

INVEST SAINT LUCIA

ASSET PORTFOLIO

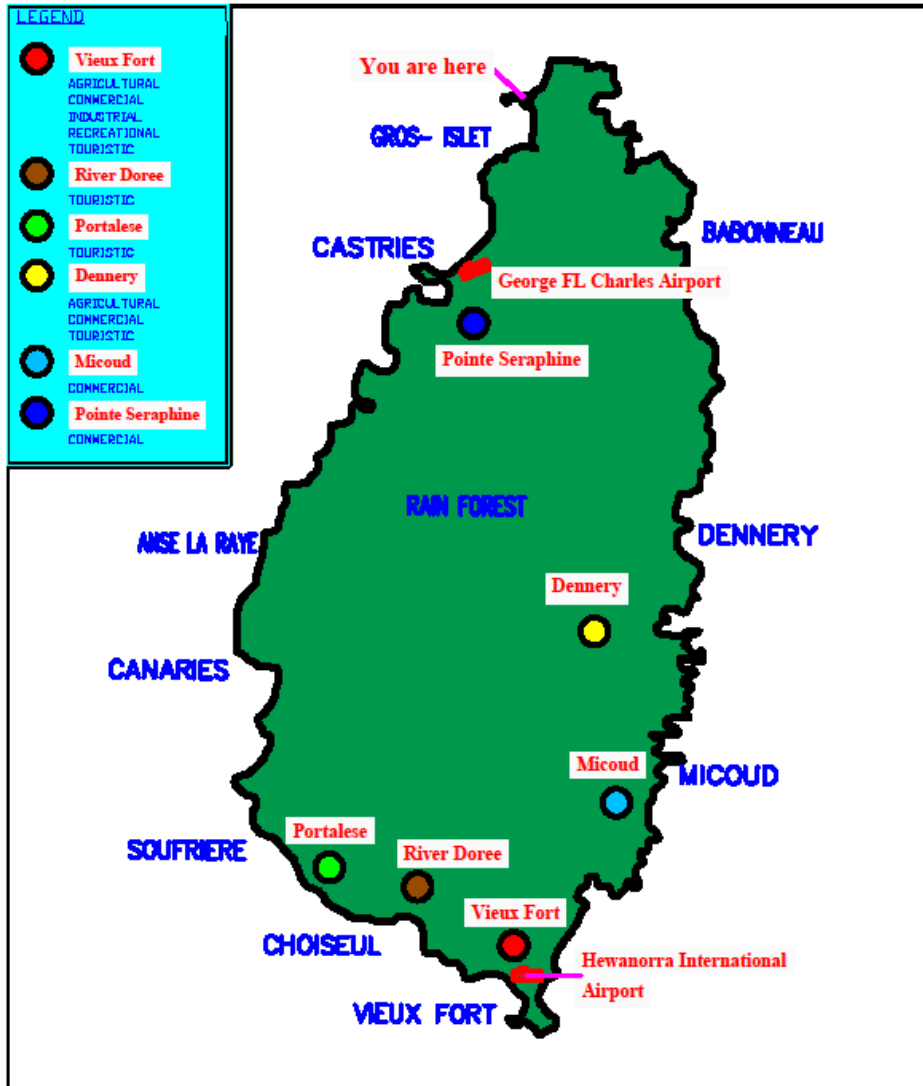


Saint Lucia Investment Forum
May 4-6, 2014

Learn More

www.investstlucia.com

ISL Strategic Land Assets are located in the south of Saint Lucia:



Castries

- Bisee Industrial Estate
- Odsan Industrial Estate (Freezone)
- Union Industrial Estate
- Point Seraphine

Dennery

- Dennery Industrial Estate
- Fond D’or - Eastern Coastline
- Morne Vert – Mountain Side

Micoud

- Beauchamp

Vieux Fort

- Anse de Sable - Southwest Coastline
- Black Bay - Southern Coastline
- Chadon - Southeast Coastline
- Hewanorra Freezone
- Il Pirata - Southwest Coastline
- Vieux Fort Freezone
- Vieux Fort Industrial Estate

PORTALESE (Sab Wee Sha)



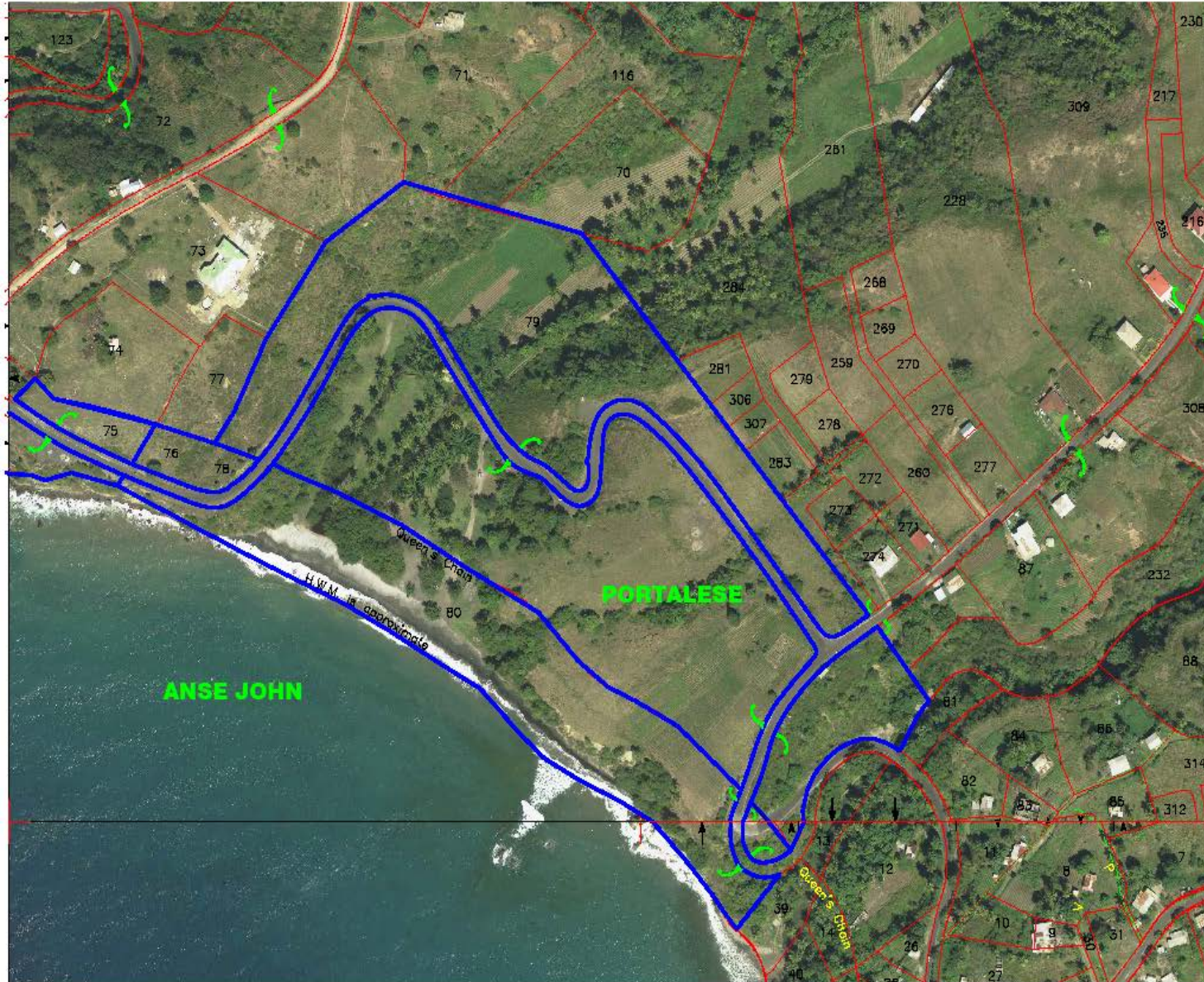
- 25 acre beach front property off Anse John in the village of Choiseul.
- Approximately 570m / 1870 feet of beach front, with a shallow continental shelf allowing for easy bathing.
- Accessed by the Choiseul / Soufriere highway .
- Approximately 15 miles from the town of Soufriere and 20 miles from the Hewanorra international Airport in Vieux Fort.
- Relatively flat with a small ravine running through it in a southerly direction and exiting in Anse John into the Caribbean Sea.
- Predominately used for recreational and entertainment purposes.
- Great potential for transformation into a unique eco-touristic development area.

□ Pertinent Details

Area - 25 acres

Land Use- Touristic

POTALESE (Sab Wee Sha)

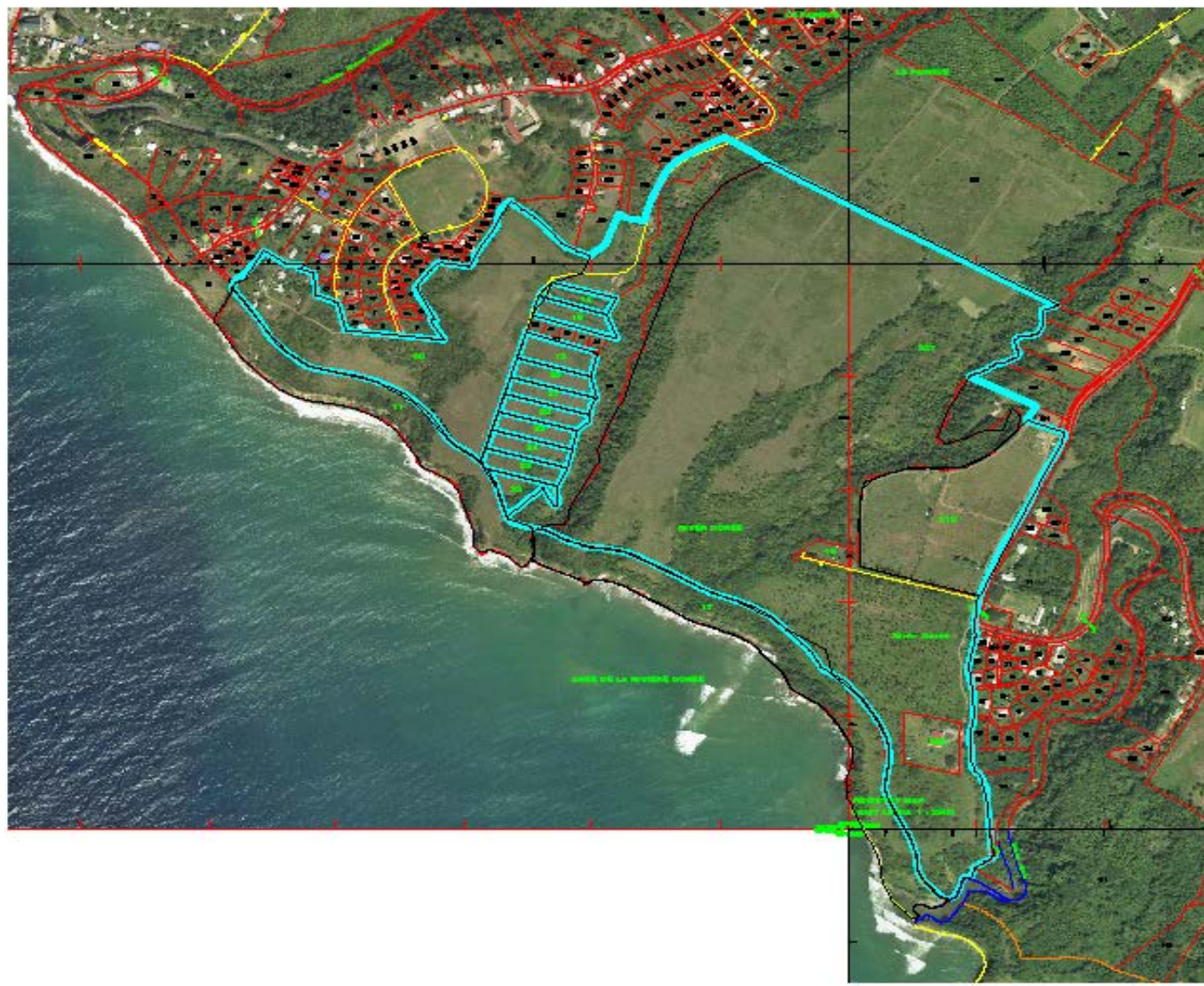


RIVER DOREE



- Approximately 192 acres.
- Relatively flat with a coast line spanning over 1520m / 5000 feet along the Caribbean Sea.
- Runs parallel to section of the Choiseul / Laborie Highway and lies between La Fargue and Balembouche.
- Bordered to the north by the La Fargue community, to the south by the Caribbean Sea, to the East by section of the Choiseul / Laborie highway and to the west by the La Fargue community.
- Was predominately being used for agricultural purposes.
- **Pertinent Details**
 - Area - 192 acres
 - Land Use- Touristic

RIVER DOREE



CHADON DEVELOPMENT



- 92 acres of Prime Real Estate.
- Flat and lies adjacent to the largest mangrove in St Lucia (Mankote) with immediate vehicular access to the 1500m / 4920 feet crystal white sand beach.
- Coastline has a very shallow continental shelf with coral reefs providing the perfect venue for recreational diving and snorkeling.
- Runs parallel to the Castries / Vieux Fort highway and lies approximately 1.5 miles from the town of Vieux Fort and 1 mile from the Hewanorra International Airport.
- Bordered to the north by the Castries / Vieux Fort highway to the south by the Coconut Bay Beach Resort and Spa, the Mankote Marine reserve to the east and Vieux Fort / Castries highway on the west.

Pertinent Details

Area -92 acres

Land Use- Touristic (Eco-Tourism)

ANSE DE SABLE



- 92 acre beautiful beach front property.
- Over 200m / 656 feet of crystal white sand beach along the south east coast of Vieux Fort.
- Predominately flat.
- Shallow continental shelf coupled with the northeast trade winds and white sandy beach; making it ideal for various forms of water sports. (jet skiing, wind surfing etc).
- Bordered to the north by the Hewanorra International Airport, to the south by Moule A Chique hill, to the east by the Atlantic Ocean and to the west by the peaceful town of Vieux Fort.



Pertinent Details

Area - 92 acres

Land Use

- Touristic (Small hotel development, Entertainment arena)
- Proposed Medical tourism with cottage village

ANSE DE SABLE



ANSE DE SABLE



ANSE DES SABLES MASTERPLAN DEVELOPMENT

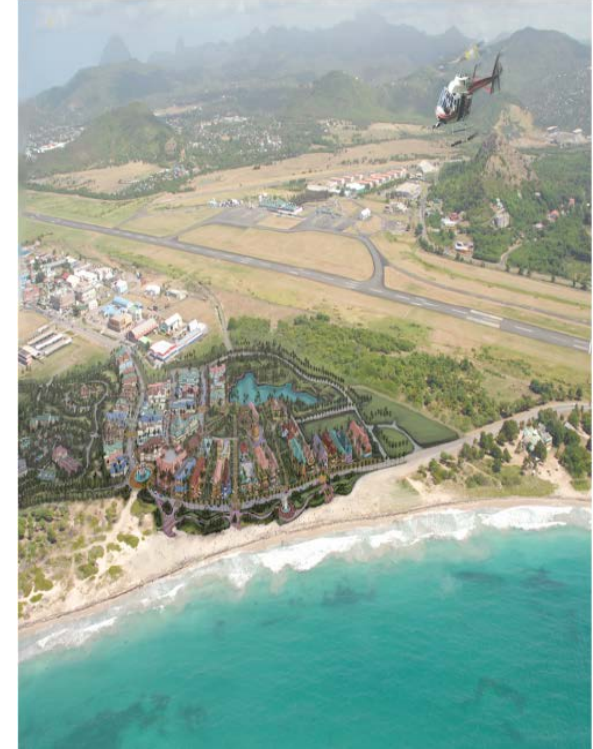
HEWANORRA INTERNATIONAL AIRPORT



- ① NEW MAIN ROAD TO VIEUX -FORT
- ② CAR PARKING
- ③ BEACH PARK
- ④ NEW NATIONAL TRUST FACILITY
TRIPS TO MARIA ISLAND
- ⑤ JETTY- BOAT ACCESS TO MARIA ISLAND
- ⑥ ANSE DES SABLES BEACH
- ⑦ MAJOR HOTEL (250- 300 ROOMS)
- ⑧ MAIN STORM DRAIN (EXISTING)
- ⑨ MEDICAL UNIVERSITY
- ⑩ STUDENT'S ACCOMMODATION
- ⑪ BEACH FRONT SOCIAL CENTRE-
F&B/ ENTERTAINMENT
- ⑫ CENTRAL UNIVERSITY CONCOURSE ON AXIS WITH
UNIVERSITY BUILDING
- ⑬ UTILITY RESERVE
- ⑭ ANCILLARY ACCOMMODATION & SERVICE CENTRE
FOR MEDICAL UNIVERSITY
- ⑮ BEACH FRONT HOLIDAY COTTAGES IN CLUSTERS
REFURBISHED & EXPANDED SANDY BEACH GUEST
- ⑯ HOUSE WITH CENTRAL FACILITIES SERVICING HOLI-
DAY COTTAGES
- ⑰ EXISTING WINDSURFING & WATER SPORTS CENTRE
PROPOSED BEACH SIDE
- ⑱ BOARDWALK - TO ENHANCE BEACH PRIMARY DUNE/
LANDSCAPED WITH CLUSTERS OF VENDING KIOSKS
IN DESIGNATED LOCATIONS

INTERISLAND ARCHITECTS AND PLANNERS INTERNATIONAL LIMITED.
TEL:(758) 452-9300 FAX:(758) 4529301
EMAIL: INFO@IAPL.LC

ANSE DE SABLE



Il Pirata



- One acre property with a 100m / 300 ft beach front and white sand beach which extends from the Vieux Fort Laborie highway to the Caribbean Sea.
- Relatively flat and with a partly demolished single storey colonial style wall structure; which can be restored or demolished depending on the investment.
- Bordered to the north by the Vieux Fort/Laborie highway, to the south by the Caribbean Sea, to the east and west by recreational lands owned by the state.



Pertinent Details

Area -1 acre

Land Use- Touristic (Small Hotel with water sports, night club, conference facilities, gaming) etc.

II PIRATA PROPERTY (VIEUX-FORT)



Vieux Fort Commercial Extension



- The Vieux Fort Commercial Center is 17 acres of prime real estate running parallel to Laborie / Vieux Fort highway.
- Predominantly flat and lies adjacent to the town, separated by the old Vieux Fort River and the Queens Chain along the Caribbean Sea.
- Mixed use with the focus on two main target sectors (commercial / touristic and marina / maritime development).
 - further subdivided into niches, which would undeniably increase the viability of the development.

Pertinent Details

Area- 17 acres

Land Use – commercial/touristic and marina/ maritime

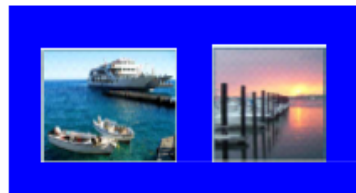
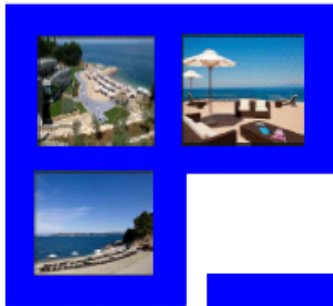
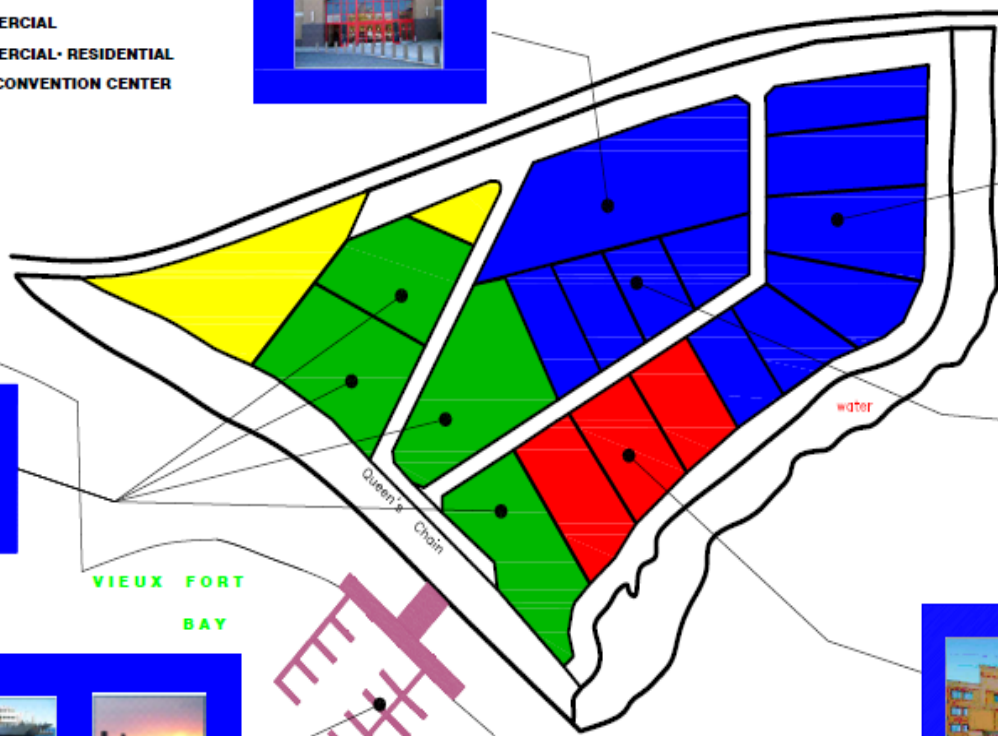
Proposed Vieux-Fort Commercial Extension

- Business Tourism (Convention centre etc)
- Shopping Mall / Plaza
- Shopping (new experience)
- Duty Free Shopping
- Leisure and pleasure (boating tours, tours,
- Restaurant (High end)
- Yachting (small)
- Tender Jetty
- Gaming
- Recreational area



VIEUX FORT COMMERCIAL EXTENSION

- COMMERCIAL- TOURISTIC
- OPEN SPACE
- COMMERCIAL
- COMMERCIAL- RESIDENTIAL
WITH CONVENTION CENTER



VIEUX FORT
BAY

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Proposed Commercial concepts



MORNE VENT



- 150 acre Beautiful piece of hillside property in Dennery overlooking the Atlantic Ocean with a panoramic view of the Fond Dor Bay and estate lands.
- Runs parallel to the Castries / Dennery highway.
- Bordered to the north estate lands, to the south by Bois Jolie residential development, to the east by the Castries / Dennery highway and the west by estate lands.



Pertinent Detail

Area - 150 acres

Land Use - Mixed Use (Town House concept, Condos, Small Hotel etc)

MORNE VENT PROPERTY



FOND D'OR BAY



- 170 acre beautiful beach front property.
- Predominately flat to the centre and stretches into the hills towards the north and south ends.
- Approximately 10-15 acres of white sandy beach; a nine (9) acre historical site primarily used for recreational and entertainment purposes; and a section of mangrove and grass lands.
- Bordered to the north by state lands, to the south estate lands , to the east by the Atlantic Ocean and to the west by the Castries / Dennery highway.

Area

- 170 acres

Pertinent Details

Land Use- Touristic (large hotel development)

FOND D'OR PROPERTY



INDUSTRIAL ESTATE ASSET PORTFOLIO



INDUSTRIAL ESTATE ASSET PORTFOLIO



- 7 Industrial Estates
- 26 Factory Shells



INDUSTRIAL ESTATES

INDUSTRIAL ESTATE	NUMBER OF SHELLS	OCCUPANCY
Union Industrial Estate	2 Shells, 2 Units	50%
Bisee Industrial Estate	3 Shells, 6 units	83%
Odsan Industrial Estate	4 Shells, 8 units	50%
Dennery Industrial Estate	4 Shells, 4 Units	75%
Vieux Fort Industrial Estate	3 Shells, 3 Units	33%
Hewanorra (Vieux-Fort) Free Zone	4 Shells, 10 Units	10 %
Vieux Fort Free Zone	5 Shells, 5 Units	60 %

INDUSTRIAL ESTATE ASSET ACCOUNT

LAND



Vieux Fort Industrial Estate

2.1 acres

Vieux Fort Industrial Freezone

12.7 acres

Hewanorra Freezone

9.0 acres

Union Industrial Estate

1.8 acres

Bisee Industrial Estate

2.1 acres

Odsan Industrial Estate

37.2 acres

Dennery Industrial Estate

2.1 acres

Total : 67.0 acres

DUTY FREE POINT SERAPHINE



DUTY FREE POINT SERAPHINE



- One of Invest Saint Lucia's most valuable investments/strategic properties.
- 6 acre waterfront property.
- Bordered by the city and Government administrative offices
- Proposed Development concept includes:
 - Seaport Terminal at the western end of properties, with adjoining Airport Terminal facilities that would facilitate greater synergy between the air and sea transportation sectors.
 - Airport Terminal facility at the western end of the properties to enhance the existing airport.
 - *High-end* condo residences and Business Hotel at the western side of Ganther's Bay with adjoining recreational park.
 - Boardwalk throughout the Ganther's Bay area and extending towards Pointe St. Victor
 - Luxury restaurants, cafés and shopping outlets

DUTY FREE POINT SERAPHINE PROJECT PROPOSAL





POINTE SERAPHINE

SHOPPING FOR ALL YOUR SENSES



Invest Saint Lucia Services

- ❑ Investment Generation {Investment marketing, promotion, facilitation and establishment}
- ❑ The provision of general and sector specific information.
- ❑ Facilitate investor site visits and provide customized information packages.
- ❑ Matching investors with sector-specific projects.
- ❑ Introducing potential investors to local industry.
- ❑ Business start-up facilitation.
- ❑ Identifying sites for business development.
- ❑ Aftercare client support.

FOR MORE INFORMATION:

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