

DELSK Group Introduction

Cross-border assets and overseas service providers

Asia | Europe | America | Oceania

Overseas assets management experts

DELSK Group was founded in Germany in 2008, is one of the first companies to introduce European real estate investment business to China. After more than 10 years of development, Delsk Group has become a cross-border asset and overseas service provider integrating global asset allocation, global asset management, overseas lifestyle services, professional consulting and other services. It has established a huge distribution channel of more than 2,000 in China and overseas regions.

As a cross-border real estate operator, JWP has two major sectors, JWP real estate and Fund. JWP evaluates investment projects from a professional and prudent perspective to ensure the diversification and safety of investment product lines, and has established a complete investment industry ecological chain worldwide.

Business Distribution



BUSINESS
DISTRIBUTION





JWP Project Introduction

Real estate 、 Fund



JWP Real Estate

JWP's real estate development business covers diverse real estate categories such as cultural tourism hotels, villas and residences, commercial elderly care properties, and student housing under the growing needs of high-net-worth individuals for cross-border property purchases and overseas asset allocation.

At present, more than 100 projects have been developed, covering 9 countries and more than 40 cities around the world. As one of the earliest real estate companies with global footprint, JWP Real Estate actively promotes the practice of prefabricated buildings and intelligent residential industries, which is in line with the development of green ecology Model, and is gradually becoming the most reliable "cross-border real estate operators" preferred brand.



PROPERTY

DEVELOPMENT

Cultural Tourism Hotel Real Estate Development Sector

Join hands with global five-star hotel brands

Creating the "Mountain, Sea and Sky" strategy for Southeast Asian cultural tourism and real estate resorts

As an important hub of the "Belt and Road Initiative", Thailand is becoming a strong value growth pole in Southeast Asia. In 2019, the number of inbound tourists in Thailand exceeded 40.64 million, and the number of tourists in Phuket reached 18 million. Thailand has also become the most popular destination for overseas buyers of China. First is the massive market demand for real estate in Southeast Asia, and the second is the growing tourist group. Relying on this, JWP takes the lead in deploying in Phuket, Thailand, and jointly develops three sets to create a cultural tourism and vacation sector "Mountain Sea Sky" strategy: Relying on "One Sea": Andaman Sea; "One Mountain": Patong Hill; "One Sky": top resort products; after repeated inspections by a professional team, strict site selection, from land acquisition, product positioning, R&D design, From the perspective of the whole process such as engineering construction and operation services, the product quality has been greatly improved, and the excellent influence of JWP resort real estate has been comprehensively built.

JWP CULTURAL TOURISM





Wanda Vista Resort Phuket Island Laya, Thailand

Wanda Vista Phuket Laya Resort is developed by JWP Properties and operated by Wanda Vista, the luxury hotel brand of Wanda Hotels and Resorts. Wanda Hotels & Resorts is a global hotel brand covering 7 major brands in more than 170 cities around the world. Its membership system, Wanda Club, has currently grown to over 10 million members, with rich overseas operating experience and top-tier memberships. Enable hotel operations to ensure the stable operation and profitability of Raya Wanda Vista Resort Hotel!

Covered area :

Phase I : 13,972 square meters
Phase II : 11,520 square meters

Number of guest rooms :

Phase I : 320 units
Phase II : 533 units

Interior renovation :

Hardcover and fully equipped

Supporting facilities :

Ship terminal, SPA club, all-day restaurant, rooftop bar, swimming pool, fitness center, banquet hall, conference hall, executive lounge, children's club.



Residence Phase I



Condo phase I



Hilltop Detached Villa

Phuket BB Horizon Resort

BB Horizon Resort was formerly built by the world-renowned hotel designer Bill Bensley. In the lobby, there is a sculpture created by the famous designer Francois Chevalier for the 1929 Bugatti Type 35 Gran Prix. Taking the two initials, BB was born. BB will be built into the largest comprehensive residential area on the east coast of Phuket, integrating super 5-star luxury hotels, clubs, restaurants, serviced apartments, small boutique villas, and Single family villa with sea view.



Sculpture created by Bugatti Type 35 Gran Prix in 1929
It is currently displayed in the lobby of the club of BB Integrated Resort



270-degree panoramic view of the sea top luxury villa

NEO Phuket

The project is located on the well-known AO PO peninsula on the east coast of Phuket. The peninsula is surrounded by the sea on three sides. The location and landscape are unique and the land is out of print. It is the best place to watch the sunrise in Phuket. The surrounding area has not yet been maturely developed and retains the original vegetation and landforms. The mangrove forest not far away is a natural protection zone, making it an ideal place to build a luxurious villa.

Luxury villa project planning

Total land area: 16000m²
Total building area: 10124 m²
Total balcony area: 1306 m²
Floor area ratio: 0.63
Building base area: 4938 m²

Building density: 31%
Greening rate: 55%
Maximum building height: 12m
Number of single buildings: 7



Portugal · Evora Dom Fernando Hotel

Building type : Hotel

Number of rooms : 104

Project introduction : The hotel is located in Evora, where once was the provincial capital in the area of Alentejo. Due to its well-preserved old town center and numerous historical relics dating back to different periods, it has been recognized as a UNESCO World Heritage site.

The hotel is located in the center of Evora city. Popular landmarks such as the Bone Chapel and the Church of Saint Francis are just 500 meters away from the hotel, making it a prime destination in the renowned tourist area. This high-quality property provides guests with access to swimming pool and garden on-site.



Greece · Glyfada Riviera Hotel

The only operating 5-star hotel in Glyfada seaside area

JWP Greece real estate development masterpiece!

Greece has attracted thousands of the world's richest people to purchase real estate and major assets, it has become a global investor clamor for value highland. Glyfada is a rich area in the south of Athens, with terrific business and holiday atmosphere. It is a rare high-quality bulk real estate project in Greece.

Glyfada Riviera Hotel and Greek high-end real estate "The Place" series, "Acropolis Collection" series, "Coast of Azure" series belong to JWP's local developers in Greece, strength guarantee, immediately sold out once released.



Portugal · Algarve Feitoria Hotel

Building type : hotel

Number of rooms : 65

Project introduction : The hotel is located in Portimão, next to the sandy beach of Praia da Rocha. Large shopping malls, SEF offices, hospitals, golf courses, skydiving centers, etc. surround the project, with abundant supporting facilities.



Portugal · Algarve Whe Hotel

Building type : hotel

Number of rooms : 79

Project introduction : The hotel is surrounded by six blue flag beaches and is only a 7-minute drive from Praia da Rocha Beach. Within 100 meters, there are piers, shopping malls, restaurants and other living facilities.



Portugal · EÉvora Lilases Boutique House & Garden

Building type : hotel

Number of rooms : 16

Project introduction : Lilases Boutique House & Garden in Mora provides adults-only accommodation with an outdoor swimming pool, a garden and a terrace.



Portugal · Sintra Royal Garden Hotel

Building type : hotel

Number of rooms : 85

Project introduction : The hotel is located in Sintra, covering an area of about 17,000 square meters, including 85 rooms, garden, 2 outdoor pools, lobby bar, restaurant, meeting room, game room, parking space, and a restaurant.

Residential villas

The earliest development under the JWP brand

The most complete product system

The product segment with the most abundant property forms



JWP CULTURAL TOURISM

The residential segment, as the earliest developed, most complete product system and the most abundant product form under the JWP brand, covers a variety of property types such as villas, resource - based residences , executive apartments and urban core residences, and has achieved full landing in Thailand, Greece, Cyprus, Portugal, Turkey, Malta and other countries. Through the core tools such as city map and customer segmentation, we have won the trust of the market by conducting special research and development for the product needs of customers in different regions in terms of architectural design and indoor furnishing. The residential segment is the main driver of JWP Real Estate's expansion and has an irreplaceable position



PORTUGAL LISBON

JWP CULTURAL TOURISM



Portugal-Lisbon 8 Building

Building type: Apartment

Type of space: 1, 2 bedrooms

Product introduction : 8 Building is located in the historic district of Lisbon, directly across the street from the train station, subway station, and ferry terminal, making it extremely convenient for transportation. It is also next to the Chiado commercial area. This area is a popular tourist destination and is surrounded by numerous higher education institutions, ensuring a steady flow of people. The project is considered as a landmark in Lisbon and offers a splendid views of the Tagus River. There is a large food court located on the ground floor. Currently, the property is running as a serviced apartment, and property price has increased by as much as 36% in the past three years.



Portugal - Lisbon Miradouro Apartments

Building type : apartment

Type of space : 2 bedrooms

interior decoration : luxuriously furnished

Project introduction : The apartment is conveniently located, just 700 meters away from the nearest subway station, providing fast and direct access to the bustling centers of Lisbon. It is within walking distance of Lidl supermarket and surrounded by four major public hospitals. The architectural design of the entrance porch features elements such as arches, Roman columns, and high steps, showcasing a century-old European charm.



Portugal - Cascais Condoninium Quinta da Pedra d'água

Building type : villa residence

Type of space : 3, 4 bedrooms

Project introduction : This project is located in Cascais, a famous affluent area in the Lisbon District. It is only 2.7km away from Guincho Beach, which can be reached by car in just 6 minutes. The project features beautiful and lush landscaping, offering residents a luxurious and exquisite living experience with breathtaking scenery.



Portugal – Lisbon Laranjeiras Plaza

Building type : apartment

Type of space : 1, 2, 3 bedrooms

Project introduction : Laranjeiras Plaza is located in the University area of Lisbon, Portugal, and is close to popular landmarks such as the Benfica Football Stadium and the Columbus Shopping Center. The apartment complex consists of three buildings, featuring a modern and minimalist design. The interiors are meticulously furnished, offering a variety of floor plans to choose from. Additionally, the rooftop of Building 1 is equipped with a spacious 77sqm heated swimming pool.



Portugal – Lisbon Mastro Apartments

Building type : apartment

Type of space : 2 bedrooms

Project introduction : The project is surrounded by a beautiful environment and is adjacent to the 2.6-hectare urban park known as the National Martyrs Square. The southern half of the square is the Freire Garden, with the statue of Dr. Sousa Martins and the building of the New Lisbon University Medical School at the end. The surrounding area is well-equipped and close to famous tourist attractions. The exterior maintains the traditional Portuguese style, with most units featuring balconies to enjoy the sunshine. It is a rare high-yield property.



Portugal – Lisbon Campolide 87 Apartments

Building type : Apartment / shop

Type of space : 1 bedroom

Project description : The property is located in the old town area, surrounded by multiple parks and green spaces. It is close to various tourist attractions, shopping malls, schools, and hospitals. It takes only a 4-minute drive to reach Avenida da Liberdade. The overall building of the project consists of 4 floors, with shops on the ground floor and apartments on the rest floors. The design follows a modern, minimalist European style, making it a rare high-quality housing option in the center of Lisbon!



Portugal – Lisbon Calçada do Combro Apartments

Building type : Apartments / shop

Type of space : 1 bedroom

Project description : The project is located in the heart of Lisbon's old town, surrounded by numerous urban landmarks such as commercial squares and the São Jorge Castle, which are within walking distance. Hospitals, schools, and supermarkets are just a stone's throw away, and Avenida da Liberdade can be reached within a 10-minute walk. The project consists of 6 floors of elevator apartments, with commercial shops on the ground floor and exquisite one-bedroom apartments on the rest. Situated in the core tourist area of Portugal, it is suitable for both short-term and long-term rentals, with great potential for investment appreciation.



Portugal – Lisbon Gomes Freire Building I

Building type : Apartments / shop

Type of space : 2 bedrooms

Project description : The property is located in the heart of the old town, just 800 meters away from Avenida da Liberdade, which can be reached within a 10-minute walk. It enjoys an excellent location, situated at the intersection of multiple subway lines, with Picoas subway station only a 5-minute walk. The project consists of 5 floors of low-density apartments, preserving the essence of the original European classical architecture while incorporating a modern and minimalist design. The exterior facade features the unique "Azulejo" tiles, typical of Portugal, exuding a rich European atmosphere



Portugal – Lisbon Gomes Freire Building II

Building type : Apartments

Type of space : 1, 2 bedrooms

Project description : The project is located in the embassy-covered area of the Old City with good security. Conveniently located 5 minutes walk from the metro station. The project is surrounded by four major shopping centers, the largest international school in the center of Lisbon and a hospital. The 6-storey building is designed in a modern, minimalist style, with 270° corner balconies and a strong European flavor, making it an excellent heritage property in the Old Town.



GREECE · ATHENS



Coast of Azure Collection VIII

Building Type :
apartment
Unit Type :
2 bedrooms
Interior Decoration :
Refined Decoration



Athens Acropoli Collection XVII

Building Type :
apartment
Unit Type :
2 bedrooms
Interior Decoration :
Refined Decoration



Athens Acropoli Collection XVIII

Building Type :
apartment
Unit Type :
Single room/ 1,2,3 bedrooms
Interior Decoration :
Refined Decoration



Coast of Azure Collection V

Building Type :
apartment
Unit Type :
1,2 bedrooms
Interior Decoration :
Refined Decoration



Coast of Azure Collection X

Building Type :
apartment
Unit Type :
1,2,3 bedrooms
Interior Decoration :
Refined Decoration



The Deluxe of Athens Collection IV

Building Type :
apartment
Unit Type :
1,2,3 bedrooms
Interior Decoration :
Refined Decoration



THE PLACE I

Building Type : Apartment
Unit Type: 2 bedrooms
Interior Decoration : Refined
Decoration



THE PLACE II

Building Type : Apartment
Unit Type: 2 bedrooms
Interior Decoration : Refined
Decoration



THE PLACE III

Building Type : Apartment
Unit Type: : 1,2 bedrooms
Interior Decoration : Refined Decoration



THE PLACE IV

Building Type : Apartment
Unit Type: 2 bedrooms
Interior Decoration : Refined
Decoration



GREECE



THE PLACE V

Building Type : Apartment
Unit Type: 1 bedroom
Interior Decoration : Refined
Decoration



THE PLACE VI

Building Type : Apartment
Unit Type: 1 bedroom
Interior Decoration : Refined
Decoration



THE PLACE VII

Building Type : Apartment
Unit Type: : 1,2 bedrooms
Interior Decoration : Refined Decoration



THE PLACE VIII

Building Type : Apartment
Unit Type: 1,2 bedrooms
Interior Decoration : Refined Decoration



THE PLACE IX

Building Type: Apartment
Unit Type: 1, 2 bedrooms
Interior Decoration: Refined Decoration



THE PLACE X

Building Type : Apartment
Unit Type: 1,2 bedrooms
Interior Decoration : Refined Decoration
Location : Ag. Dimitrios



THE PLACE XI

Building Type : Apartment
Unit Type: 1,2 bedrooms
Interior Decoration : Refined Decoration
Location : Athina



THE PLACE XII

Building Type : Apartment
Unit Type: 1 bedroom
Interior Decoration : Refined Decoration
Location : Ilioupoli



THE PLACE XIII

Building Type : Apartment
Unit Type: 1 bedroom
Interior Decoration : Refined Decoration
Location : Alimos



GREECE



THE PLACE XV

Building Type : Apartment
Unit Type: 1 bedroom
Interior Decoration : Refined Decoration
Location : Ag. Dimitrios



THE PLACE XVI

Building Type : Apartment
Unit Type: 1,2 bedrooms
Interior Decoration : Refined Decoration
Location : Nea Ionia



THE PLACE XVII

Building Type : Apartment
Unit Type: 1 bedroom
Interior Decoration : Refined Decoration
Location : Alimos



THE PLACE XIX

Building Type : Apartment
Unit Type: 1 bedroom
Interior Decoration : Refined Decoration
Location : Ag. Dimitrios



THE PLACE XX

Building Type : Apartment
Unit Type: 2bedrooms
Interior Decoration : Refined Decoration
Location : Gerakas



THE PLACE XXI

Building Type: Apartment
Unit Type: 1,2 bedrooms
Interior Decoration: Refined Decoration
Location: Piraeus



THE PLACE XXII

Building Type: Apartment
Unit Type: 2,3 bedrooms
Interior Decoration: Refined Decoration
Location: Piraeus



THE PLACE XXIII

Building Type: Apartment
Unit Type: 1,2 bedrooms
Interior Decoration: Refined Decoration
Location: Piraeus



THE PLACE XXV

Building Type: Apartment
Unit Type: 2 bedrooms
Interior Decoration: Refined Decoration
Location: Piraeus



GREECE



THE PLACE XXVI

Building Type: Apartment
Unit Type: 2 bedrooms
Interior Decoration: Refined Decoration



THE PLACE XXVIII

Building Type: Apartment
Unit Type: 1bedrooms
Interior Decoration: Refined Decoration



THE PLACE XXIX

Building Type: Apartment
Unit Type: 1bedrooms
Interior Decoration: Refined Decoration



THE PLACE XXX

Building Type: Apartment
Unit Type: 2 bedrooms
Interior Decoration: Refined Decoration



CRETE PLACE VILLA

Building Type: Villa
Unit Type: 2 bedrooms
Interior Decoration: Refined Decoration
Location: Crete



THE PLACE-Melissia Superior Collection



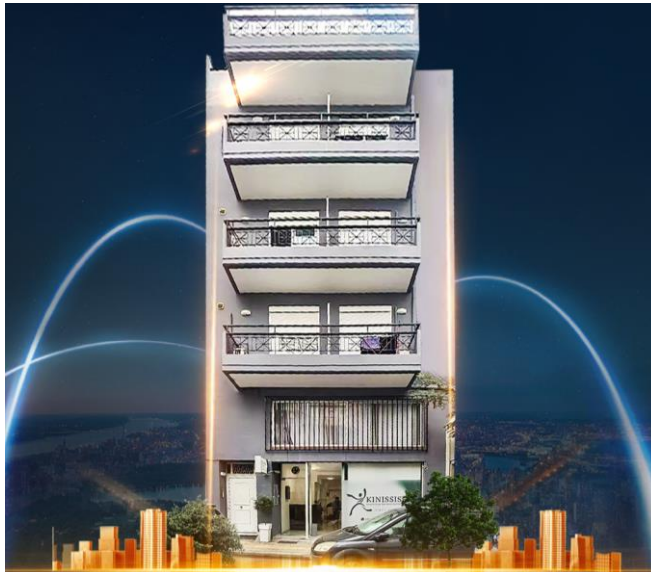
GREECE

Building Type: Apartment

Unit Type: 2,3 bedrooms

Interior Decoration: Refined Decoration

Location: Melissia



City One VI

Building Type: Apartment

Unit Type : Fine room

Interior Decoration:
Refined Decoration



City One VII

Building Type: Apartment

Unit Type: 1,2 bedroom Loft

Interior Decoration : Refined
Decoration

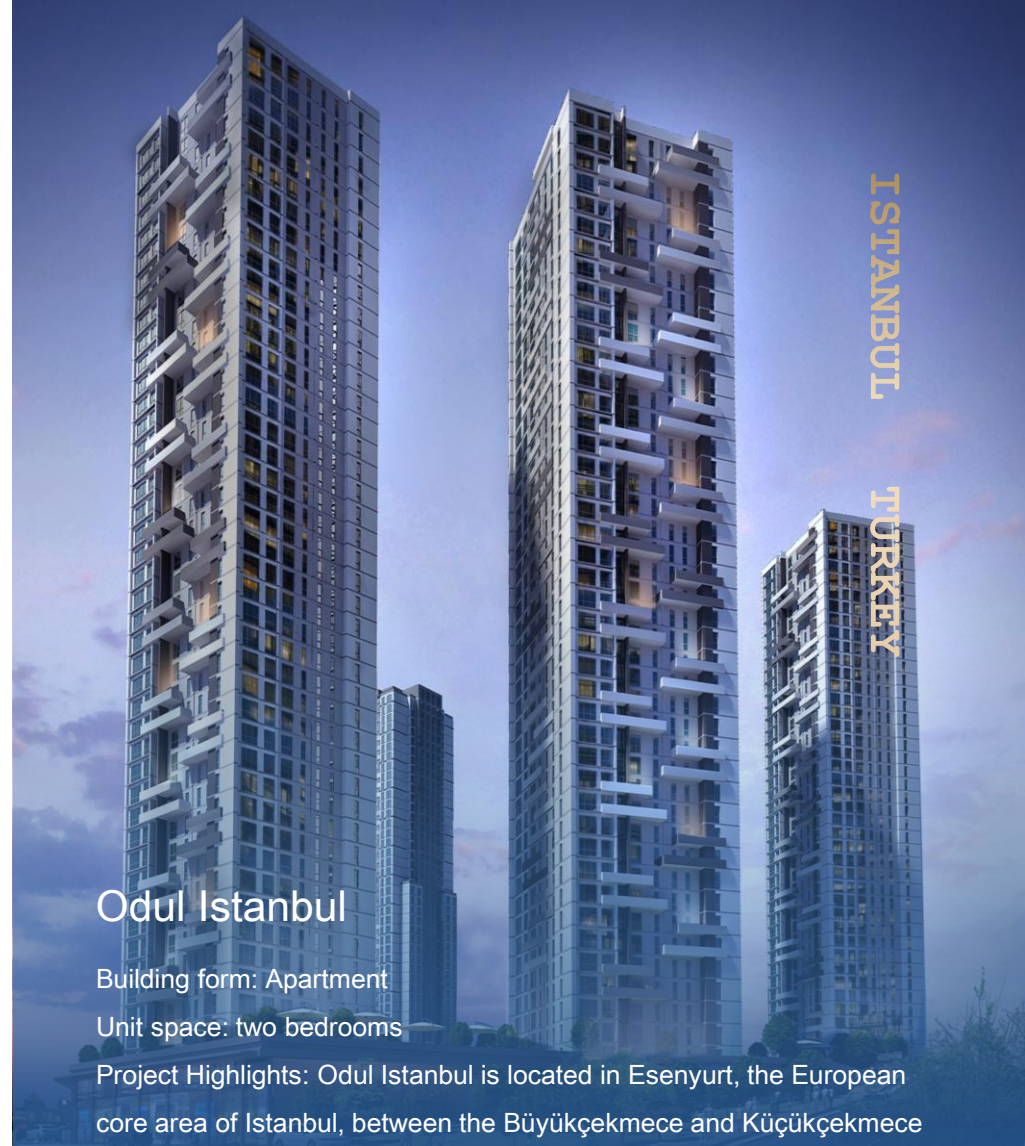
TURKEY-ISTANBUL



Güneşli Homes

Building form: Apartment
Unit space: 2/3 bedrooms

Project highlights: Güneşli Homes is located in the European Bağcılar of Istanbul. It is an emerging CBD area. The Basın Express area to which it belongs is the new center of Istanbul's urban development. Many large-scale construction projects, infrastructure facilities and government projects are all concentrated here; the project is surrounded by abundant supporting facilities, covering the city's public resources, including schools, hospitals, shopping malls, five-star hotels, etc.;



ISTANBUL
TURKEY

Odul Istanbul

Building form: Apartment
Unit space: two bedrooms

Project Highlights: Odul Istanbul is located in Esenyurt, the European core area of Istanbul, between the Büyükçekmece and Küçükçekmece lake. The Esenyurt area is called the "new center" of Istanbul and has convenient transportation. The beautiful environment and complete supporting facilities attract more and more people, making it the most popular residential area among residents in recent years.

JWP CULTURAL TOURISM



Türkiye Istanbul Bomonti Apartment

Building Type: Apartments

Unit Type : one-bedroom, two-bedroom, three-bedroom, four- bedroom

Project highlights : Bomonti apartment is a modern complex building, located in famous Bomonti community of Istanbul, adjacent to important highway through European district and Asian district, Supporting facilities include urban public resources, schools, hospitals, shopping malls, government agencies, tourist attractions, five-star hotels, etc., which are the best choice for modern and convenient life.

Türkiye Istanbul G Tower

Building form : 1-21 floors are apartments, 22-28 floors are serviced apartments.

Unit type : one-bedroom, two-bedroom

Project highlights : The project is a characteristic high - end ideal living are a integrating administrative office, leisure activities and hotel services; The project is designed by the world-famous architectural design team RMJM; Serviced apartments will be operated and managed by Divan Hotel Group, a top brand in the Turkish hotel industry; Closed to the O-7 highway, the subway station and Starbucks and other leisure areas.



ISTANBUL TURKEY

ISTANBUL TURKEY



NG Apartment

Building type: apartment
Unit type: one-bedroom,
two-bedroom



BENESTA BEYOĞLU

Building type: apartment
Unit type: 1,2,3,4 bedroom



Nurol Park

Building type: apartment
Unit type: 1,2,3 bedroom



Piyalepasa Apartment

Building type: apartment
Unit type: 1,2,3,4 bedroom



Mirage Rezidans

Building type: apartment
Unit type: one-bedroom, two-
bedroom

ISTANBUL TURKEY





锦璇株式会社

JIN XUAN Co., Ltd. is the project company of the JWP brand in Japan. At present, it has formed a diversified development layout in Japan. JIN XUAN Co., Ltd. is committed to creating houses that satisfy every investor with different needs. The business involved includes renovation of old objects, construction of new houses, property management, homestay operations, and land development.

At present, JIN XUAN Co., Ltd.'s projects in Japan are distributed in major cities such as Tokyo, Osaka, Kyoto, Hokkaido, and Fukuoka. And with Osaka as the core, it radiates the whole of Japan. It has about 30 JWP houses for sale, multiple series of apartment projects, and more than ten apartment projects in reserve. We always start from the perspective of customers and end users to explore "new styles of Japanese-style houses", and present them to you in four specific series.



OSAKA HOSHINOYADO MANSION

Project Type: New Apartment Construction
 Land Area: 210.89 square meters
 Construction Area: 471.36 square meters
 Apartment Size: 25 square meters
 Operating Qualification: Osaka Special Zone Guesthouse
 Building Volume: 7 floors, 18 units
 Project Highlights: Facing the Tsutenkaku Tower, located in the backyard of Namba, immediate access to the subway, and a transportation hub for the airport express..



FUKUI MANSION

Project Location: Osaka
 Total Construction Area: 2049.76 square meters
 Land Area: 374.39 square meters
 Number of Floors: 9
 Total Number of Units: 41
 Developer: Jinxuan Co., Ltd.
 Operator: Jinxuan Co., Ltd.
 Operating License: Special Zone Guesthouse License



Detached house

Project Overview:

House Type Structure:

3 floors | Wooden Construction | 4DK

Project Feature: Large-sized Units

Land Area: 62.47 square meters

Construction Area: 102 square meters

Operating Qualification:

Special Zone Guesthouse License

Project Overview:

House Type Structure:

3 floors | Wooden Construction | 4LDK

Project Feature: Extra-large Balcony

Land Area: 58.61 square meters

Construction Area: 89.10 square meters

Operating Qualification: Special Zone

Guesthouse License

Project Overview:

House Type Structure:

3 floors | Wooden Construction | 4LDK

Project Feature: Extra Large Unit Size

Land Area: 62.86 square meters

Construction Area: 89.10 square meters

Operating Qualification: Special Zone

Guesthouse License

Project Overview:

House Type Structure:

3 floors | Wooden Construction | 6LDK

Project Feature: Extra Large Terrace

Land Area: 39.64 square meters

Construction Area: 60.32 square meters

Operating Qualification: Special Zone

Guesthouse License



Detached house

Project Overview:

House Type Structure: 3 floors | Wooden Construction | 3DK

Project Feature: With Balcony

Land Area: 63.9 square meters

Construction Area: 89.10 square meters

Operating Qualification: Special Zone

Guesthouse License

Project Overview:

House Type Structure: 3 floors | Wooden Construction | 4LDK

Project Feature: Multiple Rooms

Land Area: 46.07 square meters

Construction Area: 85.35 square meters

Operating Qualification: Special Zone

Guesthouse License

Project Overview:

House Type Structure: 3 floors | Wooden Construction | 4LDK

Project Feature: With Terrace

Land Area: 50.25 square meters

Construction Area: 93.55 square meters

Operating Qualification: Special Zone

Guesthouse License

Project Overview:

House Type Structure: 3 floors | Wooden Construction | 2LDK

Project Feature: With Terrace

Land Area: 55.4 square meters

Construction Area: 120 square meters

Operating Qualification: Special Zone

Guesthouse License



Cyprus Larnaka Atlantis Garden Resort

Unit type space :

3 bedrooms apartment & villa

Supporting facilities :

Private beach, Swimming pool,

Multi-functional playground, Parking space,

Gym, Restaurant, Green landscape





Cyprus Larnaka Gaia Apartment

Building type : Boutique apartment

Unit type : 2,3 bedrooms

Supporting facilities : Parking space, Storage room, Viewing balcony, Garden, etc



Cyprus Nicosia University of Nicosia student Apartment

Building type : Boutique apartment

Unit type : Studio

Supporting facilities : Swimming pool, Parking space, Laundry room, Storage room , Gym , Reception area, Study room, Student classroom, Shop, Dining room, Multi-function leisure area.



Cyprus Larnaka EOS Apartment

Building type : Boutique apartment

Unit type : 2,3 bedrooms

Supporting facilities : Swimming pool, Underground parking, Storage room, Playground, Gym, Security system and access control system.



Cyprus Limassol Pearl Suites Residence

Building type : Boutique Sea View Apartment

Unit type : 2,3 bedrooms

Supporting facilities : Private roof garden, Private parking space, Special storage room , Public landscape garden, Large open-air swimming pool, Independent children's play area, Gating system, Safety intercom system, VRV air conditioning refrigeration system , Floor heating system , Home lighting system



Cyprus Limassol Ammonia Apartment

Building type : Boutique apartment

Unit type : 2 bedrooms

Supporting facilities: Gym and leisure area, private parking space, oversized terrace, dedicated storage room, public swimming pool



Cyprus Limassol Jade Apartment

Building type : Boutique apartment

Unit type : 1,2,3 bedrooms

Supporting facilities : Private parking space, dedicated storage room, oversized terrace, roof garden.



Cyprus Larnaka Pearl 5 Apartment

Building type : Boutique apartment

Unit type : 2 bedrooms

Supporting facilities : Parking space, storage room, viewing balcony, garden, roof garden, barbecue area, etc.



Cyprus Larnaka Pearl 7 Apartment

Building type : Boutique apartment

Unit type : 1,2 bedrooms

Supporting facilities : Dedicated storage room, private parking space.



In terms of design and operation standards, we have carefully created a space suitable for aging, transportation trails, etc., customized catering, personalized care service systems, volunteer interaction platforms, professional rehabilitation systems, and integrated intelligent monitoring bodies.

Ireland's current building facilities are far from being able to meet the local demand for elderly care. It is faced with the increasing demand for elderly care caused by the influx of local talents and the difficulty of expanding the capacity of public nursing homes. According to the population ratio change and forecast trend table, Ireland's elderly population over 65 years of age has been in a state of growth, by 2026, the elderly population over 65 years of age will account for 16.2% of the total population; by 2046, the proportion will be as high as 21.6%. As a result, the Irish government has launched a policy to attract social and private capital to participate in the construction of facilities for the elderly market.

In response to this phenomenon, JWP Real Estate is launching commercial senior care projects that will greatly contribute to the diversification of senior care services and alleviate the problems of an aging population, a shortage of nursing home beds, outdated facilities, and slow technological upgrades. We organically combine quality real estate and excellent property services, and in our site selection criteria, we choose areas with beautiful urban environments, close to large-scale medical resources, community groups, transportation nodes, and adjacent to parks, botanical gardens, and other natural resources, so that elders do not have to give up their original urban life and continue the state of good living.



Kilcoole Lodge Nursing Home, Ireland

Kilcoole Lodge Nursing Home is located in a well-known affluent area in the south of Dublin. dedicated to solve the severe social pension problem in Ireland, strictly follow the Ireland Health Service Executive (HSE) requirements, referring to the most cutting-edge nursing home design scheme and nursing allocation, to carry out design, construction and operation, while introducing advanced facilities and equipment.



Riverstick Nursing Home, Ireland

Riverstick Nursing Home is one of three nursing homes launched by Silver Stream Healthcare Group, one of Ireland's largest residential care providers for the elderly.



Dundalk Nursing Home, Ireland

The Dundalk Nursing Home, located in County Louth in the East of Ireland, is a predominantly two-story building with 130 beds; the total gross floor area is approximately 6,000 square meters, and the home's interior facilities include a garden courtyard, a gardening room, a dining room, and an activity room.



Duleek Nursing Home, Ireland

Duleek nursing home has a superior geographical location with pleasant climate, harmonious cultural atmosphere, and quiet and beautiful environment.



STUDENT APARTMENT

Facing the huge market demand, the student housing product, as one of the businesses of JWP's real estate development segment, provides a situational living experience that meets the students' future study, living and socialization scenarios, and continues to innovate at the product and service levels, as well as being operated and managed by a well-known local student housing operator, which provides a good and stable return on investment for the investing customers.



- University of Nicosia Student Apartment
- European University of Cyprus Student Apartment
- University of Cyprus Student Apartment



Building type : Student Apartment

Delivery date : From October 2019 to early 2020

Operation Management : Operated and managed by Nicosia's well-known student apartment operator, with more than 20 years of mature student apartment operation management experience. There are more than one hundred apartment buildings operating in Nicosia at the same time, and the average income for the investors is around 4%.



Property Service

JWP Group provides full housekeeping and extended lifestyle services for our clients' overseas properties.

With more than ten years of overseas service experience, professional butler team and a large system of cooperative suppliers, JWP Group has occupied a solid leadership position in the industry.



Real Estate Escrow Agency

Professional Customer Service

Five-star butler service.

Dedicated to providing professional quality service

Over seas Operations Team

Licensed property management teams from various countries around the world , Standardized management and operation

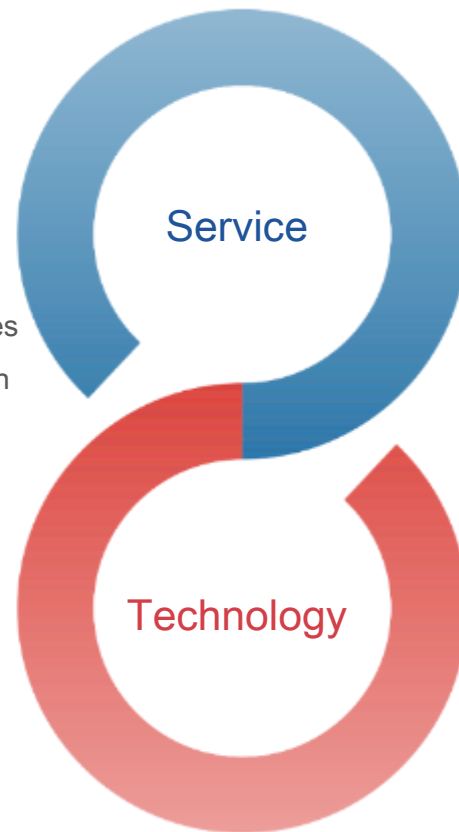
One-Stop Hosting

One-stop service for overseas investors

Third Party Payments

WeChat & Alipay payment in RMB.

Automatically converted to EUR



APP+ Mini Program

Manage your property online

Profit without leaving home

Work-order System

Internal business management system to avoid omissions and improve service quality

Intelligent Property Management System

Multiple channels to manage housing in bulk, saving costs and increase revenue

Bonni Butler

Supporting partners to view their clients

Real estate service trends online

JWP Fund

JWP Fund adheres to the principle of risk control and provides clients with professional screening, asset allocation and portfolio management services of various types of financial investment products in the region where the fund is located. Since its inception, JWP's managed funds include Irish Fund (JWP ICAV FUND), Portuguese JWP Fund, Cyprus Fund (JWP AIF V.C.I.C. PLC), Greek Fund (JWP Golden Greece Fund), US Fund (JWP US Fund I) and Australian Fund (JWP Sapien SIV FOF). After several years of development, JWP Fund has reached cooperation with the Central Bank of Ireland (CBI), the Portuguese Securities Market Commission (CMVM), the European Central Bank (ECB), as well as the hotel industry in Cyprus, the renewable energy sector and other high-quality resource companies in many European countries have entered into cooperation to build a model of investment growth centered on real estate funds.



Fund in Ireland JWP ICAV Fund



The JWP ICAV Fund is a private real estate fund registered with the Central Bank of Ireland (CBI) and approved by the Immigration and Naturalization Service of Ireland (INIS) with immigration properties. The fund is under the dual supervision of the CBI and INIS, and is the largest immigrant fund in Ireland. By subscribing to the fund, investors can obtain the Irish Stamp4 Visa, which is the highest level of Irish residency status that can be obtained directly by non-European Union (EU) citizens, and allows investors to work, study and do business in Ireland, and to enjoy the local education, healthcare and social welfare.

Currently, the overall size of the fund is nearly 100 million euros. The fund focuses on investments in retirement real estate with a proven operating history. Currently, all the investors of JWP ICAV Fund have been approved and granted Irish Stamp4 visas, with a success rate of 100%.

Fund Elements

Fund Name	JWP ICAV FUND	Minimum Subscription Amount	€ 1,000,000
Sub Fund	JWP Enterprise Fund	Tenure	Permanent
Fund Category	Open-ended Private Real Estate Fund	Minimum Holding Period	3.5 years
Fund Size(As of now)	Over € 100,000,000	Scope of investment	Nursing home

Fund in Ireland JWP ICAV Fund

Investment
concept

Stable
investment
strategy

Maximize
exit liquidity

Deleveraging



Borris Lodge Nursing Home



Oakdale Nursing Home

INVESTMENT
TARGETS



Mullinahinch
Nursing Home



TA
Nursing Home



Arbour Care
Nursing Home Group



Middletown
Retirement Village



Castlebridge Manor
Nursing Home

Fund in Portugal JWP Golden Fund



Funds Elements

Fund Name	JWP GOLDEN FUND IV , FCR
Fund Category	Closed-end Private Equity Fund
Fund Manager	Byron Capital Partners
Minimum Subscription Amount	€ 500,000
Minimum Holding Period	5+1 years
Scope of investment	Operation Company

Portugal is known as the paradise of Europe's Iberian Peninsula, and when international investors have not yet discovered the potential of Portuguese investment, the JWP team has preemptively entered the blue ocean market of Portuguese real estate in 2011 and tapped the first pot of gold for real estate investment. Two years later, the business expanded and a local Portuguese branch was established. After the Portuguese SEF enacted a new policy that fund investments can apply for a golden residence permit , The JWP Fund team designed and developed the JWP Portugal Fund in accordance with the regulatory requirements of the Portuguese Securities Market Commission (CMVM) and the European Central Bank (ECB). The fund is a closed-end private equity fund that invests in potential commercial companies in Portugal. Fund advantages: not only provides diversified asset allocation services for high-net-worth individuals, but also helps investors successfully obtain EU status. The Fund's investment strategy has been carefully designed by our senior financial team to discover its hidden value in the booming Portuguese real estate market.

Fund in Portugal JWP Golden Fund

INVESTED TARGETS



Calcada do Combro

- Located in the old town of Lisbon
- The value of the assets is approximately € 4 million
- All sold out



Campolide Apartments

- Located in the old town of Lisbon
- The value of the assets is approximately € 4 million
- All sold out



Gomes Freire Building

- Located in the old town of Lisbon
- The value of the assets is approximately € 4 million
- It sold out within a week of going on sale



Gomes Freire Building II

- Located in the old town of Lisbon
- The value of the assets is approximately € 6 million
- All sold out



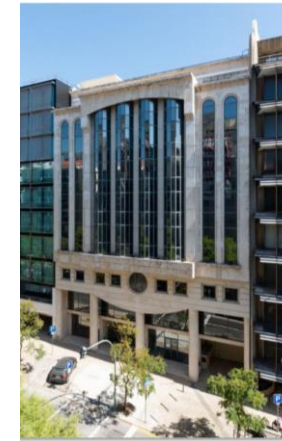
Exe Essenzia Porto Hotel

- Newly located in the heart of Porto
- 4 star hotel
- The value of assets exceeds € 10 million
- Number of rooms: 80 rooms
- Managed by an international chain operator,
- Sign a 15-year long-term contract



Alges Boutique Apartments II

- Located in Oeirache, Lisbon
- Located in the core tourist area of Portugal
- 3 floors, a total of 6 European-style apartments
- The value of the assets is approximately € 3 million
- Acquired



Liberdade 36

- Located in the core area of Lisbon CBD
- Distance from Freedom Avenue: 200 meters
- Market valuation: Nearly 20 million euros
- Prime location with scarcity value and high-end clientele
- Annual yield: 5.8%



Fanqueiros 116

- Located in the city center of Lisbon's political and business district
- Value added four-star hotel
- Value of millions of euros level- An area of 2500 square meters, with 53 rooms
- Professional hotel operator management+long-term lease agreement
- Expected completion date: Q4 2024

Fund Elements

Fund Name	JWP Golden Greece Fund
Fund Type	Open-ended RAIF
Minimum Investment	€ 350,000
Lock-up Period	5+5+5+...
Subscription Day	Every three months
Investment Target	High-quality commercial interest-bearing assets
Leverage	None
Redemption	After lock-up period

Purchase of shares or stock of an acquisition value of at least € 350,000 in an Alternative Investment Fund (AIF), which has been established in Greece or another Member State of the EU and whose object is to invest exclusively in real estate in Greece, provided it is included, upon its request, in the list compiled by the Foreign Funds Directorate of the Ministry of Development and Investment in cooperation with the Hellenic Capital Market Commission.

Fund in Turkey Cornerstone Real Estate Investment Fund



Turkish Cornerstone Real Estate Investment Fund is a legally established fund, according to the Turkish Citizenship Act, to obtain Turkish citizenship, you should buy at least USD 500,000 or equivalent foreign currency worth of real estate investment fund share or venture capital investment fund share with the condition that they cannot be sold for at least three years, as attested by the Capital Markets Board of Türkiye. According to the 2014 law stipulated by the Turkish Capital Market Board, at least 80% of the total value of the fund must be invested in real estate, and the fund can earn income by selling, buying, and leasing real estate. Moreover, Turkish Cornerstone Real Estate Investment Fund can only invest in mature properties, and are not allowed to invest in projects under construction, except for projects under construction of Turkish state-owned enterprises.

Elements of Cornerstone REIF

Fund Name	JWP Cornerstone Real Estate Investment Fund
Fund Type	Contractual type Real estate fund
Minimum Investment	500,000USD
Minimum Holding Period	3.5years

Investment Strategy	Mature commercial real estate ,REIF
Leverage ratio	No leverage
Management fee	3%/ Year
Redemption	After the lock-up period

Fund in United States JWP US Fund I



USCIS-approved Unique Diversified Fund Model

Different from the traditional EB-5 investment model of investing in a single JCE project, the JWP U.S. Fund will diversify the investor's risk by constructing a portfolio of USCIS-approved JCE projects. The investor completes the I-526E petition with a single JCE project in the fund's portfolio, but enjoys the capital returns of all the projects in the fund's portfolio.

JWP US Fund I

Fund Name	JWP US Fund I
Fund Nature	NCE
Minimum Investment	800,000 USD
Minimum Holding Period	2years-5 years
Investment Objectives	Job Creating Entities satisfying EB-5 policy
Management fee	80,000 USD
Redemption	After asset liquidation



JWP SAPIEN



Fund in Australia Australia JWP Sapien SIV FOF

In 2021, JWP Fund began to deploy in Australia, cooperating with the well-known Sapien Group Ltd to establish the JWP Sapien SIV FOF.



Flexible investment tools



Strict selection criteria



Clear exit strategy

Fund Elements

Fund Name	JWP SAPIEN SIV FOF
Currency	Australian Dollar
Fund Category	Managed Investment Programs For Significant Investors
Subscription Amount	188C– Minimum AUD 5,000,000 / 188B – Minimum AUD 2,500,000
Lock-up period	5 years
Investment allocation and maturity	Balanced Investment Fund – 5 years (50% allocation) Emerging Small Cap Investment Fund – 5 years (30% allocation) Venture capital equity fund – 5 years (20% allocation)
Fund Manager	JWP Sapien Asset Management Pty Ltd (ACN: 654481517, Corporate Authorised Representative of AFSL: 238128)
Fund Trustee	Sapien Capital Partners Ltd (ACN 088810860, AFSL: 238128)

Fund in Cyprus Cyprus-JWP AIF V.C.I.C. PLC



JWP Group has accumulated more than 10 years of investment and development experience in the Cyprus real estate market, and the Cyprus project has been one of the company's pillar businesses since 2008. JWP Group has developed over 40 successful real estate projects in all major cities of Cyprus, such as Larnaca, Limassol, Nicosia, etc. In addition, its investment areas also cover a wide range of assets, from high-end residential to large commercial real estate: luxury apartment residences, designer villas, high-end student apartments, luxury hotels and resorts. In order to meet market demand and enrich product levels, JWP Group launched the JWP Cyprus Real Estate Income and Growth Fund Committed to investing in the growth and development of the Cyprus economy, JWP fund not only provides attractive investment products for high-net-worth investors, but is also regulated by the Cyprus Securities and Exchange Commission (CySEC) and the European Central Bank (ECB). The fund has formed an elite financial team with solid research, analysis, investment and management capabilities and its investment activities will also benefit from JWP Group's rich local resources, experience and professionalism.



Fund Elements

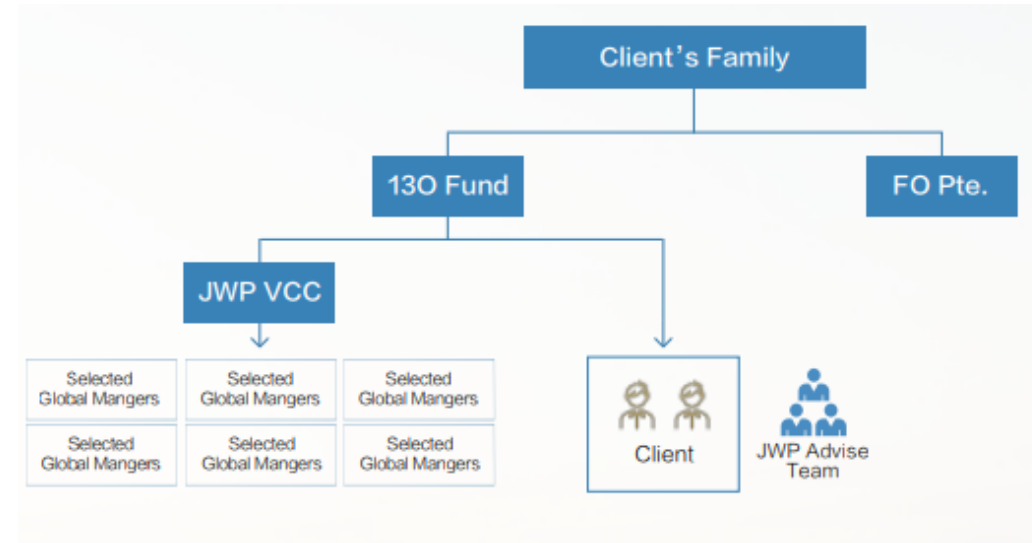
Fund Designation	JWP Cyprus Real Estate Income and Growth Fund
Fund Type	Alternative Investment Fund
Minimum investment	€ 300,000
Lock-In Period	5 Years
Investment Area	Core location real estate and growth companies

JWP Singapore VCC Family Office Investment Scheme



The investment strategy of the Singapore VCC sub-fund is Fund of funds, will mainly invest into hedge funds, mutual funds with low volatility, such as REITs, credit bonds, macro arbitrage, etc. We will not invest in private equity investments, venture capital investments, crypto-assets, blockchain assets or related investments.

Global visionary China team provides professional asset management solutions for clients in Singapore





The expert team at Hysun Asset Management provides services in global asset allocation, domestic and international legal and tax matters, and family services. Our specific business areas include domestic and international family trusts, fund of funds and global asset allocation, family affairs services, succession planning, philanthropy, cross-border asset protection, and family governance. We offer comprehensive support to help families achieve steady growth and sustainable inheritance of their global assets. **Hysun Asset Management Limited is regulated by SFC license type 1、 4 and 9.**

Hysun's DARA Fixed Income FOF: Suitable for investors with a low-risk appetite, who do not have high liquidity requirements and seek stable returns.

Hysun's Greater China Value FOF: Suitable for investors who are optimistic about the Greater China market in the long term and have a high tolerance for risk and volatility.





Cross-border Identity Planning Project Policy

Real estate, Fund, Deposits, Donations, Entrepreneurs, Talents

Real estate investment project

Greece Golden Visa Program

Real estate investment: € 250000/ € 500000
double policy parallel

Turkish Citizenship Program

Real estate investment: \$400,000

Cyprus Permanent Residence Card

Real estate investment: €300,000

St. Kitts and Nevis Citizenship by Investment

Real estate investment: \$400,000

Hungarian Guest Investor Residence Permit

(Launched on July 1, 2024)

Real Estate Investment: €500,000

Spain Golden Visa:

Real Estate Investment:€500,000

Dominica Citizenship by Investment

Real estate investment: \$200,000

Grenada Citizenship by Investment

Real estate investment: \$200,000

Fund investment projects

Greece Golden Visa Programme

Fund investment: €350,000

Turkish Citizenship Program

Fund investment: \$500,000

Portugal Golden Visa Programme

Fund investment: €500,000

Cyprus Permanent Residence Card

Fund investment: €300,000

Hungarian Guest Investor Residence Permit

(Launched on July 1, 2024)

Fund Investment: €250,000

United States Permanent Resident Card

Fund Investment: \$800,000

Australian visa

188C: Minimum AUS \$5 million

188B: Minimum AUS \$2.5 million

Donation and deposit projects

Hungarian Guest Investor Residence Permit

(Launched on July 1, 2024)

Donation: € 1 million

St. Kitts and Nevis Citizenship by Investment

Donation of US\$250,000

Malta Identity Planning Project

Permanent Residence :

Donations start at €28,000, rent/buy

Services Program:

Donations €600,000, rent/buy

Grenada Citizenship by Investment

Donation of US\$150,000

Vanuatu Citizenship by Investment Program

Donation of US\$80,000

Dominica Citizenship by Investment

Donations of \$100,000 donation

Korean Identity Project

Korean Deposit Immigration Project

St. Lucia Citizenship by Investment

Donation of US\$100,000

Switzerland Lump Sum Tax

Pay a fixed tax of CHF 250,000
to CHF 1 million per year

Entrepreneur and talent

United States Permanent Resident Card

United States EB-1A: Outstanding talent immigration

NIW National Interest Exemption: Having an "advanced degree" or "special skill" Long Term Resident Visa

Portugal

D7 Residence Visa for foreigners: Retirement Visa

Spanish Identity Planning Project

Non-Profit Residence Permit Act: Sufficient financial means and not engaged in any profit-making activities

Canada

Employer Job Offer: Foreign Worker stream,
SKILLS IMMIGRATION——BCPNP

China Hong Kong and Macao Talent Project

Hong Kong ,China: Quality Migrant Admission Scheme; Top Talent Pass Scheme; Admission Scheme for Mainland Talents and Professionals; Immigration Arrangements for Non-local Graduates

Macao ,China:

The High-end talents; The Outstanding talents
(The application period is temporarily closed)

Thailand Visa Program

Thailand elite visa、Thailand Non-Immigrant-Visa-O-A、
Long Term Resident Visa

Japan Visa program

Japan High-level Talent Points System、
Japanese Business and Management Visa

Southeast Asia visa program

Philippines SRRV Visa

Malaysia Second Home MM2H Program

Australian visa

188A visa

Singapore

Singapore Self Employment Project

England

England Skilled Worker Visa

An aerial night view of New York City, showing the dense urban landscape and the Hudson River. The city lights are illuminated, and the sky is a deep blue. Overlaid on the image are several glowing, wavy lines in shades of blue and green, resembling fiber optic cables or data connections, that sweep across the scene from the bottom left towards the top right.

THANK YOU

Disclaimer:

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