

ILLIANA
BEACH HOTEL

Elegance • Enrichment



Heaven hath its Stars,
The Ocean hath its Pearls



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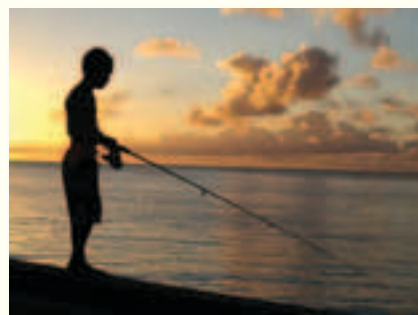
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THE CAPTIVATING CHARM OF CAPE VERDE

Sun-drenched beaches with pure white sands, warm crystal clear waters and a cool whispering breeze, discover this natural, relaxing and soothing paradise.

Nestling in the Atlantic Ocean off the west coast of Africa and just one hour south of the Canaries, Cape Verde consists of ten islands and five islets.



It is an idyllic location, where the sun always shines and the refreshing light breeze helps maintain a delightfully warm year-round climate. This unique and vibrant place serves up a charming blend of African and European culture, it was recently voted in the top 3 by Lonely Planet for

'Must-Visit' destinations of 2011 and is frequently ranked amongst the top ten holiday destinations in the world by Expedia.

Cape Verde is the nearest group of 'tropical' Islands to Europe and is currently enjoying a significant boom in tourism, with the

Island of Sal, home to Cape Verde's international airport, accounting for more than 60% of total visitors.

Renowned for its warm and welcoming people, the archipelago has become synonymous with discerning tourists who are looking to soak up the sun, unwind and relax.

As the popularity of Cape Verde rises, so does the demand for luxurious beach-front accommodation, attracting property investors from Europe and beyond, all looking to capitalise on its ever increasing touristic appeal.

In fact, this flourishing paradise delivers all the right economic, political and environmental conditions for an exceptional and sustainable level of return.





THE INVESTMENT POTENTIAL OF CAPE VERDE

Bustling with potential and already established on the world stage as a hotspot for property investment, Cape Verde offers unrivalled opportunities for long-term growth and substantial returns.

- Spectacular growth in tourism with a 115% increase since 2000*
- The booming tourism industry is a key driver for the continuing strength of the local economy, with a further 5% growth expected this year**
- Excellent year-round climate with consistently warm temperatures of 25° to 30°
- Direct flights are available from many European and other cities around the world
- Flights from the UK take just 5 ½ hours - closer to home than the Caribbean and without the jet lag
- 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

Cape Verde has experienced a spectacular rise in tourism since 2000. The formula for success is simple; stunning beaches, a welcoming culture, year-round sunshine and just over five hours from the UK,

with direct flights from London, Manchester, Birmingham and Glasgow, as well as many other cities in Europe and beyond.

With an increasing number of access routes opening up, visitor numbers are set to continue to rise for many years. This means that demand for high quality accommodation far exceeds supply, a trend that is set to continue well into the future.

This creates the perfect conditions for investment. Property investors not only benefit from excellent long term rental yields, but the sort of capital growth that most other emerging markets can only dream about.

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.

*National Institute of statistics of Cape Verde

**Head of The Banco de Cabo Verde



THE STUNNING SUNSHINE ISLAND OF SAL

A magnificent year-round climate and beautiful picturesque beaches, no other Island shines brighter than Sal.

- Significant international investment into hotels, resorts, golf resorts, marinas, water parks and commercial centres
- Home to Cape Verde's international airport that is growing in line with an increasing number of visitors each year
- Sal is at the heart of the investment boom in Cape Verde, accounting for over 60% of the entire rental market
- Sal has some of the best beaches in the world, ideal for soaking up the sun as well as a range of water sports, snorkelling and diving
- The main resort town of Santa Maria offers plenty of colour and local culture to explore as well as a range of charming restaurants, bars and shops

Sal Island is rapidly emerging as a world-class tourist destination. Tourists and investors alike are attracted to Sal by the beautiful beaches, with pure white sands that stretch as far as the eye can see.

The warm crystal clear waters are perfect for a cooling dip in the ocean, as well as

more active pursuits such as watersports and diving. You can even spend a day whale watching or big game fishing – there is something for everyone.

The main resort town of Santa Maria is full of life and colour with a great selection of bars and restaurants to indulge in – the perfect accompaniment to a lazy day on the pure white sands.

Billions of Euros are being invested into the Island, with an exciting and controlled programme of new beach-front development that is supported by significant government expenditure to enhance infrastructure, services and utilities.

This means that with such huge levels of investment, as well as its year-round tropical climate, picturesque beaches and excellent travel links from the UK, Europe, and beyond, Sal Island delivers everything required from an investment in property.





THE ELEGANCE OF LLANA BEACH HOTEL

Situated on a breathtaking stretch of beach on the South-West coast of Sal Island, known locally as Ponta Preta, this stunning new development will redefine luxury and provide a truly exhilarating touristic experience.

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

The 601 all suite hotel has been designed with you in mind. It is divided into two; family and adults only, ensuring total dedication to the individual needs of each and every guest.

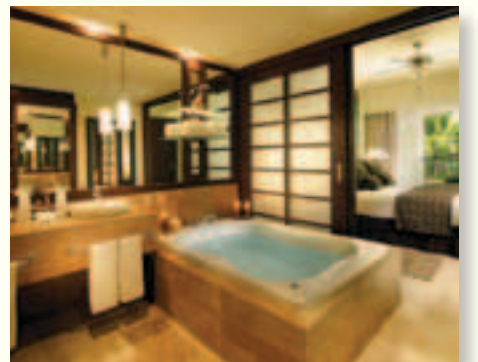
The Hotel Suites offer a range of different sizes and styles; they are a haven for your senses, beautifully elegant and stylish. Choose from a Beach-Front Suite, Duplex Suite with mezzanine bedroom or one with its own Swim-Up pool, where at the end of your garden you can step straight into one of the Hotel pools.

The Hotel infinity pools mean a relaxing day in the sun is always close at hand, and there are separate pools for children, as well as a mini-club and crèche. Take a break from the sun, and indulge at the rejuvenating MELIÃ Yhi Spa and for something more active, guests can head to the deluxe gymnasium.

The culinary experience will exceed the expectations of the most discerning palate; an extensive range of restaurants will offer something for everyone. From private fine dining, thematic restaurants to extravagant show cooking areas, MELIÃ Llana Beach Hotel will showcase the finest dishes from around the world, served to you in the most sumptuous of settings.

For those who like to unwind at the end of a long day, a wide selection of bars will provide the perfect paradise retreat, and for those that are a little more energetic, a sophisticated night-club will offer plenty of early hour entertainment.

All of this elegance will be delivered to you by the world's largest resort hotelier, Sol Meliá Hotels and Resorts, under their prestigious 5-star MELIÃ brand for a totally enriching experience.





MELIÀ LLANA BEACH HOTEL

Immerse yourself into a world of pure elegance, superior service and the finest range of facilities you could imagine.

- A breathtaking beach-front location for the most inspiring views on Sal Island
- Managed by Sol Meliá under their prestigious 5-star MELIÀ brand. The world's largest resort hotelier
- No other hotel operator has a more superior record at driving rental bookings and commercial success
- A contemporary range of 601 luxurious Hotel Suites. Choose a Junior, Garden, Duplex, Beach-Front or Swim-Up Suite, each one is unique, stylish and of the highest standard
- Split into a family and adults only hotel to ensure the optimum guest experience
- Excellent family orientated facilities, including separate children's pool, mini-club, family restaurants and crèche
- Luxurious adult infinity pools set amongst lush tropical gardens for total relaxation and indulgence
- A delicious range of restaurants to satisfy every taste, each one delivering an alternative dining experience
- A quiet drink for two or a night out amongst friends, the wide selection of traditional and contemporary bars will cater for any occasion
- Dance the night away in the sophisticated nightclub
- A substantial, fully equipped conference centre will provide everything expected of the perfect corporate event
- Pamper yourself at the MELIÀ Yhi Spa; the ultimate soothing environment to invigorate your senses
- Enjoy a work-out in the state of the art Techno-Gym® whilst watching your favourite satellite TV channel
- Plus, Llana Beach will also have a designated area of the hotel known as "The Level". Guests staying in these rooms will discover an even more attentive and personalised level of service including VIP Check-In, superior in-room comfort and a private lounge and concierge service



Set right by the ocean, MELIÀ Llana Beach Hotel is surrounded by luxury, including a stunning range of hotel suites, tropical pools and the rejuvenating MELIÀ Yhi Spa. Once inside the elegant Hotel you will discover the finest range of facilities imaginable for a truly exhilarating holiday experience.



- 1 Beach
- 2 Beach-Front Suites
- 3 Beach & pool bar
- 4 The "Level" Suites
- 5 Main hotel pools
- 6 Pool bar
- 7 Swim-up pools
- 8 Hotel Suites
- 9 MELIÀ Yhi Spa pool
- 10 MELIÀ Yhi Spa & outdoor treatment areas
- 11 Water feature
- 12 Wedding pavilion
- 13 Children's pool & Mini-Club area
- 14 Duplex Suites
- 15 Avenue bars & restaurants
- 16 Hotel entrance
- 17 The Hotel



Fine dining and show cooking restaurants



Stylish choice of bars for every occasion



Fully equipped Techno-Gym®



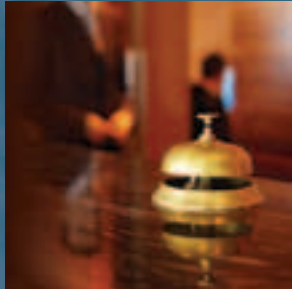
The rejuvenating MELIÀ Yhi Spa



Relax beside one of the tropical pools



Sophisticated nightclub & Sports Bar



Concierge, boutiques & convenience stores



THE DEVELOPER THAT DELIVERS ON ITS PROMISES

Maximise the investment potential of Cape Verde and place your trust in the overseas developer that delivers on its promises.

Llana Beach Hotel is another world-class development on the Island of Sal from The Resort Group. We are totally focused on the thriving investment potential that exists in Cape Verde, and can demonstrate a record of achievement and delivery that is unrivalled in the industry.

Our first Cape Verde development, MELIÃ Tortuga Beach Resort & Spa completed in 2011 and construction is fully underway on the spectacular MELIÃ Dunas Beach Resort & Spa.

This clearly demonstrates our belief that overseas property development is all about delivering results.

The Resort Group is an established company with strong financial credibility, considerable industry experience aligned to key strategic partnerships and strong business ethics. This gives investors exactly what they are promised; world-class resorts and first-class returns.

In order to continually deliver on our promises, we take responsibility for the entire development cycle, from start to finish, every step of the way.

That journey begins with our comprehensive research process to identify a viable

emerging market, based on the right conditions to ensure environmental and political stability as well as long-term economic and touristic growth.

From there, we secure unencumbered ownership of prime development land as part of a strict due diligence process. Our architects and partners start work on the development master plan, and only after receiving the necessary planning approval and legal permits, do we begin selling to off-plan investor clients via our vast multi-national agent network.

It is this sales and marketing strength that creates the solid financial platform required for construction to commence and complete without any unnecessary cash flow constraints. Through pioneering architectural design, we create inspirational properties delivered to the highest build quality, with beautifully designed interiors using the finest furnishings, fixtures and premium appliances.

Throughout this entire process we keep investors informed every step of the way, ensuring your investment return remains at the heart of everything we do.

THE LARGEST RESORT HOTELIER IN THE WORLD

At the forefront of the tourism industry for over 50 years, no other hotel operator is better placed to deliver commercial success.

- Founded in 1956, they have been at the forefront of the tourism industry for over 50 years
- The overall market leader in Spain for both leisure and business sectors
- Global brand leader in Latin America and Caribbean
- Annual turnover of over €1 billion and a workforce in excess of 35,000 employees
- The largest group of 'resort-based' hotels in the world with more than 300 hotels in 30 countries on 4 continents
- Sol Meliá's website network receives over 4.5 million visits EVERY MONTH
- A global management group with some of the highest occupancy rates in the world

Sol Meliá has long been regarded as a genuine world leader in the leisure and tourism industry. Founded over 50 years ago, they have established a global brand presence and have grown into the world's largest resort hotelier.

Throughout their distinguished history they have set new standards of excellence,

and recently they won the 'Prince Felipe' award for the 2nd time, considered the most prestigious and most important within the tourism industry. The award recognises excellence across a variety of criteria including 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 every guest has a unique and unforgettable experience. Placing the customer's needs and expectations at the heart of everything they do, Sol Meliá are recognised the world over as delivering unrivalled touristic quality.

Sol Meliá also has strong commercial links with major tour operators and travel agents throughout the world. This is the most critical factor in the marketing of hotels and resorts once they are operational. This will ensure that your investment is in the hands of the biggest and the best hotel operator at driving commercial success for many years to come.





A BRAND OF DISTINCTION

MELIÀ Llana Beach Hotel will redefine the meaning of relaxation and comfort. Beautifully styled and elegant, it is the perfect partner for the distinctive finesse of the MELIÀ brand.

Sol Meliá has a diverse portfolio of eight brands that manage their Hotels and Resorts throughout the world. MELIÀ Hotels and Resorts is one of the Leading Brands within the Sol Meliá portfolio with 94 hotels world-wide.

The distinctive, stylish and uncompromising luxury of Llana Beach Hotel fits perfectly with the values and essence of the MELIÀ Brand, which is all about creating a unique experience to satisfy the most discerning taste.

MELIÀ Llana Beach Hotel will be the destination of choice for guests looking for something extra special.

At the heart of that experience will be the stunning range of restaurants. MELIÀ is renowned for its world-class

cuisine, from fine-dining to show cooking; they expertly create a unique dining experience for every guest, every night of their stay.

MELIÀ Llana Beach Hotel will deliver superior levels of service throughout, whether you're by the pool, at the bar or in your designer hotel suite; the highest level of service is close at hand and always served with precise attention to detail.

Just imagine the experience of pure elegance, complete indulgence in the spa, sumptuous food in one of the restaurants or a dreamy day of pure relaxation beside one of the pools. Whatever you choose to indulge in, a breathtaking and unforgettable experience is guaranteed each and every time.



THE ENRICHMENT OF LLANA BEACH HOTEL

Whatever your aspirations, lifestyle or investment, cash or pension purchase, Llana Beach Hotel has everything required to deliver pure enrichment.

- Located on the thriving paradise Island of Sal in Cape Verde, benefiting from an excellent year-round climate, beautiful beaches and a booming tourism industry
- Developed by The Resort Group. Financially secure, a proven record and full due diligence in place
- Managed by the world leading resort operator, Sol Meliá, they have the necessary skills, experience and global brand presence to maximise the potential of Cape Verde
- An unrivalled investment opportunity for excellent and sustainable rental income



The right location is one of the most important factors when investing in overseas property. Also high on the list of key factors is a growing local economy, increasing touristic demand, strong government investment, a proven developer and a world-class hotel operator.

Llana Beach Hotel delivers on all of these making it the most exciting and rewarding investment opportunity in the global overseas property market.

Surrounded by stunning beaches, Llana Beach Hotel is the perfect destination for the increasing number of tourists that are looking for a tropical paradise closer to home than the Caribbean.

It is being developed by The Resort Group, a developer you can trust and one with a proven record of delivering high class luxury on the Island of Sal. It will be managed by a world-renowned brand and the global leader in hotel operations, Sol Meliá.

There is also a high level of investment by the government and strict legislation preventing over-development and market saturation. All environmental factors represent low risk to investors too, with no hurricanes or low season to consider.

All of this combines to create a truly unique investment opportunity capable of delivering exceptional long-term returns.





THE PUREST INVESTMENT RETURNS

Llana Beach Hotel offers investors an unrivalled opportunity for consistent, sustained and equitable rental returns.

- All investors will automatically qualify for the Llana Beach Hotel Rental Scheme managed by Sol Meliá, the largest resort operator in the world
- The Hotel Rental Scheme offers a consistent level of return for all investors
- In addition to the rental returns, the Hotel's superior quality, its ideal beach-front location combined with the growing popularity of Sal Island, provides the perfect ingredients for excellent capital growth
- That means you're not just buying an overseas property, you're investing in the finest beach-front hotel in one of the most thriving tourism markets in the world

Llana Beach Hotel offers a unique opportunity for a substantial and sustained return on your investment. Purchasing one of the 601 luxurious Hotel Suites entitles you to a share of revenue derived from the touristic activity of your chosen property.

In order to ensure a fair and equitable distribution of revenue to owners, all Hotel Suites will be operated on a rotational basis so that each property experiences a similar level of occupancy. This will also ensure servicing and maintenance is consistent across the Hotel.

In addition to the rental income, property owners will also benefit from excellent capital growth potential. Llana Beach Hotel sits on prime beach-front land in the heart of one of the most exciting and rapidly growing tourism markets in the world. Demand for property in Cape Verde is anticipated to grow in line with the significant increase in tourism, creating an excellent level of growth in property values.

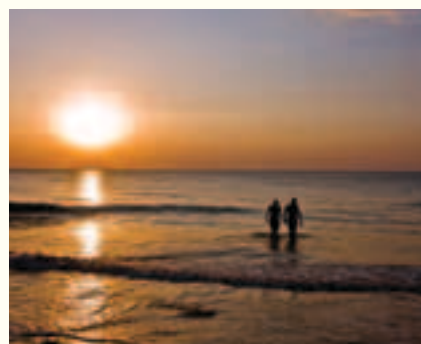
Plus, the overall commercial success and occupancy level of Llana Beach Hotel is underpinned by a 'minimum' 15 year management agreement with the world's leading resort hotel operator, Sol Meliá.



PURCHASE THROUGH YOUR PENSION

Invigorate your pension and enjoy an enriched retirement with a SIPP funded purchase on Llana Beach Hotel.

In recent years the pensions market has been undoubtedly in decline. Many people are now faced with a shrinking pension balance and the prospect of a delayed and less attractive retirement income.



This has led to an increasing number of people utilising a Self Invested Personal Pension (SIPP).

Not only does a SIPP deliver considerable tax advantages, it also allows you to take control of how your pension is invested for the future. This means you can take advantage of new and

alternative methods of pension investments that can deliver far greater returns than the more conventional schemes.

One such opportunity is to utilise a SIPP to fund the purchase of a luxurious Hotel Suite on Llana Beach Hotel. If you have a declining pension or you simply have concerns over its level of performance,

then you can transfer these funds into a SIPP and from there you are free to invest because Llana Beach Hotel meets the full regulatory criteria of a SIPP compliant investment.

We have enlisted the services of some of the UK's leading pension and investment experts to give you qualified advice in order that you can make an informed decision on the best course of action for your retirement. They will assess your current pension fund/s and then, if appropriate, transfer any pensions from previous employment, businesses and/or funds from other personal pension schemes.

All you have to do is select the Hotel Suite you'd like to put into your pension fund and we'll do the rest. You can also purchase a 50% share of a hotel suite or alternatively enter a pension trust with other related parties, if your pension is insufficient to purchase outright. A SIPP funded purchase on Llana Beach Hotel will allow you to take more control of your future retirement plans.





YOUR DREAM OVERSEAS PROPERTY IS WITHIN REACH

You no longer have to dream of owning a luxurious overseas property; you can make it a reality and fulfil your investment aspirations at Llana Beach Hotel.

The lure of indulging in a more luxurious lifestyle as well as the attractive levels of return on offer means the dream of owning an overseas property is high on most people's wish list.

In recent years the tough economic climate has made this harder to achieve with many people left disappointed by their return on cash savings, the level of equity in their existing properties or the performance of other investments.

However, strong emerging economies have created new investment opportunities that offer excellent returns and Cape Verde is one such destination.

Therefore, an investment in Llana Beach Hotel can deliver the returns you are looking for and it is far more accessible than you might think; it is not exclusively for wealthy or expert investors, it is within reach for anyone looking to make their money work harder and establish wealth for the future.

- Invest using cash savings to re-house your existing assets into something capable of delivering a more substantial and sustainable level of return
- Release equity in your existing home or other properties to purchase a luxurious hotel suite that can deliver a far greater level of income and capital growth
- Use a Self Invested Personal Pension (SIPP) to invest, benefit from excellent tax advantages and borrow additional funds against the value of your SIPP



There are many different routes to investing in Llana Beach Hotel and each one of them ensures you get the returns you deserve.

Plus, our flexible payment options, including the co-ownership scheme, means that initial deposits are well within reach, ensuring you can fulfil your aspirations for the future.



THE PAYMENT OPTIONS

Investing in Llana Beach Hotel is easy; we have a range of payment plans to suit every investor and our Hotel Excellence Furniture Package comes free as standard.

- Flexible payment options with deposits starting at only £26,241*
- Discounts available on the property list price of up to 15%
- A “Special Discount” during construction, correspondent to 3% per annum of the initial 45% investment value
- MELIÀ approved Hotel Excellence Furniture Package is free with all payment options
- 5 weeks free personal usage per annum**
- Co-ownership option available

*Based on co-ownership payment option 1

**Not applicable for SIPP purchases

As well as an excellent rate of return, a great investment should also deliver flexibility, choice and value for money.

All of our payment plans have been designed with this in mind, such as our free MELIÀ approved Hotel Excellence Furniture Package.

We also pay an annual “Special Discount” during construction, correspondent to 3% per annum of the initial 45% investment value. This Special Discount will effectively reduce your net purchase price and will be paid in monthly instalments for a period of 3 years or until the completion of the property, whichever occurs first.

To discuss our payment options in more detail, simply contact your chosen agent of The Resort Group.

OPTION 1 - 45%	OPTION 2 - 65%	OPTION 3 - 85%
RESERVATION FEE €2,000	RESERVATION FEE €2,000	RESERVATION FEE €2,000
DEPOSIT 45%	DEPOSIT 65%	DEPOSIT 85% 45% on contract 20% 6 months after contract 20% 12 months after contract
COMPLETION 55% Balance to pay	COMPLETION 5% Discount at completion 30% Balance to pay	COMPLETION 15% Discount at completion No completion balance to pay
ADDITIONAL BENEFITS Annual special discount Guaranteed exchange rate Hotel rental scheme Free Hotel Excellence Furniture	ADDITIONAL BENEFITS Annual special discount Guaranteed exchange rate Hotel rental scheme Free Hotel Excellence Furniture	ADDITIONAL BENEFITS Annual special discount Guaranteed exchange rate Hotel rental scheme Free Hotel Excellence Furniture

Note: Stage payments do not apply to SIPP purchases





THE NEXT STEP TOWARDS TOTAL ENRICHMENT

Choose one of the luxurious Hotel Suites, select the right payment option for you and then sit back and watch your investment grow.

Investing in Llana Beach Hotel is simple and straightforward. We have a network of high quality sales agents on hand in your area to guide you through the entire process. They will help select the right options for you and make sure you secure your dream property.

We also have experienced staff based in the UK, Europe and Cape Verde to offer you any additional help or advice you might need, simply get in touch with us via any of the contact details below.

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Investments made into The Resort Group PLC properties via Self Invested Personal Pensions, or other registered pension schemes, will be delivered unfurnished. Any necessary furnishings and fittings will be supplied, maintained and owned by the Hotel Operator/Management company as part of their overall operation of the resort as a commercial entity. Investment in The Resort Group PLC's freehold properties is not in any way an offer to participate in a collective investment scheme (CIS) as defined in the Financial Services and Markets act 2000 [Section 235].





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