



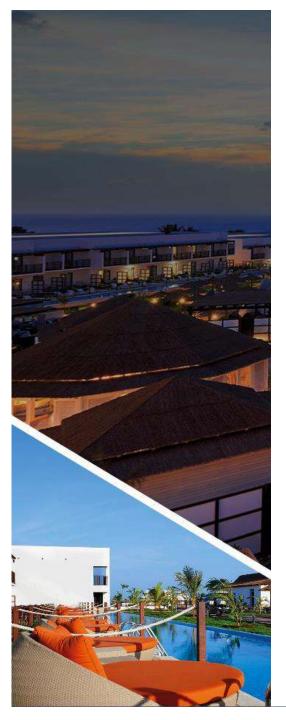
INTRODUCTION



THE RESORT GROUP PLC IS A
WORLD-CLASS LUXURY
RESORT HOSPITALITY
COMPANY SPECIALISING IN
CREATING FIVE-STAR
HOLIDAY RESORTS AND
HOTELS

Our world-class luxury hospitality and 5-star Resort developments have capitalised on the thriving tourism market in Cape Verde while our strategic partnerships ensure they are operated to the highest standard, establishing our proven track record of investment on the Islands.



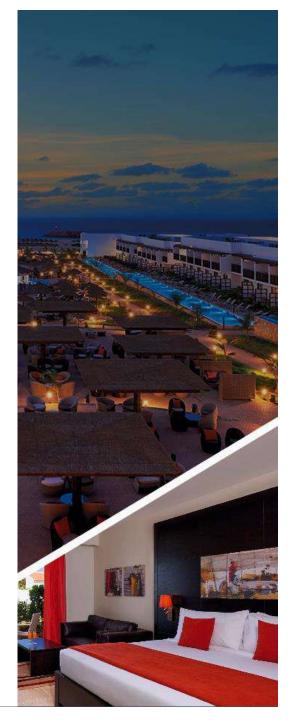


INTRODUCTION

DELIVERING UP TO



WE HAVE A CHOICE OF 5-STAR,
TURN-KEY AND OFF-PLAN,
RESORT PROPERTIES AVAILABLE
AND INVESTMENT OPPORTUNITIES
TO SUIT ALL BUDGETS





CAPE VERDE



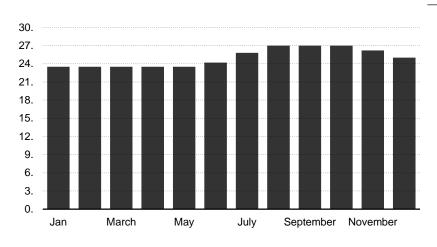


CAPE VERDE CHECKLIST

- Stability
- Climate
- **Demand**
- Year-round season
- Growing tourism
- Longevity

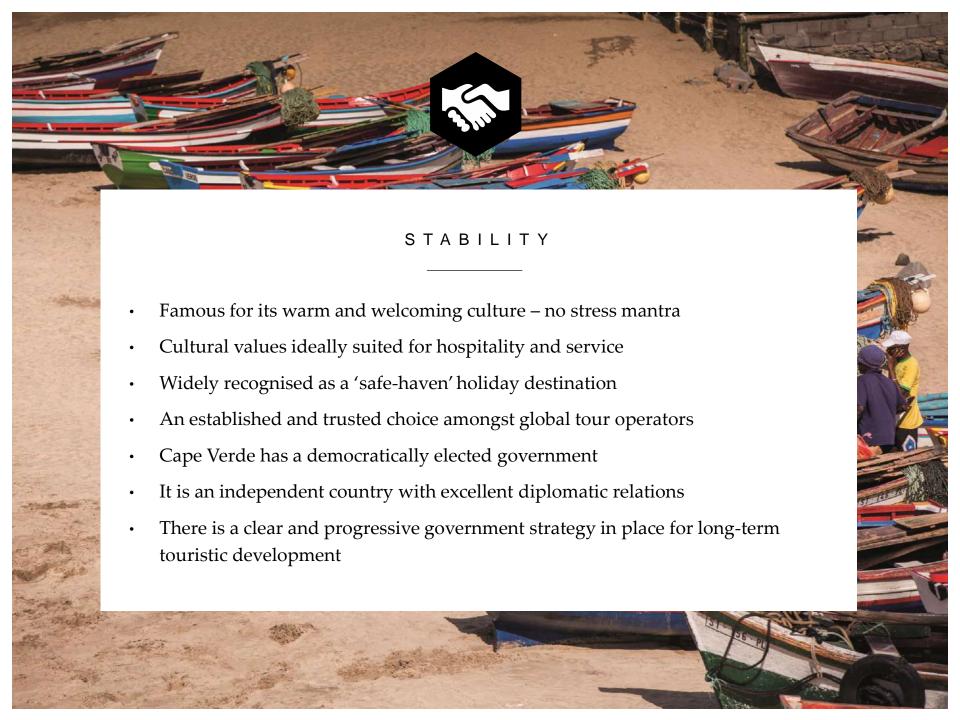


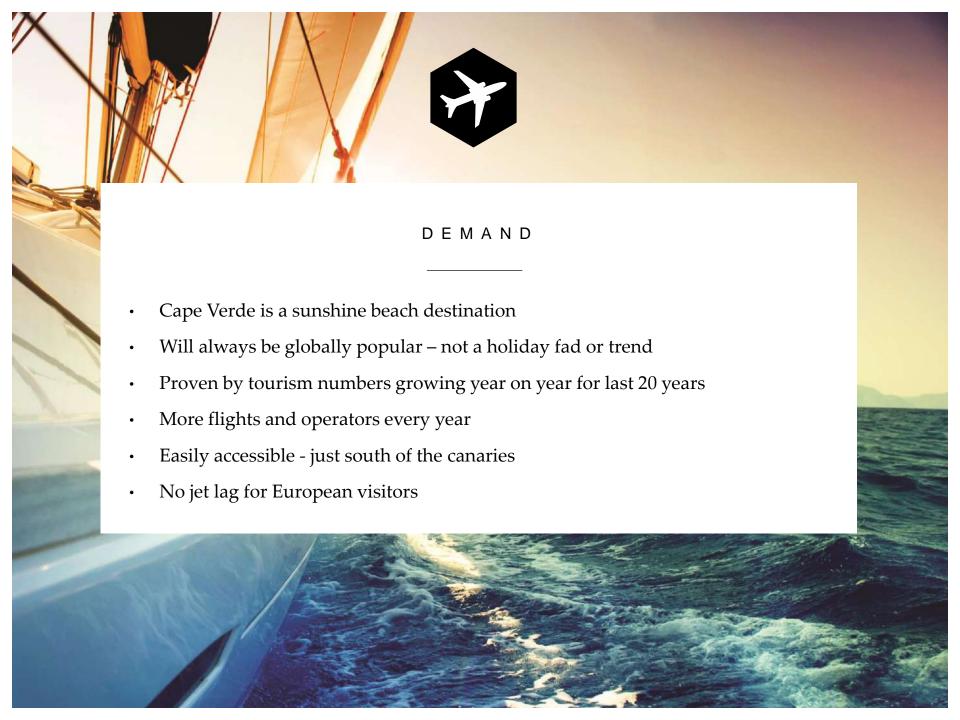
AVERAGE TEMPERATURES



- Cape Verde offers year round sun, which means consistent year round occupancy
- Temperatures consistent at 25-28 degrees
- Very stable climate No hurricanes, rainy season, earthquakes etc.







PRESS COVERAGE

Where to stay in Cape Verde: The Britain's Next Top Model approved hotel resort

The luxury all-inclusive hotel featured in this season's BNTM

JULY 26, 2017 - 16:40 BST BY ASHLEIGH MOORE

Cape Verde's burgeoning appeal as a winter break destination

With a choice of direct flights, year-round balmy temperatures and a burgeoning array of resort options, *Claire Dodd* discovers how Cape Verde is bolstering its reputation as an ideal winter sun break on a trip with The Resort Group.







Cape Verde: A slice of pure paradise without having to travel to the ends of the Earth

CAPE VERDE

NO STRESS is the mantra of Cape Verde - and as I lay on a pillowy sun lounger, mango daiquiri in hand wondering whether to go for a dip in the pool and what time to eat lunch - I can see why.

Travel > Africa > Sunshine holidays

Why Cape Verde makes for the ultimate relaxing holiday with its rough-round-the-edges charm

The African destination never fails to dazzle visitors with its charming atmosphere and local culture...

GROWING TOURISM

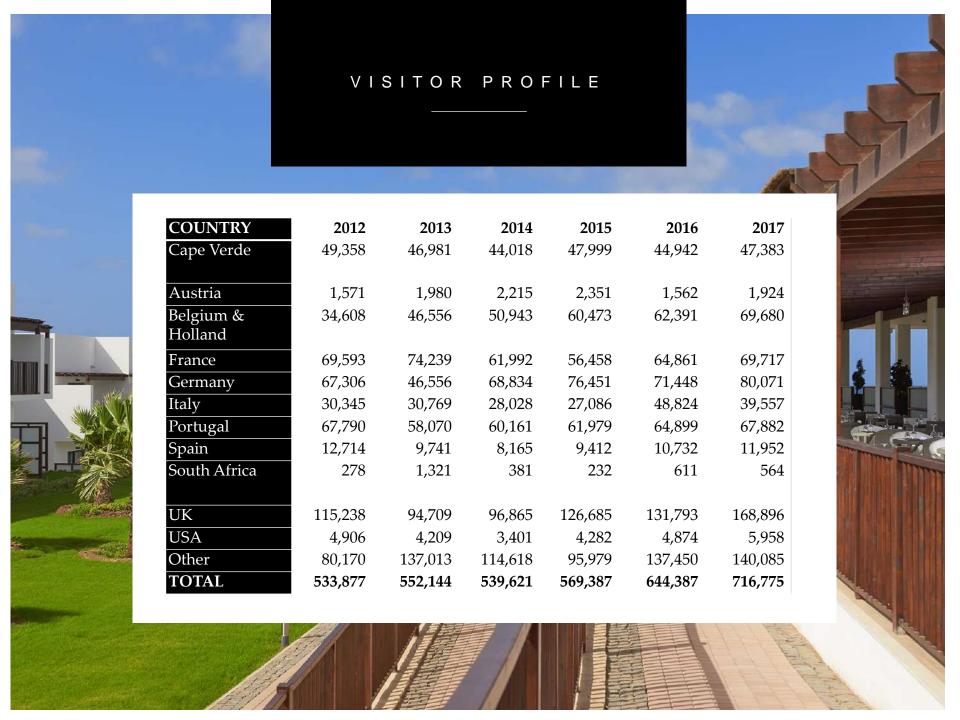
- **2** 13% increase in touristic visitors in 2016 − *CV Institute of Statistics*
- ▼ Voted the number 1 place to visit in 2018 worldwide CNN Travel
- The most Googled destination in 2017 Google Trends Report
- The largest increase in Google Searches in last 12 years, over 3000% uplift *Global Travel Search Index*



GROWING TOURISM

- Direct flights from 32 destinations a round the world
- 50 direct flights per week into Sal, from 25 destinations
- 29 direct flights per week into Boa Vista, from 19 destinations
- Direct UK flights to Cape Verde available 7 days per week
- Flexible indirect options with daily flights from Lisbon
- Growing demand from airlines globally

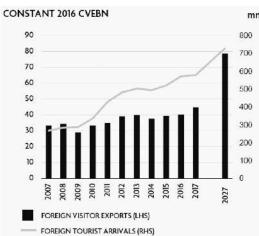






LONGEVITY

- Cape Verde is a growing economy driven by tourism
 - Tourism sector contributed 44.5% to overall Cape
 Verde GDP in 2016 World Travel & Tourism Council (WTTC)
- This is set to rise by 6.5% pa to 57.3% of GDP by 2027
 - This means tourism is driving the economy
- Tourism growth is directly correlated to the capital growth of property in Cape Verde
- TRG represents a significant percentage of the GDP in Cape Verde









TRACK RECORD



- The Resort Group was established in 2007 & has been prevalent in Cape Verde for more than a decade
 - TRG is the market leader in Cape Verde
 - 5 Resorts successfully completed and operating
 - Secured pipeline of new resorts
 - World-renowned hotel and operator partnerships
 - Financially stable
- Close working partnership with Cape Verdean Government















UNDER CONSTRUCTION









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STRATEGIC PARTNERS



TRG Appointed Hotel Operator

Registered office at Gremi Boters, 24 Polígono Industrial Son Castelló, 07009 Palma de Mallorca, Spain.

www.melia.com



TRG Appointed Hotel Operator

Registered office at 7930 Jones Branch Drive, McLean, Virginia 22102, USA.

www.hiltonworldwide.com



TRG Appointed Hotel Operator

Registered office at Lyoner Strasse 25, 60528 Frankfurt am Main.

www.deutschehospitality.com



TRG Leisure and Hospitality Partner

Registered office at Karl-Wiechert-Allee 4 I D-30625 Hannover.

www.tuigroup.com



TRG Principal Contractor

Registered office at C/Ronda de Poniente, 11, 28760 Tres Cantos, Madrid, Spain.

www.grupo-sanjose.com



TRG Financial Auditors

Registered office at Merchant House, 22–24 John Mackintosh Square, PO Box 758, Gibraltar.

www2.deloitte.com



Asset Valuation Provider

Registered office at 72 Welbeck Street, London, W1G OAY.

www.geraldeve.com



TRG Legal Counsel

Registered office at Palácio Sottomayor, Rua Sousa Martins, n.1–60 Andar 1050-217, Lisbon, Portugal.

www.gpasa.pt/en



OPERATIONAL RESORTS

MELIÃ DUNAS CAPE VERDE









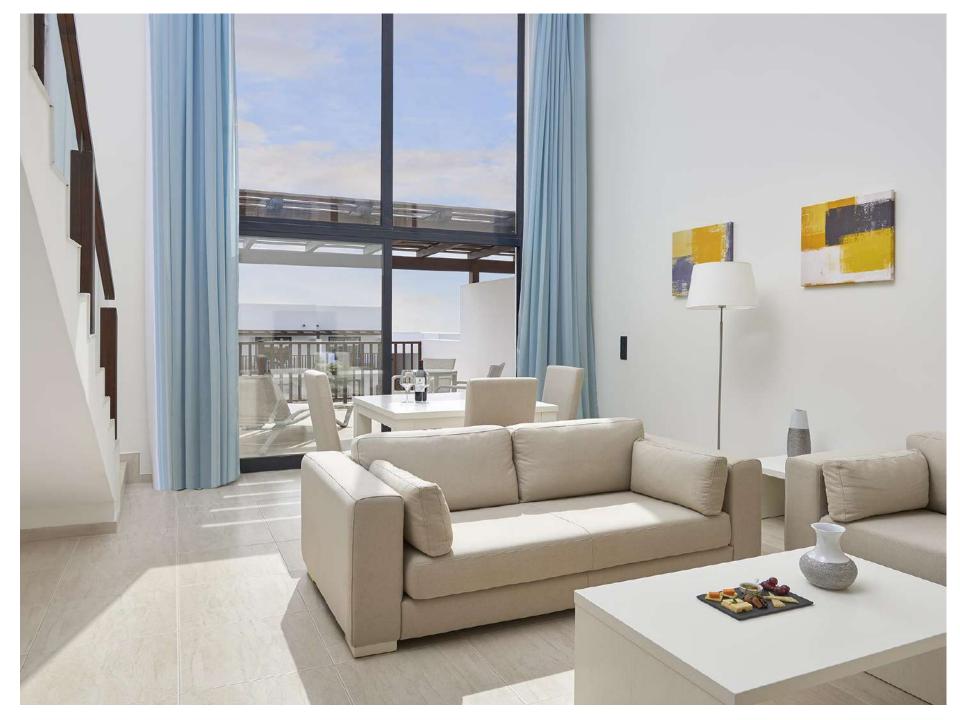
OPERATIONAL RESORTS









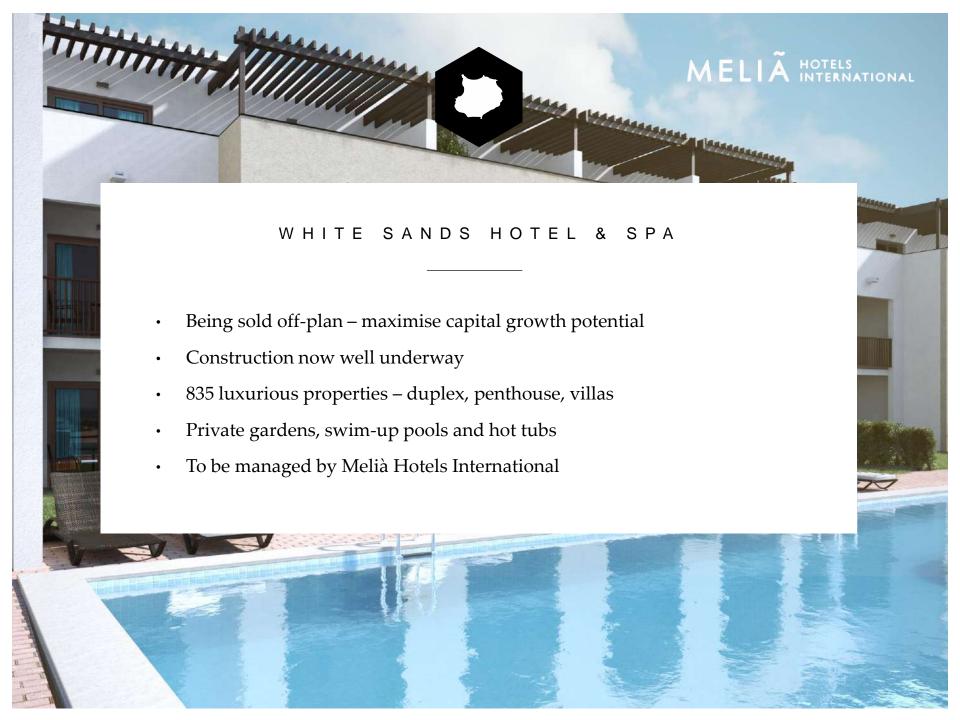




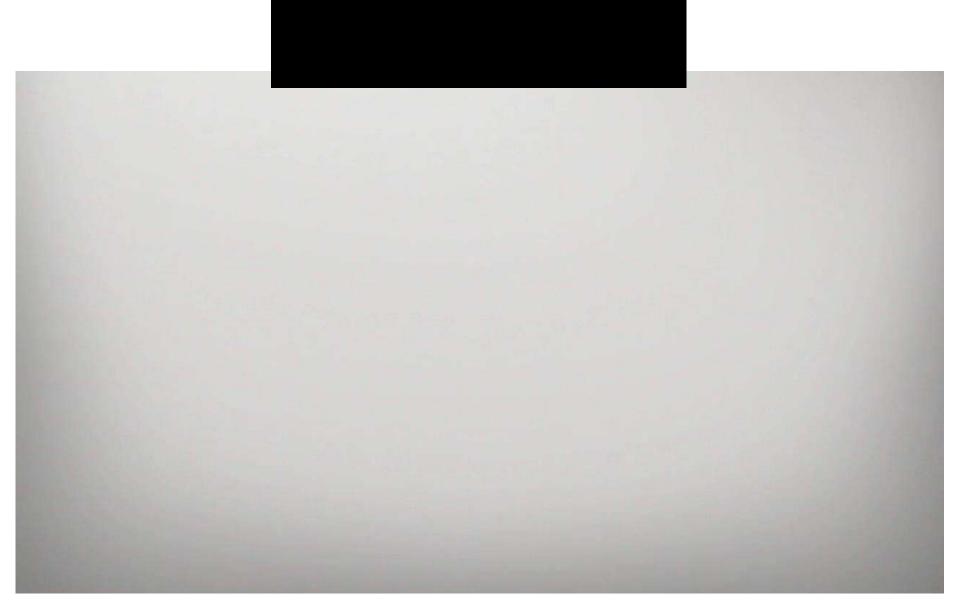


OFF-PLAN RESORTS

- Situated on Santa Monica Beach, Boa Vista
- Regarded as the best beach in Cape Verde & one of the best beaches in the world
- White Sands is the first of 8 planned resorts on Boa Vista



FUTURE DEVELOPMENTS







Property CGIs

Duplex Suite - €255,250 393, First Floor, White Sands Hotel & Spa





Property Location



Property Specification

Floor: First Floor

Property Type: Duplex Suite

Build Area: 57m²

Terrace Area: 10m²

Price: €255,250

Property Floor Plan















FIXED RETURNS

- Resorts managed by internationally recognised hotel brand
- Ensures service excellence and maximises resort revenues
- This is underpinned by a contract with the world's largest tour operator
- The agreement ensures minimum fixed room rates and occupancy
- Additional occupancy agreements are in place with other worldwide tour operators

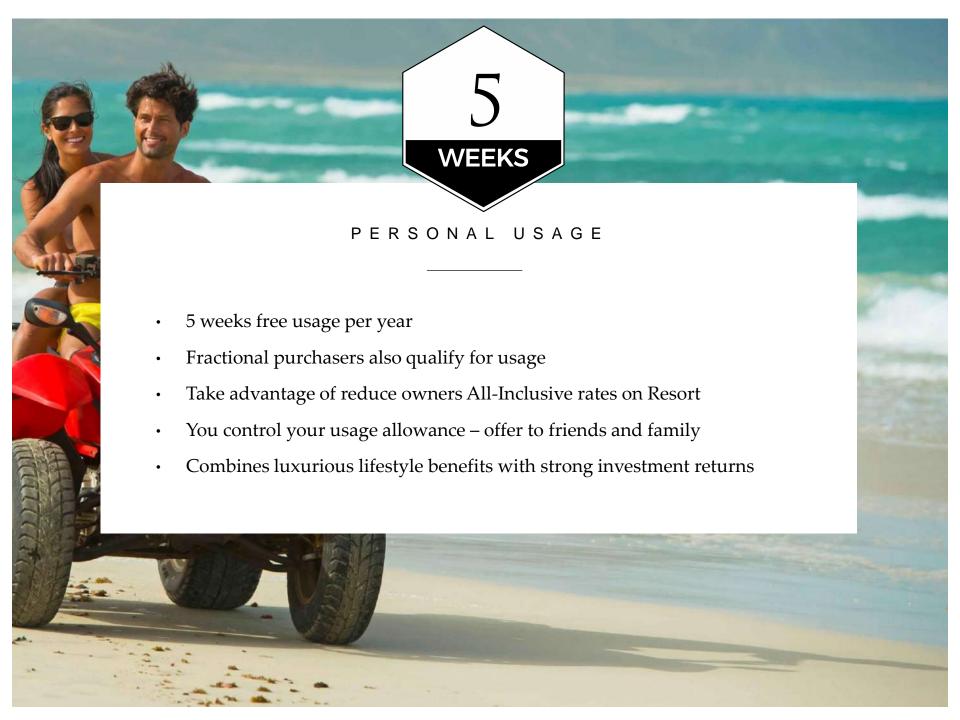














PURCHASING WITH THE RESORT GROUP PLC

- Cape Verde is a sustainable, stable and rapidly growing tourist market
- The Resort Group is an established developer of quality beach-front Resorts
- Financially secure Group with multiple income streams
- Partnerships with world renowned corporations & travel brands
- Independently verified capital growth with a fixed rental return
- Enjoy free usage throughout the year









THE OFFER



- The Resort Group PLC passes on guaranteed income from contract with TUI to its property clients
- This ensures a fixed return during the first 3 years of operation.
- The fixed returns in year 1-3 safeguard your investment during the general period of stabilisation



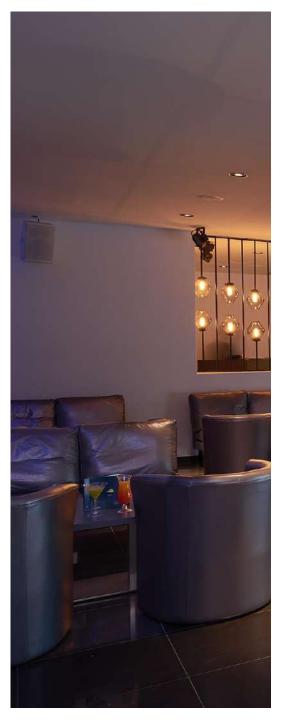


CAPITAL GROWTH



- Previous projects by TRG demonstrate growth in value between off-plan purchase and resort opening
- This data is compiled by a globally recognised and accredited valuation company





THE OFFER



5% FIXED RETURNS BACKED BY
CONTRACTS WITH TUI PLUS
CAPITAL GROWTH OF 7% BACKED
BY SAVILLS AND GERALD EVE









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