

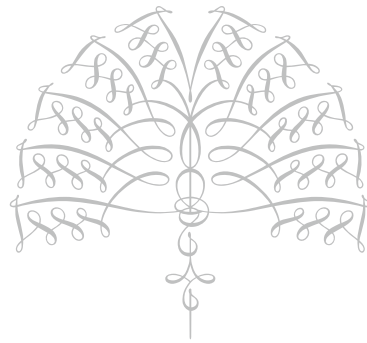
RAFFLES

ESTATES
PRASLIN

FACT SHEET AND FREQUENTLY
ASKED QUESTIONS

PRASLIN, SEYCHELLES





FACT SHEET



OVERVIEW

Located at the northeast tip of Praslin Island, the second largest island in the Seychelles, the Raffles Estates free-standing homes will be pleasantly secluded yet conveniently adjacent to the Raffles Resort. With 500 meters of direct beachfront land, spa and leisure facilities, restaurants and only 15 minutes drive from Praslin airport, this resort will surely be a sought after destination - private, relaxing, close to nature, and offering the heartfelt and gracious service for which Raffles is renowned.

LOCATION

The Seychelles is an archipelago nation of 115 islands in the Indian Ocean, some 1,500 kilometers (930 mi) east of mainland Africa, northeast of the island of Madagascar. Praslin is the most elite and tranquil of the islands.

FACTS

Product Quantity:

- ⌘ 14 free-standing homes on secluded lots

Product Type:

- ⌘ Estate homes with freehold ownership

Offering Details:

- ⌘ 6 - 3 Bedrooms with 325 (M2)
- ⌘ 6 - 4 Bedrooms with 460 (M2)
- ⌘ 2 - 5 Bedrooms with 550 (M2)

Resort Amenities:

- ⌘ Private beach
- ⌘ Raffles Amrita Spa
- ⌘ VIP airport arrival and transportation
- ⌘ Golf cart transportation within the resort
- ⌘ Customized provisions supplied to Raffles Estates owners
- ⌘ Two restaurants including a “kitchen theatre” style main dining room and beachfront seafood dining
- ⌘ Pool bar and lobby bar

WATG ARCHITECTURAL DESIGN

Over the course of the last six decades, WATG has become the world's leading design consultant for the hospitality, leisure and entertainment industries.

Having worked in 160 countries and territories across six continents, WATG has designed more great hotels and resorts than any other firm on the planet. Many of WATG's projects have become international landmarks, renowned not only for their design and sense of place but also for their bottom-line success.

Website: www.watg.com

WILSON ASSOCIATES INTERIOR DESIGN

Wilson Associates is consistently named as one of the top interior design firms by industry professionals for their simple designs that seek to incorporate a geographical flavor to each project using local craftsmen, artisans and artists. The firm is not known for a specific "style" or "look" but rather for their research in local, cultural influences they incorporate into their design of furniture, lighting, carpets and fabrics.

Website: www.wilsonassoc.com

THE RAFFLES BRAND

Raffles Hotels & Resorts epitomizes enchanting experiences, embodying global sophistication and residential charm. Each is exclusive, intimate with a distinctive sense of place, imbued with heartfelt service that is intuitive and unobtrusive "like a gentle breeze". Creating sensory journeys and captivating discoveries, Raffles is where guests arrive as residents, leave as friends and return as family.

Today, the Raffles name spans across the globe from exotic destinations to vibrant cities. Rated as among the best in the world, its hotels and resorts are often described as one of a kind and not one in a line and are elevated as legends and landmarks, beyond mere hotels and resorts.

Raffles Hotels & Resorts is owned by FHRI Holdings Limited, a leading global hotel company with 98 hotels and resorts worldwide under the Raffles, Fairmont and Swissôtel brands. The Company also manages Fairmont and Raffles branded Residences, Estates and luxury private residence club properties. For more information, please visit www.raffles.com.

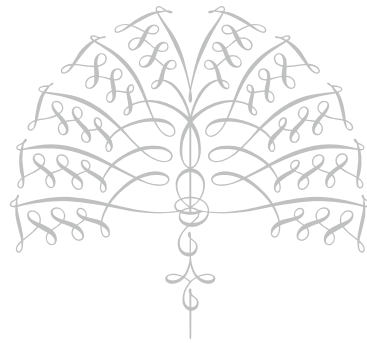
ABOUT KINGDOM HOTEL INVESTMENTS (DEVELOPER)

Kingdom Hotel Investments (KHI) is the lead developer of the Raffles Estates Praslin and is a leading international hotel and resort acquisition and development company focused on high growth emerging markets such as the Middle East, Asia, and Africa. The company has ownership interests in 23 properties in 17 countries, including 22 operating hotels and resorts, and four hotels and resorts currently under construction.

ADDITIONAL INFORMATION

Additional information can be found at www.seychellesraffles.com

This is not intended to be an offering or solicitation for sale in any jurisdiction where the relevant project is not registered in accordance with applicable law or where such offering or solicitation would otherwise be prohibited by law. The contents of this brochure are for illustrative purposes only. Neither Kingdom Hotel Investments, its representatives, agents, consultants, subsidiaries, affiliates or their respective employees warrant or assume any legal liability or responsibility in any way for the accuracy, completeness, or usefulness of any information or illustrations contained within this advertisement and reserve the right to make revisions to the same. Raffles does not make any representations or guarantees with respect to the residential interests of the Resorts and is not responsible for the Developer's marketing practices, advertising, and sales representations. Raffles brand name and trade marks are used under license. Raffles does not make any representations or guarantees with respect to the project and is not responsible for Kingdom Hotel Investments' marketing practices, advertising and sales representations.



FREQUENTLY ASKED QUESTIONS

Frequently Asked Questions*

What is the Payment Schedule?

- ⌘ 20% at Signing
- ⌘ 15% at Foundation
- ⌘ 15% at Superstructure
- ⌘ 50% at Completion

What are the Tax and Closing Costs?

- ⌘ Stamp Duty- 5%
- ⌘ Processing Fee- 1.5%
- ⌘ Sanction Fee- 3.5%
- ⌘ Notary Fees- 1.5%

What are the Homeowners Association (HOA) Fees?

Fees will be approximately 1.0% to 1.5% of the home purchase price based on the information available today. The fees will be billed bi-annually. A comprehensive list of specific fees and residential services included will be provided separately.

Is Foreign Approval required in the Seychelles?

Yes, there is a foreign approval process necessary when purchasing property in the Seychelles. Detailed information will be provided.

Is the property Freehold or Leasehold?

The Raffles Estates Praslin will be purchased as a freehold property.

What is the structure of the Rental Program?

Raffles Residential ownership includes the opportunity to benefit from the strength of a well orchestrated Marketing effort through a world-class luxury hotel brand by participating in the Raffles Hotel Rental Program. The revenue participation is shared 60% to the Hotel owner and 40% to the Residential owner. Yearly personal usage is determined by the residential owner.

Am I entitled to participate in the Raffles Reciprocal Use program?

Raffles Residential Owners automatically gain access to the Raffles Reciprocal Use Program. The program allows an Owner to annually trade an eligible week for time at a Raffles or Fairmont property worldwide. The number of weeks which may be exchanged and the “trading power” (“Access Index”) of that week are determined annually. Owners may gain time allotment for stays at any eligible Raffles Residence Club, Raffles Residence, Raffles Estates, Raffles Hotel or Resort, or Fairmont Hotel or Resort according to the terms of the exchange program. Upon arrival at a selected hotel or resort destination, an Owner will receive a complimentary room upgrade upon check-in based upon availability during the duration of the owner’s stay. Alternatively, an Owner may request a confirmed upgrade at the time of the trade request upon payment of a special owner nightly rate for each upgrade level being requested. The Owner Services team is available to assist Owners with all such requests.

Am I entitled to participate in the Raffles Ambassadors program?

All Owners become Raffles Ambassadors, an exclusive “by invitation only” recognition program, that is designed to reflect an Owner’s individual travel preferences and offer the highest level of enhanced service within Raffles Hotels & Resorts. Raffles Ambassadors Club provides valuable benefits from guaranteed hotel room upgrades to exclusive invitations to attend once-in-a-lifetime Raffles events. The Raffles Ambassadors experience begins the moment an Owner arrives at any Raffles hotel or resort property and continues throughout their stay. In addition, their status entitles them to exclusive offers and travel opportunities that are of personal interest. The Raffles Ambassadors program reflects your status as a Raffles Residential Owner and is designed to exceed expectations. The following are among the many Raffles Ambassadors benefits currently available to Members at Raffles Hotels & Resorts:

- ⌘ Guaranteed room availability with 48-hour advanced notice
- ⌘ Guaranteed room upgrade to next available room category
- ⌘ Surprise gifts for special occasions
- ⌘ Complimentary breakfast
- ⌘ Complimentary wardrobe pressing
- ⌘ Complimentary non-alcoholic beverages from the residents bar
- ⌘ Complimentary 15-minute head and shoulders massage at Raffles Amrita Spa
- ⌘ Exclusive invitations to once-in-a-lifetime Raffles events
- ⌘ Reciprocal Fairmont President’s Club Benefits

* All information provided above is subject to change.

