THE BENEFITS OF INVESTING IN OVERSEAS PROPERTY

TRG-PROPERTY.COM
# CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Introduction</td>
<td>3</td>
</tr>
<tr>
<td>Alternative Investments Strengthen Your Portfolio and Reduce Risk</td>
<td>4</td>
</tr>
<tr>
<td>Investing in Overseas Property – A Great Alternative</td>
<td>5</td>
</tr>
<tr>
<td>High Tourist Numbers Create High Demand for Luxury Accommodation</td>
<td>6</td>
</tr>
<tr>
<td>Fixed Returns with Our Fantastic 5/6/7 Offer</td>
<td>9</td>
</tr>
<tr>
<td>The Lifestyle You’ve Always Dreamed Of</td>
<td>10</td>
</tr>
<tr>
<td>White Sands Hotel &amp; Spa – An Investor’s Dream Come True</td>
<td>11</td>
</tr>
<tr>
<td>Get in Touch</td>
<td>12</td>
</tr>
</tbody>
</table>

**PROPERTY INVESTMENT**  
**BY THE RESORT GROUP PLC**
Today, the modern investor is met with a huge wealth of opportunities for investment, but in the current financial climate where traditional stocks and bonds are perhaps less reliable and more volatile than they once were, investing in overseas property is proving to be a safe yet profitable option for many.

All investments should, of course, be made with capital growth and long-term fixed returns in mind – but choosing a reliable investment that can deliver on both fronts is an art form.

Cape Verde is fast-becoming the new investment hotspot for those looking to bolster their portfolios with a robust alternative investment – and for good reason. Tourism is thriving on the Islands, and the year-round sunshine means that there is never a quiet season – holidaymakers flock to this tropical archipelago in their thousands be it spring, summer, autumn or winter. And it is for this very reason that smart, modern investors are turning their attention here.

Indeed, as the popularity of Cape Verde grows, so too does the demand for luxury accommodation – a demand that is currently outstripping supply, presenting an unrivalled opportunity for investors to tap into a growing tourist market and secure their portfolios with the prospect of fixed returns long into the future. Add to this all the additional benefits that come with owning your own private piece of paradise in one of the most beautiful locations in the world, and it’s not hard to see why investing in overseas property in Cape Verde is such an exciting prospect.

With all this in mind, The Resort Group PLC has created a dream come true for investors – White Sands Hotel & Spa. The latest Resort to be development by The Resort Group PLC, this brand new 5-star development on the stunning Island of Boa Vista is making 835 luxurious properties, spanning 16 different categories available for investors. Set to be one of the greatest tourist attractions on Cape Verde when the doors open, if you’re looking for a fantastic overseas property investment opportunity that comes with all the benefits of a lifestyle purchase, White Sands Hotel & Spa in glorious Cape Verde is where you’ll find it.
Active UK investors currently have a lot to think about when it comes to deciding where best to place their hard-earned money. All investments carry risk, which is indeed why a diversified portfolio is nearly always the best strategy.

For many people, when they think about investments, it’s often the more traditional classes of stocks and bonds that most naturally come to mind. Together with cash, these are the conventional investment types. However, today, the stock market in particular – especially with all the uncertainties surrounding Brexit – can no longer be relied upon to provide the sort of stability that investors need if, in fact, it ever has done.

Recent research from Fidelity for Telegraph Money reveals the dangers of concentrating on just one type of investment, clearly indicating that a broad spread across assets is key to risk limitation. Specifically, the figures show that the stock market has been leaving investors overexposed for the past 20 years, having only been in the top three asset performers twice during that time (once in 1997, and once again in 2009), and often in the worst, as the table below shows.

### Worst three asset classes by performance

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>0.56%</td>
<td>-20.29%</td>
<td>-11.85%</td>
<td>-11.20%</td>
<td>-5.40%</td>
</tr>
<tr>
<td>UK Equities</td>
<td>16.75%</td>
<td>Emerging Markets Equities: -9.65%</td>
<td>European ex UK Equities: 0.02%</td>
<td>Emerging Market Debt: -7.01%</td>
<td>Government Bonds: -2.73%</td>
</tr>
<tr>
<td>European ex UK Equities</td>
<td>19.65%</td>
<td>Asia Pacific Equities: -3.85%</td>
<td>Cash: 0.54%</td>
<td>Government Bonds: -6.11%</td>
<td>Cash: 0.97%</td>
</tr>
</tbody>
</table>

(Image source: moneyobserver.com)

Despite poor performance, the attraction of stocks is that they can lead to high returns – though this inevitably comes at the expense of taking on a higher amount of risk. When investing in stocks, you are buying shared ownership in a company, and whenever the company profits, you profit, too. However, what this means is that the opposite is also true.
As **stocks struggle to qualify as reliable investments**, a great alternative can be found in the overseas property market – especially in locations where there is political stability and tourist numbers are high.

An **alternative investment** is simply any investment that falls outside the traditional asset classes of stocks, bonds and cash. Buy-to-let property in a thriving tourist market is most certainly a good, reliable alternative investment to make – not least because it will provide much-needed security to a portfolio that contains high-risk stocks and often low-yield bonds.

Tom Stevenson, Investment Director at Fidelity International: “What the past 20 years has not delivered is a single year in which everything has fallen together. This is really good news for a hands-off, long-term investor because it means that they can sensibly invest in a well-balanced portfolio and just forget about it.”

More and more investors are today realising the great opportunities that are opened up through investing in overseas property. Indeed, an estimated 30,000 Brits invested in an overseas property in 2016, according to the latest report from the Association of International Property Professionals (AIPP). As Peter Robinson, CEO at AIPP, puts it: “Buying a foreign property is often the fulfilment of a long-held dream and can lead to a wonderful addition to your life and a great investment.”

The reason being that overseas property investments reduce stock market correlation, add security due to diversification, and of course deliver a wealth of **lifestyle benefits** for you and your family to enjoy. These are significant factors that have great potential to lead to higher returns from your portfolio, as well as giving you the lifestyle you have always dreamed of.
HIGH TOURIST NUMBERS CREATE HIGH DEMAND FOR LUXURY ACCOMMODATION

The financial benefits of investing in a buy-to-let overseas property will only be realised if the investor chooses a location where high tourist footfall will ensure that the property is occupied right around the calendar.

Off the west coast of Africa, the tropical archipelago of Cape Verde is fast-becoming one of the most sought-after places to visit on the global travel stage. The World Travel & Tourism Council (WTTC) expects the country to attract 634,000 international tourist in 2018, and forecasts this number to reach 801,000 by 2028, generating expenditure of CVE 78.5 billion - an increase of 5.5% per annum.

Cape Verde: Visitor Exports and International Tourist Arrivals

(Image source: wttc.org)
With the future looking so bright, the Cape Verdean tourism sector is set to become the major vehicle for economic development in the country over the coming decade and beyond. According to the WTTC, the travel and tourism industry directly contributed 17.8% of Cape Verde’s gross domestic profit (GDP) in 2017. That equates to around $311 million.

This ‘direct contribution’ came from hotels, travel agents, airlines, restaurants and those in the leisure industry. This is expected to rise by 3.1% in 2018 and 5.4% per year by 2028, contributing 19.7% by 2028.

Growth in Cape Verde’s popularity and economy means that investment is also increasing. In 2017, the Islands attracted $144.2 million in investment for travel and tourism, which is 26.6% of total investment.

This is expected to rise by 1.3% in 2018 and by 4.1% per year by 2028, when it should account for 25.4% of total investment in Cape Verde.
HIGH TOURIST NUMBERS CREATE HIGH DEMAND FOR LUXURY ACCOMMODATION - CONTINUED

What these figures tell us is that the prosperity of Cape Verde’s tourism sector is set for the long-term. What’s more, the democratically elected and stable government structure ensures that the country will enjoy an exceptionally bright future. With clear strategies in place to develop the Islands in-line with increasing touristic demand – including key infrastructure improvements encompassing support for foreign investment and the modernisation of utilities, telecommunications and transport links – everything points towards a positive outlook for the country.

Crucially, unlike so many other mainstream destinations, Cape Verde is also fiercely protected from overdevelopment. Strict government legislation is in place that allows only low-level and low-density projects to proceed. This means that the Islands will never lose their undiscovered charm and appeal, and that the luxury properties that have been approved for development – such as those at White Sands Hotel & Spa – will remain in high demand long into the future.
Choosing the right overseas property investment can be an incredibly positive and rewarding experience. White Sands Hotel & Spa on Boa Vista is the latest development from The Resort Group PLC, adding to our string of already successful Resorts on the neighbouring Island of Sal.

Over the years, we’ve developed a model that starts delivering fixed returns from Resort opening and makes investing in overseas property easy.

Today, this is embodied in our fantastic 5/6/7 offer. The offer means investors will enjoy fixed returns for 3 years; this is set at 5% in Year 1, 6% in Year 2 and 7% in Year 3. Thereafter, investors will receive a consistent on-going return generated by the Hotel Managed Program, which is backed by a thriving tourism market and guaranteed contracts with tour operators. This is in addition to a minimum capital growth projection of 5% p.a. and up to 5 weeks personal usage.

All properties are sold on a freehold basis. However, through our Hotel Managed Program, managing your overseas property is as stress-free as making the investment itself. The Program means that The Resort Group PLC will completely manage your property for you. From our partners marketing it out to millions of holidaymakers worldwide through some of the most renowned tour operators and travel agents in the world to handling cleaning, maintenance and rent collection - our Hotel Managed Program makes for a completely hands-free investment. You will experience no problems with tenants, no hassles with costly property repairs, and no long periods of no occupancy – it’s our job to ensure that your property is well-maintained, clean, and occupied right around the calendar.

And let’s not forget – you get all this while still being able to enjoy your Cape Verde property investment as your very own holiday home for up to five weeks every year as well.
Beautiful beaches, turquoise waters, endless sunshine, exciting culture and tropical wildlife – it’s no wonder that Cape Verde has emerged as one of the most popular tourist destinations in the world. Hailed as the “New Caribbean”, the Islands float in the Atlantic Ocean at just a six-hour flight from the UK, beckoning all who seek the beauty of the sea, breath-taking landscapes, and endless stretches of glistening white sands from all over the globe.

And there’s just so much to see and do here, too. Whether it’s whale watching, turtle watching, or paddling with lemon sharks; big game fishing, kitesurfing, snorkelling, or windsurfing; hiking, quad biking, sunbathing or swimming; exploring the towns, meeting the locals, or dancing the night away at one of the many carnivals and music festivals that regularly take place all over the Islands – each trip to Cape Verde promises new experiences and new opportunities to create unforgettable memories that will last a lifetime.

Owning your very own property here – one that delivers fixed returns when you’re not using it, and by turns, absolute luxury, relaxation and adventure when you are – might seem like a dream too good to be true. But it’s not. Our 5/6/7 offer makes investing easy, and with all the additional luxury and grandeur investors will have access to at White Sands Hotel & Spa, this is a once in a lifetime opportunity to obtain the lifestyle you’ve always dreamed of, which simply can’t be missed.

No matter your individual needs, White Sands Hotel & Spa has a property type to suit your budget and circumstance. These include a range of lavish suites with their own swim-up pools, whirlpool baths and hot tubs, as well as larger penthouse and duplex-style suites. There is also a selection of exclusive villas with private gardens and plunge pools for even more luxury. All properties are finished to the highest specification, and their beautifully designed interiors have been built using only the finest furnishings, fixtures and premium appliances.

The Resort itself has been thoughtfully split into dedicated adult-only and family sections, ensuring that every lifestyle is catered for. It features six swimming pools with swim-up bars and poolside eateries, six restaurants offering a range of fine-dining experiences, a range of bars, fitness centres, water sports centres, children’s facilities, tennis courts, beach ball courts, and the world famous YHI Spa.

In short, White Sands Hotel & Spa is absolute luxury at its finest.
With construction of White Sands Hotel & Spa well underway, there is only a limited time left for investors to take advantage of the opportunities available through our fantastic 5/6/7 offer.

With the growing popularity of Cape Verde as a tourist destination, there’s never been a better time to invest. Indeed, the country is now on the world travel map, and thousands of holidaymakers will continue to flock here each and every year. This makes White Sands Hotel & Spa the perfect portfolio-strengthening property investment, for, combined with our Hotel Managed Program, our 5/6/7 offer means that you can start enjoying completely hands-free fixed returns, with the high visitor numbers ensuring that they will last for the long-term.

And to top it all off, owning your own overseas property in Cape Verde means that you get all the benefits of a lifestyle purchase to boot. You and your friends and family can come and stay at your very own paradisiacal holiday home for up to five weeks every year, and enjoy all the sun, sea and excitement that Cape Verde has to offer. The benefits of investing in overseas property at White Sands Hotel & Spa with The Resort Group PLC are practically endless, and the time is now to secure your portfolio, your dream lifestyle, and indeed your future on these captivating, tropical Island shores.

If you have any questions at all about investing in overseas property at White Sands Hotel & Spa, the 5/6/7 offer, or would like to book a “Try Before You Buy” VIP Inspection Tour before making your investment, get in touch with The Resort Group PLC today.
FALLING IN LOVE WITH CAPE VERDE?

For more information about our Boa Vista developments, or any of our operational Resorts, get in touch today.

GET IN TOUCH CLICK HERE

TRG-PROPERTY.COM