SANDERS

Sanders CY 1 ApS
Brolæggerstræde 6, kl. tv, 1211 Copenhagen,
Denmark
CVR 42843237

Addressed to Investor/Owner

3rd January 2025

Dear Sir/Madam

Limassol Dreams – Sanders lease agreement and VAT

Leasing your property to Sanders has an added benefit of being able to reclaim the VAT paid on the purchase price to the developer.

Sanders is in the process of obtaining a binding ruling from the Cypriot tax authorities confirming that it is possible for foreign (including Israeli) investors to register for VAT in Cyprus and reclaim VAT paid on properties and furniture/onboarding packages. This ruling is a general ruling regarding investors who enter a long-term lease agreement with Sanders, thereby ensuring that the commercial activities carried out by the property (ie apartment or apartments in Limassol Dreams) is considered a VAT-applicable activity.

A copy of the draft ruling is attached for reference.

The lease agreement entered between Sanders and the investor/Owner shall first be binding on the investor/Owner when Sanders can evidence the final tax ruling, appropriately stamped and approved by the relevant Cypriot authorities.

It is the Investor/Owner's obligation to obtain a specific ruling for their own affairs. This can be organised through Sanders recommended partner (details below) or through any other advisor at the discretion of the investor/Owner.

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We advise that investors/Owners finalise direct rulings as quickly as possible to reduce the risk of any changes to the VAT laws/rules/implementation in Cyprus.

We will send you a confirmation of the final ruling as soon as we have it and look forward to a jointly beneficial commercial relationship moving forward.

Kind regards

Bo Sanders
CEO & Founder