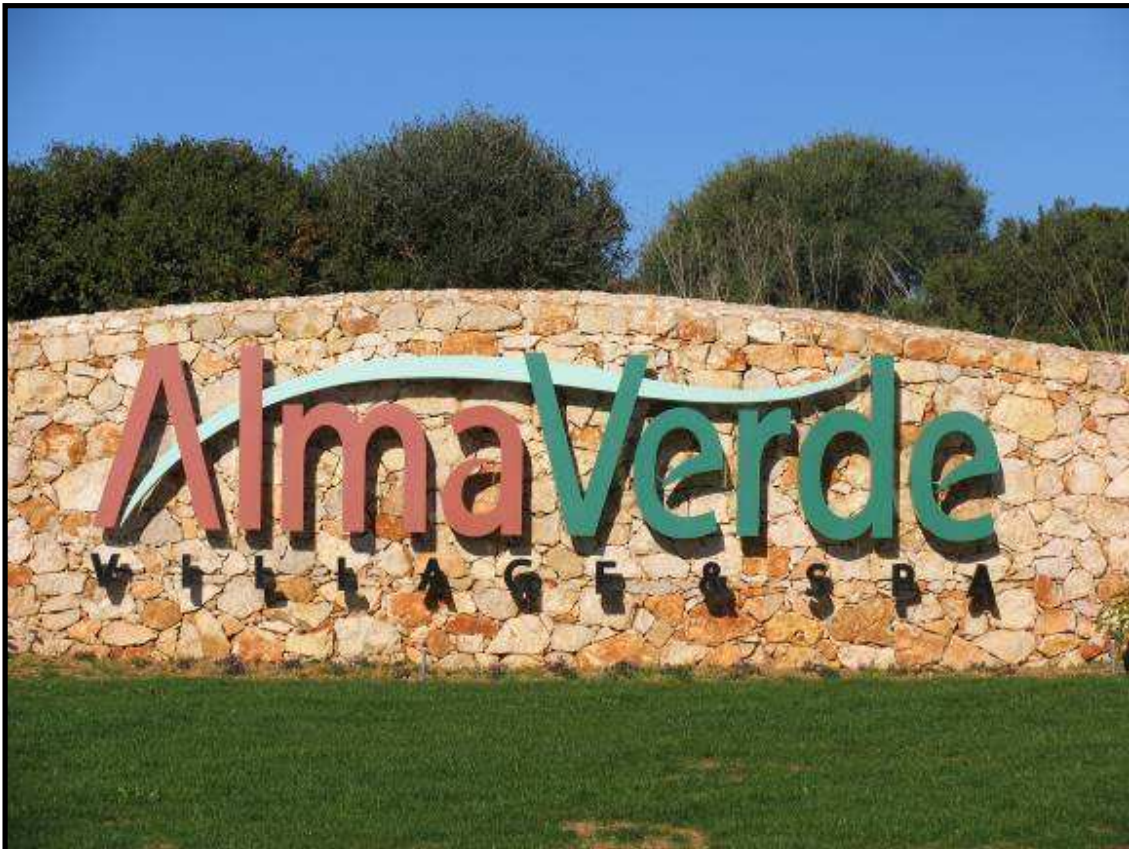




Investment Proposal

AlmaVerde Village & Spa Resort
Western Algarve

A fantastic opportunity to invest in a unique award-winning Village & Spa resort,
with outstanding capital growth prospects.



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1. Introduction

The Parc Investments Group ('Parc') has significant property investment experience of the Portuguese property market and has worked in partnership with the *Elixir Group* (AlmaVerde developers) over many years. Based on this, Parc has been able to secure an unrivalled price and sales structure for a number of superb villas at AlmaVerde, a landmark Spa resort in the up-and-coming Western Algarve.

AlmaVerde offers the perfect combination of an attractive lifestyle with perhaps the strongest investment case currently in the Western Algarve. Work is about to start on the central facilities which include a SPA and Wellness centre which will rival the best that Europe currently has to offer. This phase of development will be complemented by the addition of town houses and apartments to support the SPA and Wellness centre making AlmaVerde a fully functioning destination resort.

This phase of development will radically improve capital growth potential.



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2. Why Portugal?

Parc believes that emerging regions within established markets offer the perfect balance between risk and reward - Portugal provides just such a territory for this investment strategy:

- a. Stable EU economy
- b. Enduringly popular destination for UK investors and holiday makers
- c. General tourism growing especially all-year golf industry
- d. Low finance costs – low mortgage margins pegged to ECB base rate
- e. Flexible mortgage terms - stage payments and interest-only
- f. Established resale market – Parc has an association with Sadlers/ Knight Frank, amongst others
- g. Double tax treaty between Portugal & UK to reduce tax liabilities
- h. Under 3 hours from all UK airports and low flight costs
- i. Over 100 beaches in Algarve alone
- j. Fantastic climate – over 300 days of sun a year in Algarve
- k. Low cost of living and property ownership costs (relative to UK)
- l. Channel 4's 'A Place in the Sun' Number One property destination 2005.

Within Portugal, Parc has identified the Western Algarve as a high quality region with excellent capital growth potential. Stunning natural beauty, intense conservation restrictions, Mediterranean climate, sensitive planning restrictions and the high cost of land all combine to ensure that development volumes are low and quality levels high.

This near perfect combination of natural beauty and imposed conditions, make the Western Algarve an exciting medium and long-term investment prospect as well as a superb place to enjoy.





3. Parc Track-Record

Parc is a specialist property investment group that invests in residential property in the UK and abroad based on extensive regional and development research. In addition to buying for itself, Parc maximises its economies of scale by opening-up investment opportunities to its clients through formal Investment Proposals.

Parc is also developing resorts in Bulgaria and Grenada in the Caribbean.

Further details about Parc are included at Annex A.

4. Investor 'Headline Benefits' - AlmaVerde

- a. Award-winning 'landmark' resort attracting widespread media and investor attention. 2008 winner in 5 categories at the homes overseas awards.
- b. Preferential pricing and purchase structures through Parc.
- c. Prime region to benefit from strong future capital growth.
- d. Stunning villa designs and top quality build quality.
- e. Low density resort.
- f. Strong buyer demand - sales now significantly ahead of construction (75 %+).
- g. Central Spa and leisure complex including swimming pool, sauna, Turkish bath, tennis courts, gym, café, bar, reception, and shop will drive significant capital growth and rental yield. Planning agreed and construction due to start 2008/9.
- h. Innovative purchase structure either in a SPV company or as an individual.
- i. Strong rental profiles with potential for buy-to-let or holiday rental / personal usage.
- j. A full pre and after sales service including set-up, letting and management and, ultimately, disposal.

5. AlmaVerde

Under the direction of an award-winning, environmental architect the Elixir Group is creating a unique new development – AlmaVerde Village & Spa.

The village offers a full range of amenities that serve both as a residential community and as a vacation destination. It comprises plots for one hundred and thirty individual villas, twenty eight townhouses and thirty apartments.

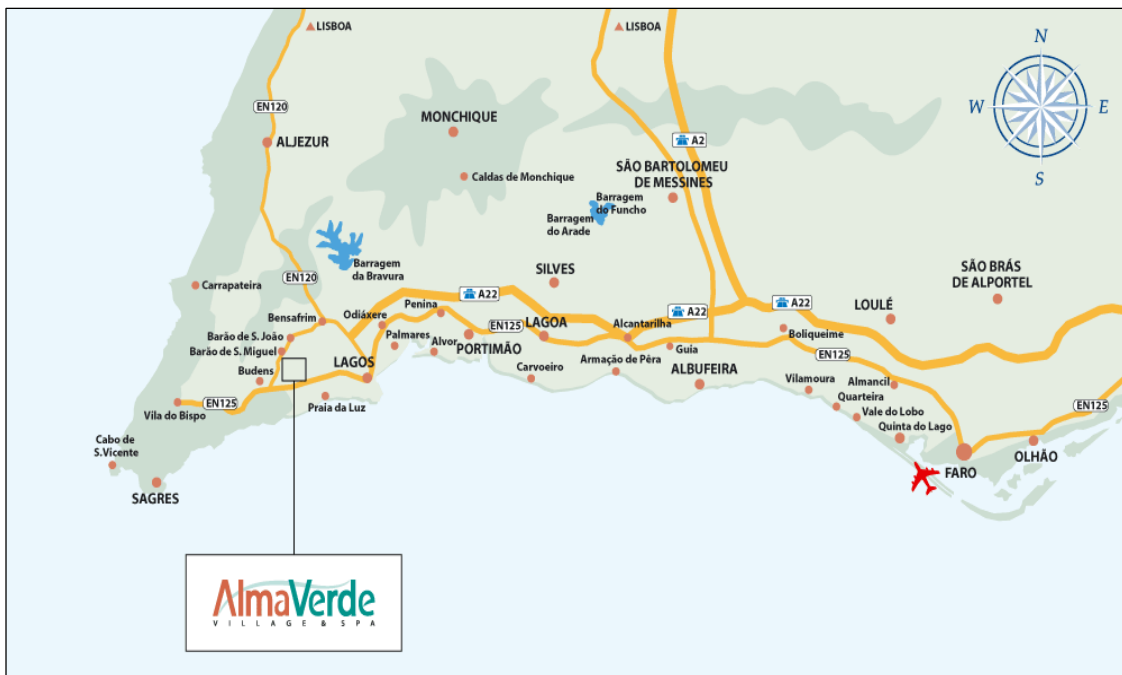
The 36 hectare site, in the heart of the Western Algarve, enjoys an elevated position with sweeping views over the surrounding countryside, with only a maximum of 10% of the total area of the site designated for building. The remainder will be streets and paths, gardens, sports and recreational areas, and parkland.



The detached Villas, each with own private pool feature dramatic double-height interior spaces, galleries and roof terraces. All villas have the option of a unique ‘Cool-house’ climate control system. This is both environmentally friendly and incredibly efficient.

6. Location

AlmaVerde is located 10 km West of Lagos on the EN125 and, with the opening of the new motorway extension to the western Algarve, the journey time from Faro International Airport to AlmaVerde is now under 60 minutes.



The picturesque fishing village of Burgau is just three minutes by car, while the historic port of Lagos, with its colourful markets, attractive marina and vibrant nightlife, is only ten minutes away.

Faro is within a 3 hour flight of every major European city. There are frequent and inexpensive scheduled and charter flights from London's airports to Faro. The flight takes two and a half hours. There are also direct flights from many other UK airports. Scheduled operators include British Airways (GB Airways), TAP, Easyjet and Monarch Airlines. Charter operators include Air 2000 and Monarch Airlines. Aer Lingus, Luxair & Ryanair also fly between Dublin and Faro.

7. Western Algarve

The beaches of the Western Algarve are among the most beautiful and least crowded in Europe. They are also in large part fully protected by the Costa Vicentina Natural Park. This park embraces over one hundred and fifty km of the unspoilt coastline and offers a wealth of cliffs and ravines, sand dunes and heath lands, and flora and fauna. AlmaVerde directly overlooks the park.



The capital of the Western Algarve is the colourful and historic Lagos. With its award winning Marina and historic architecture and squares (Inc the 'slave market'), it is a magnet for visitors all year round. The markets display a wide variety of fresh produce and the pavement restaurants serve locally caught seafood at surprisingly reasonable prices. In the evening, the narrow cobbled lanes come alive with people watching the street performers and thronging the bars that stay open until late.

a) Climate

The Western Algarve enjoys a Mediterranean climate, with hot dry summers and mild winters. In the summer, the heat is moderated by cooling north westerly Atlantic breezes.

The region enjoys an average of over 8 hours of sunshine per day, or 3,000 hours of sunshine annually. The period from the end of May until mid-September is dry, with only 6% of the annual rainfall occurring during that period. Most of the rainfall occurs between November and February. The annual rainfall averages 515 mm with a mean annual temperature of 17.9°C. Average maximum and minimum daytime temperatures for the region are as follows:

	JAN	MAR	MAY	JUL	SEP	NOV
MAX°C	15	18	22	28	25	19
MIN°C	9	11	14	19	18	13
MAX°F	60	64	71	83	78	66
MIN°F	48	52	58	67	65	55

b) Beaches

The beaches of the Western Algarve are, perhaps, the regions best kept secret!



Praia da Luz is an attractive resort just West of Lagos, with a wide sandy bay set between rugged cliffs. In the summer you can water ski, rent jet skis, windsurfers and sailing dinghies, or take a ride on a banana boat. There is a year-round scuba diving centre and plenty of bars and restaurants.

Further West, Burgau and Salema are traditional fishing villages with sandy beaches, beachside bars and restaurants. Burgau is only 2km from AlmaVerde. Between them lie

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the quieter beaches of Cabanas Velhas and Boca do Rio, where an underground river discharges into a small estuary and once provided enough fresh water for rice paddies.

To the West of Salema lie the beaches of Figueira, Furnas, Ingrina, Zavial and Martinhal, each with its own unique character and charm.

The headland between the beaches of Castelejo and Cordama on the far side of Vila do Bispo is a favourite launching spot for paragliding. Surfers in search of long Atlantic rollers gravitate to the vast, sandy expanse of Praia do Amado near Carrapateira (20km from AlmaVerde). Line fishermen, too, find these west coast beaches and rocky outcrops a rich hunting ground for many types of fish, including sea bass, sea bream and mackerel.

In addition to these beaches, numerous others exist – many almost totally private and virtually deserted even at the height of the summer. All are protected by the Costa Vicentina Natural Park.

8. Prices and Availability

Please contact a member of the Parc team for availability and pricing.

There are a number of different tax efficient financial structures through which to acquire Villas and these can be discussed with potential buyers at the first consultation.

9. Tax Issues

For tax advice investors are encouraged to contact the Parc nominated fiscal representative in Portugal. As a general principle, however, the UK and Portugal have a 'Double Tax Treaty' in place which enables UK investors to off-set Portuguese tax liabilities / withholdings against UK liabilities.

10. Reservation Procedure

For further information and/ or to reserve a property, please contact Alex Harston on 0870 877 0101 or alexharston@parcinvestmentsgroup.com



Annex A - Background to Parc Investments Group

Parc is a UK based property company(s) that specialises in developing and investing in residential property in the UK and abroad.

Since incorporation in 1997 Parc has grown substantially and has negotiated and secured over €65M of property transactions both in the UK and abroad over the past 18 months both for its own portfolios and those of its clients.

It currently specializes in four regions: UK, Portugal, Bulgaria and Grenada.

Investment Principles

Parc has built its reputation on a deep-rooted understanding of the supply/ demand and risk/ reward forces that drive property markets. Having conducted thorough research into region and product, Parc then looks to secure a number of key investment requirements for itself and its clients:

- Prime location
- High quality developments
- Significant discounts on market values
- Innovative financial structures (minimising buyer capital where ever possible)
- Strong capital growth prospects – though region and resort
- Robust rental income profile
- Affordable ownership and maintenance costs
- Defined exit strategy

To achieve these benefits, Parc either partners established developers or acts as the principal developer in its own right. Either way, Parcs commitment to quality of service and product will be paramount.

Parc also invests side-by-side with its clients as a demonstration of its commitment to all its projects throughout the life-cycle of the investment.

Clients Support

Parc fully understands the detailed process of buying abroad and has built a network of tried and trusted partners and advisors in each region to assist Parc clients throughout the buying process. These partners offer all the key services: legal, fiscal/ tax advice, mortgages, life assurance, property set-up, letting, management, and (ultimately) disposal.

To help explain the buying process, Parc clients are sent a **Buyer's Check-List** on reservation of a property. This explains the purchase process and details all of the

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contact details required. In addition, clients are also encouraged to speak to any of the Parc team throughout the purchase process if further information or help is needed.

Wherever possible, Parc's economies of scale and scope have been translated into preferred rates for Parc clients.

General

Parc's application of clearly defined Investment Principles and its focus on client satisfaction are, perhaps, what drives its enviable repeat and referral rates amongst its clients.

For further information about Parc and its services, or up-to-date details of other investment opportunities, please visit the Parc site or contact the main office.

Annex B - Terms and Conditions

The Parc Investments Group is the trading name of Parc Investments Limited (Company Number 3483633) registered to: 1 Gillingham House, Pannells Court, Guildford GU1 4EU. Henceforth, in all communications, it will be referred to as 'Parc'.

The following terms and conditions apply to all client dealings with Parc:

- All information sent to Parc clients is private and confidential and clients must not discuss with any third party unrelated to the agreement between themselves and Parc.
- There is no obligation to purchase property through Parc. However, Parc is allowed to contact its clients when suitable property opportunities arise.
- If after formal reservation a purchaser fails to comply to the reservation conditions the Finders Fees is non-refundable.
- Any Reservation Deposit required by a vendor is non-refundable.
- Exchange of contract must occur no later than 28 days from receipt of contract by a client's solicitors, unless otherwise stated. Failure to do so could result in a vendor withdrawing a property and a reservation fee being lost.
- Under no circumstances should a client contact a developer (or its agent) directly regarding properties offered by Parc other than to confirm information specific to a reserved property i.e. floor plans, specifications etc.
- Should a property, initially offered to a client of Parc, be purchased directly through a developer (or its agent), clients will automatically become liable to pay Parc an Introduction Fee of 5% + VAT of the contract price of the property.
- Parc takes all reasonable care to ensure that the information contained in all of its documentation is accurate. All details provided are for guidance only and any investment models, cost projections, photographs, floor plans, sizes and



specification are subject to changes and only give a general indication of the property. Parc cannot warrant the accuracy, adequacy or completeness of the information and expressly disclaims liability for errors or omission therein.

- Parc is an appointed agent acting as an introducer between property buyer and property vendor. As such Parc cannot take responsibility or liability for the policies or actions of its partners, agents, sub agents or property developers. Should there be any default between any of these parties in their obligations to one another, Parc shall work as an intermediary but cannot be held liable by any party for the actions of another party.
- All purchase prices are correct at time of going to press but may be affected without notice by a vendor.
- Parc reserves the right to terminate the relationship between the client and Parc at any time.
- It is the responsibility of the purchaser to take such legal and financial advice as they think fit bearing in mind the nature of the investment. Parc cannot be held responsible for any decision made by buyers with regard to any purchase.

The information in this document is confidential and may be legally privileged. Any unauthorised use, disclosure, copying or printing of the contents is prohibited and may be unlawful. Any opinions expressed in this email and/or attachments are those of the author and do not necessarily reflect the opinions of the Parc Investments Group ('Parc'). We will not accept responsibility for any commitments made by our employees outside the scope of our business. Parc has taken reasonable care to ensure that the information contained in this document is accurate. We cannot warrant the accuracy, adequacy or completeness of the information and expressly disclaim liability for errors or omission therein. Parc does not take responsibility or liability for the policies or actions of its partners, agents, sub agents or property developers. Any financial or legal advice given in this e-mail may not be relied upon in connection with any investment.

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