



DUNAS
BEACH RESORT & SPA

HOTEL SUITES BROCHURE

S A L I S L A N D • C A P E V E R D E



DISCOVER CAPE VERDE

www.dunasbeachresort.com



A FLOURISHING PARADISE PERFECT FOR YOUR INVESTMENT

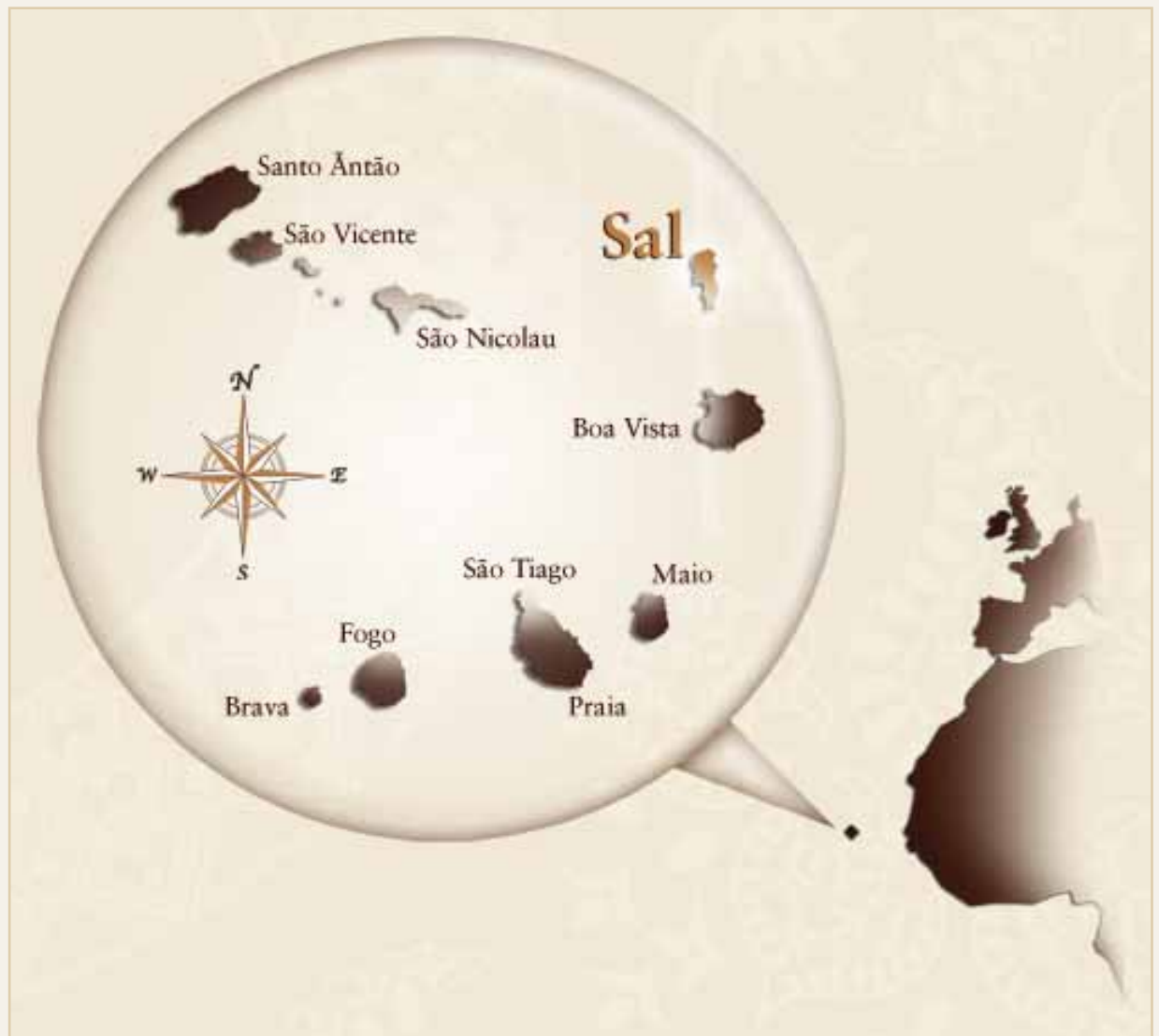
WHY INVEST IN CAPE VERDE

Pure white sands, turquoise ocean and endless year round sunshine, Cape Verde is a flourishing paradise with a booming tourism industry - the perfect location for your investment.

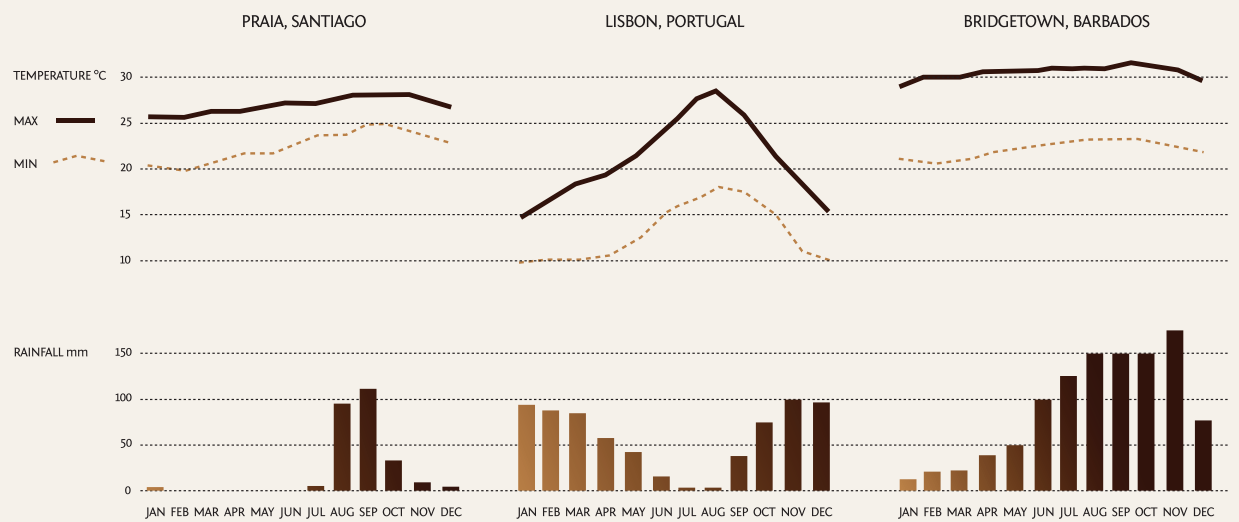
- ~ Year round tropical climate, with no low season or hurricanes and some of the best beaches in the world
- ~ Excellent travel links to the UK and Europe with direct flights to Sal's International airport only 5 1/2 hours from the UK
- ~ Flourishing tourism industry, with a strong emerging market and politically very stable
- ~ High government investment in energy, utilities and infrastructure
- ~ Billions of Euros of international investment into hotels, resorts, golf resorts, marinas, water parks and commercial centres
- ~ Strict environmental controls and regulations for tourism development
- ~ Current on-island demand for quality accommodation outstripping supply - delivering opportunity for substantial and sustained rental returns
- ~ Increasing land values driven by a rapid growth in tourism offering long-term high capital growth opportunity

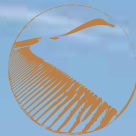


Cape Verde location



Climate





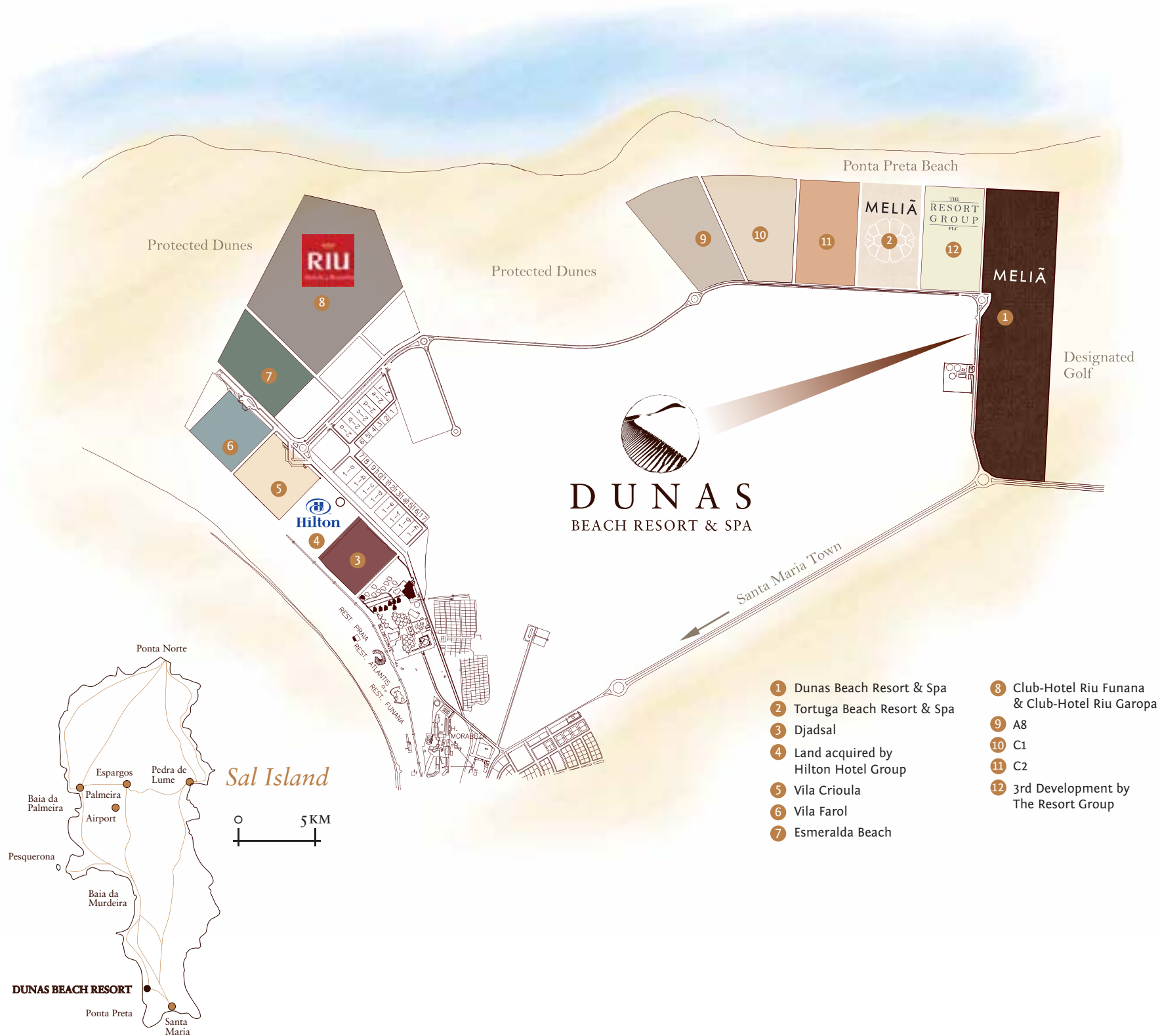
DISCOVER DUNAS BEACH RESORT

www.dunasbeachresort.com

A SPECTACULAR WORLD-CLASS 5-STAR RESORT

DUNAS BEACH RESORT

Site Plan



- | | | | |
|---|-------------------------------------|----|---|
| 1 | Dunas Beach Resort & Spa | 8 | Club-Hotel Riu Funana & Club-Hotel Riu Garopa |
| 2 | Tortuga Beach Resort & Spa | 9 | A8 |
| 3 | Djadsal | 10 | C1 |
| 4 | Land acquired by Hilton Hotel Group | 11 | C2 |
| 5 | Vila Crioula | 12 | 3rd Development by The Resort Group |
| 6 | Vila Farol | | |
| 7 | Esmeralda Beach | | |

WHY INVEST IN DUNAS BEACH RESORT

Set on the pure white sands of Ponta Preta beach, Dunas Beach Resort is a spectacular five-star resort with an exceptional range of facilities and is perfectly positioned to deliver you maximum returns.

- ~ Prestigious world class five-star resort developed in partnership with Sol Meliá
- ~ Prime beachfront location on Sal Island where demand for high quality accommodation is currently outstripping supply
- ~ Stunning range of luxurious properties throughout the resort, including Junior, Master and Presidential Suites
- ~ High quality finish and understated luxury throughout all Resort properties
- ~ All the facilities you would expect from a 5 star MELIÁ Resort
- ~ World-class restaurants and sophisticated bars
- ~ Expansive communal pools for ultimate relaxation
- ~ All set amongst tranquil surroundings with beautifully landscaped gardens



DELIVERING 5-STAR LUXURY WITH MELIÁ HOTELS AND RESORTS

Sol Meliá is the largest resort hotelier in the world, and their premium Meliá brand is the largest contributor to the groups €1 Billion turnover. Meliá Hotels and Resorts deliver a distinctive guest experience designed to satisfy travellers with the most exclusive needs.

Meliá Dunas Beach Resort has an exceptional range of facilities including -

- ~ Palm-tree lined boulevard connecting the hotel and beach, offering a mouth watering array of bars & restaurants, including the opulent Meliá Gabi Club
- ~ High quality themed restaurants serving a variety of gastronomic delights
- ~ Sophisticated wine and piano bars to relax and unwind
- ~ The luxurious Meliá Yhi Spa to reinvigorate your senses
- ~ Huge communal pool areas to cool down and revitalise plus two swim-up pool side bars for added indulgence
- ~ Comprehensive leisure facilities, including a state of the art gymnasium for more energetic guests



MELIÁ
HOTELS & RESORTS



DISCOVER 5 STAR LUXURY AT DUNAS BEACH RESORT



Facilities at a glance

- ~ A spectacular world class tourist destination
- ~ The second five-star resort to be built on Sal Island by The Resort Group
- ~ Developed in partnership with Sol Meliá, the largest resort hotel group in the world
- ~ Stunning choice of luxurious properties including villas, apartments, studios and suites
- ~ First class selection of restaurants throughout the resort, catering for all tastes
- ~ Expansive communal pool areas to unwind, cool down and revitalise
- ~ Modern and stylish bars, including 2 pool side bars and Meliá Gabi Club experience for added indulgence
- ~ Opulent Meliá Yhi Spa to enrich, relax and rejuvenate your senses
- ~ Palm tree lined boulevard to the beach, bustling with bars and restaurants
- ~ Comprehensive leisure facilities, including state of the art gymnasium and tennis courts
- ~ Excellent range of hospitality services including wedding pavilion and convention centre



- 1 Meliá Gabi Club
- 2 Thematic Restaurant 4
- 3 Boulevard
- 4 Thematic Restaurant 3
- 5 Sports & Avenue Bars
- 6 Thematic Restaurant 2

- 7 Wedding Pavilion & Show Room
- 8 Pool Side Bar
- 9 Hotel Reception
- 10 Meliá YHI Spa
- 11 Medical Services
- 12 Grocery Store

- 13 Thematic Restaurant 1
- 14 Pool Side Bar
- 15 Mini-Club/Creche
- 16 Evening Entertainment
- 17 Convention Centre

HOTEL BASEMENT FLOOR



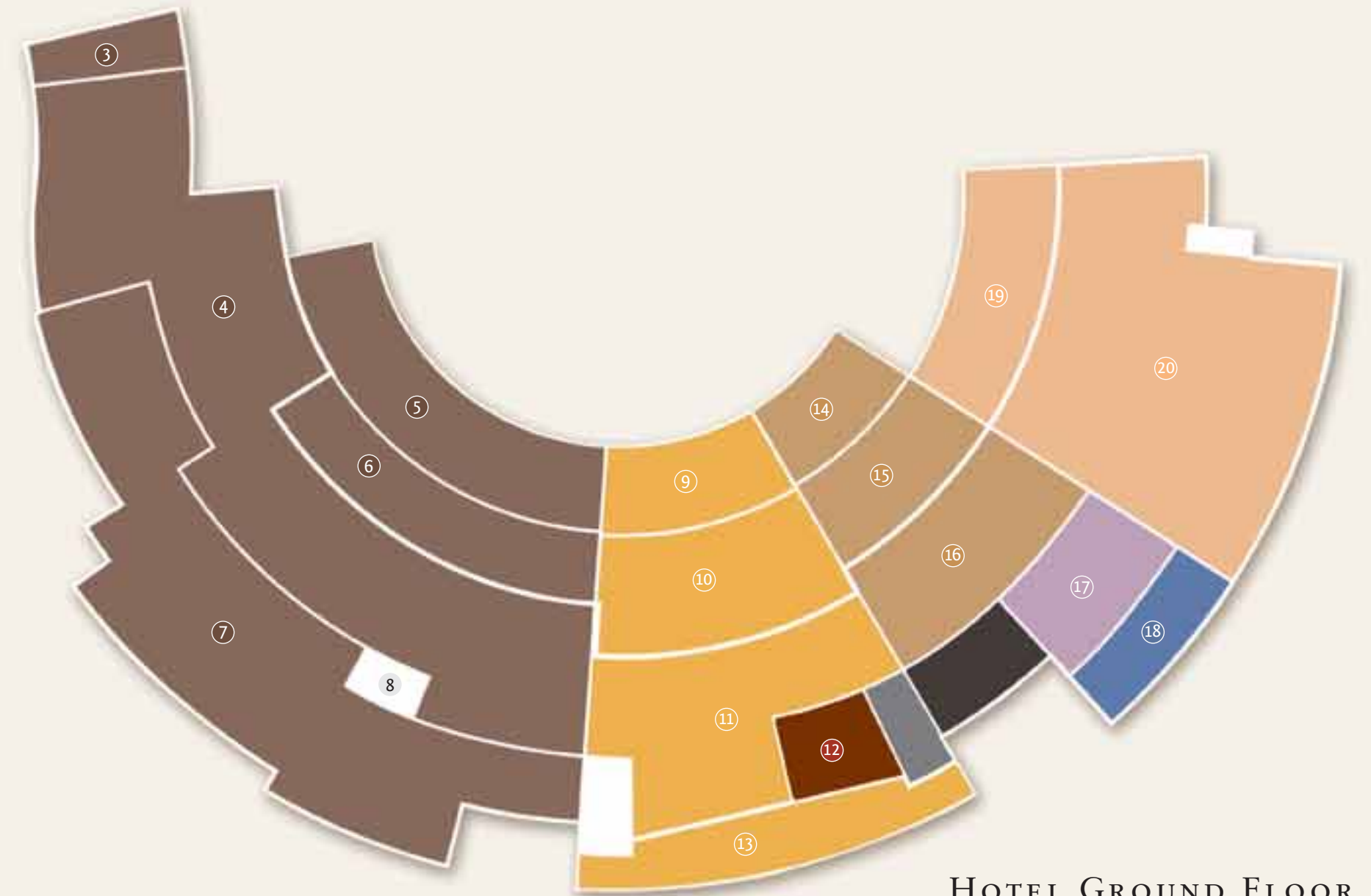
KEY

- Staff Offices
- Hotel Services
- Security and Technical Offices



HOTEL FACILITIES

- | | | | |
|------------------------------------|-------------------------------|----------------------------|-------------------|
| ① Night Club | ⑦ Main Kitchen & Room Service | ⑬ Lobby | ⑲ Yhi Spa Terrace |
| ② Gymnasium | ⑧ WC | ⑭ Lobby Bar Second Terrace | ⑳ Yhi Spa |
| ③ Restaurant Bar | ⑨ Lobby Second Terrace | ⑮ Lobby Bar First Terrace | |
| ④ Buffet Restaurant | ⑩ Lobby First Terrace | ⑯ Lobby Bar | |
| ⑤ Buffet Restaurant Second Terrace | ⑪ Lobby | ⑰ Cyber Cafe | |
| ⑥ Buffet Restaurant First Terrace | ⑫ Reception | ⑱ Souvenir Shop | |



HOTEL GROUND FLOOR



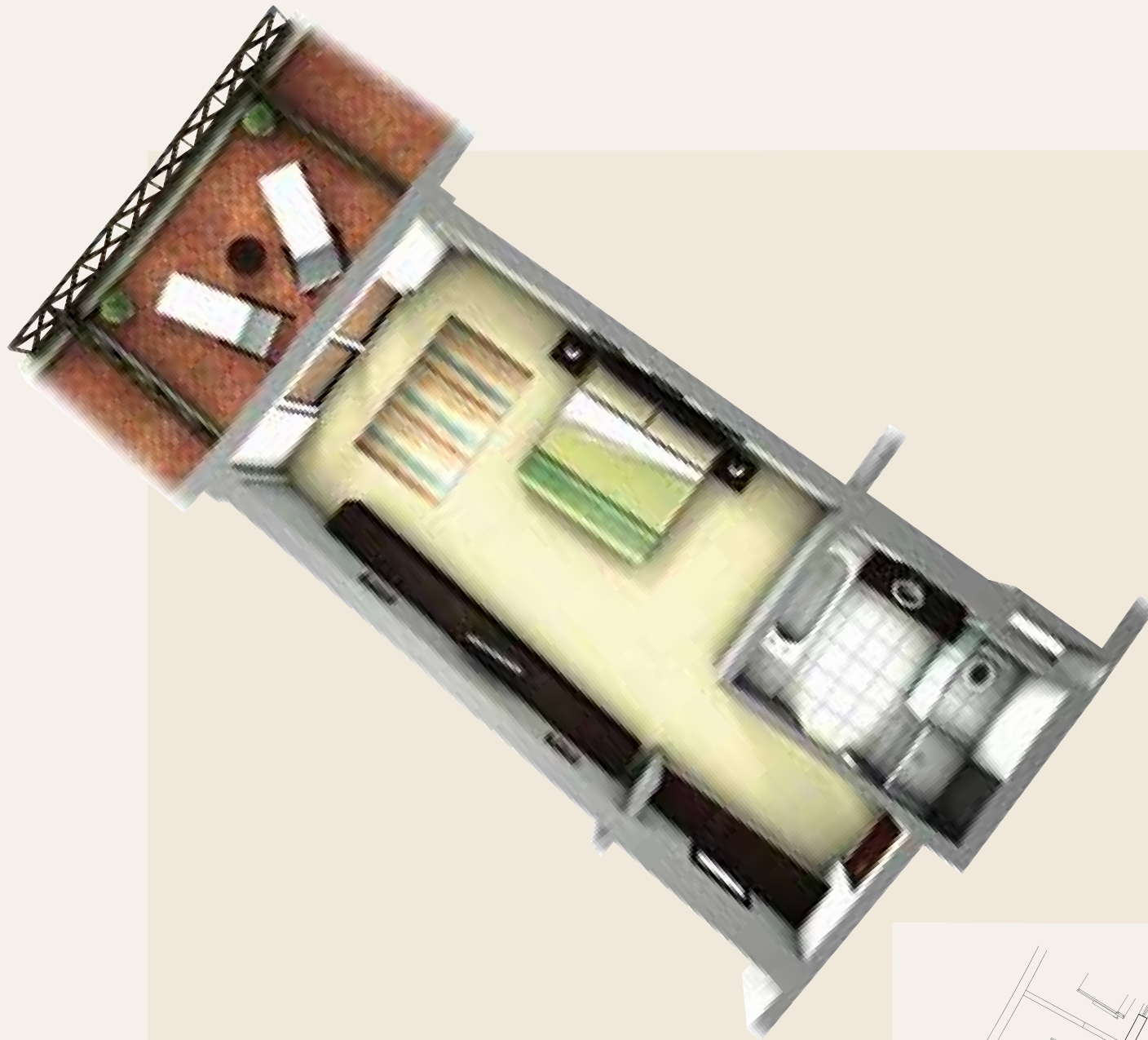
THE HOTEL SUITES

www.dunasbeachresort.com



THE HEIGHT OF LUXURY, SOPHISTICATED DESIGN AND TOTAL RELAXATION

HOTEL SUITES



Built Area - m2

Bed	34.05
En-suite	8.89
Terrace	12.92

JUNIOR SUITE (TYPE A)

High quality design and understated luxury combined to create a sleek, comforting and totally relaxing hideaway.



HOTEL SUITES



Built Area - m2

Bed	34.88
En-suite	10.46
Terrace	45.65

JUNIOR SUITE (TYPE B-1)

High quality design and understated luxury combined to create a sleek, comforting and totally relaxing hideaway.



HOTEL SUITES

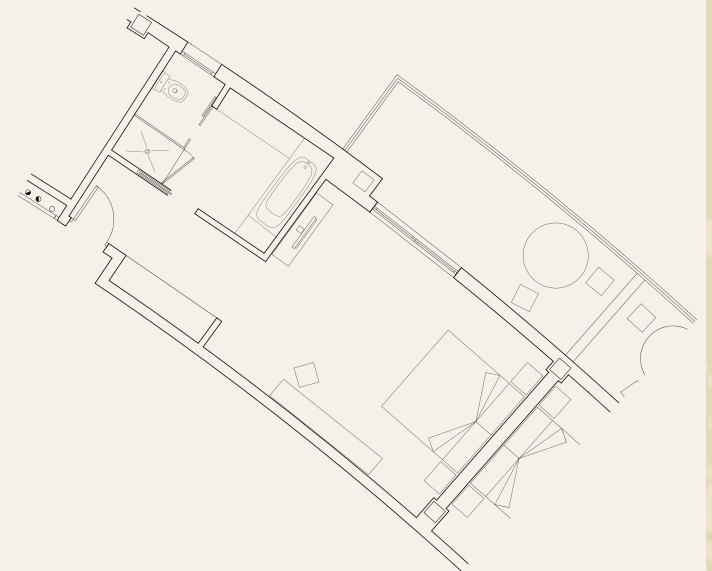


Built Area - m2

Bed	34.88
En-suite	10.46
Terrace	13.44

JUNIOR SUITE (TYPE B-2)

High quality design and understated luxury combined to create a sleek, comforting and totally relaxing hideaway.



HOTEL SUITES

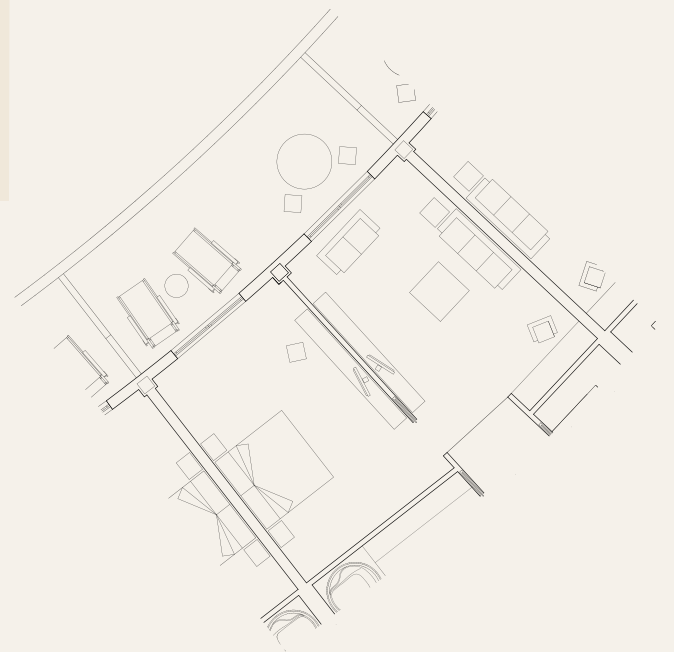


Built Area - m2

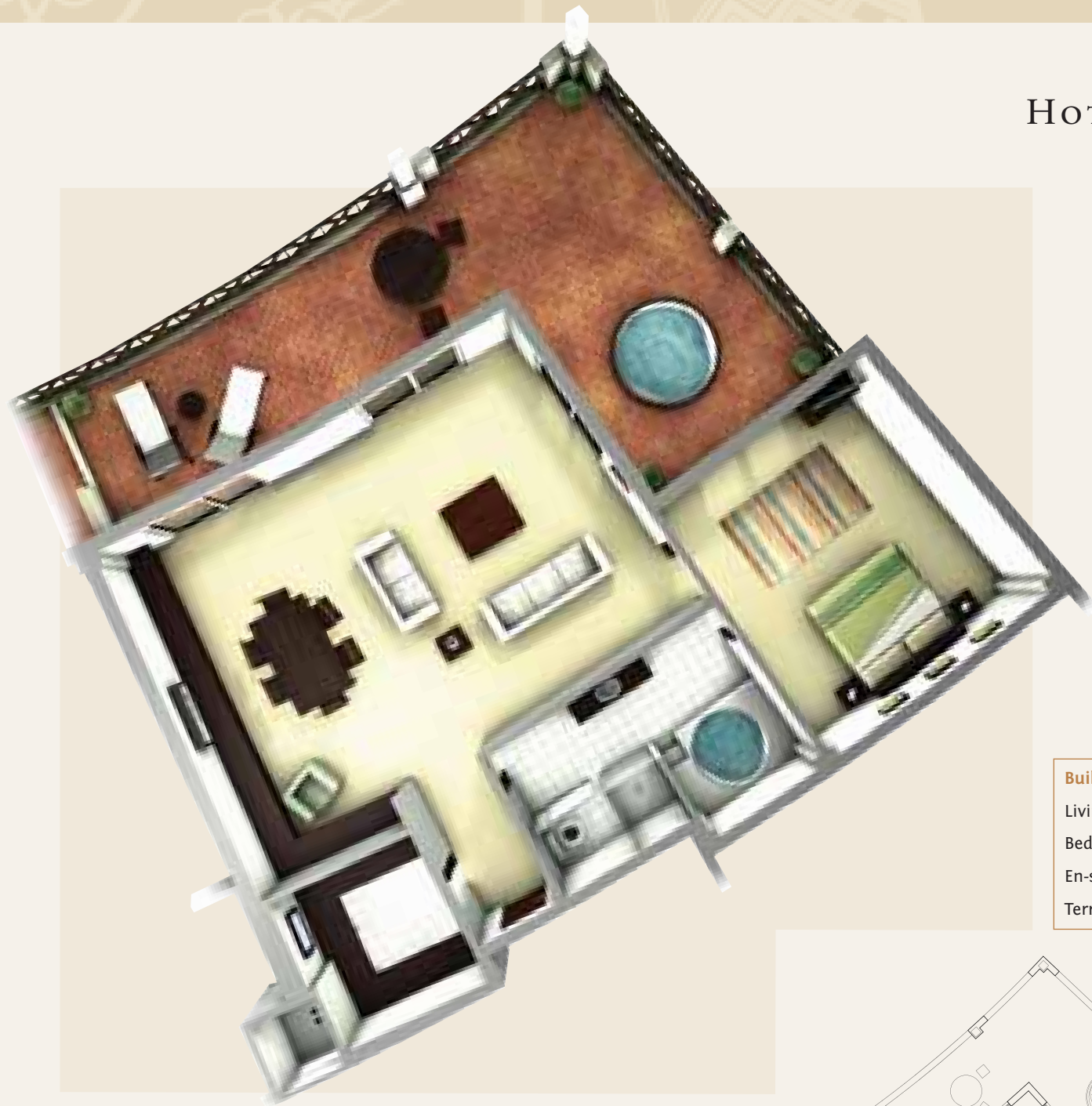
Living	42.90
Bed	27.93
En-suite	15.23
Terrace	25.84

MASTER SUITE

Sleek furnishings, subtle lighting and a luxurious finish throughout, a sophisticated suite designed with relaxation in mind.



HOTEL SUITES



Built Area - m2

Living	71.40
Bed	26.53
En-suite	15.65
Terrace	58.23

PRESIDENTIAL SUITE

Beautifully designed to create a lavish and opulent space, with the highest quality furnishings for a totally indulgent experience.





DELIVERING YOU A HIGHER RETURN

www.dunasbeachresort.com

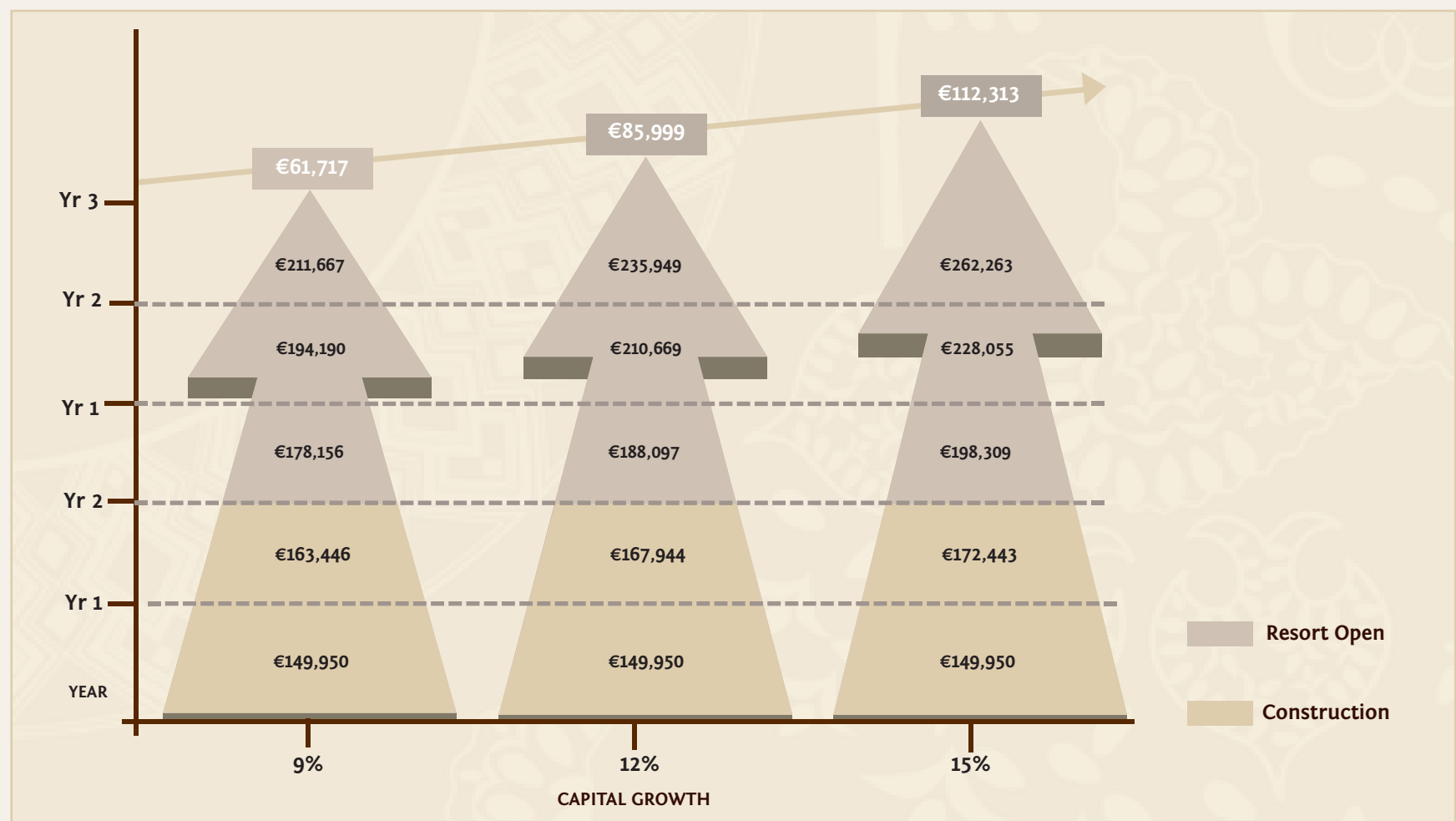
OFFERING YOU EXCEPTIONAL RENTAL YIELDS AND SIGNIFICANT CAPITAL GROWTH

SUBSTANTIAL CAPITAL GROWTH

Cape Verde's emerging economic strength could deliver up to 15% capital growth

- ~ Consistent and rapid growth in land value
- ~ Driven by booming tourist industry
- ~ Growing foreign investment - currently over €1 billion per annum
- ~ Continued political stability
- ~ Sustained level of Government investment

The potential for €112,313 capital growth over 5 years



PAYMENT TERMS (SIPP COMPLIANT)

Examples based on Junior Suite priced at €149,950

PAYMENT OPTION '50% DEPOSIT'	
(enhanced ex rate on full deposit + 5% discount + 6% interest until completion)	
LIST PRICE	€149,950
50% Deposit	€74,975
€1.25 - £1.00 <i>Fixed exchange Rate</i>	£59,980 <i>Fixed Sterling Deposit</i>
Spot rate equivalent	€65,978*
<i>5% Discount</i>	
45% on completion	€67,478
<i>Discount via fixed rate & 5% Discount</i>	€16,495*
TOTAL PAYABLE	€133,456*
6% interest payments on deposit:	
6% interest on deposit until completion	£8,997
<i>(assuming 30 month build cycle)</i>	
Spot rate equivalent	€9,897*
NET PRICE after interest	€123,559*
% Discount	17.60%

PAYMENT OPTION '85% DEPOSIT'	
(enhanced ex rate on 45% + 15% discount + 6% interest until completion)	
LIST PRICE	€149,950
45% Enhanced Rate Deposit	€67,478
€1.25 - £1.00 <i>Fixed exchange Rate</i>	£53,982 <i>Fixed Sterling Deposit</i>
Spot rate equivalent	€59,380*
40% Deposit	€59,980
TOTAL 85% DEPOSIT	€119,360
<i>15% Discount -</i>	<i>No completion balance payable</i>
<i>Discount via fixed rate & 15% Discount</i>	€30,590*
TOTAL PAYABLE	€119,360*
6% interest payments on deposit:	
6% interest on deposit until completion	€17,904
<i>(assuming 30 month build cycle)</i>	
NET PRICE after interest	€101,456*
% Discount	32.34%

FREE INCENTIVES: • AIR-CONDITIONING • LEGAL SERVICES • HOTEL EXCELLENCE FURNITURE

*The €/£ calculations assume an actual spot rate of €1.10 - £1.00 (please note exchange rate variations occur daily)

A further residual cash fund should remain in the SIPP to cover initial set-up costs and to service annual fees during the construction cycle of the property. Actual costs may vary dependent upon your individual circumstances and the SIPP provider used.

PAYMENT TERMS (SIPP COMPLIANT)

Examples based on **Master Suite** priced at **€184,950**

PAYMENT OPTION '50% DEPOSIT'	
(enhanced ex rate on full deposit + 5% discount + 6% interest until completion)	
LIST PRICE	€184,950
50% Deposit	€92,475
€1.25 - £1.00 <i>Fixed exchange Rate</i>	£73,980 <i>Fixed Sterling Deposit</i>
Spot rate equivalent	€81,378*
<i>5% Discount</i>	
45% on completion	€83,228
<i>Discount via fixed rate & 5% Discount</i>	€20,345*
TOTAL PAYABLE	€164,646*
<p>6% interest payments on deposit:</p> <hr/> <p>6% interest on deposit until completion £11,097 <i>(assuming 30 month build cycle)</i></p> <hr/> <p>Spot rate equivalent €12,207*</p> <hr/> <p>NET PRICE after interest €152,399*</p> <hr/> <p>% Discount 17.60%</p>	

PAYMENT OPTION '85% DEPOSIT'	
(enhanced ex rate on 45% + 15% discount + 6% interest until completion)	
LIST PRICE	€184,950
45% Enhanced Rate Deposit	€83,228
€1.25 - £1.00 <i>Fixed exchange Rate</i>	£66,582 <i>Fixed Sterling Deposit</i>
Spot rate equivalent	€73,240*
40% Deposit	€73,980
TOTAL 85% DEPOSIT	€147,220
<i>15% Discount -</i>	<i>No completion balance payable</i>
<i>Discount via fixed rate & 15% Discount</i>	€37,730*
TOTAL PAYABLE	€147,220*
<p>6% interest payments on deposit:</p> <hr/> <p>6% interest on deposit until completion €22,083 <i>(assuming 30 month build cycle)</i></p> <hr/> <p>NET PRICE after interest €125,137*</p> <hr/> <p>% Discount 32.34%</p>	

FREE INCENTIVES: • AIR-CONDITIONING • LEGAL SERVICES • HOTEL EXCELLENCE FURNITURE

*The €/£ calculations assume an actual spot rate of €1.10 - £1.00 (please note exchange rate variations occur daily)

A further residual cash fund should remain in the SIPP to cover initial set-up costs and to service annual fees during the construction cycle of the property. Actual costs may vary dependent upon your individual circumstances and the SIPP provider used.

PAYMENT TERMS (SIPP COMPLIANT)

Examples based on **Presidential Suite** priced at **€249,950**

PAYMENT OPTION '50% DEPOSIT'	
(enhanced ex rate on full deposit + 5% discount + 6% interest until completion)	
LIST PRICE	€249,950
50% Deposit	€124,975
€1.25 - £1.00 <i>Fixed exchange Rate</i>	£99,980 <i>Fixed Sterling Deposit</i>
Spot rate equivalent	€109,978*
<i>5% Discount</i>	
45% on completion	€112,478
<i>Discount via fixed rate & 5% Discount</i>	€27,495*
TOTAL PAYABLE	€222,456*
<p>6% interest payments on deposit:</p> <hr/> <p>6% interest on deposit until completion £14,997 <i>(assuming 30 month build cycle)</i></p> <hr/> <p>Spot rate equivalent €16,497*</p> <hr/> <p>NET PRICE after interest €205,959*</p> <hr/> <p>% Discount 17.60%</p>	

PAYMENT OPTION '85% DEPOSIT'	
(enhanced ex rate on 45% + 15% discount + 6% interest until completion)	
LIST PRICE	€249,950
45% Enhanced Rate Deposit	€112,478
€1.25 - £1.00 <i>Fixed exchange Rate</i>	£89,982 <i>Fixed Sterling Deposit</i>
Spot rate equivalent	€98,980*
40% Deposit	€99,980
TOTAL 85% DEPOSIT	€198,960
<i>15% Discount -</i>	<i>No completion balance payable</i>
<i>Discount via fixed rate & 15% Discount</i>	€50,990*
TOTAL PAYABLE	€198,960*
<p>6% interest payments on deposit:</p> <hr/> <p>6% interest on deposit until completion €29,844 <i>(assuming 30 month build cycle)</i></p> <hr/> <p>NET PRICE after interest €169,116*</p> <hr/> <p>% Discount 32.34%</p>	

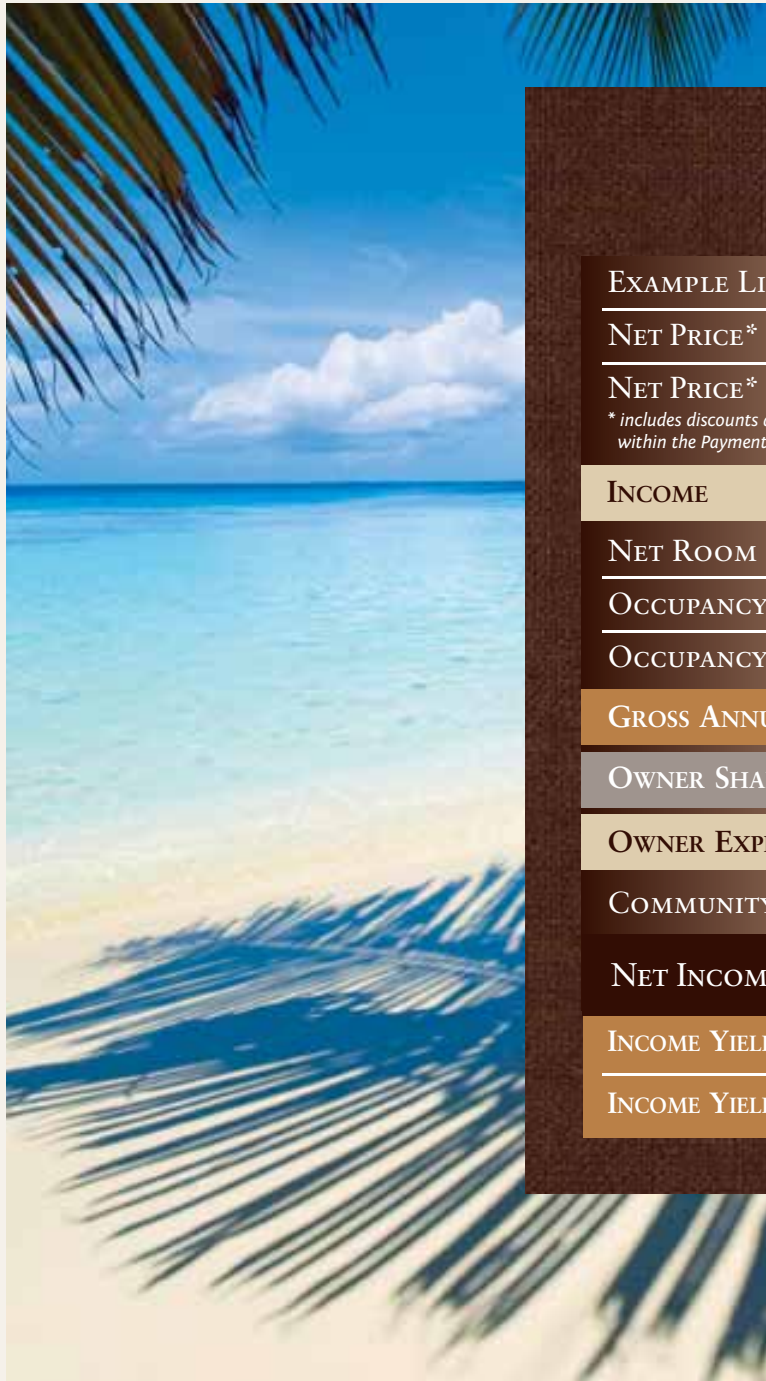
FREE INCENTIVES: • AIR-CONDITIONING • LEGAL SERVICES • HOTEL EXCELLENCE FURNITURE

*The €/£ calculations assume an actual spot rate of €1.10 - £1.00 (please note exchange rate variations occur daily)

A further residual cash fund should remain in the SIPP to cover initial set-up costs and to service annual fees during the construction cycle of the property. Actual costs may vary dependent upon your individual circumstances and the SIPP provider used.

RENTAL PROJECTIONS

JUNIOR SUITE

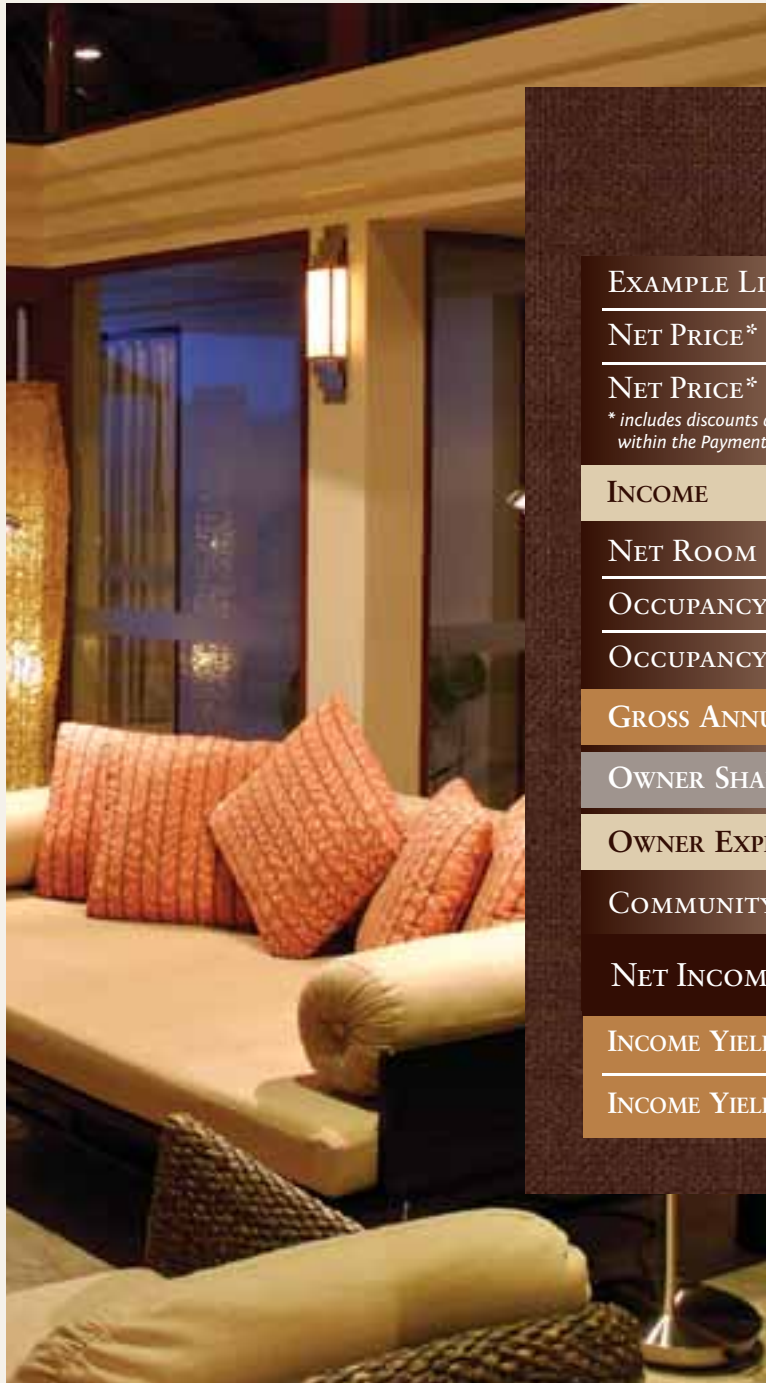


JUNIOR SUITE			
EXAMPLE LIST PRICE	€149,950		
NET PRICE* - 50% DEPOSIT	€123,559		
NET PRICE* - 85% DEPOSIT <small>* includes discounts and interest as outlined within the Payment Terms Pages</small>	€101,456		
INCOME			
NET ROOM RATE	€120	€120	€120
OCCUPANCY %	68%	80%	95%
OCCUPANCY DAYS	248.20	292.00	346.75
GROSS ANNUAL REVENUE	€29,784	€35,040	€41,610
OWNER SHARE (50%)	€14,892	€17,520	€20,805
OWNER EXPENSES			
COMMUNITY FEE	€960	€960	€960
NET INCOME FOR OWNER	€13,932	€16,560	€19,845
INCOME YIELD - 50% DEPOSIT	11.3%	13.4%	16.1%
INCOME YIELD - 85% DEPOSIT	13.7%	16.3%	19.6%

Please Note: The Community Fee is an estimate. The net room rate and the occupancy rate can fluctuate. The above assumed occupancy rate of 68% is considered conservative for this type of Resort on the Island of Sal, Cape Verde. The reported best on-island occupancy is 95% and the average on-island occupancy is 80%.

RENTAL PROJECTIONS

MASTER SUITE

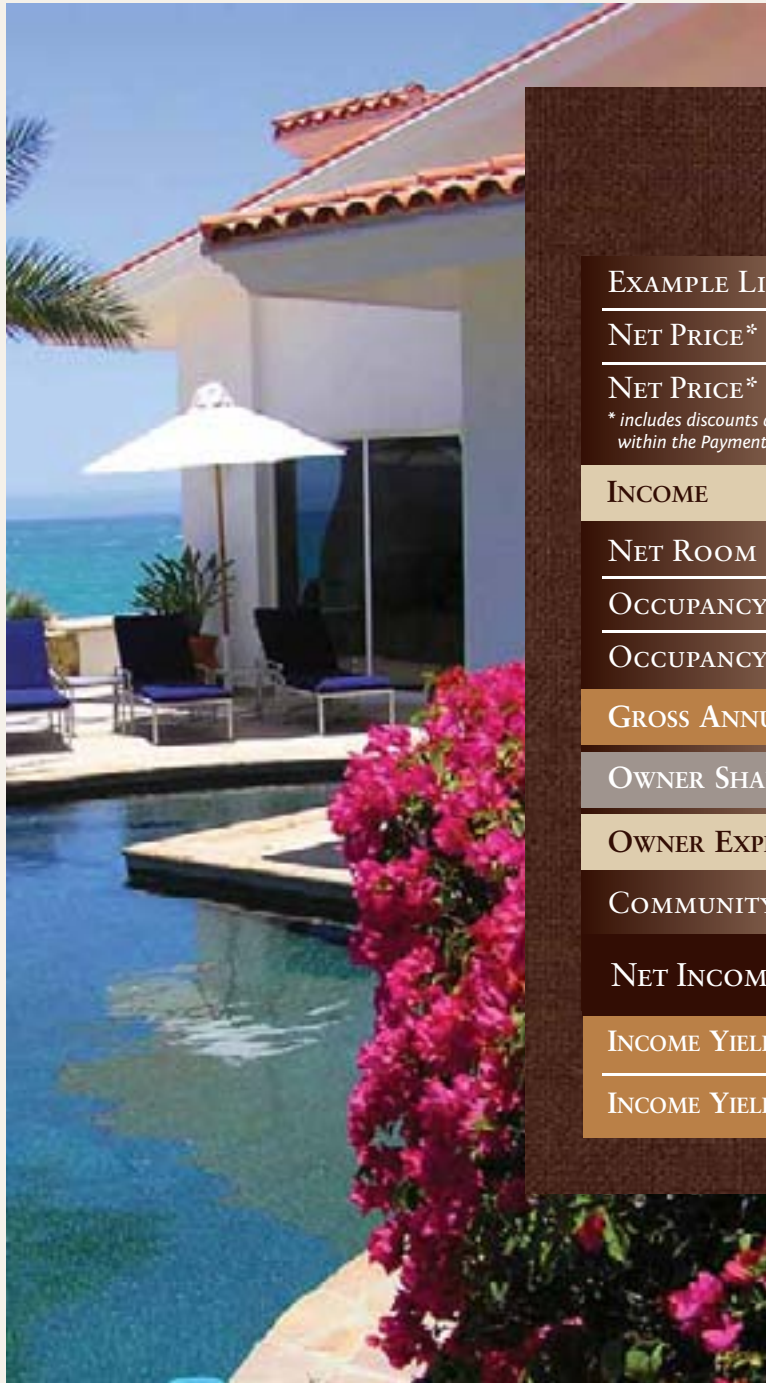


MASTER SUITE			
EXAMPLE LIST PRICE	€184,950		
NET PRICE* - 50% DEPOSIT	€152,399		
NET PRICE* - 85% DEPOSIT <small>* includes discounts and interest as outlined within the Payment Terms Pages</small>	€125,137		
INCOME			
NET ROOM RATE	€160	€160	€160
OCCUPANCY %	68%	80%	95%
OCCUPANCY DAYS	248.20	292.00	346.75
GROSS ANNUAL REVENUE	€39,712	€46,720	€55,480
OWNER SHARE (50%)	€19,856	€23,360	€27,740
OWNER EXPENSES			
COMMUNITY FEE	€1,200	€1,200	€1,200
NET INCOME FOR OWNER	€18,656	€22,160	€26,540
INCOME YIELD - 50% DEPOSIT	12.2%	14.5%	17.4%
INCOME YIELD - 85% DEPOSIT	14.9%	17.7%	21.2%

Please Note: The Community Fee is an estimate. The net room rate and the occupancy rate can fluctuate. The above assumed occupancy rate of 68% is considered conservative for this type of Resort on the Island of Sal, Cape Verde. The reported best on-island occupancy is 95% and the average on-island occupancy is 80%.

RENTAL PROJECTIONS

PRESIDENTIAL SUITE



PRESIDENTIAL SUITE			
EXAMPLE LIST PRICE	€249,950		
NET PRICE* - 50% DEPOSIT	€205,959		
NET PRICE* - 85% DEPOSIT <small>* includes discounts and interest as outlined within the Payment Terms Pages</small>	€169,116		
INCOME			
NET ROOM RATE	€230	€230	€230
OCCUPANCY %	68%	80%	95%
OCCUPANCY DAYS	248.20	292.00	346.75
GROSS ANNUAL REVENUE	€57,086	€67,160	€79,753
OWNER SHARE (50%)	€28,543	€33,580	€39,876
OWNER EXPENSES			
COMMUNITY FEE	€1,440	€1,440	€1,440
NET INCOME FOR OWNER	€27,103	€32,140	€38,436
INCOME YIELD - 50% DEPOSIT	13.2%	15.6%	18.7%
INCOME YIELD - 85% DEPOSIT	16.0%	19.0%	22.7%

Please Note: The Community Fee is an estimate. The net room rate and the occupancy rate can fluctuate. The above assumed occupancy rate of 68% is considered conservative for this type of Resort on the Island of Sal, Cape Verde. The reported best on-island occupancy is 95% and the average on-island occupancy is 80%.

