

THE RESIDENCES AT

Secret Bay

DOMINICA, CARIBBEAN

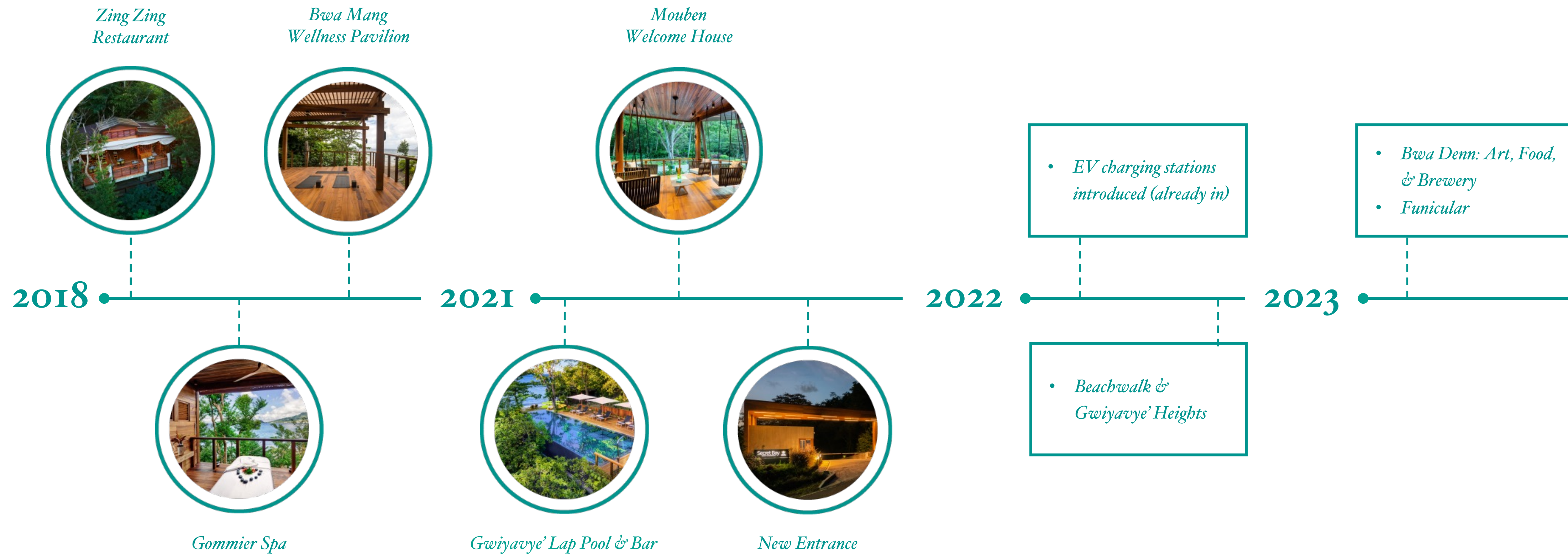


Year-Over-Year Growth

Number of Villas

The Residences at Secret Bay grew its Villa count by 100% between 2019 and 2022 and will again more than double in size by end of year 2024 to a total of 28 villas.



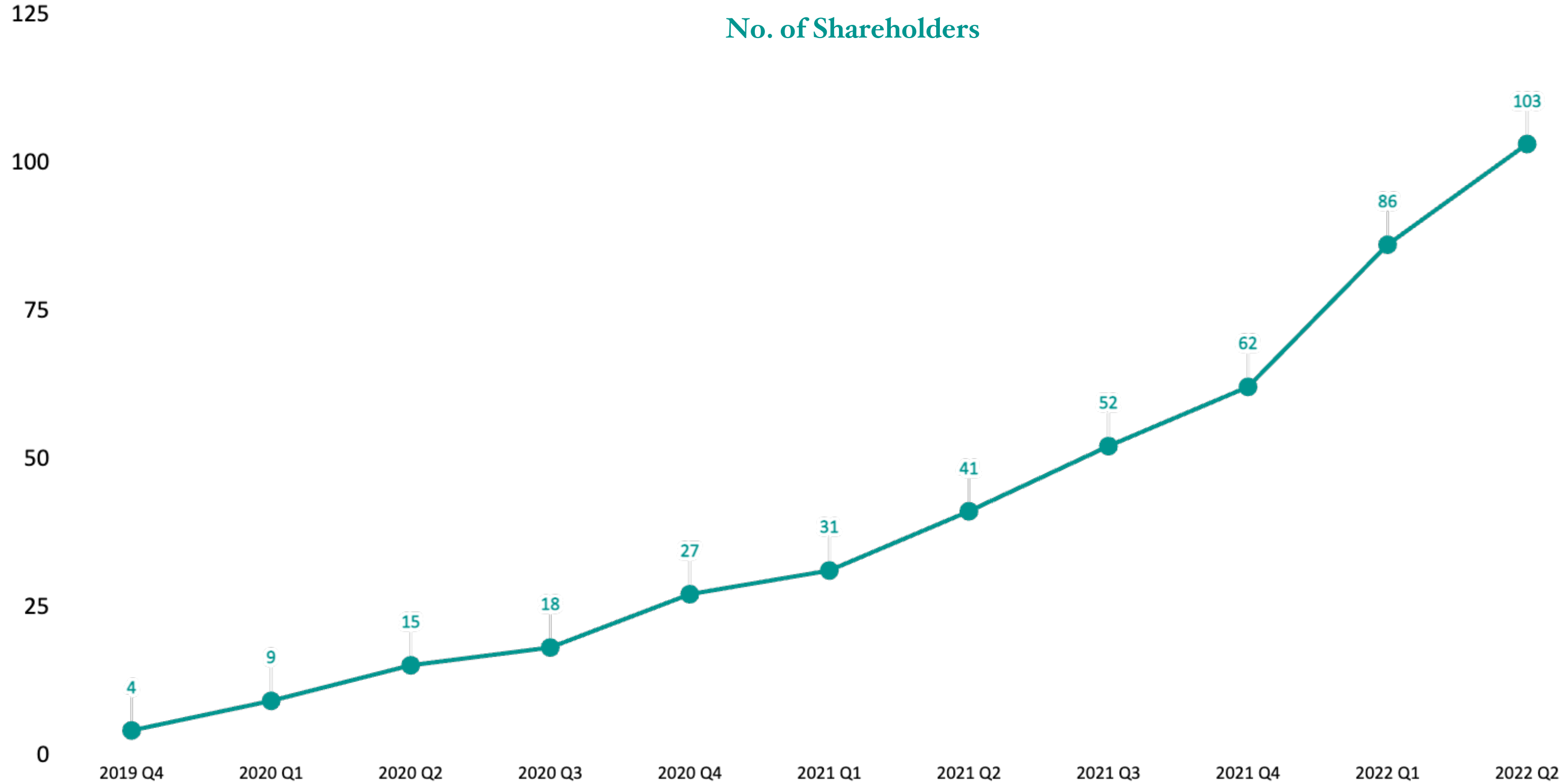


New Amenities

The Residences at Secret Bay has introduced many new state-of-the-art amenities since 2018, including a heralded restaurant, spa, a wellness pavilion, welcome house, lap pool & bar and more. Additionally, several new amenities are under construction including an art barn, boardwalk, floating platforms, funicular and charging stations.

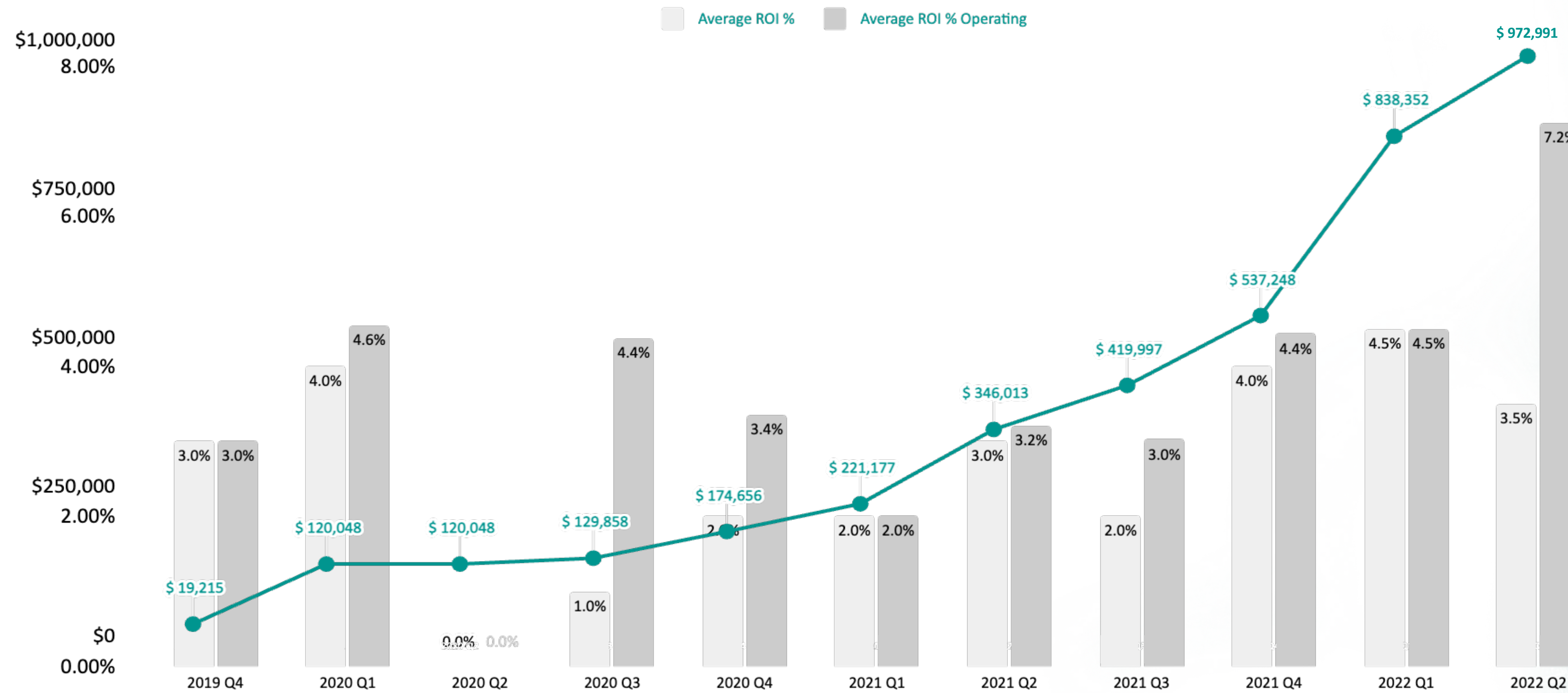
Investor Growth

Between the period of the second quarter of 2021 and the second quarter of 2022, The Residences at Secret Bay grew from 41 CBI investors to 103. A 151% increase.



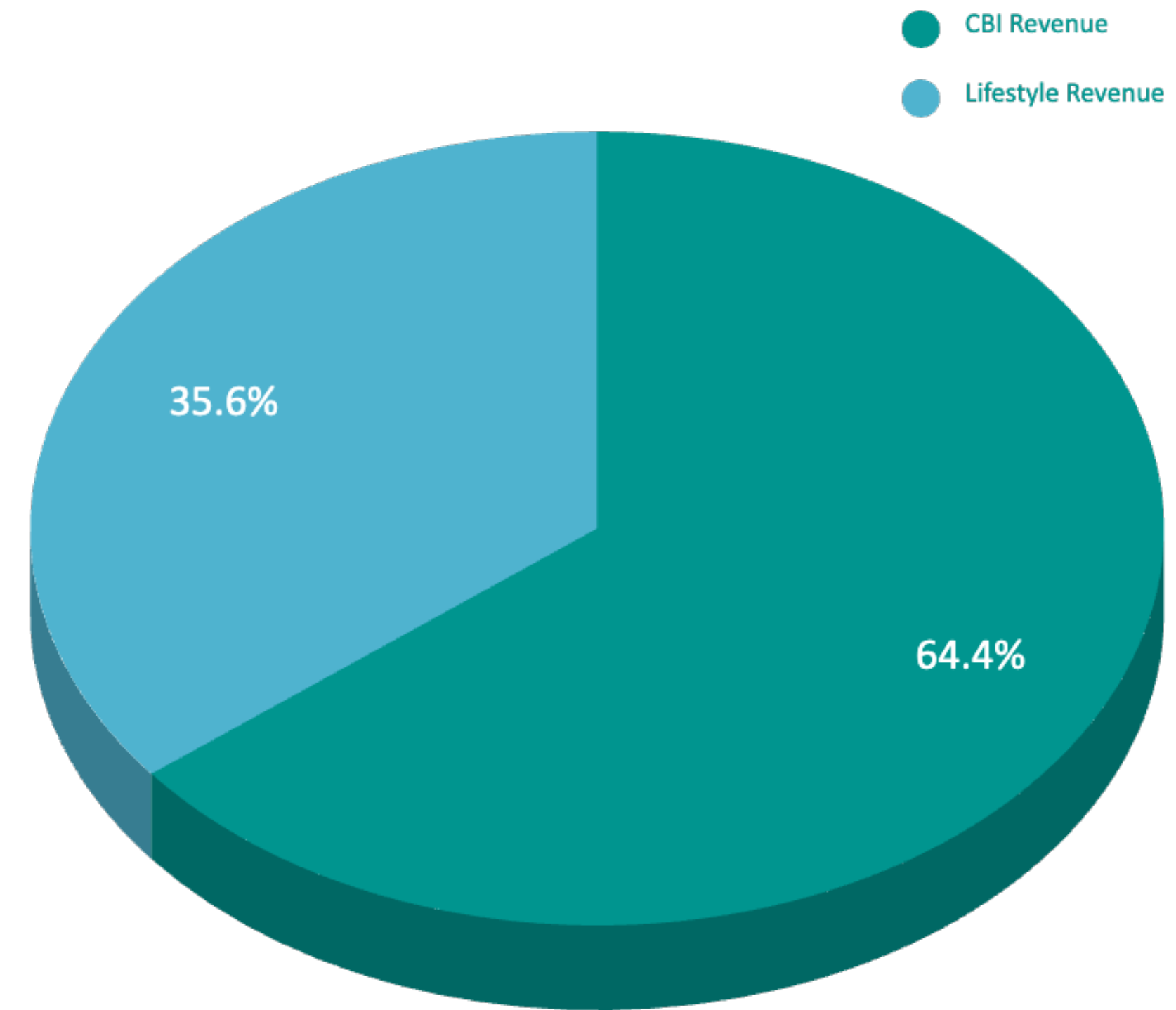
Investor ROI

The Residences at Secret Bay is the only CBI project in the entire Caribbean region paying a consistent return on investment to its investors. From fourth quarter of 2019 to second quarter of 2022 the total US Dollar amount was ~ US\$1 Million. Average ROI % paid out was 3.6% and when adjusted for operating days exceeded 7%.



CBI vs Lifestyle Sales Success & Comparison

As reported in the *Wall Street Journal* and *Mansion Global*, The Residences at Secret Bay set two price records in the country of Dominica, including the sale a \$7.2M villa. When comparing CBI sales to Lifestyle (non CBI), 64% of total revenue comes from CBI vs 36% from Lifestyle.



Real Estate Sales – CBI VS Lifestyle

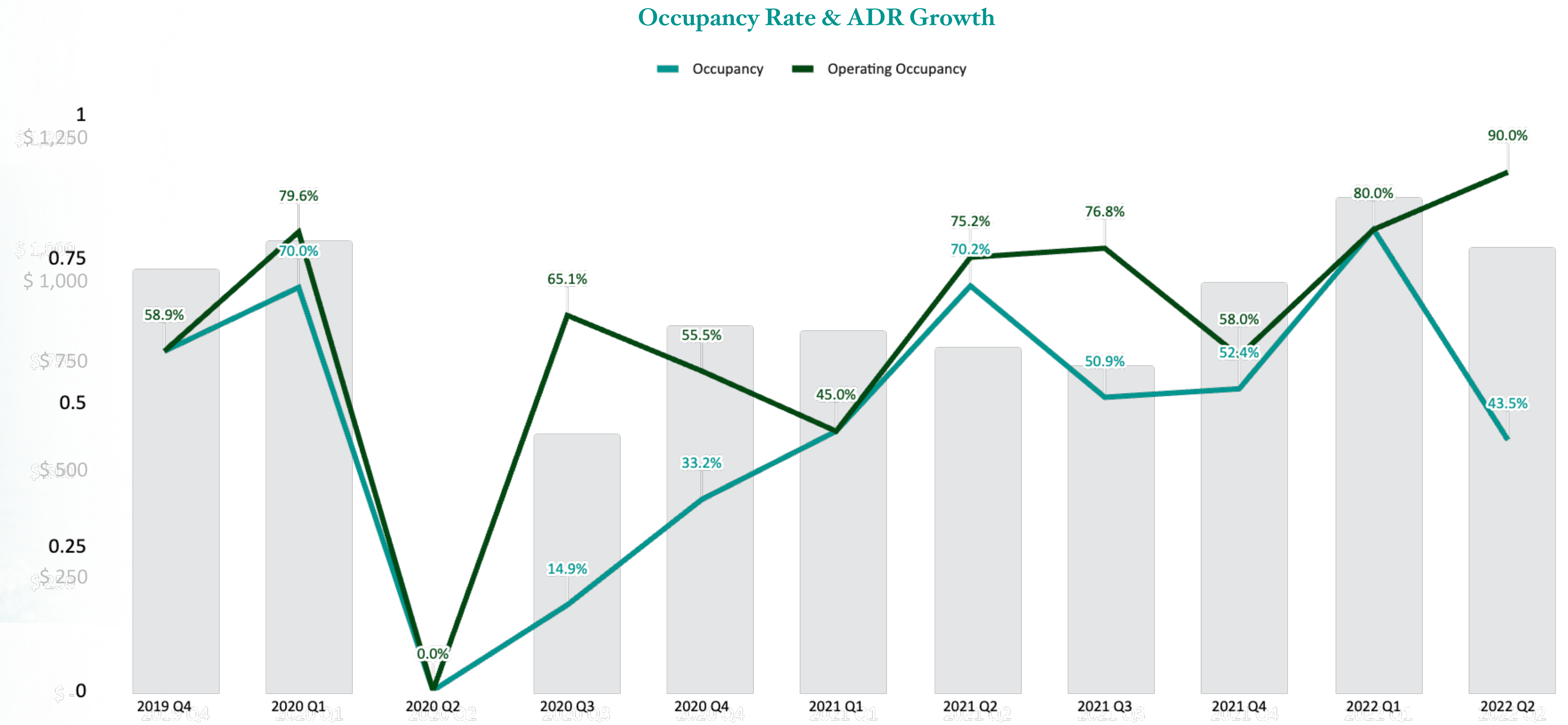
Resort Employee Growth

With the continued growth of new villas, amenities and investors, The Residences at Secret Bay has also had significant growth with its operations team. From fourth quarter 2019 to fourth quarter of 2022 the number of employees grew from 33 to 93. A 180% increase.



Occupancy Rate & ADR Growth

Between the fourth quarter of 2019 and the second quarter of 2022, The Residences at Secret Bay's operating occupancy rate jumped from an average of 58.9% to 90%. During this same period, ADR moved up from \$957 to over \$1,000 nightly.





Thank you

You're invited to experience The Residences at Secret Bay firsthand with our VIP "Residences Discovery" stay, complete with a site inspection, welcome dinner, roundtrip airport transfers and an optional Waitukubuli by Sea tour to discover the island by boat.

For more information about Secret Bay,
contact cbi@secretbay.dm

Discover us online at secretbay.dm/cbi