

支付单INVOICE

致: Lu Xia
发票号码: PTLXI20260120-114
发票日期: 2026年1月20日

付费项目	金额(欧元)
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支付"Futuroprotagonista,S.A / Falcon Dialogue Lda"作为客户税务代表费用 ^{1,2} 由2026年1月1日至2026年12月31日	每年欧元	1000.0
支付代缴葡萄牙政府/官方费用明细*** 物业管理费用: 由2026年1月1日至2026年12月31日,共12个月 ³	每年欧元	1309.6
物业保险: QBE Ap 005-10523-20000285/00 ⁴ (物业: Julho 90A Av.24 de Julho 90A)	每年欧元	207.12

	应付总额(欧元)	2516.72
	港币兑换汇率	9.1397
或	应付总额(港币)	23002.07
	人民币兑换汇率	8.2044
或	应付总额(人民币)	20648.18
	美元兑换汇率	1.1747
或	应付总额(美元)	2956.49

***备注

尊敬的客户 Dear Customers:

- 请于收到本支付单之日起14个自然日内完成全额支付, 及时支付至关重要。
- 税务代表(Tax Representative)为年度固定费用, 用于维护个人税务申报及服务运作, 确保黄金签证申请中的税务合规性。
- #物业管理费用依物业管理方(Condominium)实际执行, 如年度费用发生浮动, 将按实际金额多退少补。
- #保险费须于 2026 年 6 月 15 日前全额支付, 以免延误承保。根据葡萄牙法律 Artigo°1429, 房产保险为必需项, 至少需购买火灾险; 若业主未自行投保, 物业有权强制购买。
- #IMI房产持有税 2025 Municipal Property Tax (IMI): 政府通知期: 2026年4月至5月
- #IRS 个人所得税 2025 (Personal Income Tax): 政府通知期: 2026年8月
- 因AIMA系统随机指派异地名额 (如Porto/Faro) 且预约极度稀缺, 律师需全天专程跨区往返及移民局亲身陪同。此费用包含律师全日离岸出差工时, 以确保现场顺利交付。

***Notes

- Please complete full payment within 14 natural days from the date of receiving this payment notice. Timely payment is critical.
- Tax Representative (annual fee) covers the maintenance of personal tax declarations and service operations to ensure tax compliance in the Golden Visa application.
- #Condominium Fees are subject to the management's actual charges. If annual fees fluctuate, adjustments (refunds or additional payments) will be made based on the final amount.
- #Insurance Premium must be paid in full by June 15, 2026 to avoid delays in coverage. Under Portuguese Law (Artigo 1429), property insurance (at minimum fire insurance) is mandatory. If the owner fails to purchase insurance, the property management may enforce coverage.
- #IMI Municipal Property Tax 2025: Government notification period: April to May 2026
- #IRS Personal Income Tax 2025: Government notification period: August 2026
- Due to AIMA's random cross-region assignment (e.g. Porto/Faro) and limited availability, this fee covers the lawyer's full-day travel and on-site assistance.

#适用于房产投资物业主客户 Applicable to Real Estate Investment Owner

收款銀行及賬戶如下：(支付歐元或港幣或人民幣)**(i). 銀行轉賬**

Bank Name (銀行名稱):	DBS Bank (Hong Kong) Limited 星展銀行(香港)有限公司
Bank Address (銀行地址):	17/F, The Center, 99 Queen's Road Central, Central, Hong Kong
Bank Code (銀行代碼):	016
Swift code (SWIFT編號):	DHBKHKHH 或 DHBKHKHHXXX
Account Name (賬戶名稱):	China Overseas Enterprise Consulting Limited
Benef Address (收款人地址):	Room 3601, 36/F Lippo Centre, Tower Two, 89 Queensway, Hong Kong
Account No (賬戶號碼):	475 734 877 (多币种Multi-currency)