

*It's never been easier to own
a piece of paradise...*



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*..and there's never
been a better time
to reap the rewards*

Imagine owning a holiday home in one of the most beautiful places on earth.

Think about how it would feel to sit back and watch your investment grow.

Now start planning what you could do with all that extra rental income ...

Buying off plan in the right emerging market is your passport to locked in capital growth. As land values increase and demand steadily grows, the value of your property during construction rises too – with every day that passes, and every brick that's laid. And when it's completed, you can look forward to a regular new income stream ... as well as having an idyllic holiday retreat waiting for you, whenever you feel like some sun.

Where else could you get a better return for your money?

But none of this happens by accident. Only by painstaking research and rigorous evaluation can we be certain that the developments we choose will deliver you the right capital growth and financial returns.

And that's what makes us so sure of Cape Verde.



How do we make it so easy...



hotel excellence

and so secure?

Number one: we offer you a flexible choice of three easy-to-arrange payment options. All you have to do is choose the right one for you.

Number two: the unique *Safe & Secure Buying Plan* gives you all the confidence you need that our developments have all the necessary permissions, plans and licences. They're subject to independent "Red Book" valuation, and meet the highest quality control standards.

And number three: it's because our primary aim is to develop and then operate five-star, world-class resorts for generations to come that we are so committed to our Cape Verde developments. This long-term financial commitment to our resorts; over €10,000,000 of Resort Group investment, is the reason we've launched our industry leading Ownership options.

We'll help you with your mortgage interest payments ...or fully cover the interest cost if you pay from savings ... take care of your legal fees ... supply free air conditioning ... give you free or discounted access to our Hotel Excellence package ... and even discount the purchase price by 15%.

It all adds up to a fantastic deal and it's just the start of our partnership.



Dunas Beach Resort



Dunas Beach Resort



How about furnishing and rentals?

We can make all of this easy too – by taking care of it for you.

Our *Hotel Excellence* package will enrich and transform your new home with beautifully styled contemporary design, a luxury furniture collection, and high quality décor ... ready to move in. Normally costing around €18,000 (typical cost for a 2-bed Apartment), it's free with options two and three, and 50% off with option one.

It also brings you VIP membership of our *Hotel Managed Rental Club* - an easy way of putting your property rentals in the experienced and professional hands of our five star hotel partner and world-leading resort operator, the Sol Meliá Group. Sit back and relax as their pan-European marketing brings your bookings rolling in. It's as important to them as it is to you – so it works.



- The largest hotel chain in Spain
- The 3rd largest in Europe
- The 12th largest in the world
- And, importantly, when it comes to actual 'resort based hotels' Sol Meliá are the world's largest!
- Sol Meliá receive an incredible 120,000 hits PER DAY on their various worldwide reservation systems

Enjoy your income

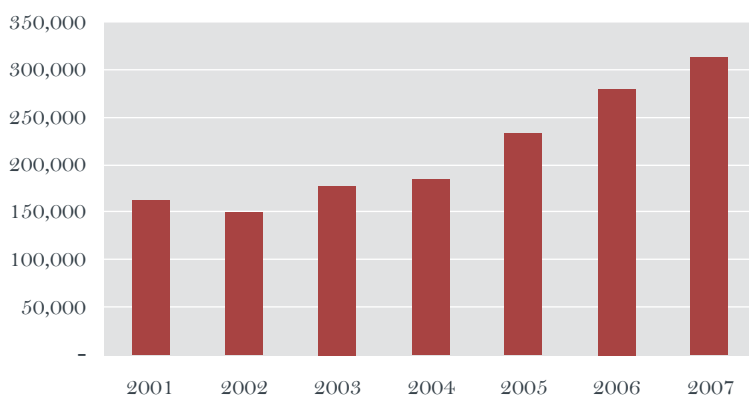
What do we look for in our rigorous search for high and consistent rental returns?

- The promise of an emerging market, with increasing tourism and demand
- A great all-year-round climate, with almost no low season
- Flexible and expanding international access routes
- Growing investment and infrastructure, with constantly improving facilities
- A world leading hotel management partner with a real incentive to optimise bookings
- A committed developer investing in long-term success
- The very best beach-front locations, within walking distance of the main resort

Cape Verde ticks all the boxes. It's as simple as that. And as demand for high quality holiday accommodation continues to outstrip supply, the rental opportunities will simply grow and grow.

Tourist numbers	107% increase in five years
4 to 5 star hotel occupancy rates (Sal)	15% to 25% higher than other typical destinations
Number of hotel bed nights	106% increase in five years
Climate	Year-round sun 22-30°C
Latitude	Same as Barbados - but without the hurricanes or rainy season
Travel time from UK	Just over five hours
Holiday facilities	Riu Hotel complex, Ernie Els golf course and academy, luxury marina, big game fishing, full range of water sports

Tourist Arrivals on Cape Verde



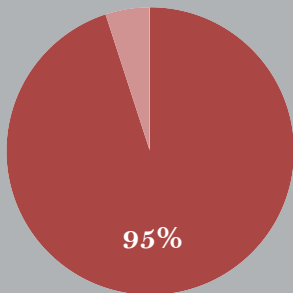
Source: Instituto Nacional de Estatística, Cabo Verde

Rental Occupancy

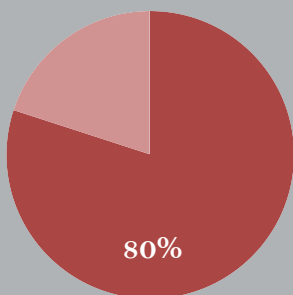


So what could high and consistent rental returns mean for you?

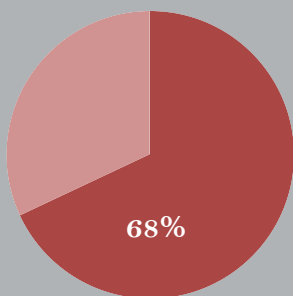
Savills, the world-leading property services group, estimate an average €149 per day rental fee (typical rental income for a two-bed apartment). With an expected minimum rental occupancy of 68%, that would bring you in a gross annual profit of over €15,000, and a yield of 9.4%. Can you match that anywhere else?



Savills reported RIU Hotel occupancy 95%



Average 'on island' occupancy 80%



Conservative estimate occupancy 68%
(global average from world leading hotel operators)

Two-Bed Apartment	Approx €164,950
Incoming expenses	
Daily room rate	€149
Occupancy rate	68% (248 days)
Gross annual income	€6,952
Operator fees	
	€8,476 (50% of Gross annual income)
Annual expenses	
Community fees	€1,040 (based on €20 pw)
Water/Electrical	€780 (based on €15 pw)
Annual Property Tax	€1,237 (3% of 25% of attributed value)
Gross profit	15,419
Projected yield (%)	9.4%

Remember this is only a conservative estimate and if we based our calculations on the average 'on island' rate of 80% (see pie charts opposite) your yield will be even higher than 9.4%.



Watch your money grow



What do we look for in our careful assessment of high capital growth opportunities?

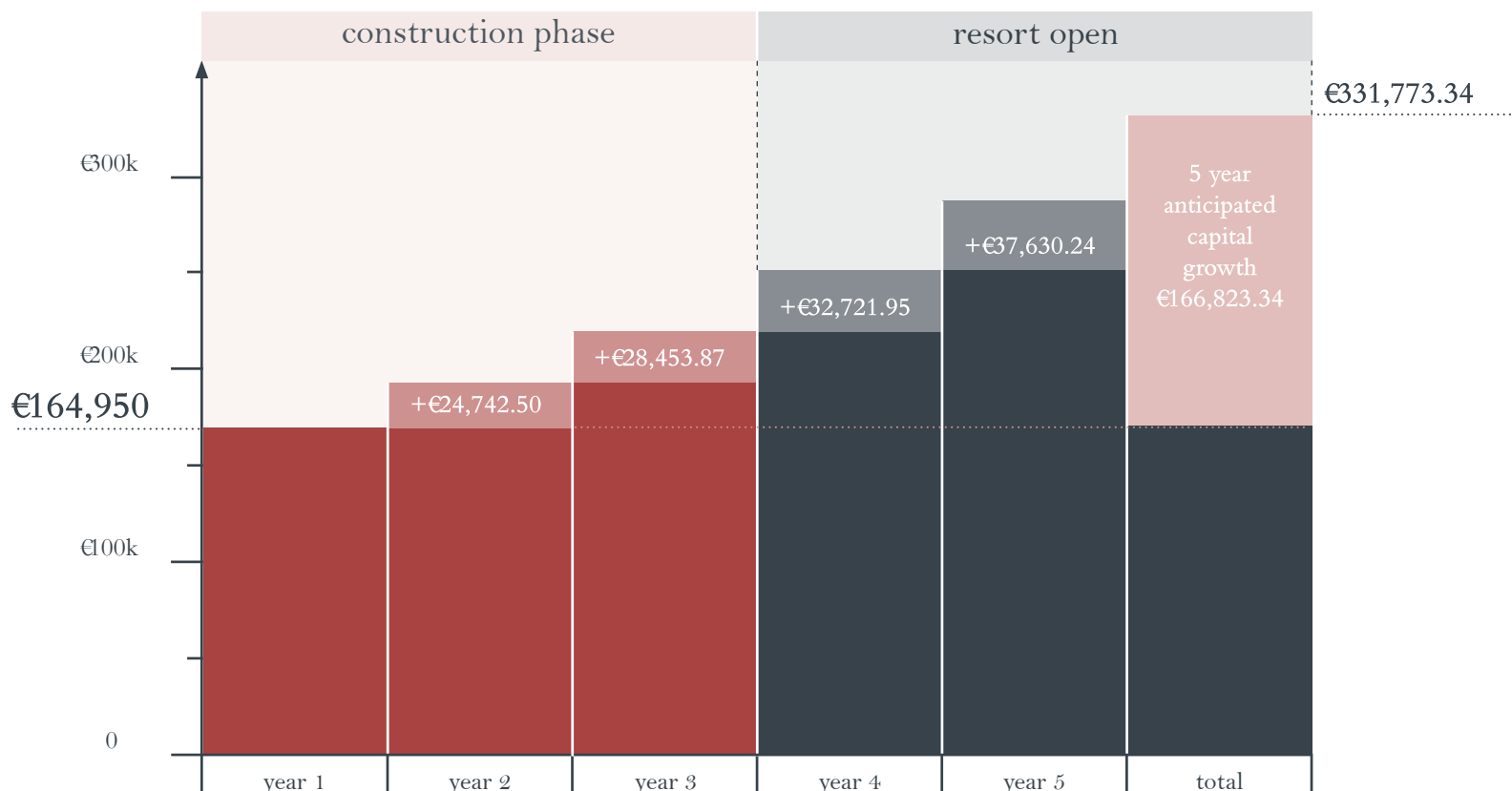
- Increasing land values
- A growing and stable economy
- Developing and improving communications infrastructure
- Political and economic stability
- Environmental controls
- Premium land plots – creating the most desirable, in-demand, saleable & rentable properties available, a key ingredient for maximizing capital growth.

Here again, Cape Verde ticks all the boxes. And when you buy off plan you get in at ground level – with all the right conditions in your favour to achieve really substantial capital growth.

Cape Verde economic output	
Land values	Increasing by 15% year on year
Tax	Low tax regime - just 3% CGT
Foreign investment	Increased from \$100k to \$1.2 billion in six years

So what could this mean for you?

With land values steadily increasing by 15% year on year, an investment of €165,000 now would increase to nearly €332,000 over the next five years. Where else could you get that level of capital appreciation today?



'100% fully financed payment plan'



Dunas Beach Resort

Your ownership options

Ownership Option One

- **€2,000 reservation fee**
- **35% payment on contract (less reservation fee)**
- **We'll pay your interest up to 10% pa** until completion on any money you borrow (this interest is rolled up and added to your completion mortgage)
- Or, if you have your own savings and prefer to use them to speed things up, **we'll pay 6% pa interest compensation until completion - entirely free and non-returnable**
- **Free** air conditioning
- **Free** legal services using an independent solicitor – your professional fees paid
- **50% discount** on our *Hotel Excellence* package – for a beautifully appointed property and guaranteed entry to our *Hotel Managed Rental Club*
- 65% payment on completion
- 70% to 85% loan to value mortgages, subject to status, available on completion based on initial purchase price – likely to cover the costs of rolled up interest. Interest-only mortgages options available for first 5 years. 35 year mortgage terms available – Up to maximum age of 75 years

It's so easy to take the first step to take advantage of this fantastic deal!

You could pay the reservation fee on your credit card. And after that, we carry on making it easy every way we can – with generous payment offers and lots of free services.

You'll be well on your way to a new lifestyle ...with great capital growth, equity in high-demand property, and regular additional income. Where else could you get an offer like that?



Guaranteed!

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‘Pay nothing until completion’

Ownership Option Two

- €2,000 reservation fee
- 45% payment on contract (less reservation fee)
- **We'll pay your interest up to 10% pa** until completion on any money you borrow (this interest is rolled up and added to your completion mortgage)
- Or, if you have your own savings and prefer to use them to speed things up, **we'll pay 6% pa interest compensation until completion - entirely free and non-returnable**
- **Free** air conditioning
- **Free** legal services using an independent solicitor – your professional fees paid
- **Free** *Hotel Excellence* package – for a beautifully appointed property and guaranteed entry to our *Hotel Managed Rental Club*
- 55% payment on completion
- 70% to 85% loan to value mortgages, subject to status, available on completion based on initial purchase price – likely to cover the costs of rolled up interest. Interest-only mortgage options available for first 5 years. 35 year mortgage terms available – Up to maximum age of 75 years

If you've got that extra bit of cash, or you can arrange to borrow it, you can get all the benefits of option one – plus **completely free** access to our amazing *Hotel Excellence* package.

So you get your new home beautifully styled and furnished at no cost at all, as well as entirely free VIP membership of our *Hotel Managed Rental Club* ... putting your property rentals in the best possible hands. Could it be any easier?



15% discount

Ownership Option Three

- €2,000 reservation fee
- Payments of 25% (less reservation fee), 20%, 20% and 20% at six monthly intervals
- The balance of 15% is completely written off
- **Free** air conditioning
- **Free** legal services using an independent solicitor – your professional fees paid
- **Free** *Hotel Excellence* package – for a beautifully appointed property and guaranteed entry to our *Hotel Managed Rental Club*

Here's a mouth-watering deal if you've got some capital available without being reliant on a mortgage, and you're looking for a great investment that's way ahead of other alternatives.

In addition to all the free offers available with the other options - free air conditioning, free legal advice and our free Hotel Excellence package - you only have to pay 85% of the purchase price. Do you need to look any further?



What next?

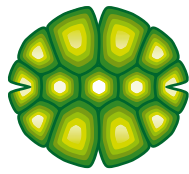
Once you've chosen your resort and property, and selected the payment option that's right for you, all you have to do to secure your choice is to complete and return your reservation form and fee of only €2,000.

Your purchase contract will be with you within a couple of weeks and we'll happily let you take another 2 weeks to read through and check the contract details, before you need to sign and return with your deposit payment.

And remember we'll service your interest payments up to 10%, right through to completion!

Then you can sit back, relax, and watch your investment grow.





TORTUGA BEACH
RESORT & SPA



DUNAS BEACH RESORT
SAL ISLAND - CAPE VERDE

**Two luxury 5 star, beachfront resorts on the stunning and unspoilt white sands
of Sal Island, Cape Verde. Prices start from €90,000**

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