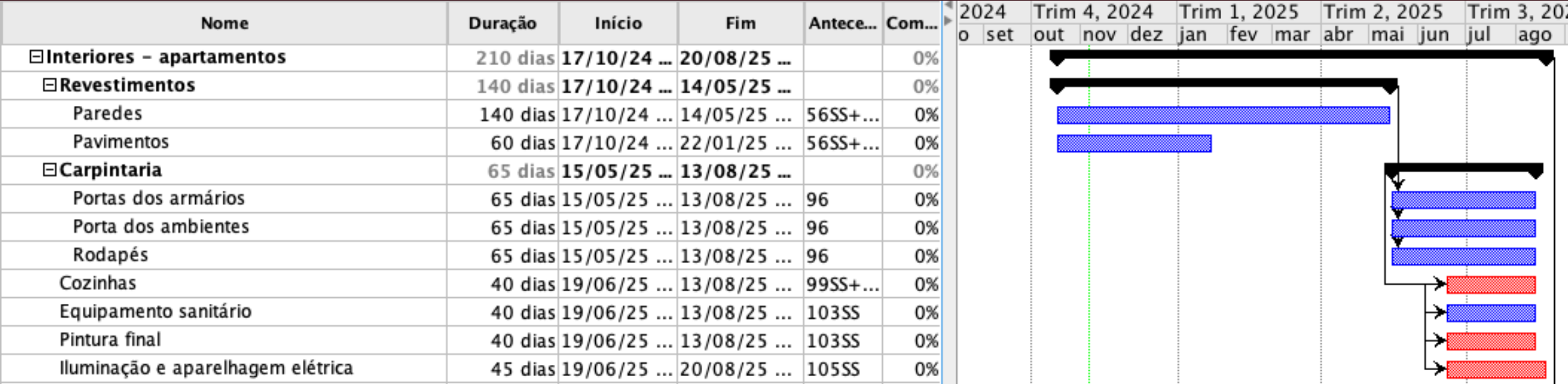
NEXT STEPS, RISKS AND ISSUES

- Follow up tasks with construction teams

TASK STATUS



PHASE III: FINISHING - APARTMENTS - TIMELINE



PHASE III: FINISHING - COMMON AREAS - DASHBOARD

HIGHLIGHTS

- Task moved forward to better accommodate schedules

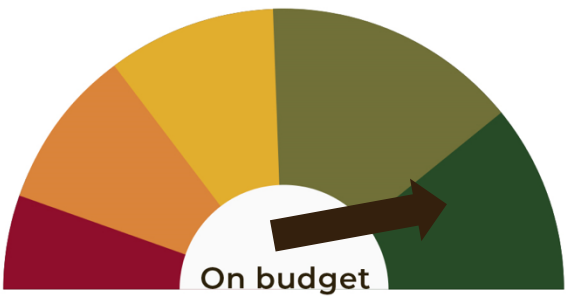
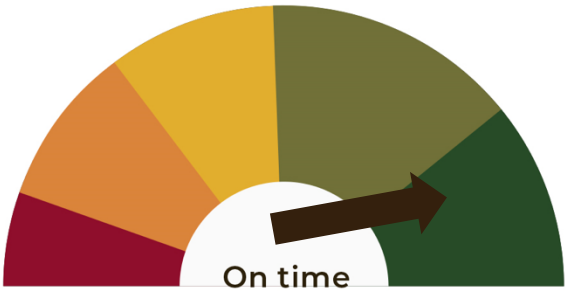
KPI's

KPI's	
% Complete	0%
Days worked	0
Days to go	60

NEXT STEPS, RISKS AND ISSUES

- NOT STARTED

TASK STATUS



PHASE III: FINISHING - COMMON AREAS - TIMELINE

Nome	Duração	Início	Fim	Antecessores	Com...	Nomes dos Rec...
☐ Interiores – áreas comuns	60 dias	29/05/25 ...	20/08/25 ...		0%	
☐ Revestimentos	20 dias	29/05/25 ...	25/06/25 ...		0%	
Paredes	20 dias	29/05/25 ...	25/06/25 ...	97FS+ 10 dias	0%	
Pavimentos	20 dias	29/05/25 ...	25/06/25 ...	109SS	0%	
☐ Portas	10 dias	26/06/25 ...	09/07/25 ...		0%	
Portas dos armários	10 dias	26/06/25 ...	09/07/25 ...	109	0%	
Porta dos ambientes	10 dias	26/06/25 ...	09/07/25 ...	109	0%	
Equipamento sanitário	10 dias	10/07/25 ...	23/07/25 ...	111	0%	
Wine cellar	10 dias	10/07/25 ...	23/07/25 ...	111	0%	
Pintura final	15 dias	24/07/25 ...	13/08/25 ...	115	0%	
Equipamentos ginásio	5 dias	14/08/25 ...	20/08/25 ...	116	0%	
Iluminação e aparelhagem elétrica	5 dias	14/08/25 ...	20/08/25 ...	116	0%	
Decoração final	5 dias	14/08/25 ...	20/08/25 ...	116	0%	
Limpeza final	5 dias	21/08/25 ...	27/08/25 ...	95;107	0%	

Trim 2, 2025

Trim 3, 2025

abr

mai

jun

jul

ago

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SALES UPDATE

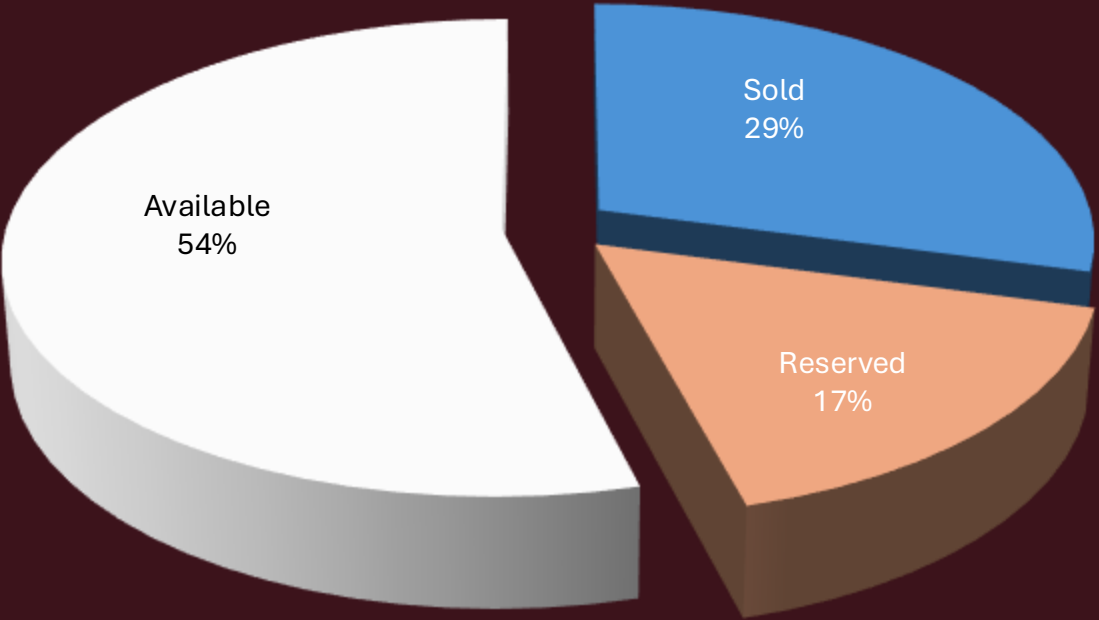


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SALES UPDATE

FLOOR	APT	TYPE	Gross area	Garden	Balcony	AREA	PRICE
1	A	T3	223	73		296	€ 1 600 000
	B	T1	89	65		154	€ 710 000
2	C	T2 Duplex	172			172	€ 1 200 000
	D	T2	110			110	€ 750 000
	E	T1	73			73	€ 500 000
	F	T2	118		11	129	€ 755 000
	G	T3	159		14	173	€ 1 100 000
	H	T3	179		106	285	€ 1 400 000
	I	T2	110			110	€ 750 000
3	J	T1	73			73	€ 470 000
	K	T2	125			125	€ 870 000
	L	T3	164			164	€ 1 150 000
	M	T3	186			186	€ 1 300 000
	N	T2 Duplex	174			174	€ 1 200 000
4	O	T2	110			110	€ 700 000
	P	T1	73			73	€ 453 153
	Q	T2	128			128	€ 895 000
	R	T3	168			168	€ 1 180 000
	S	T3	186			186	€ 1 300 000
	T	T2	130			130	€ 950 000
5	U	T3	166		34	200	€ 1 290 000
	V	T3+1	249		109	358	€ 1 900 000
	W	T3+1	330		88	418	€ 2 600 000
6	X	T2	129		109	238	€ 1 230 000
TOTAL		24	3 624	138	471	4 233	€ 26 253 153



PICTURES & LAYOUTS



PICTURES



PICTURES



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PICTURES



Model apartment



Model apartment

PICTURES



Model apartment



Model apartment

PICTURES



Model apartment



Model apartment

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ARCHITECTURE



ARCHITECTURE



ARCHITECTURE



ARCHITECTURE

CARLA GUILHEM
DESIGN



ARCHITECTURE

CARLA GUILHEM
DESIGN



EUROPEAN INTERNATIONAL PROPERTY AWARDS

We are proud to announce that Arthouse Boavista was awarded with two prestigious prizes from the International Property Awards:

- *Architecture Multiple Residence for Portugal*
- *Residential Development 20+ Units*

The awards ceremony took place in London in October.



EUROPEAN
PROPERTY
AWARDS

Roca

LAUFEN

AWARD
WINNER

2024-2025



ARTHOUSE
BOAVISTA

INVICTA PARK
CAPITAL

PROJECT TEAM

INVICTA PARK
CAPITAL



. Engineering projects & main definitions



. General design
. Apartments layout & 3D
fa-arquitectos.pt



. Common areas design
. 3D Views
Carlaguilhem.com



. Furniture
. Interior design
artefacto.com.br



ANTÓNIO MACHADO
GEORGI ZACZAC
. Investor relations
. Business promotion



ENG. LUCAS DIAS
. Project Management
& Controls



ENG. JOSÉ PEDRO RIBEIRO
. Engineering Supervision



VÂNIA LEMOS
. Admin support
& A/P



SORAIA BRIGA
. Social Media Coordinator
. Multimedia Content Creator



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