



TROY PROPERTY INVESTMENT LTD

Introduction & Fact Sheet

hotel
INDIGO

St. Kitts and Nevis





TROY PROPERTY INVESTMENT LTD

St. Kitts and Nevis - Land of Opportunities

The Federation of St. Kitts and Nevis (St. Kitts) is a twin-island nation located in the British West Indies. It is situated about 1,300 miles southeast of Miami, Florida and is approximately 50-70 miles from St. Barts, St. Maarten and Anguilla. This English speaking country obtained independence from the UK in 1983 but remains a member of the British Commonwealth.

St. Kitts has a population of c.50,000 and boasts a 95% literacy rate. This island has a land area of c.65 sq mi, being approximately c.18 mi long and on average c.5.0 mi wide. The GDP of St. Kitts is c.US\$ 550 million and the currency, the East Caribbean Dollar, maintains a fixed exchange rate of 2.7 to the US Dollar. St. Kitts enjoys a politically stable and democratic government

St. Kitts allows for individuals to acquire citizenship through a government sponsored investment program. Those meeting the requirements of the program are rewarded with full citizenship, including a passport and the right to permanently reside and work in St. Kitts. This is the oldest economic citizenship program of its kind globally and has been in place since 1984.

One route to citizenship is for applicants to make a minimum investment of US\$ 325,000 (plus associated government fees) in a government approved real estate development program. The other alternative is to make a donation to the government's Sustainable Island State Fund.

St. Kitts Citizenship - Investor Benefits

- Citizenship for life, including an unlimited number of eligible dependents, passed down to generations (applicants do not require to visit or reside on the island)
- Passports are issued in approximately 120 days of filing an application
- Tax free income, capital gains, gift, wealth and inheritance tax
- Visa Free Travel to over 155 countries including: Austria, Belgium, United Kingdom, Canada, Denmark, Finland, France, Germany, Italy, Greece, Luxembourg, Netherlands, Portugal, Spain, Sweden, Switzerland and most British Commonwealth countries
- Full residency status and the right to work in St. Kitts with Postal address
- Dual citizenship is permitted and open to all nationalities without the requirement to notify the applicant's home country as per the law of St. Kitts
- Business haven with a generous tax regime and where the currency is pegged to the US dollar. Additionally, trade with Canada is tax free, while trading in the Caribbean is duty free
- Family security is ensured as the spouse, children and elderly parents also obtain citizenship
- Easy accessibility from London, New York, Miami, Charlotte, Antigua, San Juan and various parts of the world





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Troy Property Developments –Your Home, Your Freedom

An investment in our real estate project entitles the buyer to:

- An investment share in a 5 star branded hotel
- Annual income yield from the outset
- Benefits associated with Citizenship of St. Kitts & Nevis
- Security with an international developer and globally recognized brand
- Enrollment in the hotel operator's highest tier loyalty program which offers access to preferred clubs and preferential rates at hotels around the world

Given the annually increasing price for acquiring citizenship stipulated by the government of St. Kitts, it is projected that the investor may sell their investment after 7 yrs to interested parties.

for further information refer to: <https://ciu.gov.kn/real-estate-investment/>

Projected Annual Investment Yield

- Total number of salable shares 733.
- Each share represents 1.36% of the troy property investment assets
- Funds required to secure sustainable island contribution is \$75000
- Return on security investment

Year 4	2.9%
Year 5	2.32
Year 6	3.84%
Year 7	4.22%





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St. Kitts Real Estate Investment & Application Process - A Snapshot

Below is the cost for a family of 4

Overall investment including Application and Government Fees will be as follows:

Fees	Donation Family of 4 (2 children under 16)	Hotel Indigo Family of 4 (2 children under 16)
Due Diligence	US\$ 17,500.00	US\$ 17,500.00
Professional Fees	US\$ 10,000.00	US\$ 10,000.00
Application Form Fee	US\$ 1,000.00	US\$ 1,000.00
Passport Fee (includes service fee)	US\$ 2,200.00	US\$ 2,200.00
Contribution on Approval	US\$ 250,000.00	US\$ 325,000.00
Government Registration Fee	US\$ 60,000.00	US\$ 60,000.00
Total Cost For a family of 4	US\$ 340,700.00	US\$ 490,700.00

* does not include bank DD fees

Benefits

Fees	Donation Family of 4 (2 children under 16)	Hotel Indigo Family of 4 (2 children under 16)
SKN Nationality	✓	✓
Selling Shares After 7 Years	✗	✓
Investment income	✗	✓
IHG Loyalty Card	✗	✓
7 Days Free Accomodation only	✗	✓
Equity share in Hotel Indigo	✗	✓
Tejara Private Banking Account	✗	✓
Algebra Digital Banking	✗	✓
Postal Address	✗	✓

Application Process

Step 1 - Reservation Form

The investor signs a reservation form and submits a deposit of \$32,500 against the investment of \$325,000 to secure their interest in the real estate option for the CBI Program.

Troy Developments can assist the investor with selecting a lawyer and service provider to process their application.

Step 2 - Application Forms & Document Submission

The investor collates the required documents (pls see next page) and completes the required CBI application forms with the assistance of their lawyers. Legal fees and due diligence fees (\$7,500 for the main applicant and an additional \$4,000 for each dependent) must be paid along with the application directly to the lawyer. The investor will execute the Sale & Purchase Agreement at this stage.

Step 3 - Application Processing & Payment

Application processing takes approximately 90-120 days. Upon approval of the application the investor will pay within 7 days, the remaining balance of \$292,500 ; government fees of \$50,000 for the main applicant and \$25,000 for each additional dependent (\$50,000 for each dependent of Applicant between 18–25 years enrolled in higher education or parent above 55 years in age); stamp duty of 5% (\$20,000). Troy Developments will issue an Ownership Certificate to the investor.

Step 4 - Closing and Transfer

Proof of ownership will be submitted to the government and the CBI unit will issue the Certificate(s) of Citizenship and After receipt of Certificate of Citizenship, you may now apply for your St Kitts and Nevis Passport.

This usually takes 2-3 weeks.





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St. Kitts Citizenship & Passport Application

Required Documents

Each applicant will need to provide:

- Certified copy of passport
- Certified copy of national identification card
- 10 original size passport pictures on white background
- Certified copy of birth certificate
- HIV Test Results – less than 3 months old and taken in current place of residence
- Form C1 - Application form
- Form C2 - Photograph and signature certificate form
- Form C3 - Medical certificate (original to be completed by licensed physician)
- Original police certificate from all countries of citizenship and residence for the last 10 years

Documents required from main applicant:

- Original bank reference
- Original professional reference
- Original document proving current address

Certified Documents required where applicable:

- Military documents
- Marriage certificates
- Divorce document
- Change of name documents

All documents must be in English or have to be translated by a certified interpreter and duly notarized and attested.



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Hotel Indigo - Five Year Trading Projection in USD

42 Keys											
Available Rooms Occupied Rooms Occupancy % ADR RevPAR		15,330 9,965 65.0% 350 228		15,330 10,463 68.3% 377 257		15,330 10,881 71.0% 403 286		15,330 11,316 73.8% 430 317		15,330 11,769 76.8% 467 359	
		Year 4		Year 5		Year 6		Year 7		Year 8	
		Projection	%	Projection	%	Projection	%	Projection	%	Projection	%
REVENUE											
Rooms		3,487,575	48.41%	3,943,924	48.7%	4,389,209	49.2%	4,866,053	50.7%	5,495,915	52.1%
F&B Venues		3,157,910	43.84%	3,532,568	43.6%	3,771,222	42.3%	3,845,027	40.0%	4,033,997	38.2%
Events		105,042	1.46%	115,546	1.4%	138,655	1.6%	163,613	1.7%	199,608	1.9%
Others		453,385	6.29%	512,710	6.3%	614,489	6.9%	729,908	7.6%	824,387	7.8%
REVENUE		7,203,912	100.0%	8,104,748	100.0%	8,913,575	100.0%	9,604,601	100.0%	10,553,907	100.0%
DEPARTMENTAL EXPENSE											
Rooms		623,012	17.9%	705,929	17.9%	785,046	17.9%	832,427	17.1%	911,939	16.6%
F&B Venues		2,290,129	72.5%	2,454,989	69.5%	2,588,046	68.6%	2,587,887	67.3%	2,655,679	65.8%
Events		28,361	27.0%	30,147	26.1%	34,076	24.6%	38,318	23.4%	44,438	22.3%
Others		90,677	20.0%	102,542	20.0%	110,608	18.0%	131,383	18.0%	148,390	18.0%
DEPARTMENTAL EXPENSES		3,032,179	42.1%	3,293,607	40.6%	3,517,776	39.5%	3,590,016	37.4%	3,760,445	35.6%
% Change				8.6%		6.8%		2.1%		4.7%	
DEPARTMENTAL PROFIT											
Rooms		2,864,563	82.1%	3,237,995	82.1%	3,604,163	82.1%	4,033,626	82.9%	4,583,976	83.4%
F&B Venues		867,781	27.5%	1,077,579	30.5%	1,183,175	31.4%	1,257,140	32.7%	1,378,318	34.2%
Events		76,681	73.0%	85,399	73.9%	104,580	75.4%	125,295	76.6%	155,171	77.7%
Others		362,708	80.0%	410,168	80.0%	503,881	82.0%	598,524	82.0%	675,997	82.0%
DEPARTMENTAL PROFIT		4,171,733	57.9%	4,811,141	59.4%	5,395,799	60.5%	6,014,585	62.6%	6,793,462	64.4%
% Change				15.3%		12.2%		11.5%		12.9%	
UNDISTRIBUTED EXPENSE											
Administrative and General		287,558	4.0%	320,692	4.0%	324,106	3.6%	319,529	3.3%	332,923	3.2%
Sales and Marketing		72,039	1.0%	81,047	1.0%	89,136	1.0%	96,046	1.0%	105,539	1.0%
IHG Rewards Club Fees		50,118	0.7%	49,698	0.6%	49,698	0.6%	49,698	0.5%	49,698	0.5%
Property Operation & Maint.		550,781	7.6%	616,630	7.6%	587,070	6.6%	679,690	7.1%	586,410	5.6%
Utilities		504,274	7.0%	567,332	7.0%	623,950	7.0%	672,322	7.0%	738,774	7.0%
Management Fee		216,117	3.0%	243,142	3.0%	267,407	3.0%	288,138	3.0%	316,617	3.0%
UNDISTRIBUTED EXPENSES		1,680,888	23.3%	1,878,542	23.2%	1,941,368	21.8%	2,105,423	21.9%	2,129,961	20.2%
% Change				11.8%		3.3%		8.5%		1.2%	
GROSS OPERATING PROFIT		2,490,845	34.6%	2,932,599	36.2%	3,454,431	38.8%	3,909,162		4,663,501	44.2%
Incentive Management Fee		199,268	2.8%	234,608	2.9%	276,354	3.1%	312,733	3.3%	373,080	3.5%
Royalty & Marketing Fee		104,627	1.5%	138,037	1.7%	175,568	2.0%	218,972	2.3%	274,796	2.6%
Services Contribution Fee		122,065	1.7%	138,037	1.7%	153,622	1.7%	170,312	1.8%	192,357	1.8%
Technology Fee		7,681	0.1%	7,681	0.1%	7,681	0.1%	7,681	0.1%	7,681	0.1%
IHG Other Fees		83,226	1.2%	82,813	1.0%	87,351	1.0%	87,032	0.9%	92,414	0.9%
INCOME BEFORE FIXED EXP		1,757,861	24.4%	2,088,279	25.8%	2,486,447	27.9%	2,824,293		3,406,556	32.3%
FIXED EXPENSE											
Property Taxes		52,314	1.5%	59,159	1.5%	65,838	1.5%	72,991	1.5%	82,439	1.5%
Insurance		34,876	1.0%	39,439	1.0%	43,892	1.0%	48,661	1.0%	54,959	1.0%
FIXED EXPENSES		87,189	1.2%	98,598	1.2%	109,730	1.2%	121,651	1.3%	137,398	1.3%
NOI		1,670,671	23.2%	1,989,681	24.5%	2,376,717	26.7%	2,702,642	28.1%	3,269,159	31.0%
FF&E Reserve		72,039	1.0%	162,095	2.0%	267,407	3.0%	384,184	4.0%	422,156	4.0%
ADJUSTED NOI NOV 20, 2024		1,598,632	22.2%	1,827,586	22.5%	2,109,310	23.7%	2,318,458	24.1%	2,847,002	27.0%
No of Shares Forecasted Profit		733	2,181	2,493	2,878	3,163	3,884				
Return on Capital required to secure Sustainable Contribution		75,000	2.91%	3.32%	3.84%	4.22%	5.18%				
Return on Total cost		325,000	0.671%	0.767%	0.885%	0.973%	1.195%				

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