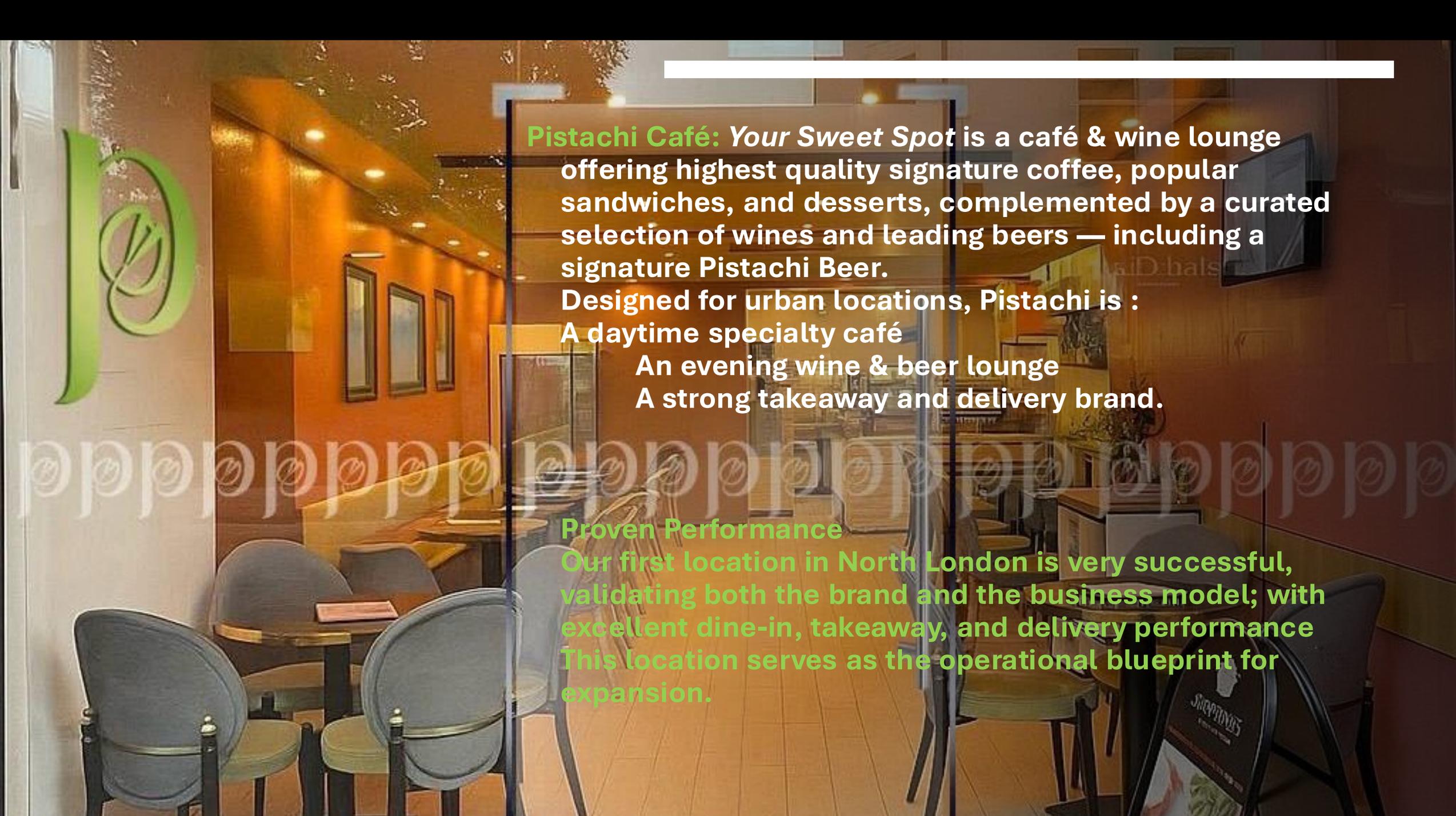


From highly successful North London operation to strategic expansion in Central London.

The background image shows the interior of a Pistachi Café. On the left, there is a large green logo on the wall. The room features warm-toned walls, recessed ceiling lights, and several tables with grey upholstered chairs. A glass display case is visible in the middle ground. The overall atmosphere is modern and inviting.

Pistachi Café: *Your Sweet Spot* is a café & wine lounge offering highest quality signature coffee, popular sandwiches, and desserts, complemented by a curated selection of wines and leading beers — including a signature Pistachi Beer.

Designed for urban locations, Pistachi is :

A daytime specialty café

An evening wine & beer lounge

A strong takeaway and delivery brand.

Proven Performance

Our first location in North London is very successful, validating both the brand and the business model; with excellent dine-in, takeaway, and delivery performance

This location serves as the operational blueprint for expansion.



Why Invest in Pistachi

Strong Brand Identity & Differentiation

- **Imported Coffee & Exceptional Ratings**
- Pistachi imports its coffee from Greece, a distinctive feature that has become one of our most popular and praised offerings.
- Brand strength is reinforced by:
 - **Top-tier Google ratings**
 - **Excellent Deliveroo and delivery-platform reviews**
- Strong digital visibility and customer trust
- This reputation significantly accelerates new-location ramp-up.

A Café by Day, Wine Lounge by Night

- Pistachi is designed for **extended daily revenue cycles**:
- Morning & daytime: coffee, pastries, sandwiches
- Afternoon: desserts and casual meetings
- Evening: wine, beer, light plates, and social atmosphere
- This model increases:
 - Average ticket size
 - Evening utilization
 - Overall margin resilience

Expansion and Investment Opportunities



Expansion Strategy

Our expansion strategy focuses on:

Acquiring existing, operating hospitality businesses

Securing prime Central London locations

Rapidly converting and rebranding them as Pistachi Café & Wine Lounge

This approach minimizes:

Build-out risk

Time to revenue



Invest

Prime Kensington Location in Progress

Pistachi is **currently in the process of acquiring an operating business in a prime location in Kensington**, marking the first step in its Central London expansion.

We are seeking **strategic investment partners** to support:

- Acquisition and conversion
- Brand rollout in Central London
- Controlled, scalable growth

Investors join a **proven concept**, not an early-stage experiment.

Best Potential Locations in London

Westminster, London



Kensington, London

