



FREEDOM BAY HOTEL
Saint Lucia

FRACTIONAL HOTEL VILLAS
PHASE TWO OF THREE



THE CONCEPT

This eco-luxury resort development will consist of: an international branded five star hotel with detached one and two-bedroom hotel villas each with their own pool, an exclusive private residential estate of 40 four and six bedroom super luxury villas and a number of treehouse apartments, all with hotel concierge service.

The hotel will have five-star facilities including three restaurants, chocolatier, library, chill-out and cocktail bars, ice cream parlour, marine jetty, tennis club, diving school, kids club, wine cellar, observatory, outdoor cinema, rainforest spa and a wellness centre.

There are no hotel rooms, guests will stay in detached private 'beach', 'garden' or 'cliff' villas, a naturally modern interpretation of a beach bungalow that provides generous personal space, modern design and an uncompromising standard of luxury.

The private residences will each include a private infinity swimming and reflecting pool, access to the beach, private gardens, outdoor showers and dining areas, entertainment decks and the most up-to-date, intelligent home technology.



WHY CHOOSE FREEDOM BAY?

- **Strategically Located** on the west coast of Saint Lucia some 30 minutes from the international airport which provides exceptional airlift with direct flights to and from the UK and US
- **Architecture** is truly sustainable, contemporary, bold and eco-friendly. Concept and design by award winning Miami based RAD Architecture who specialise in hospitality. The interiors are by TP Bennett who designed the Penthouse at One Hyde Park, London
- **Fully consented project** with full planning permission secured for development and all lands purchased
- **Construction** enabling works have commenced and a full international construction team is in place
- **A super prime location** of 59 acres situated within a listed **Unesco World Heritage Site** at the foothills of the Pitons. This is one of the most iconic landscapes in the Caribbean and is the most desirable and unspoilt region of the island
- **Truly unique site attributes** including natural mineral baths with a waterfall and river running down to a 2,800ft shoreline with a white sandy beach offering a high degree of privacy
- **Security** with the site having been acquired without external debt
- **Six Senses**, one of the world's most exclusive boutique resort operators, has been secured to manage the resort making Freedom Bay its first operation in the Caribbean
- **Government support** for the project including a range of tax and fiscal incentives for the development company and the resort operations
- **Excellent track record** of the Development Team
- **Verification** of the financial model by Grant Thornton, costs by Rider Levett Bucknall and business plan by Whitebridge Hospitality



THE BENEFITS OF INVESTING IN SAINT LUCIA

- Properties are on average between 40% and 60% cheaper than their Barbadian equivalent, so offer excellent capital growth potential
- There is a limited supply of land for development on the Caribbean West Coast
- The World Bank recently placed Saint Lucia amongst the top 50 countries in the world for investment - the only CARICOM (Caribbean Community and Common Market) island on their list
- The tourism sector is growing and the infrastructure is good, with a major redevelopment of the international airport underway. Construction of a new terminal building is scheduled to commence in 2013. The huge increase in direct flights from major world economies, especially the USA is expected to significantly increase local economic development
- A stable government that will continue to invest heavily in tourism and infrastructure
- Recent GDP indicators for the domestic economy continued to show positive growth
- Travel and tourism investment was estimated at 27.4% of total investment in 2011
- The law is based on the UK system with freehold ownership and a land registry system conveying good title
- There are high hotel occupancy levels in five star resorts due to the year round Caribbean tourist season
- International hotel brands such as Ritz Carlton, Banyan Tree and Starwood have plans to open in Saint Lucia



THE ADVANTAGES OF FRACTIONAL OWNERSHIP

Fractional ownership gives you the lifestyle you want, when you want - at a fraction of the price. It provides you with the use of an asset while reducing the responsibility of management and the cost of ownership.

Without the capital outlay, running costs and legal obligations of owning a property outright, this cost conscious option is an intelligent way to invest in growth locations without tying up large sums of capital. It's also a hassle-free way of investing in a solid asset backed operating investment in a prime location that will earn above average returns.

Some of the benefits of fractional ownership include:

- There is minimal capital outlay whilst enjoying maximum benefit
- Few will use a property abroad all year round. Fractional ownership provides the perfect solution - limited exposure but with the ability to benefit from capital growth
- It offers more affordable ownership in exclusive leisure destinations as the costs are shared. The majority of people would otherwise be unable to afford an overseas property or part of a five star hotel
- Investment in more than one property in different locations is available at the same cost as a single property

- Prime leisure destinations, because of global demand, may increase in value much faster than average residential properties
- The maintenance and management is taken care of with the costs shared between all the fractional owners
- Limited security concerns as a result of maximum usage and higher occupancy and secure estate/developments
- You can sell your share in the property at the current market value at any time after construction completes
- You will be investing in a property with income and potential capital growth
- Fractional ownership is governed by EU and UK legislation giving enhanced consumer protection

Disclaimer: Fractional Hotel Villas at Freedom Bay are not being promoted as an investment.



PURCHASING THROUGH FRACTIONAL OWNERSHIP

Some of the important details:

What is being offered?

Purchasers can buy a fraction of a hotel villa in Freedom Bay to use privately or to participate in a rental programme supported by Six Senses Resorts and Spas. This unique and flexible plan allows a choice between personal use or the option of a regular income opportunity.

How does it work?

- Purchase a fractional share of a freehold hotel villa direct from the developer
- Each hotel villa is registered at the land registry in Saint Lucia and ownership is protected by a trust
- Each hotel villa is divided into 52 fractions, with each owner entitled to a week of personal usage or a week's rental income
- Six Senses Resorts will manage and operate the hotel villa when it is not occupied by the owner

What do I get in return?

- 6% guaranteed return for two years during the build period
- One week for personal use or
- 50% of the net rental income

The purchase process

The purchase is a fully transparent transaction and purchasers will receive comprehensive information including:

- Purchase Agreement
- Deed of Trust
- Fractional Rules

Each owner will have an Ownership Certificate, evidencing their rights to the property and the fraction they have purchased, on completion.

Each hotel villa will be registered to the Trustee for the benefit of fractional owners. Fractional owners' interests are protected and represented by the registered Trustee. The Trustee operates under a Deed of Trust and is obliged to maintain the property free of encumbrance for the benefit of the fractional owners.

Six Senses, an internationally respected hotelier, has been appointed as the management company to maintain the properties and operate the resort.

FREEDOM BAY - RESORT PLAN



The terms of the management company, as well as the rights and obligations of each owner with respect to usage and maintenance charges, will be described in the Management Agreement and the Fractional Ownership Rules.

The usage calendar

Each fractional owner is entitled to one week in a specified hotel villa. The week will be specified in your Purchase Agreement.

If owners wish to use another property for their holiday, or if they wish to visit at a different time, an international property exchange programme will be available through the Registry Collection, subject to their terms of membership.

Can I re-sell?

Purchasers may seek to re-sell their fractions at any time once construction has been fully completed. The sales

and marketing team at Freedom Bay will offer a resale exchange programme or owners can re-sell privately.

The developer has an option to buy the unit back in the future, with the owner benefiting from any capital growth.

The legal framework

The Freedom Bay ownership scheme operates under the established framework of UK and EU legislation that gives significant consumer protection including a 14-day cooling-off period. In order to purchase, a client will have to sign and return a reservation agreement with the full purchase price payable 14 days after signing the purchase agreement.

A Registered Trustee administers the scheme and will provide enhanced consumer protection.



INTERNATIONAL PROPERTY EXCHANGE

Buy in our resort and have access to hundreds of others around the world.

Registry Collection International (RCI)

Freedom Bay is an affiliate of RCI. Freedom Bay fractional owners have the option to become members and will benefit from the following programmes:

The Collection Partners

As a member of The Registry Collection programme, clients have access to a stellar choice of luxury travel service providers. A valuable lifestyle resource, RCI's Collection Partners provide customised pricing, added service and unique enhancements including yacht and private jet charters, international golf and custom-travel packages and other premium travel services.

The Registry Collection Concierge Service

The Registry Collection Concierge Service will assist you with whatever you need, whenever you need it. Concert or theatre tickets? A reservation for dinner at that chic new restaurant? A charter flight to Paris? Someone to walk your dog? The Registry Collection Concierge will be at your disposal 24-7.

The Registry Collection Portfolio

In order to provide you with extraordinary leisure experiences, The Registry Collection programme

adheres to the highest industry standards in both the quality and location of its affiliated destination properties. This is an exceptional collection that ranges from resort residencies to private homes, hotel or city apartments, even to yachts. Regardless of the accommodation, membership will give you access to spectacular experiences. Imagine the vacation of your dreams and The Registry Collection programme will turn it into reality.



CONTACT US

The information contained in this brochure describes the many benefits of purchasing at the Freedom Bay Resort. If you would like further information or to arrange a meeting at your convenience, please get in touch.

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