

AQUA
B O R A C A Y



Aqua...

Aqua is an absolute beachfront development of just thirty eight beautifully designed and superbly sophisticated luxury residences and high end resort facilities including two oversized guest infinity pools, a cafe bar and restaurant and also a spa and fitness studio. Aqua is a genuine international five star resort which is the very type of accommodation in shortest supply, but with the highest demand, on the postcard-perfect tropical island of Boracay.

At the moment there is only one other genuine five star hotel on the island which is the Shangri La, but that is not walking distance from the two most popular beaches on Boracay (Bulabog and White Beach) so represents a serious compromise for discerning tourists as they are forced to travel by minibus every time they wish to dine out or explore any of the island's attractions.

Aqua will perfectly fill the very clear gap in the market for the best of five star luxury accommodation set within the most popular area of the island.



Boracay as an Investment Destination...

Boracay is a massively in-demand resort island and has been the popular choice for those seeking paradise for over twenty years already - it is not a "new" or "up and coming destination" and has long been the favorite of expats and tourists from the SE Asian region but also with global travelers - especially Americans who have a strong bond with the Philippines dating back from their military relationship with the country.

The island is going from strength to strength with two great accolades this year having been voted as 'The Best Island in the World' by Travel and Leisure magazine and also 'Best Beach in the World'.

Boracay enjoys an all year round tourism season and the island has seen an increase in visitor arrivals year on year for much of the last decade. It is the jewel in the Philippines' tourism crown attracting international visitors as well as the wealthy and ever growing group of middle class of Filipinos who visit the island several times a year from Manila for public holidays. Christmas, Easter, school holidays and Chinese New Year are always met with a serious shortage of accommodation with hotels operating at 100% occupancy - travelers are well advised to book for these peak times months in advance.



Boracay Airport upgrade news...

One of the most exciting developments on Boracay investment-wise is the upgrading of the airport from domestic to international status. The project to modernize the airport facilities and to extend the runway is already well underway and in early 2014 the airport is tipped to be ready to accept direct flights from all major Asian gateway cities - including Hong Kong, Singapore, Shanghai, Seoul and Tokyo.

Currently Boracay airport (known as Caclan) has many regular flights every day to and from Manila so international travelers have to connect in Manila, however there is another airport which also services Boracay island called Kalibo, and in March 2012 a direct flight commenced from Kalibo to and from Hong Kong. This increased ease of access to Boracay and is already having a significant effect on tourist arrival numbers.

The time is right for investment into Boracay - the island is well established with a very well established tourism track record, and yet real estate prices have not yet taken into account the island's transition to a luxury destination complete with an international airport.

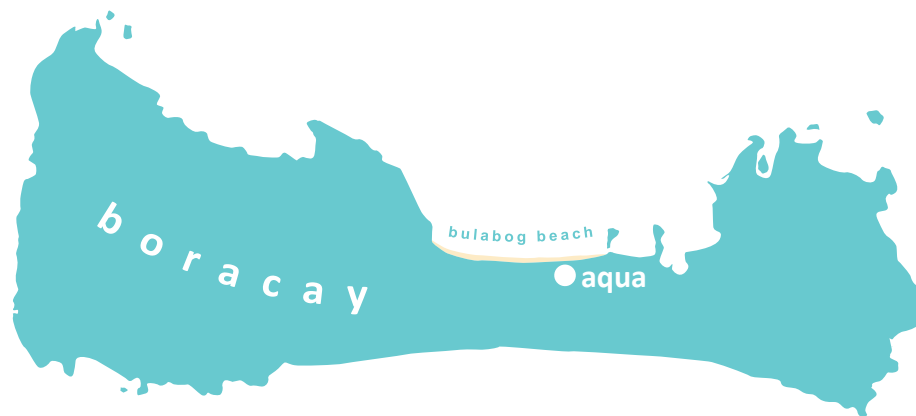
Investors can expect serious capital gains over the coming two to five years as the island's airport upgrade and overall gentrification play out.



Aqua's perfect Beachfront Location...

Aqua is perfectly located, nestled in the heart of the picturesque Bulabog Beach. Bulabog has long been a mecca for wealthy adventurers from all over the world who come to kite surf. The kite surfing season runs from the end of November to the middle of March and during this time Bulabog beach is at its busiest - with a lively atmosphere and plenty of events, investors can be sure to have close to 100% occupancy during these few months. For the rest of the year Bulabog beach enjoys calm waters and a more relaxing environment and so attracts the island's leisure seekers who prefer this side of the island as the other side (where White Beach is located) then tends to have the windier conditions.

As a result of the popularity of kite surfing, Aqua will enjoy a 52 weeks a year tourism season whereas other resorts would find that the windy conditions result in lower occupancy - therefore Aqua represents the ultimate resort investment as what would usually be considered low season will deliver super peak season results!





A little bit about The Team...

We are delighted to share with you who is behind the project - an impressive collaboration of seriously talented super human beings!

Design Team - the design team is a company called YOO (www.yoo.com) which is spearheaded by legendary designers Philippe Starck, Jade Jagger and Kelly Hoppen. All world class talents who turn everything they touch to gold! This collaboration with Aqua will be announced soon and it is signed. This is a very big reason to be looking at Aqua now. The value will increase and the prices of the real estate will soon too once this news hits the media. YOO will bring their "jet set" influence to Aqua making it the most fashionable and sought after real estate seen so far in the region. YOO are signed up to rebrand the project, upgrade the interior design and also to manage the hotel branding on an ongoing basis. Having this team so heavily involved in Aqua is simply an incredible value-add.



Investment Partner - Aqua is backed by industry legend Peter Simon who founded retail chains Monsoon and also Accessorize back in the 1970's - both retail outlets are now global enterprises with stores in 68 countries around the world, making Peter one of the retail industry's most successful fashion pioneers of our time. This is clearly a great partner for the project.

Developer - The head of the development company has an unrivaled wealth of experience on Boracay. His name is Marco Biggiogero and Aqua is his fourth project on the island. He is an Italian national who brings a great deal of gravitas, know-how and experience to Aqua.



Project Timings...

Although Aqua has only just been released to the market for real estate sales, construction is well underway (showing clearly that the developer is not at all reliant on property sales to fund construction). The model units are already completed so any investors wishing to view the site and to inspect these completed properties are very welcome - please kindly let us know so that we can assist with planning your trip to Boracay. In phase one, which is nineteen properties, the construction is already up to roof height and will be completed within 12 months, and for phase two the construction will commence at the end of this year (2012) and will be complete at the end of 2013.

Aqua is scheduled to open as a gorgeous five star luxury resort in the Spring of 2014..



Pricing and Availability...

The property prices in Aqua are currently extremely reasonable, given the absolute beachfront location and the fact that Aqua will operate as a sophisticated five star luxury resort. They range from \$255k usd and up which will purchase a stunningly furnished one bedroom beach home of approx eighty square metres... there are also two bedroom properties available and also one or two penthouses!

Please kindly request the availability of phases one and two from us - we will be delighted to send you this latest information very promptly and also the floor plans and overall master plan so that you can see where the available properties are located within the resort.



The Payment Schedule for Investors...

Although construction is well underway the payment plan is very gradual and runs right up until 2014 so our investors have plenty of time to complete their payments. Also, the schedule for payments is fairly flexible as the developer is not reliant on property sales to fund construction (which is of course an important comfort), so if you have a specific payment schedule that works for you, please do feel free to propose it and we will do our best to get it approved.

The standard payment plan is as follows:

1. \$2000 usd holding deposit - this is completely refundable for up to 30 days (even if you simply change your mind!)
2. 20% upon the signing the Sale and Purchase Agreements
3. 20% upon completion of the superstructure (the concrete and steel framework and the roof)
4. 20% upon achievement of "lock out" (this means doors and windows in)
5. 20% upon completion of the property
6. 20% upon completion of the resort common areas in preparation for opening



Legal Information...

There are no restrictions for foreigners wishing to invest in Aqua and the ownership structure is a perpetual lease (a never-ending lease in effect). There is also a Condominium Association which all investors must participate in, giving rights over the common areas in addition to their own properties. The structure has been thoughtfully designed to protect all owners interests in their own properties and the resort as a whole.

Foreign investors may buy in their own name(s) without the need for a local partner or company to act as the purchase vehicle.



Those all important Rental Returns...

There is a very well planned rental scheme available to all investors in Aqua whereby you may rent out your residence as part of the resort operations and yet still use it whenever you wish. Participation is voluntary and for the avoidance of doubt there is no limit on owner usage.

Owners in Aqua will benefit from a 60% share of the rental revenue which should result in net yields of around 6 to 7% in year one and 7 to 8% in year two and onwards. Demand is high so these rental income forecasts are very conservative. There is also a rental GUARANTEE in place of 5% for 2 years - this is UNCAPPED and so represents the minimum return that owners will receive!

Please kindly request full details on the rental programme if this is something of interest.



Next Steps...

If you would like to find out more about Aqua please do kindly get in touch as we'd be very happy to email further information or to perhaps schedule a call or a private meeting to discuss this exciting and unique opportunity in greater detail.

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