

THE
RESORT
GROUP
PLC

*Intelligent Property Investments
in Cape Verde*



Share in the success of our world-class Resorts

INVEST IN CAPE VERDE
www.investincapeverde.net

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Hotel Partner



The Resort Group offers a range of proven property investments, combined 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 focused 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 long term growth and substantial returns 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 sunny 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 1990s
- 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 sunny 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 its Cape Verde 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 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. Since then, our proven model has been applied to our other Cape Verde Resorts.

The MELIÁ Dunas Beach Resort & Spa, opened in November 2014, and MELIÁ Llana Beach Resort & Spa / TUI Sensimar Cabo Verde opened in December 2016 and are both situated on the beautiful Sal Island. Each adds impressively to our ever increasing portfolio of luxurious Cape Verde holiday destinations. In addition, we also have White Sands Hotel & Spa currently under construction, 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 Resort 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 Resort 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 for four consecutive years, 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

FIRST 5-STAR RESORT
IN CAPE VERDE

- AT A GLANCE
- 286 luxurious hotel suites, apartments & villas
 - Growing occupancy levels since launch
 - Cape Verde award winning hotel
 - Diverse selection of fine dining and buffet restaurants
 - Consistently high level of occupancy and maintained excellent room rates

Our inaugural development has impressed the judges over the years, racking up an extraordinary five ‘Cape Verde’s Leading Hotel’ awards, taking home the Luxury Island Resort in 2016 and even collecting a Certificate of Excellence from TripAdvisor.

Most recently, MELIÃ Tortuga Beach Resort picked up Luxury Beach Resort, Luxury Island Resort & Luxury Family All-Inclusive Hotel at the 2017 World Travel Awards, as well as a nod from the TUI brand as the Resort is now one of the TUI Family Champions of 2018. This latest accolade is a great honour as it is selected by families, for families and it’s another clear indication that the awards show no sign of stopping.

MELIÃ

DUNAS BEACH RESORT & SPA
CAPE VERDE



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 from the main town of Santa Maria, MELIÃ Dunas Beach Resort & Spa is a stunning new development featuring luxurious properties of the highest standards of quality.

Opened late 2014, the Resort is a holiday-makers dream. For people who like to be pampered, it offers everything you could ever want for an experience of all-inclusive luxury.

It is operated and managed by the largest Resort hotelier in the world and our partners, Meliá Hotels International. Under its 5-star MELIÃ brand, Dunas Beach Resort & Spa has already established itself as a truly world-class tourist destination.



LAUNCHED IN
NOVEMBER 2014

OVER 1 MILLION
GUESTS TO DATE

AT A GLANCE

- 1,152 rooms; luxurious villas, suites & stylish studio apartments
- Five large fresh water Resort pools
- Palm tree lined boulevard with bars, restaurants & retail outlets
- Six bars & seven restaurants ranging from al a carte dining to buffet, as well as a nightclub, champagne bar & Gabi Beach-Club
- YHI Spa® & fully equipped gymnasium
- Evening entertainment arena for up to 800 guests
- Outdoor and indoor children's play areas



MELIÃ Dunas Beach Resort & Spa's successful launch. Officially opened by Cape Verdean Prime Minister, Jose Maria Neves and CEO of The Resort Group, Rob Jarrett. A colourful mix of entertainers performed at the party, including rapper Tinie Tempah.

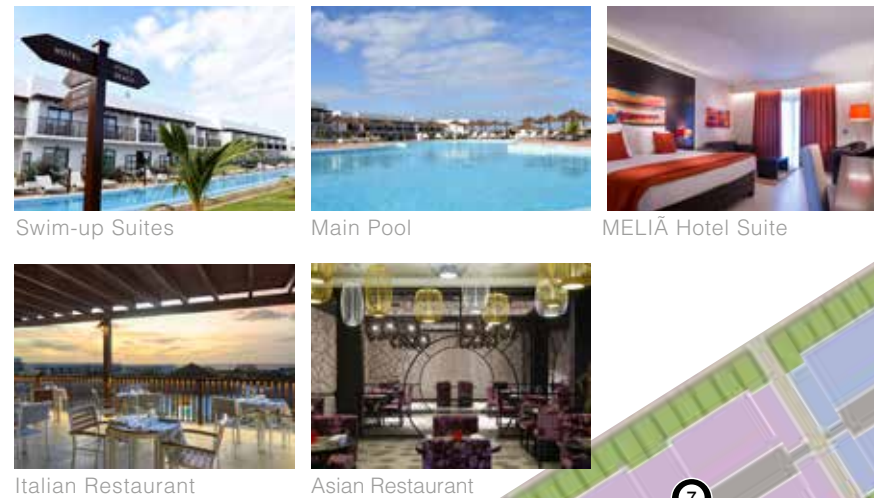
MELIÃ LLANA CAPE VERDE



Situated between the 5-star MELIÃ Tortuga Beach Resort and MELIÃ Dunas Beach Resort & Spa, this adult-only Resort elevates the guest experience in Cape Verde to a new level of excellence.

MELIÃ Liana Beach Resort & Spa / TUI Sensimar Cabo Verde is the third Sal Island development from The Resort Group PLC, and is now open and fully operational. We have a limited number of investment opportunities available.

This all-suite hotel, of which there are 605 in total, has an array of world-class holiday facilities. Like all of our other Sal Island Resorts, this will be managed by our partners Meliá Hotels International, ensuring an unforgettable guest experience.



LAST FEW
REMAINING
PROPERTIES
AVAILABLE



- The Plan
- | | |
|-----------------------|----------------------------|
| 1. Beach | 8. YHI Spa |
| 2. Beach-front suites | 9. Duplex suites |
| 3. Beach & pool bar | 10. Bars & restaurants |
| 4. Main hotel pools | 11. Gym |
| 5. Pool bars | 12. Hotel entrance |
| 6. Swim-up pools | 13. Shops and beauty salon |
| 7. Hotel suites | |



OPENED DECEMBER 2016 CAPE VERDE'S FIRST ADULTS ONLY RESORT

PURCHASE OPTIONS

- Choose from private ownership, independent rental or hotel managed scheme
- A range of properties available
- Payment options to suit your budget
- Fractional property investments available from £10k upwards
- Contact us to find out more information



On Saturday 10th December, CEO of The Resort Group PLC, Rob Jarrett officially opened the 5-star luxury Liana Beach Hotels in the company of Cape Verdean Minister of Economy & Tourism Mr. José Gonçalves, the Mayor of Sal, representatives from Meliá Hotels International and selected guests.

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



OFF PLAN
PROPERTIES
AVAILABLE

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

PURCHASE OPTIONS

- Choose from private ownership, independent rental or hotel managed scheme
- A range of properties available
- Payment options to suit your budget
- Fractional property investments available from £10k upwards
- Contact us to find out more information



August 2017



September 2017



October 2017



November 2017



December 2017



A Rewarding Range of Ownership Options

Purchasing one of our luxurious 5-star Resort properties opens up a world of options, rewards and ownership benefits.

All of our apartments, rooms, suites and villas are sold on a freehold basis, individually registered under separate legal title and that means you own unencumbered title to your Property. Therefore, you decide how your property is managed, and how it works for you as an investment.

A Lifestyle Purchase

A luxurious holiday home in the sun is part of most people's dream lifestyle, and you may decide to keep yours to yourself. If you do decide to buy as a lifestyle choice, then you can still benefit and experience all the luxurious facilities including access to communal areas, the Resort pools and lounge areas.

You will also be able to enjoy the many bars and restaurants on a pay as you go basis, or indulge in an all-inclusive wristband during your stay at an extra cost. Access to the wireless network is complimentary and housekeeping is also available at an extra charge.

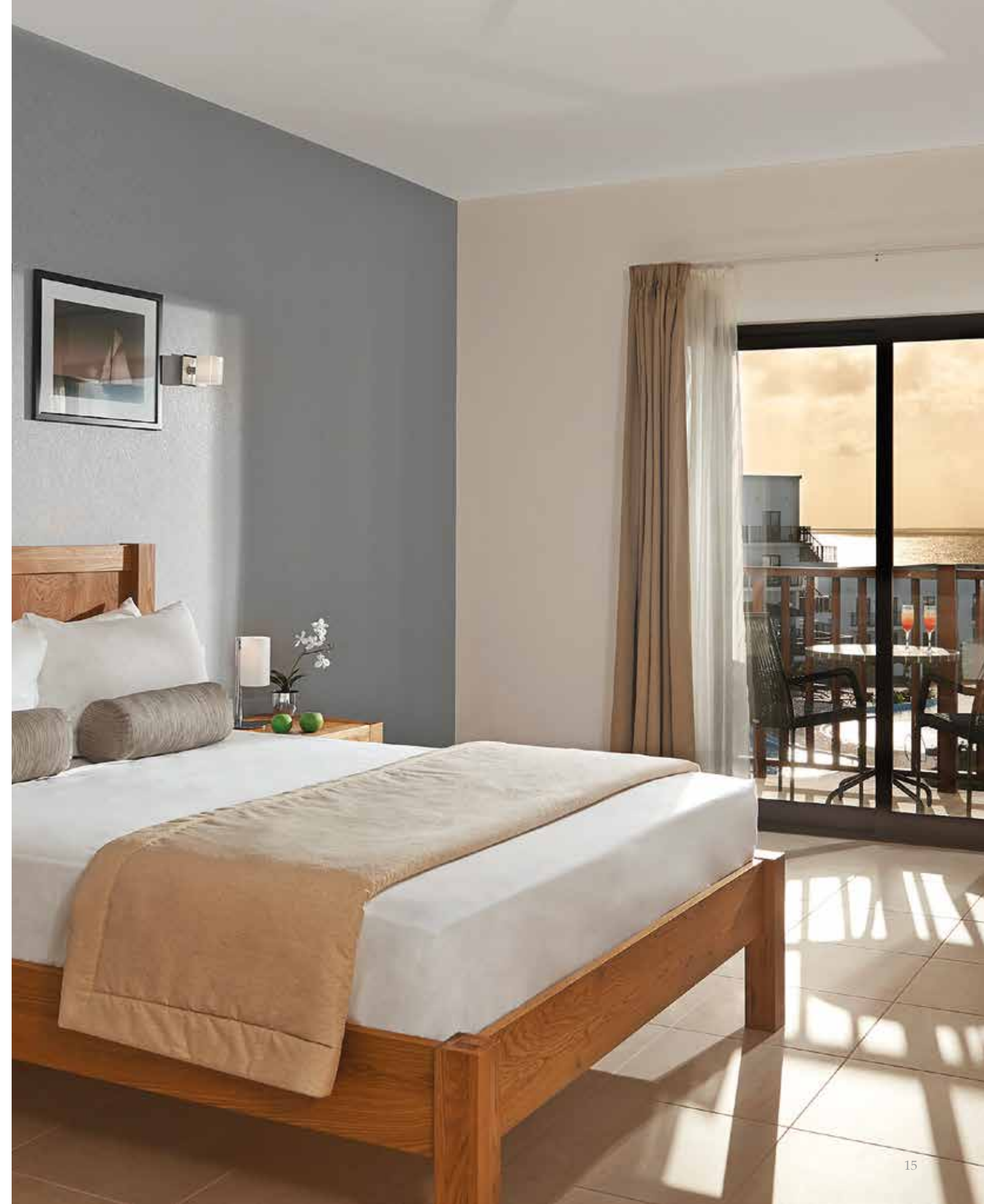
It will be your piece of paradise, a luxurious property with all the 5-star services you would expect from a world renowned hotel brand.

Independent Rental Purchase

Many of our clients like to self-manage their properties, either fully independently by renting it to their network of family and friends, or listing their property online with an independent rental company.

This combines the lifestyle benefits of a holiday home in the sun with additional rental income. It may also benefit those looking for more personal usage than the standard 5 weeks per year offered within the Hotel Rental Program. It means you retain control of how your property is managed, setting the rental rate per week, and when it is available for paying guests.

The same benefits that you enjoy at the Resort will be available to your rental guests, as well as the option for purchasing additional extras such as the all-inclusive wristbands, spa treatments and house-keeping.





The Hotel Managed Program

All of our Resorts offer investors an opportunity for consistent, sustained and equitable rental returns via the Hotel Managed Program.

All property owners have the option to join the Hotel Managed Program. Everything is taken care of on your behalf and you will receive a share of the revenue derived from the touristic exploitation of your property. To top it all off, you'll be entitled to holiday in your property for up to 5 weeks per year.

Some may say you've got the best of both worlds.

If you decide to place your property within the managed scheme, it will be marketed to millions of holiday makers throughout the world, maximising the opportunity for year round rental income.

Meliá Hotels International, the largest Resort operator in the world, has an unrivalled reputation for delivering a world class guest experience as well as lucrative commercial partnerships in place with global tour operators and travel agencies. Our unique, hassle-free hotel managed program has been proven to deliver consistent rental returns for owners, as well as the opportunity for excellent capital growth.

You can join the program on a flexible rolling one-year contract, providing you with day-to-day management control should your circumstances change or you decide to take up a different rental opportunity in the future.



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.

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.

Our first three developments on Sal Island are 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.

5-star Resorts with a fixed return on investment

MELIÀ
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CAPE VERDE - ALL INCLUSIVE

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LLANA
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HOTEL & SPA

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THE
RESORT
GROUP
PLC

*Developing world-class Resorts in Cape Verde
Delivering first-class returns for investors*



INVEST IN CAPE VERDE
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Resort layout, facilities and specifications are subject to change.