D.GROUP

FOCUS ON SUCCESS

15+ years of experience

5+ countries of presence

€242M+ under management

An investment and development company integrating key sectors in real estate, construction, commercial property management, and investment management.

2.5M+ m² of completed projects

D.GROUP Real Estate

D.GROUP Development

- **D.Group Romania**
  - Wyndham Garden Bucharest Airport Hotel
  - Medical Hotel and Resort
- **D.Group Montenegro**
- **D.Group Ukraine (Riviera development)**
  - Black Sea Riviera
  - Park Inn by Radisson Kyiv
  - Chkalov Tower
  - Other

D.GROUP Hotel Management

D.GROUP Asset Management

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PROJECT PORTFOLIO OVERVIEW

Wyndham Garden Bucharest Airport Hotel, Бухарест, Румыния	13,570 м²	€69,000,000
Medical Hotel and Resort, Пояна-Брашов, Румыния	40,000 м²	€160,000,000
D.Residences Bucharest, Бухарест, Румыния	40,000 м²	€160,000,000
D.Residences by Wyndham, Бечичи, Черногория	21,000 м²	€63,000,000

The One Bali, Bali, Indonesia

TOP DESTINATION

SUMMARY: **Total area: 114,570 m²**

Total estimated project value: ~€452,000,000

UPCOMING PROJECTS

- Thailand
- Greece
- Maldives

TOP PROJECT EQUITY

This equity distribution reflects the ownership structure of the development project. D.Development holds a minority stake, while the majority is distributed among the asset management team and financial partners

PROJECT EQUITY STRUCTURE

D.DEVELOPMENT
(Project Developer)

25%

D.ASSET MANAGEMENT
(Investment Syndicate)

+

PARTNERS
(Investment Syndicate)

75%

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INVESTMENT OPPORTUNITIES

HOTELS

COMMERCIAL

RESIDENCES



From full ownership to fractional shares — our model adapts to investor needs, enhancing trust and capital efficiency.

DEVELOPER RETURN STRATEGY

EXIT STRATEGY

OWNERSHIP & CAPITALIZATION

30% of the project is retained by the developer
⟶ for long-term capitalization and asset growth

PROFIT GENERATION

70% of the project is sold
⟶ generates profit and ensures returns for partners

ONGOING REVENUE FROM HOTEL PROJECTS

20% The developer also receives
of the operational profit from income-generating hotel assets

By retaining equity and sharing in operational profits, the developer remains committed to long-term asset growth, while the majority of the project is sold to secure partner returns.





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BENEFIT PROGRAMS FOR INVESTORS

THE FOLLOWING BENEFITS ARE PROVIDED FOR INVESTORS:

01 RISK DIVERSIFICATION
Training on investment strategies and approaches

02 LOW ENTRY THRESHOLD
start investing with minimal capital, no need for loans

03 EASY MANAGEMENT
professionals handle the property, providing passive income

04 FLEXIBLE EXIT
option to resell shares or use buyback programs

05 ACCESS TO PREMIUM PROPERTIES
invest in high-yield projects otherwise unavailable individually

FOUNDERS OF D.GROUP

A family-driven business combining strategic vision and commercial expertise



VADIM DASHUT

Founder & CEO

15+ years of Real Estate experience
Investment & development strategy



ANASTASIIA DASHUT

Managing Partner

Sales, marketing & investor relations
Strategic Growth & Partnerships

Founder-led strategy enables strong positioning and fast market adaptation

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WYNDHAM GARDEN

D.GROUP PORTFOLIO PROJECTS

Wyndham Garden Bucharest Airport Hotel 4*

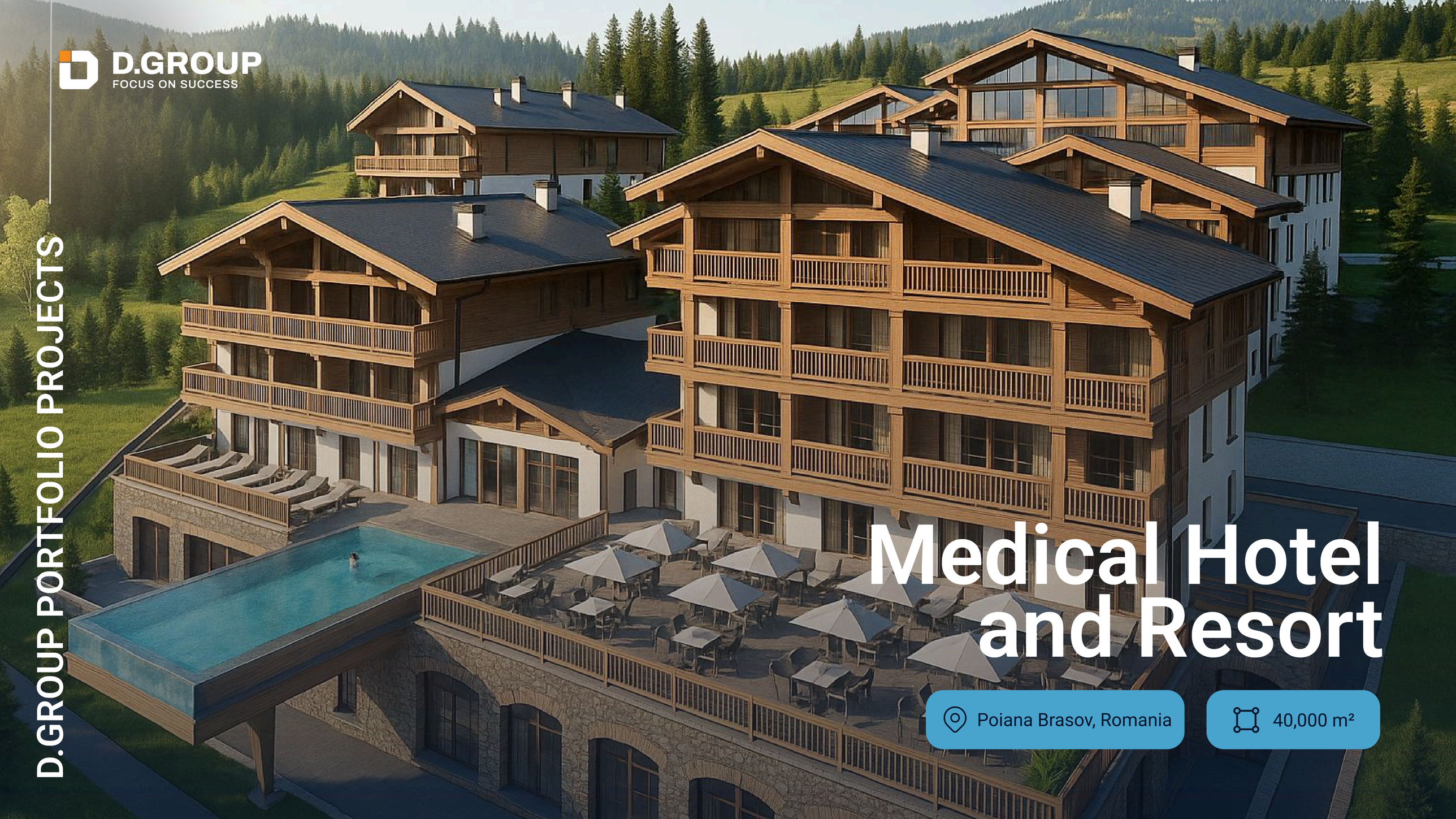


Otopeni, Romania

13,570 m²

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Medical Hotel and Resort

Poiana Brasov, Romania

40,000 m²

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D.Residences by Wyndham

Becici, Montenegro

21,000 m²

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BENISH
GROUP

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RAMADA
BY WYNDHAM

Ramada Encore Batumi by Wyndham

Batumi, Georgia

21,000 m²

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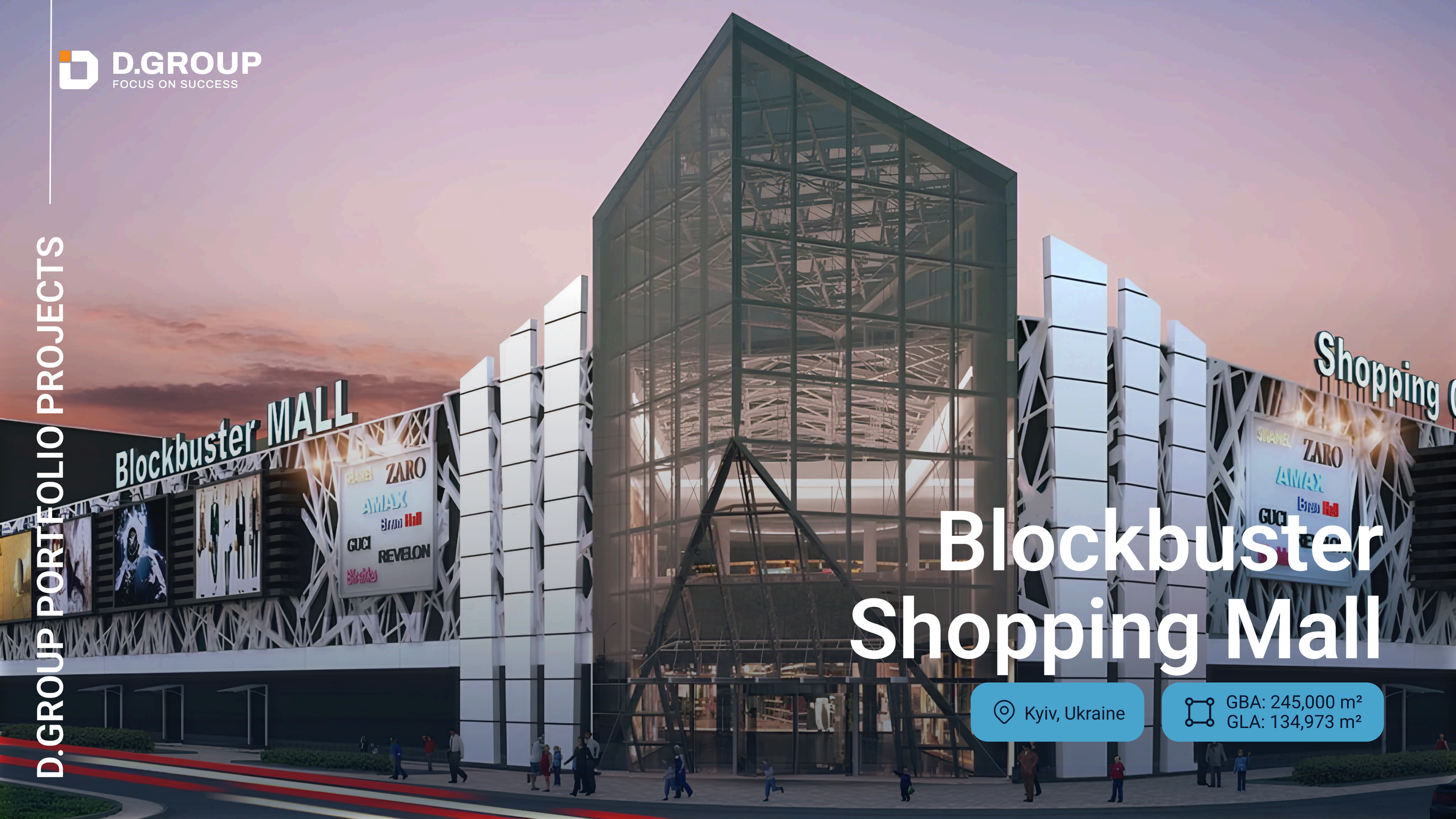
Park Inn by Radisson Kyiv

Kyiv, Ukraine

15,350 m²

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Blockbuster Shopping Mall

Kyiv, Ukraine

GBA: 245,000 m²
GLA: 134,973 m²

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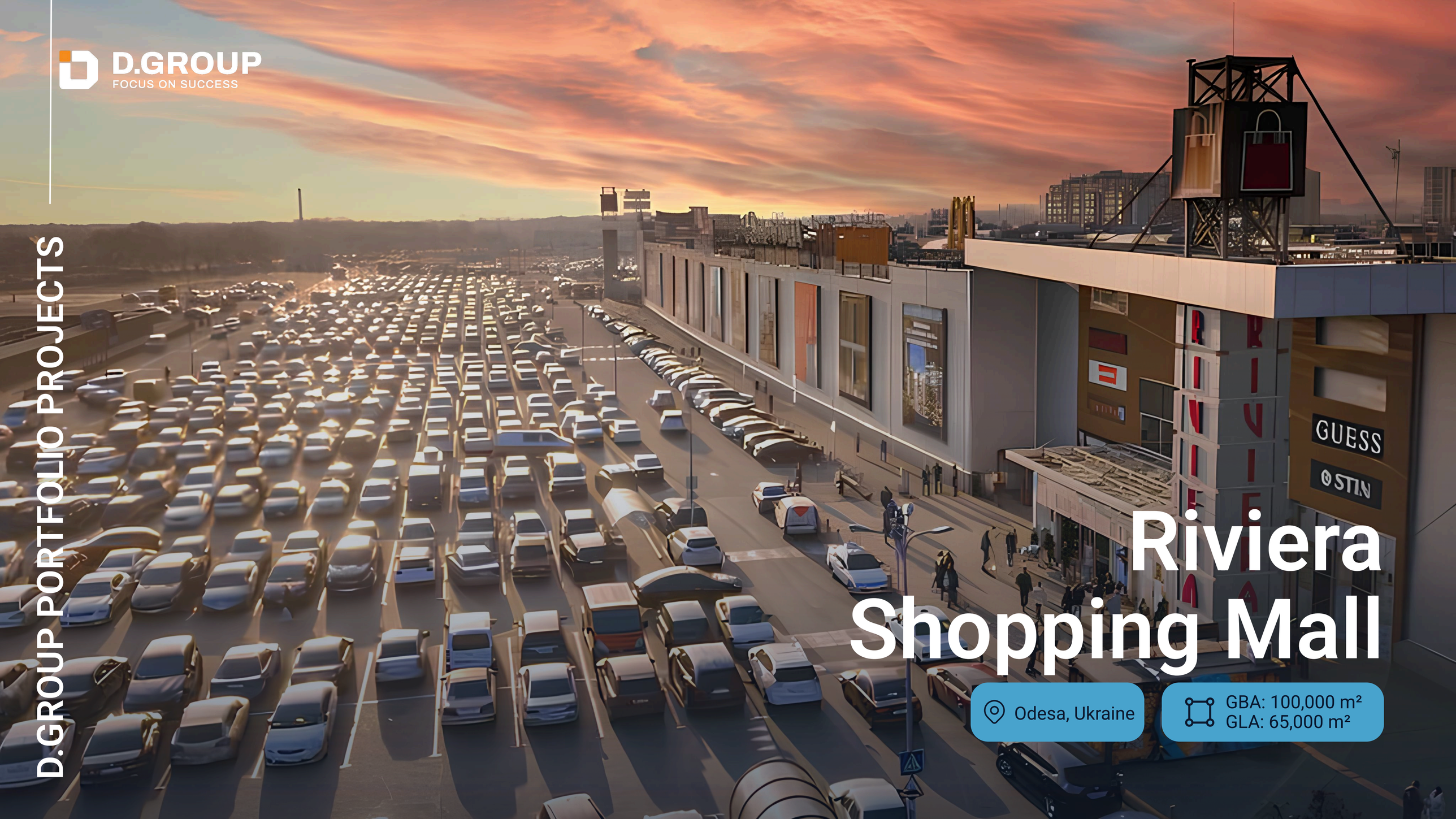
Lavina Shopping Mall

Kyiv, Ukraine

GBA: 170,820 m²
GLA: 127,500 m²

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Riviera Shopping Mall

Odesa, Ukraine

GBA: 100,000 m²
GLA: 65,000 m²

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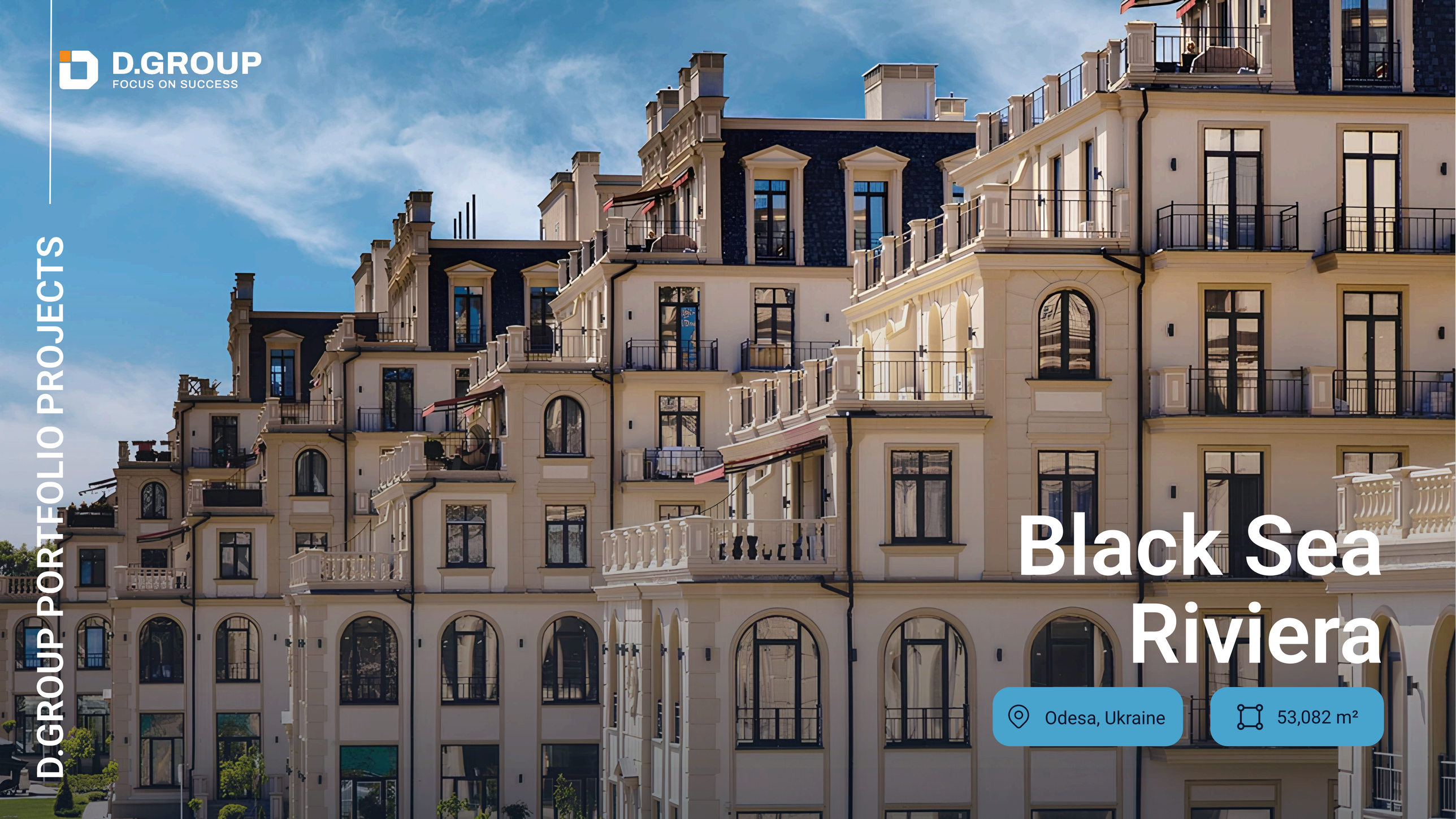
Chkalov Tower

Odesa, Ukraine

27,140 m²

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Black Sea Riviera

Odesa, Ukraine

53,082 m²



PARTNERSHIP

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developer

AIRPORT HOTEL
MANAGEMENT

management company

BENISH
GROUP

developer

IKR INVESTMENTS

regional partner

WYNDHAM
HOTELS & RESORTS

hotel operator

STRONG PARTNERSHIPS ARE OUR CORE ASSET AND THE KEY TO SUSTAINABLE GROWTH

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PARTNER WITH US

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