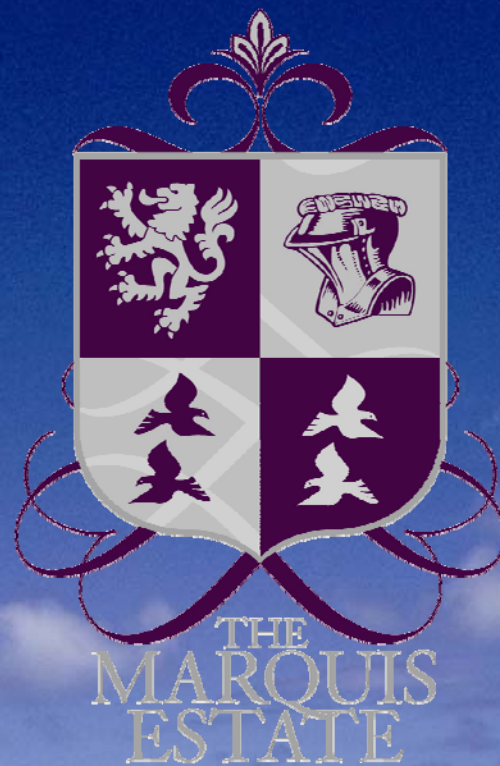


May 2008



Preliminary Presentation



THE MARQUIS ESTATE



Dating back to 1723, the Marquis Estate is the largest private estate in St. Lucia and is located on the North East of the island, comprising of a 500+ acre parcel of land extending from the beach front to the mountain side valley. Weathered by 70 million years, the lush landscape is comprised of dramatic mountain ridges, gentle slopes and the wide graceful River Marquis valley bed. Only 15 minutes from Castries a popular tourist destination for the Caribbean's many cruise ships.





THE MARQUIS ESTATE



Weathered over 70 million years, the site is a plethora of stunning vistas and backdrops amid lush tropical vegetation.





ABOUT ST. LUCIA

St. Lucia lies 21 miles South of its nearest neighbour, Martinique, 24 miles North of St. Vincent and 100 miles North West of Barbados. This 238 square mile island is the second largest of the Windward Island chain, a sub-group of islands within the West Indies. The island is made up of majestic mountain peaks falling into rainforest, picturesque fishing villages, gracious town squares and beautiful beaches. The developer expects to create somewhere in the region of 1,500 jobs over the four year construction period and some further 2,000 in various resort positions, from greenkeeper to chamber maids, life guards to croupier, tennis coach to conference centre manager. New jobs created will be offered with full training and support given to students emerging from St. Lucia schools system who wish to enter into any of the resorts business sectors.

The developer is proud to have the opportunity to develop this historic and stunning site and are passionate that the delivered Resort is a feat of uncompromising quality –
A Resort for St. Lucian's and guests to enjoy alike.





ABOUT ST. LUCIA

The vision of the development of the Marquis Estate has brought to realisation the truth that in the race for excellence, there is no finish line.

Simply put, it is the intention of the developer is to ensure that this is the finest resort in the Caribbean, bringing together the very best of exquisite resort style living to enrich both the guests that will stay, and the local population through the provision of jobs and new opportunities.

An estate of this individuality requires considerable care to leave this piece of land better than it is. The developer plans to do this by making provision for the following cited facilities and amenities brought to fruition with particular emphasis on the indigenous populations involvement and the protection of the wildlife and existing ecosystems to create the New Legacy of The Marquis Estate.





MARINA

Plans are being drawn for a stunning marina, which will accommodate a number of berths for varying lengths of boats and super yachts.

This facility will extend back from the existing shoreline to the left of the beach and will back into lush mango groves and the resorts lively broad-walk area, which will accommodate a range of boutiques, shops and restaurants.

Since the first ships landed in 1605 St. Lucia has continued to be one of the biggest transshipment points in the Eastern Caribbean and the colonial motto, “Statio haud malefidia carinis – safe haven for all ships” still applies today.

High end accommodations may come with the use of resort owned sailing boats, but moorings will be available for purchase with properties.





GOLF

An 18 hole, leading signature, championship golf course is planned to be set within the stunning valley, moving over the mountain ridges and between the ocean and Marquis River.

The land is highly fertile and the opportunity of exposing aesthetically delighting vistas so great, that our intention is to have here a golf course that will be without doubt, the best in the Caribbean and recognisable throughout the world.

A course capable of inspiring all levels of players is key, but from the onset the developer will set about looking for tour golf opportunities to attract leading events and players.

The facility will be run at the highest Five Star standards incorporating unparalleled luxury service and an impeccably presented golf course.

Fundamental to its construction will be the working ethic of the developer that requires adhering to local established environmental guidelines and the re-mediating and/or adding of indigenous plant material.





GOLF

Additionally, an exceptional 9 hole, par 3 course is planned with a loop of 4 or 5 holes being floodlight to allow evening play and practice. The attached academy will comprise of driving range facilities, modern computer aided teaching rooms, putting greens, chipping and bunker areas.

The academy will provide first class tuition from PGA qualified professionals delivering helpful and insightful game enhancing advice for beginners and professionals alike.

The club house facilities will provide unequivocally luxurious surroundings and relaxation, with bar and restaurant facilities to be a key social point in the Resort.





CASINO

Planning is underway for a world class casino venue on the resort drawing inspiration from the best of Las Vegas, to inspire a superior gaming experience. This Casino, the first in St. Lucia is set to be the benchmark throughout the Caribbean with table games, slots, race and sports book wagering just a few of the planned gaming facilities.

The Casino will further comprise of restaurant's, nightclub, hospitality and high-end boutique shopping.

Furthermore, it will add to the world leading resort facilities experience the developer is driven to accomplish and will transcend the same levels of excellence and service to its visitors.





HOTELS

Three, Five Star branded hotels are planned including the incorporation of world leading hotel operators. The core of these facilities will be driven by the values of highly personalised and unparalleled luxury service in an environment designed to take full advantage of the natural beauty of their surroundings.

The Marquis Estate hotels will elevate guest experience, not only with the majestic views and rituals of royal indulgence bestowed upon them, but with the seamless incorporation of the whole resort experience between the other facilities available.

The true experience of the Marquis Estate will be hidden at the base of the mountains, the mouth of the marina and in the hearts of the guests.





PROPERTIES

A range of properties are in planning with the involvement of leading architectural companies and renowned architects to be announced.

The likely configuration will be a range of residential sectors falling within the natural boundaries of the site facilities. For example; the Marina will incorporate apartments and penthouses, the golf course, villas and cabana houses. The shape of the site also provides precedence for exceptional mountain side properties with stunning views of the valley floor below, golf, marina and out to sea. Properties are likely be set up as small communities, providing seclusion and privacy with their own individual lush tropical surroundings, cascading pools and gardens.

Exact property figures are still being confirmed but the units will be spread between apartments and bespoke villas. The key to the developers success in the UK and internationally has been its rental guarantee packages facilitated by a significant proportion of the properties having the option of being placed with the hotels rental management program.





PROPERTIES

This has been fundamental to the success of previous developments and to the high levels of investor interest world wide.

Properties of this type are offered fully furnished to Five Star standards and receive the full use of hotel facilities and associated perks. the developer is renowned to deliver superior residential experiences of exceptional quality and St. Lucia is set to once again raise the bar.





SPA ISLAND

Retreating to a private island is a universal fantasy and optimises the concept of the Island Sanctuary. A separate segment of the resort surrounded by water and nestled amongst white sand, like an inland Maldivian Island retreat. The luxurious island villas, each with their own private grounds offer complete seclusion, hidden from the outside world by a living boundary of lush tropical greenery and clear waters, enough to make a poet sigh. Reached by a private bridge the Island Sanctuary houses a number of exclusive villas, spa and restaurant.

The Sanctuary Spa will offer a luxurious range of restorative treatments and therapies designed to stimulate, purify, sooth and de-toxify. All products work in harmony with nature and include hot stone therapies, hydrotherapy, Shiatsu, Aromatherapy, holistic body and Thai massages to revitalise and invigorate. Attention to detail and personal service will remain paramount to this exclusive luxury utopia. Owners and Guests on Spa Island can enjoy the range of treatments in the privacy of their own accommodation or in the central spa facility. Exclusive passes will be offered on a limited basis daily to other resort users and guests.





CONFERENCE & BANQUETING / BUSINESS SUITE

Full conferencing and banqueting facilities will be made available in conjunction with the hotels to be able to offer exceptional venues, be it for a wedding or blue chip business meetings.

Conference and Banqueting facilities for a minimum of 500 are planned, the largest on the island, delivering exceptional Five Star services.

Business suites will be available with a complete range of modern IT solutions to allow for presentations, conference calling or just an office away from home. The complete facility will leave you in no doubt that every detail has been considered.

Your office may be 1000's of miles away but you would be forgiven for believing you'd brought it with you.





RESTAURANTS

A range of restaurant types are planned for the site with fine dining, contemporary dining and casual dining specific requirements.

The developer is currently in the process of involving a number of world renowned leading restaurateurs and chefs. Their early involvement will ensure not just a culinary delight but also a dining experience of true exception, as dining areas are designed with maximum impact in mind creating memorable and delightful future guest experiences.

A range of culinary tastes will be catered for, with an emphasis on variations of restaurant type and food orientation.

There are a number of key locations for restaurants planned, within hotels, golf, marina and spa facility.





RESTAURANTS

The developer is currently detailing plans to provide local farmers contracts within the Marquis area to provide all of the fresh produce for the estates restaurants and shops.

This will provide the local farmers with regular and consistent income and also the resort with the very freshest food ingredients straight from the vine, tree or ground.

A similar plan is being implemented for fresh fish to be delivered to the marina daily by local fisherman. This is just a small part of the large support structure and network that the developer is committed to deliver to help the local population both in terms of providing new jobs, guaranteed incomes and training for the future as highlighted later in this over-view.





EQUESTRIAN CENTRE

The Marquis Estate equestrian facilities will include stabling and tracks through the surrounding landscape with trekking paths planned through the national park area and into hidden coves. Plans include a world class Polo field to provide warmer weather training for international Polo teams along with extensive stabling facilities. The equestrian centre will be run by highly qualified staff offering exemplary teaching facilities for all levels from beginner to advanced.



FOOTBALL ACADEMY

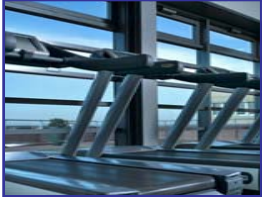
An onsite football academy will be set up in conjunction with a leading UK premiership player and will be on offer to resort guests and international teams training alike. FIFA qualified coaches will be on hand to help develop individual and teams games in beautiful surroundings on modern pitches.





TENNIS ACADEMY

The Tennis Academy will be attached to a leading international player and will be set up as both a teaching facility and as an open facility for resort guests to enjoy. Additional provision will be made to encourage international stars to the facility to undertake warmer weather training. The academy will offer coaching for everyone from beginners through to professionals on high quality modern courts. The full scope of additional facilities on site means that it is up to you how seriously you want to train in conjunction with fitness academies and the medical centres sport masseuses.



FITNESS CENTRE

The Fitness Centre will comprise of state-of-the-art cardiovascular and physical training equipment, including weight resistance machines, free weights, treadmills, bikes, cross trainers, rowing machines and a range of studio and beach based activities such as aerobics, yoga and spin classes. Pools will be utilized to bring a range of water based aerobic classes.





CRICKET ACADEMY

The Windward Islands have long been synonymous with cricket and the developer plans to indulge in this local passion with the development of the Marquis Estate Cricket Academy. Facilities will include pitch and nets training with modern analysis equipment and local professional coaching.



PROFESSIONAL ASSOCIATIONS

The developer is looking to establish relationships with professional sporting bodies to provide centres of excellence on site for our sporting facilities. Through the Professional Golfers Associations of the UK/USA we will establish the PGA of the Caribbean, with headquarters on site, in conjunction with and under the support of The Royal and Ancient Golf Club, St Andrews. In Football we will build relations, not only with the UK Premiership and FA, but with FIFA and CONCACAF through our academy. Similar relations are planned for controlling sporting bodies within Tennis, Polo and Cricket. We will be continuing discussions additionally with the Pan American IOC.





MEDICAL / SPECIALIST FACILITIES

On site specialist medical facilities will be available, to complement the sporting facilities, providing the perfect environment for leading international sports people and teams to indulge in warm weather training.

Exceptional sporting facilities and the knowledge of safe hands, should mean that everyone from amateur to professional sportsman can be rest assured.

Programs to overcome existing ailments and injuries will be available along with programs of rehabilitation. We will have the expertise to deal with any emergency or injury that may occur for any professional athlete. The synergy between these two services creates a unique training environment within the Caribbean.

The specialist medical management company, involved will be operating on a non-profit capacity, meaning that local school children involved in the sports academies will receive free medical care where possible.





GPS SITE

Current planning is underway to allow for complete GPS coverage of the 500+ acres of site meaning that guests would be able to navigate the resort in their own golf buggies.

Golf buggy GPS would not only be wired with the specifics of the golf course but also be able to direct you to restaurants, hotels, pools, leisure activities, special events, etc.

This state of the art technology is aimed at heightening the guest experience and opening up the full range of resort facilities to guests.

Electric buggies additionally compliment our eco friendly approach to day to day operations.





CARBON IMPRINT

The developer is driven to the creation of a low carbon footprint resort.

Golf course construction, marina, property and all other facets of construction will be done under an environmental impact report in strict conjunction with local environmental regulations, taking an uncompromising approach to the sustenance of current eco-systems and wildlife, supporting indigenous plant life with additional planting plans.

The use of electric golf buggies on the resort will further reduce emissions and help maintain the purity of the air quality helping manage the micro-environment of the valley.

Water from natural springs will be put to best use and grey water cleaned to use for golf course maintenance and garden upkeep. Further details of the ecological elements and carbon imprint reduction planning can be made available following the completion of the environmental impact study based upon the preliminary resort design.





BACK TO THE COMMUNITY

At the heart of the Marquis Estates development is the belief in giving back to the islanders at every step of the way. This is a fundamental belief of the developer across all of its developments worldwide. In St. Vincent construction is shy of a year from completion and there is a work force of over 400 on site, only 12 are expatriates.

The developer in conjunction with, and under the full support of local island government, endeavours to provide jobs and training for local people to involve them in the project at every stage. From the clearing of sites to the construction of homes, hotels and marinas, opportunities are provided for local employment and training, engaging people in new trades and creating highly skilled workers.

Upon delivery of the resort many jobs will be created for local workers to become involved in the service industries and specialist positions such as golf course maintenance, marina operations and casino workers for which full training and development will be given.





BACK TO THE COMMUNITY

Local farmers and fishermen will be given contracts to provide fresh produce for the resort giving them guaranteed incomes from the long hours spent tending land or out at sea.

One of the most significant areas in which the resort is able to give back to the island is to provide the means for children to be engaged in new sports with the use of the sites facilities through their schools or local clubs.

Not only will this provide them with the opportunity to learn new sporting skills but the medical centre on site will be able to provide free medical care for promising young sportsmen or women to give them every chance of achieving great things, encouraging the next generation.





MARQUIS ESTATE



From the marina to the breathtaking championship golf course and gourmet restaurants to the casino table and serenity-splashed pools, enjoy.....

