

THE
RESORT
GROUP
PLC

*Intelligent Property Investments
in Cape Verde*

Share in the success of our world-class resorts

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The Resort Group offers a range of proven property investments, combining the security of a guaranteed return with the luxurious lifestyle of a holiday home in the sun.

As a property developer of the highest quality, we specialise in developing luxurious beach front hotels & resorts in partnership with world-class hotel operators. We are currently focussed on a range of 5-star projects in Cape Verde, one of the world's hottest property investment locations, thanks to its rapidly growing tourism industry.

You can take advantage of the Islands flourishing tourism market with the purchase of one of our 5-star Cape Verde properties. We have several projects available for investors, offering a guaranteed return as well as the opportunity to experience the sun-drenched Islands for yourself; with free accommodation at our resorts, as part of the investment package.





Discover Cape Verde

Situated in the Atlantic Ocean off the west coast of Africa and just one hour south of the Canaries, Cape Verde is a tropical archipelago consisting of ten islands and five islets. It's an idyllic location with endless sunshine cooled by gentle sea breezes and year round temperatures of around 25°C to 30°C.

Cape Verde boasts some of the best beaches in the world; famed for their pure white sand and crystal clear waters. It is a true beach lover's paradise and one that can rival any holiday destination in the world.

Bustling with potential and already established in the industry as a hotspot for property investment, Cape Verde offers unrivalled opportunities for long-term growth and substantial returns through tourism.

Why invest in Cape Verde Property?

- Spectacular growth in tourism with a 115% increase since 2000*
- The booming tourism industry is the key contributing driver to the strength of the local economy, with a further 5% growth expected this year**
- Excellent year-round climate
- Direct flights are available from many cities around the world
- Flights from the UK take just 5½ hours
- A renowned sunshine destination with some of the best beaches in the world
- Politically very stable with a growing economy since the late 1990's
- Strict environmental controls and regulations for touristic development

Property investment is protected by strict legislation, allowing only low-density and low-rise development projects to proceed. Not only does this preserve the original character of the Islands, it safe-guards against over development which may lead to an excess of supply, thus protecting your investment for the years ahead.

With it's year round climate and thriving tourism market, Cape Verde delivers the perfect economic and environmental conditions for a rewarding property investment.

*National Institute of Statistics of Cape Verde
**Head of Banco de Cabo Verde

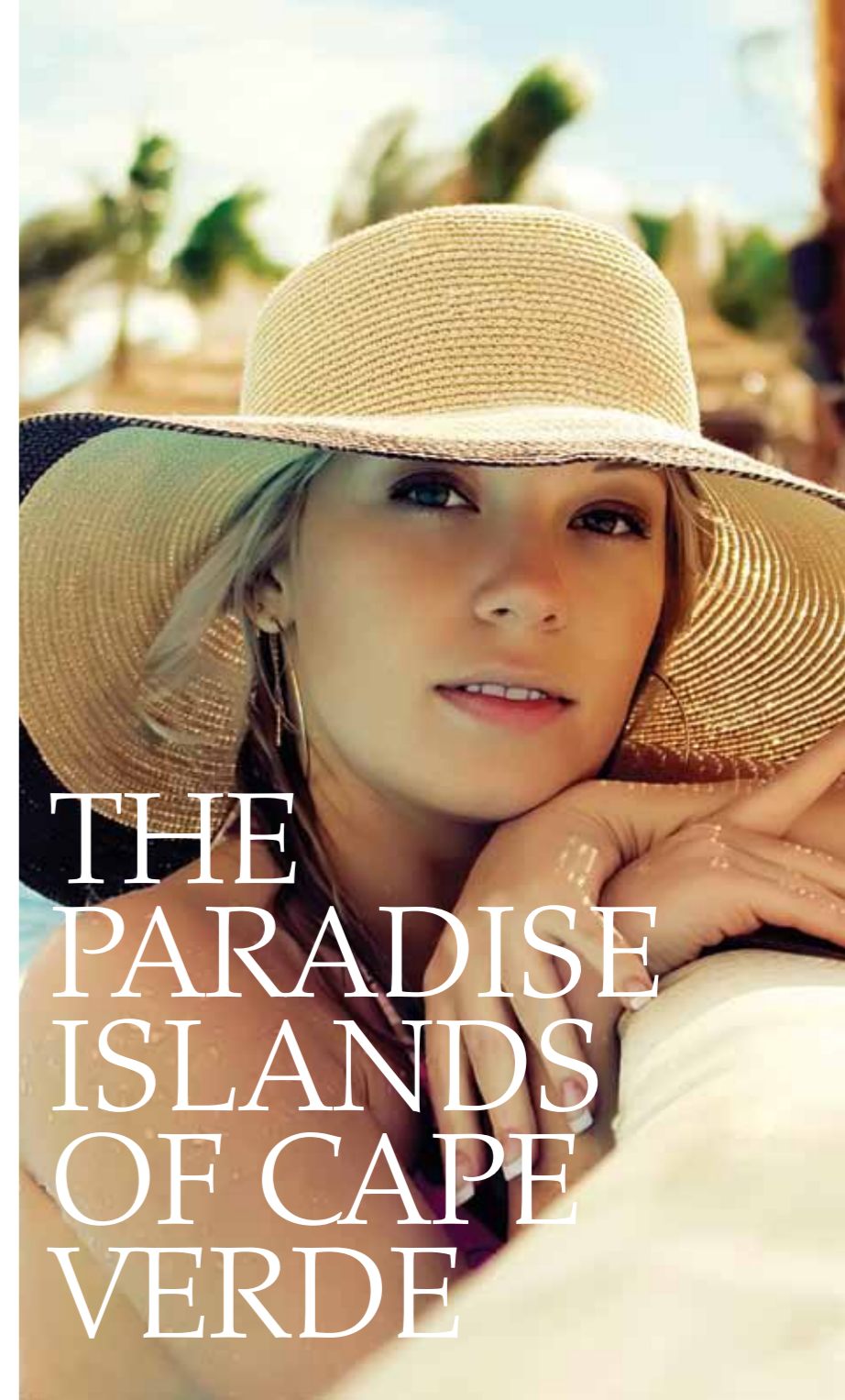
Our Resorts

The Resort Group currently offers a range of property investments within our Cape Verde developments portfolio. Each development is unique in design and offers a wealth of amenities including, infinity pools, quality restaurants, bars, shops and sport clubs. Our resorts boast an excellent range of facilities to create the perfect choice for couples and families looking for an unforgettable Cape Verde holiday experience.

All of our Cape Verde projects have been developed in partnership with the world's largest resort-hotelier, Meliá Hotels International, who will operate the resorts under their 5-star MELIÁ brand.

Our first Cape Verde project, MELIÁ Tortuga Beach, opened in May 2011 and has delivered consistent rental returns to its property owners since launch. Our proven model is being applied to our other Cape Verde Resorts.

The Dunas Beach Resort & Spa and Llana Beach Hotel, both also situated on the beautiful Sal Island, and currently under construction. In addition, we also have White Sands Hotel & Spa, which is the first of six new luxurious developments on Boa Vista Island.



A RICH AND FASCINATING HISTORY

The story of Cape Verde begins in 1456 when Portuguese seafarers first discovered the Islands. It gained independence from Portugal in 1975 and today it has a stable and democratic political structure with a growing economy.

MELIÃ

TORTUGA BEACH

CAPE VERDE - ALL INCLUSIVE

An oasis of tranquility and distinctive luxury, MELIÃ Tortuga Beach is in a class of its own. On the sun-drenched Island of Sal in Cape Verde the resort delivers an unforgettable holiday experience and is an ideal property investment.

MELIÃ Tortuga Beach has experienced unparalleled success since it opened to paying guests in May 2011. Since then, not only has it been recognised as the "Leading Hotel in Cape Verde" by the World Travel Awards, it has also seen a consistently high and growing occupancy level, while maintaining excellent room rates.

This all combines to generate an impressive level of touristic revenue within the Resort, which has delivered excellent yields to the individual property owners since launch. In addition, property owners will experience capital growth thanks to increasing land values as well as a consistent and proven rental yield.



LAUNCHED
IN MAY 2011

OVER 300K
GUESTS TO DATE

AT A GLANCE

- Our first 5-star resort in Cape Verde
- 286 luxurious Hotel Suites, Apartments & Villas
- Growing occupancy levels since launch
- Average of 6-9% return on rental income to date
- Cape Verde award winning hotel



Proud winner of the World Travel awards 2012, which acknowledges and celebrates excellence across all sectors of the global travel and tourism industry.

The unparalleled success of our first Cape Verde project offers peace of mind that you are investing in an established and proven property investment.



DUNAS

BEACH RESORT & SPA

Our second 5-star resort on the Island of Sal enjoys a beach-front location on the prime white sands of Ponta Preta beach. Just a couple of minutes to the main town of Santa Maria, Dunas Beach Resort is a stunning new development with luxurious properties of the highest standard.

Now near to completion and scheduled for launch next year, Dunas Beach Resort & Spa is a holiday-makers dream, with everything they could possibly want for an experience of all-inclusive luxury.

The completed resort will be operated and managed by the largest resort hotelier in the world and our partners, Meliá Hotels International. Under their 5-star MELIÁ brand, Dunas will become a truly world-class tourist destination.



Example of villa layout



View of the boulevard



Pool side apartments



The Plan

- | | |
|---------------------------------|---------------------------|
| 1. The Gabi Club® | 10. YHI Spa® |
| 2. Thematic Restaurant 4 | 11. Medical Services |
| 3. Boulevard | 12. Grocery Store |
| 4. Thematic Restaurant 3 | 13. Thematic Restaurant 1 |
| 5. Sports & Avenue Bars | 14. Pool Side Bar |
| 6. Thematic Restaurant 2 | 15. Mini-Club/Crèche |
| 7. Wedding Pavilion & Show Room | 16. Evening Entertainment |
| 8. Pool Side Bar | 17. Convention Centre |
| 9. Hotel Reception | |

UNDER
CONSTRUCTION
SCHEDULED
COMPLETION IN 2014

INVESTMENT DETAILS

- Range of properties available
 - Payment options to suit your budget
 - Entry level only £20k
 - 6-9% projected yields
 - 7% guaranteed return for 2 years*
 - Pension investment through SIPP or SSAS
- *cash purchases



May 2011



July 2012



March 2013



May 2013



Opening 2014



Situated between the 5-star MELIÁ Tortuga Beach and Dunas Beach Resort & Spa, this development will elevate the guest experience in Cape Verde to a new level of excellence.

Llana Beach Hotel is the third Sal Island development from The Resort Group, and is now under construction following the ground breaking ceremony in September 2012.

With over 90% of the development sold out, we have a limited number of hotel suites now available with a guaranteed return.

This all-suite hotel has an array of world-class holiday facilities and like all of our all Sal Island Resorts, Llana Beach Hotel will be managed by our partners Meliá Hotels International, ensuring an unforgettable guest experience.



Entrance to the hotel



Lobby Bar



The Plan

- | | | |
|-----------------------|--|--------------------------------------|
| 1. Beach | 8. Hotel suites | 13. Children's pool & mini-club area |
| 2. Beach-front suites | 9. Yhi Spa® pool | 14. Duplex suites |
| 3. Beach & pool bar | 10. Yhi Spa® & outdoor treatment areas | 15. Avenue bars & restaurants |
| 4. The level suites | 11. Water feature | 16. Hotel entrance |
| 5. Main hotel pools | 12. Wedding pavilion | 17. The hotel |
| 6. Pool bar | | |
| 7. Swim-up pools | | |

GROUND
BREAKING 2012

HOTEL SUITES
NOW AVAILABLE

INVESTMENT DETAILS

- Range of properties available
 - Payment options to suit your budget
 - Entry level only £20k
 - 6-9% projected yields
 - 7% guaranteed return for 3 years*
 - Pension investment through SIPP or SSAS
- *cash purchases



Lobby terrace



Fine dining restaurants



Yhi Spa®



Hotel suite



Beach & pool bar



WHITE SANDS

HOTEL & SPA

White Sands Hotel & Spa is the latest development from The Resort Group, and is the first of six new developments on Boa Vista Island in Cape Verde.

White Sands offers a world of relaxation, superior service and first-class resort facilities. The hotel complex itself will be split into family and adult-only sections, ensuring that all guests enjoy the highest quality of service, tailored to their individual needs.

There will be a total of 835 properties available for purchase at White Sands. Each one is ultra-stylish, luxurious, finished to the highest specification and offers an excellent investment opportunity.

In fact, as a property owner, you would not just be purchasing a 5-star property; you would be making a secure investment in one of the world's most thriving tourism markets.



Main hotel building



Example of hotel properties



The Plan

- | | | |
|------------------------|-------------------------|------------------------|
| 1. Main hotel building | 5. Children's play area | 9. Beach Piazza |
| 2. Main hotel pool | 6. Main family pool | 10. The Gabi Club® |
| 3. YHI Spa® | 7. Main adults pool | 11. Beach shops & bars |
| 4. Entertainment stage | 8. The Level | 12. Beach |

OFF PLAN SALES
NOW AVAILABLE
FIRST BOA VISTA
PROJECT

INVESTMENT DETAILS

- Range of properties available
 - Payment options to suit your budget
 - 6-9% projected yields
 - Off-plan incentives now available
 - Part of 6 new developments including marina
 - Pension investment through SIPP or SSAS
- *cash purchases



YHI Spa®



Main family pool



Beach shops & bars



The Gabi Club®



Themed restaurants

About Us

Our track record and ability to deliver the very highest quality is unrivalled in the industry. Much of our continued success is due to our prudent approach of never spreading ourselves too thinly, a model that ensures investors can purchase with confidence. We also take responsibility for the entire development process from start to finish.

Our first project on the Island's is now operational and a proven investment. Every box is ticked, and that means our clients get exactly what they are promised; a world-class resort and a first-class return.

We have considerable industry experience that is further enhanced by strong strategic partnerships, from world-renowned hoteliers to global construction firms and leading financial institutions.

It is our ability to demonstrate strong financial results, profitability and sound corporate governance that really set us apart from the competition.

The Resort Group's first project on the Island is now operational and a proven investment. Every box is ticked, and that means our clients get exactly what they are promised; A world-class resort and a first-class return.



Hotel Partner

Meliá Hotels International has long been regarded as a genuine world leader in the leisure and tourism industry. Founded in 1956, they have established a global brand presence and have grown to become the world's largest resort hotelier. Throughout their distinguished history they have set new standards of excellence.

Recently winning the 'Prince Felipe' award for the second time which is considered the most prestigious and important award within the tourism industry. It recognises excellence, quality, commitment to innovation and successful entry into new markets.

As the world leader for holidays in Latin America and the Caribbean, all of their hotels and resorts follow the same key principles of ensuring that every guest has a unique and unforgettable experience. Placing the customer's needs and expectations at the heart of everything they do, Meliá Hotels International have become recognised worldwide for delivering unrivalled quality.

They also have strong partnerships with major tour operators and travel agents throughout the world. This means your investment is being handled by the world's largest operator of resorts and delivering the best possible commercial success.

For 5-star resorts with a guaranteed return on investment

MELIÀ
TORTUGA BEACH
CAPE VERDE - ALL INCLUSIVE

tortugabeachresort.com


LLANABEACH
BEACH HOTEL

llanabeach.com


WHITE SANDS
HOTEL & SPA

whitesandshotelandspa.com


DUNAS
BEACH RESORT & SPA

dunasbeachresort.com

Contact The Resort Group for more information on: 0844 770 1842

THE
RESORT
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*Developing world-class resorts in Cape Verde
Delivering first-class returns for investors*

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Resort layout, facilities and specifications are subject to change.