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CORPORATE CLIENTS ONLY



WATERSIDE LIVING

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WELCOME TO OCEAN VILLAGE

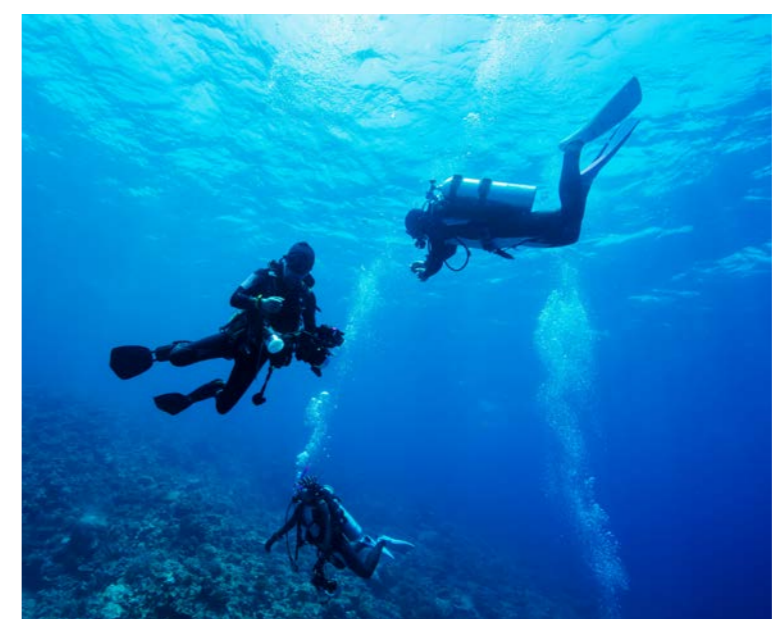
Like four sentinels protecting the marina, the soaring blue glass-clad residential towers at Gibraltar's Ocean Village have become an iconic part of the Rock's architectural landscape. Emerging from a brownfield site in 2003, life was breathed into the waterfront and transformed Gibraltar's skyline with the emergence of a vibrant mixed-use marina resort. The marina has continued to grow and evolve with the arrival of the Sunborn, a magnificent 5 Star Yacht Hotel; the recent inauguration of World Trade Center Gibraltar; the establishment of crowd-drawing international eatery brands such as Wagamama and Pizza Express, and an array of bars, casinos and Gibraltar's largest nightclub.

As true testament to the *"Build it and they will come"* philosophy, Ocean Village has become both the Rock's business district and entertainment & nightlife hub.

The resort is also a highly sought-after lifestyle choice for over 1,000 residents, owner-occupiers and tenants.

- **Rental demand outstrips supply in Ocean Village, real estate agents frequently complain of stock shortages.**
- **Marina Club waterside rental apartments offer fantastic facilities in a prime location. A perfect rental community designed for easy maintenance and efficient management.**

Ocean Village

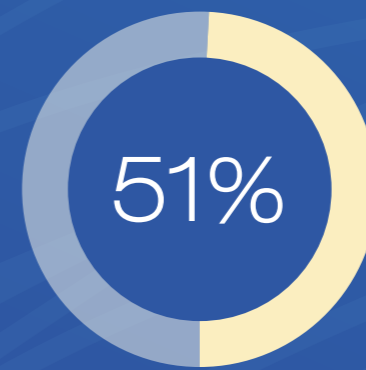


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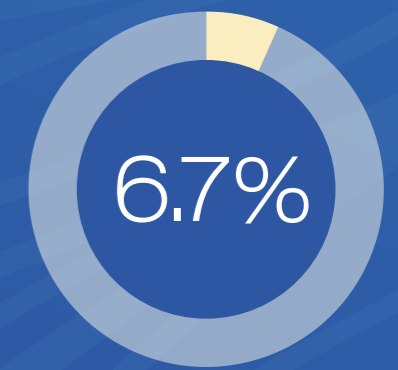
EAT, DRINK, WORK, PLAY, LIVE ... AT OCEAN VILLAGE



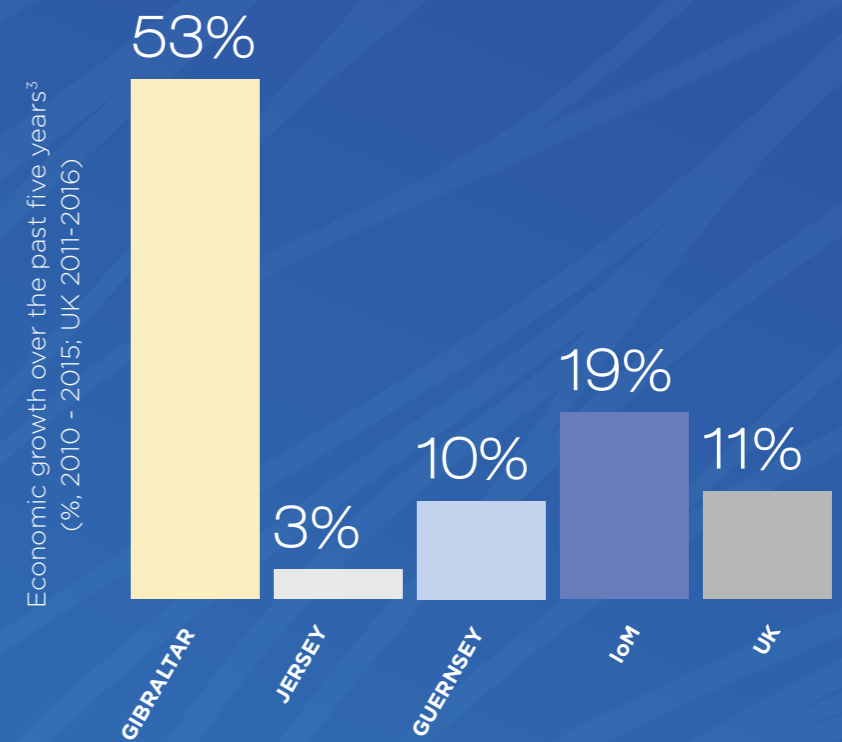
KEY FACTS



Increase in GDP per capita in only 5 years (one of the highest in the world)¹

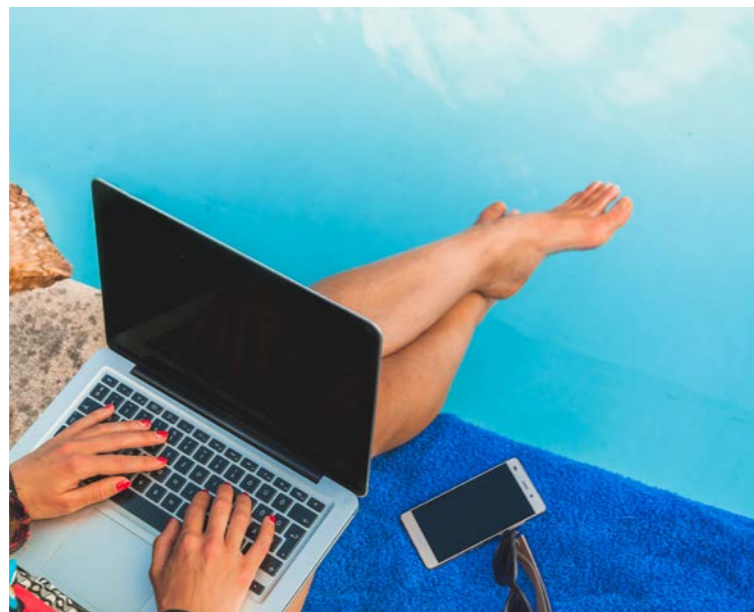


Population increase in only 5 years²



Sources:

1. HM Government of Gibraltar Key Indicators reports, 2011/12 & 2016/17.
2. HM Government of Gibraltar Abstract of Statistics 2015.
3. Stephen Blackman, Principle Economist Royal Bank of Scotland. "Rock Solid, not Rock, Paper, Scissors." Presentation December 2017.



5%

GROSS
YIELD

Typical gross yield in
Ocean Village (as at time of print) ¹

54%

INCREASE IN HOTEL
OCCUPANCY

Arrivals since 2010 ²

76%

INCREASE IN
ARRIVALS BY AIR

2010 - 2016 ³

24%

INCREASE IN TOURIST
ARRIVAL TO HOTELS

2010 - 2016 ²



Marina Bay views

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Sources:

1. Feedback from local Estate Agents 2018.
2. HM Government of Gibraltar Hotel Occupancy Survey 2010 & 2016.
3. HM Government of Gibraltar Tourist Survey Report 2016.

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NEW SUPERYACHT MARINA EXPANSION

Charming Marina Bay is a traditionally styled extension of the adjoining and more contemporary Ocean Village yacht marina. The many attractions that both marinas offer have become an increasing draw for the yachting community, enticing those permanently moored in Gibraltar, visiting yachts and those in transit. Following the increasing demand for berthing space, in 2015 Outline Planning Permission was granted to allow significant expansion of the marina in order to accommodate more Superyachts (boats with a length in excess of 24m) and provide 144 modern rental apartments that will help to absorb the ever-increasing demand for accommodation within the resort.

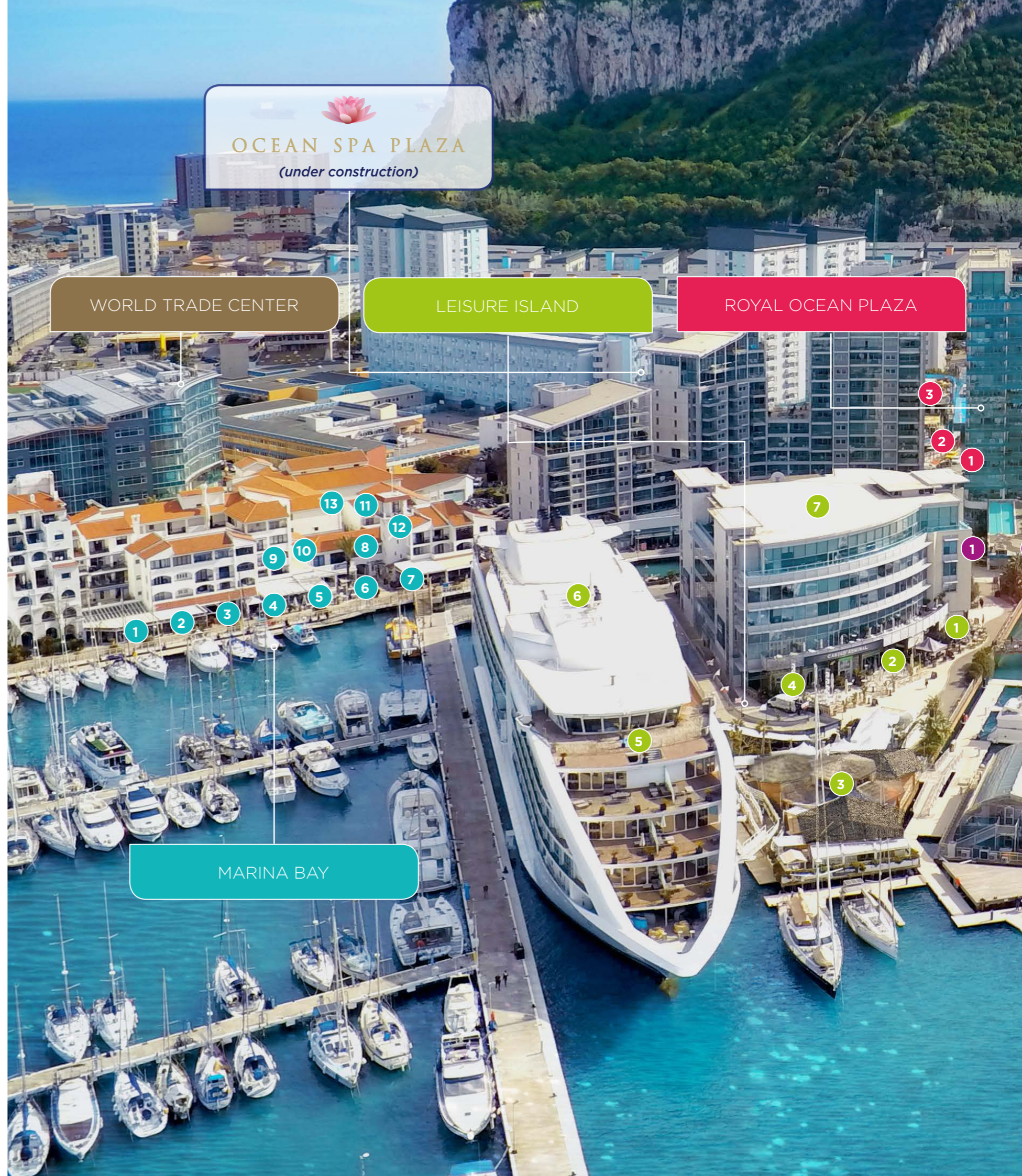


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THE PLACE TO BE

A vibrant recreational gem set between two attractive marinas, Ocean Village features a spectacular 5 * Yacht Hotel, casinos, shops, bars, restaurants, sailing and dive schools, dolphin watching excursions... and much more.

Ocean Village is not only one of Gibraltar's top tourist attractions with excellent Trip Advisor ratings, but is also the most sought-after residential community on the Rock, particularly amongst young professionals who seek to maximise their work-life balance. Ocean Village includes, amongst many other establishments, the following outstanding brands:



OCEAN SPA PLAZA
 (under construction)

WORLD TRADE CENTER

LEISURE ISLAND

ROYAL OCEAN PLAZA

MARINA BAY



Imperial Ocean Plaza
(under construction)

THE PROMENADE

GRAND OCEAN PLAZA

MAJESTIC OCEAN PLAZA

THE PIERS



MARINA BAY

- 1 Charlie's Restaurant
- 2 Charlie's Tavern
- 3 Dive Charters
- 4 Susie's Corner Shop
- 5 Bianca's Restaurant & Bar
- 6 The Ship
- 7 Grille 53 Steakhouse & Seafood
- 8 Restaurante El Faro
- 9 Marine Maintenance Ltd
- 10 Dolphin Safari
- 11 Allabroad Maritime Academy
- 12 Yummy Tummies
- 13 Dolphin Adventure

ROYAL OCEAN PLAZA

- 1 Ocean Village Health Club & Gym
- 2 Lloyds Bank
- 3 Limba Telecom

MAJESTIC OCEAN PLAZA

- 1 Property Zone
- 2 Ocean Pharmacy

LEISURE ISLAND

- 1 Casino Admiral
- 2 O'Reillys Irish Bar
- 3 Dusk Champagne & Cocktails
- 4 The Arena Sports Bar
- 5 Sunborn Yacht Hotel & Casino
- 6 La Sala Restaurant & Bar
- 7 Leisure Island Business Centre

THE PROMENADE

- 1 Café Fresco
- 2 KS Sotheby's
- 3 Janice Hair & Beauty
- 4 ALC Health
- 5 Aphrodite Beauty
- 6 Porcelanosa
- 7 Chestertons Estate Agents
- 8 Ocean Village Express
- 9 Patricia Darch Interiors
- 10 Hercules Office Solutions
- 11 Benjamins Gourment Foods
- 12 Sovereign Insurance Services
- 13 Trinity House
- 14 Ocean Medical Clinic
- 15 Sheppard's Chandlery

GRAND OCEAN PLAZA

- 1 Gourmet Grill
- 2 Century 21

THE PIERS

- 1 wagamama
- 2 Coming soon
- 3 Bridge Bar & Grill
- 4 Pizza Express
- 5 Little Bay Bar & Indian Restaurant
- 6 The Ivy - Sports Bar
- 7 Microbrewery
- 8 Grand Shanghai
- 9 Lottoland
- 10 Ocean Grill



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DEVELOPER PROFILE

DEVELOPER PROFILE IN GIBRALTAR

OVERVIEW

Fairhomes (Gibraltar) Limited and its associated companies are a privately held cross-sector real estate investment and development company with corporate headquarters in Gibraltar. For over twenty years, our vastly experienced entrepreneurial team has invested in real estate across Europe and Asia with a focus on distressed, special and turn-around situations. Our current development portfolio comprises assets across the UK, USA, Germany, Gibraltar and the Netherlands.

We have a proven track record and consistently deliver our promise of high quality and sustainable developments. This is clearly demonstrated by the success of Ocean Village mixed-use marina resort and World Trade Center Gibraltar, a 254,000 square foot, Grade A office building which is part of the World Trade Center Association Network.

ROYAL OCEAN PLAZA

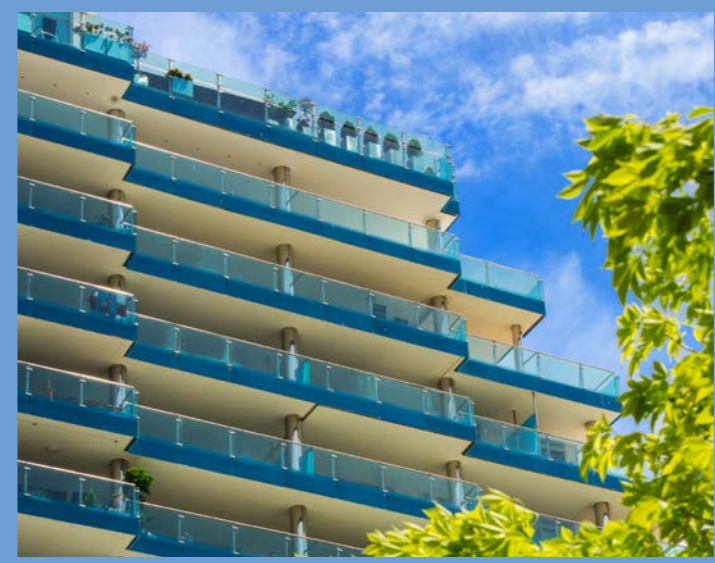


Completion date: 2006
No of Apartments: 116

Royal Ocean Plaza



GRAND OCEAN PLAZA



Completion date: 2009
No of Apartments: 122

Grand Ocean Plaza



MAJESTIC OCEAN PLAZA



Completion date: 2009
No of Apartments: 60

Majestic Ocean Plaza



WORLD TRADE CENTER GIBRALTAR



Completion date:
February 2017

254,000 sq ft of Grade A office space.

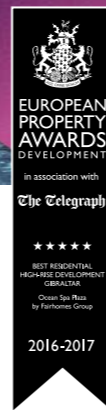


OCEAN SPA PLAZA



Expected completion date: 2018

No of Apartments: 125



IMPERIAL OCEAN PLAZA



Expected completion date: 2019

No of Apartments: 116



Gibraltar presents a unique business opportunity, an international destination, with strong links to the UK. Its multimillion pound airport regeneration has opened up even more flight routes to the UK, as well as offering direct flights to Africa. In addition to an average of 300 days per year of sunshine, Gibraltar offers its residents various financial benefits including “Category 2 tax status”, low corporation tax, no capital gains tax and no VAT or sales tax. In 2015, Gibraltar’s Chief Minister announced that GDP per capita was ranked third highest in the world.

- **Category 2 tax status**
- **No Capital Gains Tax**
- **No VAT**
- **No Sales Tax**
- **No Inheritance Tax**



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THE DEVELOPMENT

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MARINA CLUB PRIME LOCATION

With the Marina Club being designed primarily for key workers and short term visitors to Gibraltar, location was an important driver for the development.

Following the unprecedented success of the World Trade Center Gibraltar, the development finds itself just a two minute walk away from the most globally connected office facility in the region. This is further complemented by Leisure Island Business Centre, which also provides a home to some of Gibraltar's most aspiring enterprises.

The project is only a ten minute walk to both Gibraltar International Airport and the border to Spain, offering vibrant marina surroundings and a warm, welcoming community. Marina Club is highly accessible and attractive to both workers and tourists alike.

Marina Bay

Ocean Village



WORLD TRADE CENTER®
GIBRALTAR

Schematic drawing for general layout only - changes will occur.



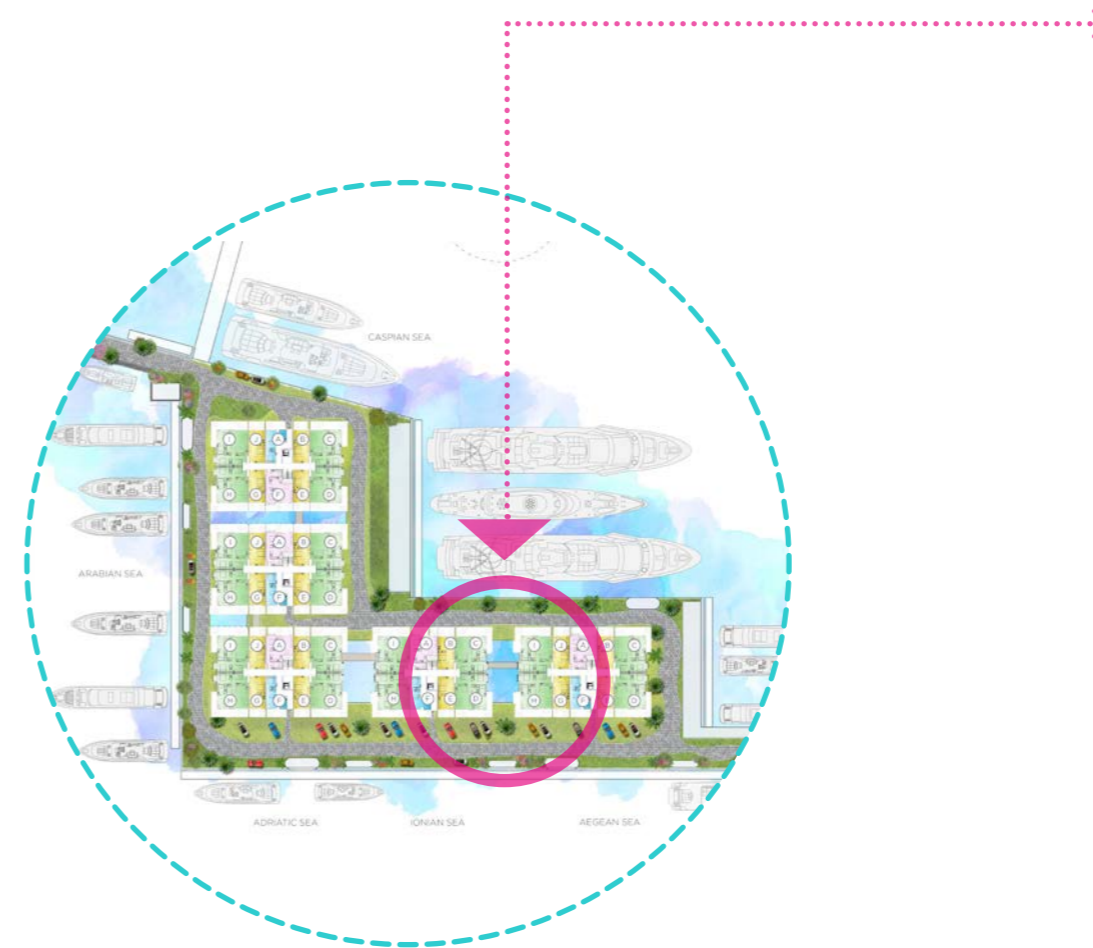


UNIQUE INVESTMENT OPPORTUNITY

Marina Club is an investment opportunity that will be unlike any other seen before in Gibraltar. Designed for long term capital growth and higher than market average yields, Marina Club has been created for living - encompassing a thriving business district with a Superyacht Marina lifestyle and vibrant social scene.

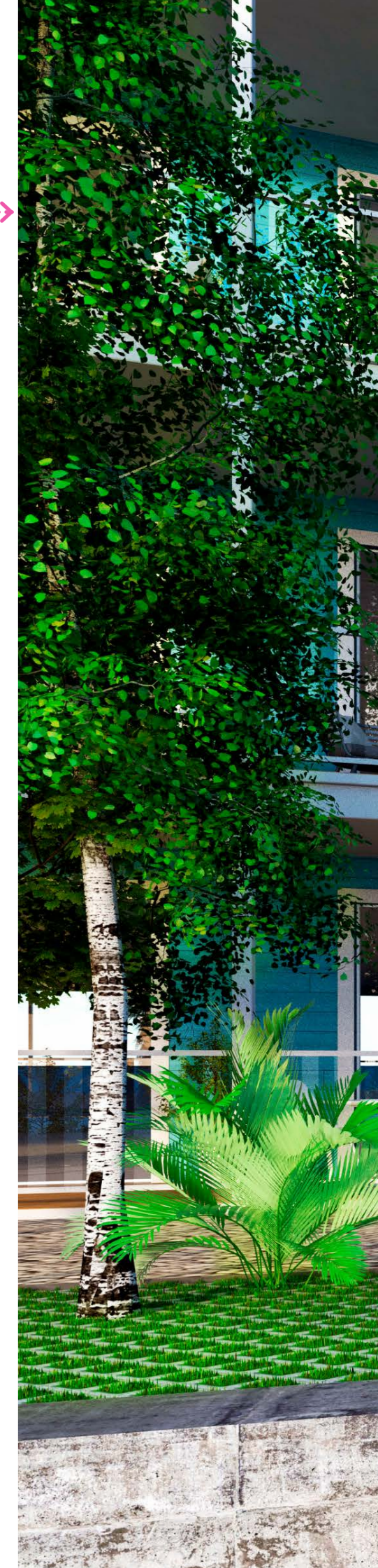
144 waterfront rental apartments, comprising over 10,000 square metres of residential space in five detached three-storey buildings, will be erected over the water in a prime marina location. These will be accessed by a landscaped pier, custom-designed within the Ocean Village and Marina Bay marinas. Marina Club will be the newest member of the award winning Ocean Village development family.

- Potential to earn higher than average market returns.
- Modern, high-tech facilities.
- Fully furnished, hassle-free real-estate investment.
(Furniture is optional and not included in purchase price.)
- Purpose built build-to-rent project with easy maintenance design.



Just 10 minutes from the Spanish border and the Gibraltar International Airport, the project will offer a choice of studio, 1 and 2 bedroom apartments. All will benefit from their own private balconies and will be furnished (*optional*) for a tailor-made rental-living experience, complemented by fantastic amenity space in the form of landscaped leisure resort and pool areas at roof level that are interconnected by sky bridges.

Residents will enjoy a high quality executive-living environment, designed to cater for the fast paced lifestyles of Gibraltar's key workers.



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WATERSIDE LIVING

Marina Club will be forming part of a wider expansion of the facilities within Marina Bay and Ocean Village, including the improved provision of Superyacht Berths designed to attract more of the world's most breathtaking vessels to this vibrant marina community.

A landscaped pier, lined with planting, bushes, trees and beautiful floral displays will connect into the current road infrastructure of Ocean Village and Marina Bay. Leading up to Marina Club and the Superyacht Berths, the pier provides an inviting and enjoyable transition from the hustle and bustle of the two Marinas into the new community.



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2 BED APARTMENT

GROSS INTERNAL AREA: circa 78 m²

GROSS EXTERNAL TERRACE AREA: circa 29 m²

GROSS TOTAL AREA: circa 107 m²

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Images are for guideline purposes only. Actual apartment layout and specifications will vary due to design development and product enhancement. Furniture is not included.

1 BED APARTMENT

GROSS INTERNAL AREA: circa 53 m²

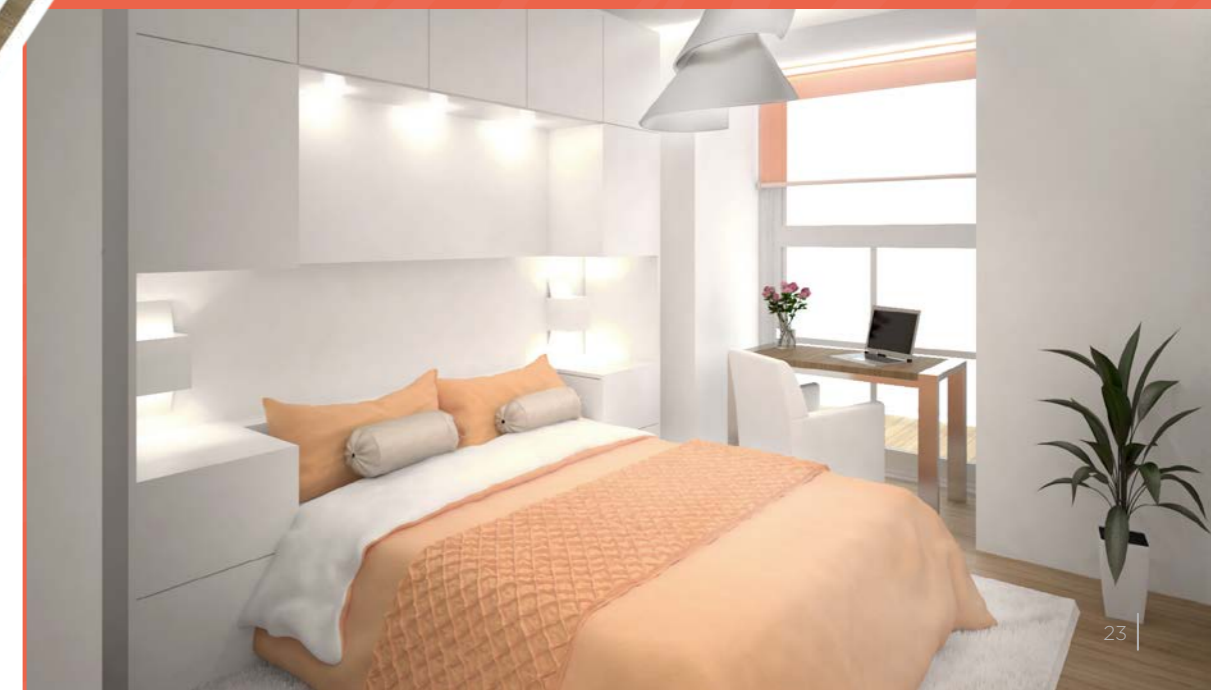
GROSS EXTERNAL TERRACE AREA: circa 14 m²

GROSS TOTAL AREA: circa 67 m²



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DELUXE STUDIO

GROSS INTERNAL AREA: circa 37 m²

GROSS EXTERNAL TERRACE AREA: circa 9 m²

GROSS TOTAL AREA: circa 46 m²

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Furniture is not included.*

STUDIO APARTMENT PIED À TERRE

GROSS INTERNAL AREA: circa 30 m²

GROSS EXTERNAL TERRACE AREA: circa 12 m²

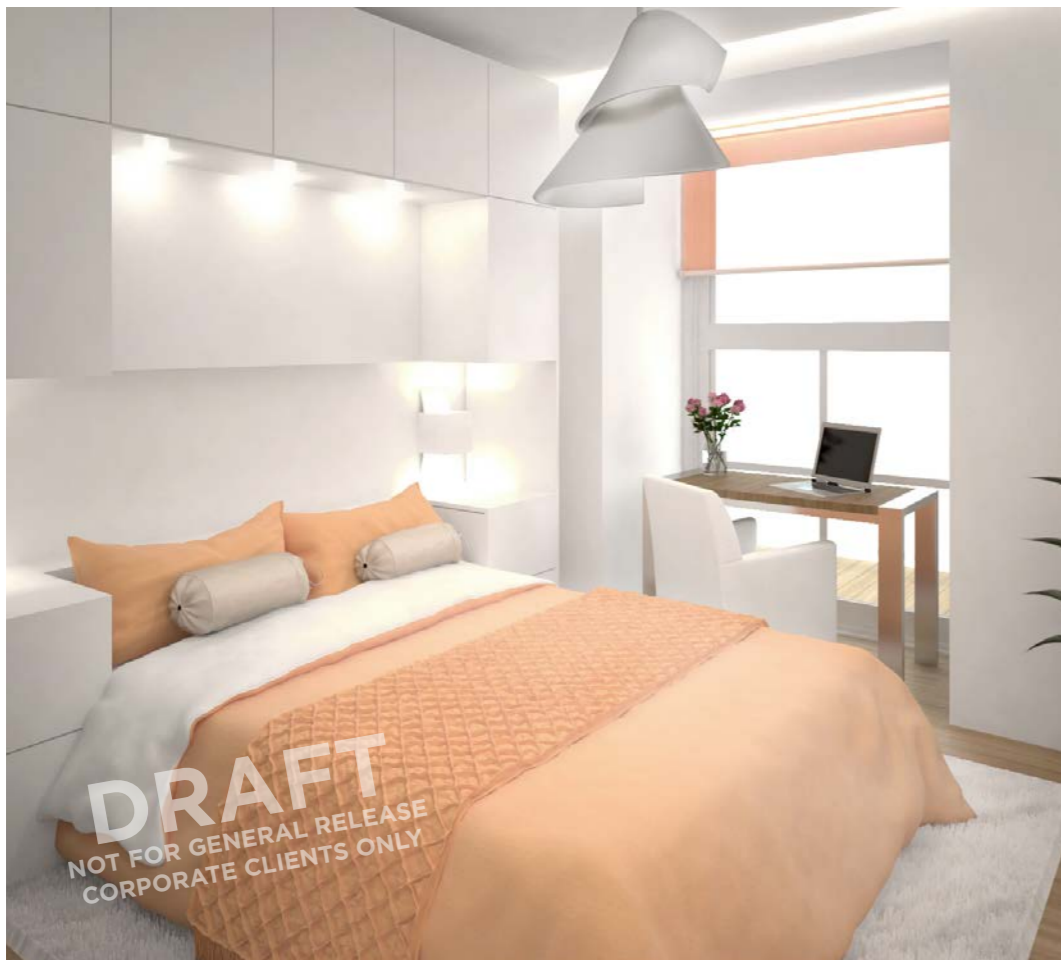
GROSS TOTAL AREA: circa 42 m²



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THE CONCEPT

DESIGNED TO RENT

THE CONCEPT EXPLAINED

Buildings that are designed to rent require different thinking and products that target customer experience and community feel.

The golden rule is that residents are customers, not tenants.

Use of additional amenities and attention to detail is important in allowing residents to feel that they not only rent and enjoy an apartment, but that they rent and enjoy the building too.

Inside the residents' living space, the design considerations continue, with the careful selection of partition walls, large windows and floor materials that provide adequate privacy with acoustic insulation.

Residents instantly feel at home and relaxed within bright spaces with finishes that demonstrate attention to detail. In many ways, Marina Club has been designed from the inside out in order to deliver not only what residents' need, but also what they want.

This is rooted in a long, painstaking procurement process from the grass roots stage of development, in sourcing materials and products that are durable, have a sustainable lifetime use and that are easily replaced when required.

CENTRAL LOCATION CLOSE TO KEY WORK, SOCIAL AND TRANSPORT HUBS.



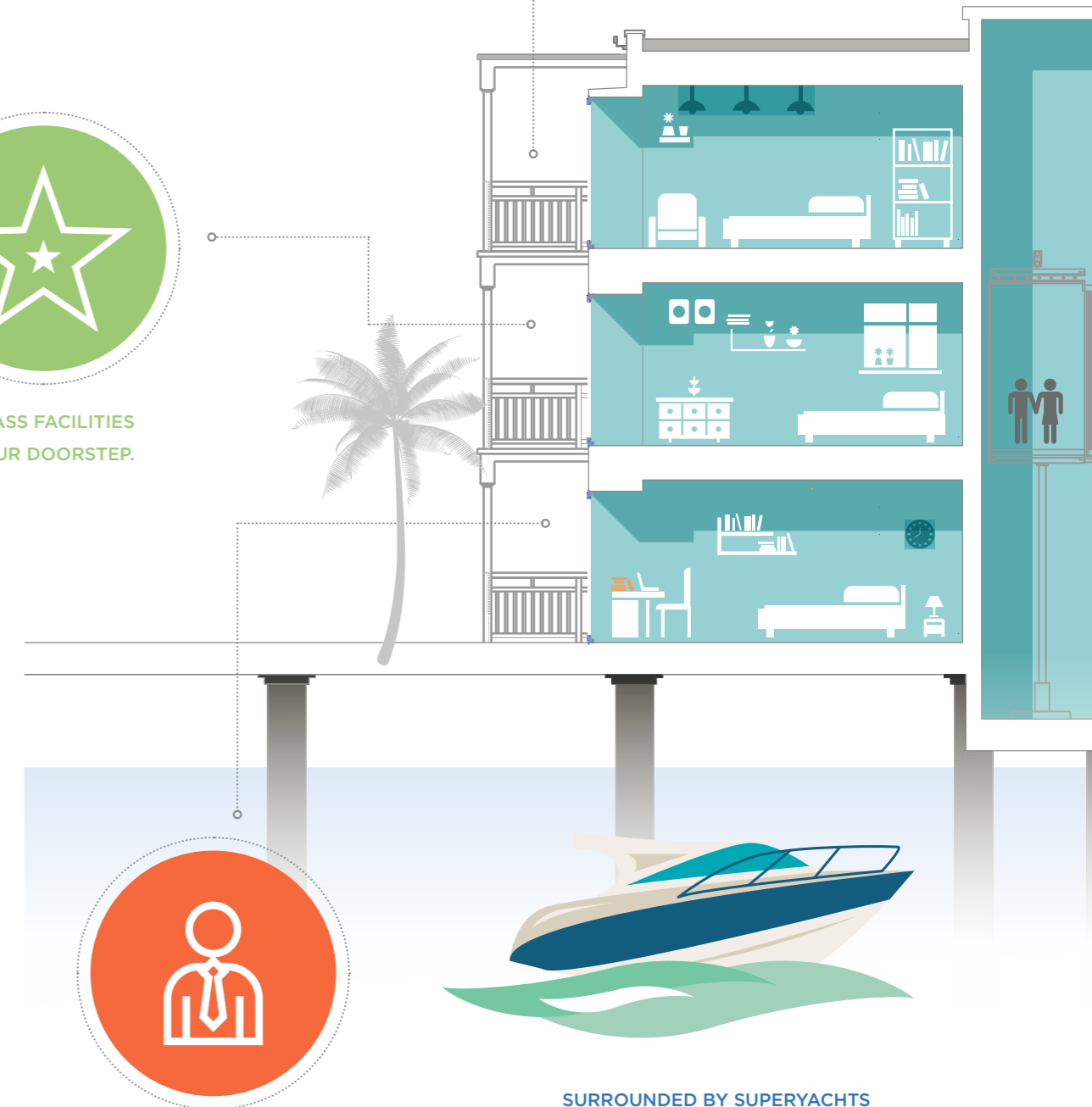
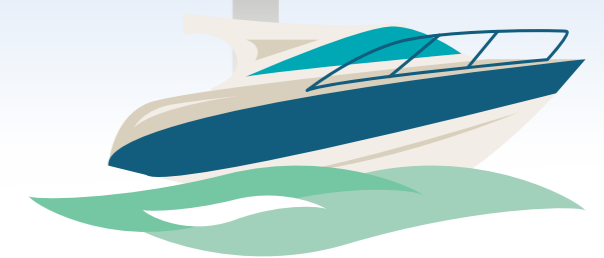
FIRST CLASS FACILITIES ON YOUR DOORSTEP.



PUBLIC SPACE FOR SOCIALISING WITH NEIGHBOURS AND FRIENDS.



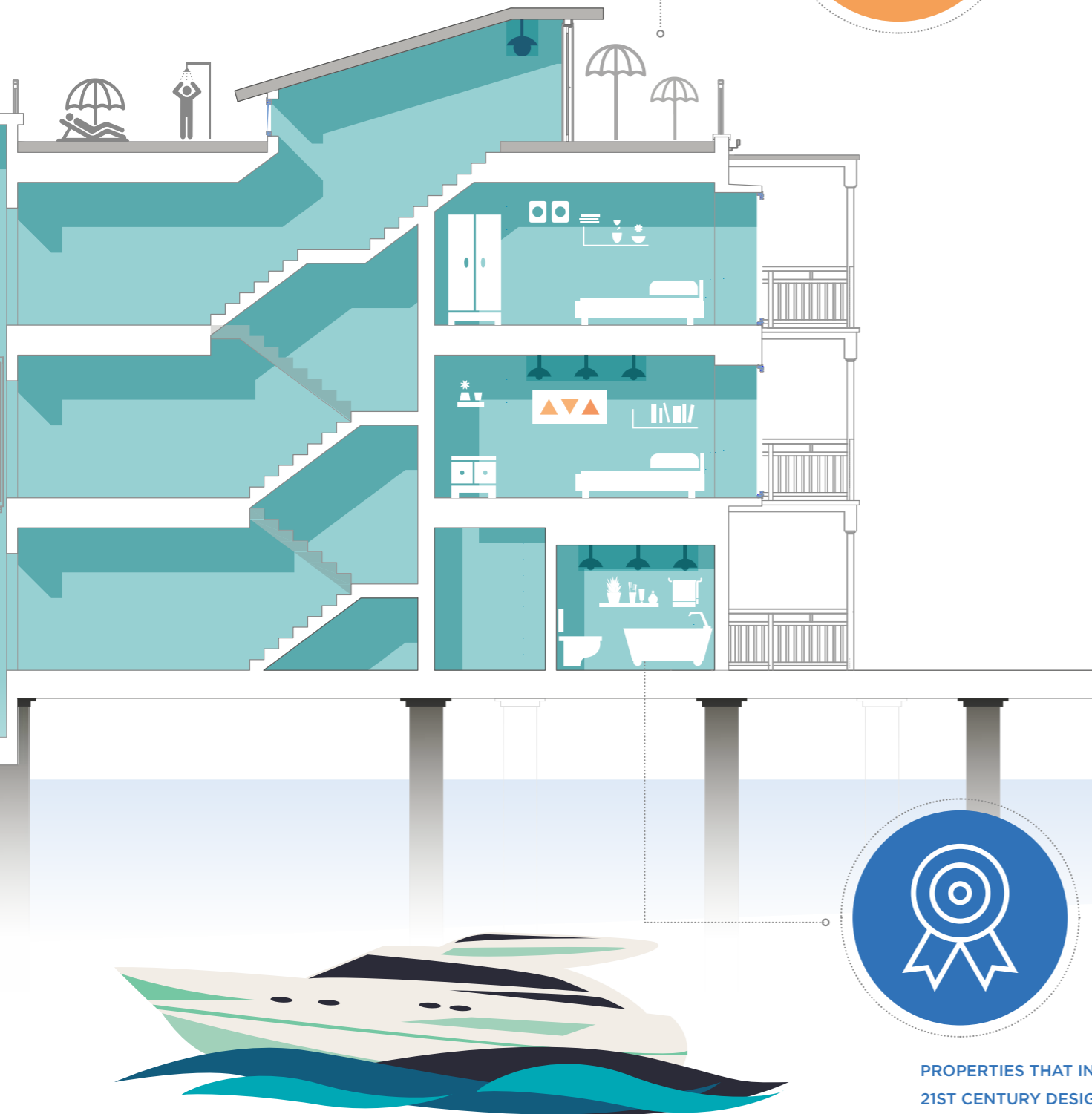
SURROUNDED BY SUPERYACHTS AND MEDITERRANEAN WATERS.



Illustrative of built to rent concept. Not representative of actual layout.



A DEVELOPMENT
CONSTRUCTED
SPECIFICALLY FOR
THE RENTAL MARKET.



PROPERTIES THAT INCORPORATE
21ST CENTURY DESIGN.

Cross sectional sketch of building is for guidance purposes only. Will be subject to design and development changes.

INCREASING NEED FOR RENTAL LIVING:

Rental living is not new; Its popularity is common in Germany, the US, Hong Kong, Japan and Sweden, particularly when it comes to professionally backed, purpose-built rented provision. In the UK alone, the number of private rented households doubled between 2001 and 2014¹, with an estimate of 25% more unmet demand for private rented accommodation than homes for sale².

The student housing market is an excellent example of how successful the rental model can be: in 2015 alone, 74,500 beds were traded at a total value of £5.9bn³.

In order to assess why Gibraltar needs more professionally backed rental accommodation, it is useful to look at its economic trajectory. Gibraltar continues to surpass expectations with an ambitious economic growth agenda. In a recent statement by HM Government of Gibraltar's Chief Minister Fabian Picardo, the sights are being set high for Gibraltar's future:

"IN THE PAST, GIBRALTAR ASPIRED AND BECAME THE PRIMARY LOCATION FOR THE INTERNET GAMING SECTOR. GIBRALTAR IS NOW SETTING ITS SIGHTS ON BECOMING THE WORLD'S LEADING JURISDICTION FOR E-MONEY, INVOLVING THE USE OF BLOCKCHAIN AND ASSOCIATED TECHNOLOGIES, INCLUDING EMERGING FINTECH ENTERPRISES."

Since the opening of the World Trade Center Gibraltar, in February 2017, the growth in existing sectors such as online gaming and also now, in emerging FinTech enterprises for Gibraltar, has been given global presence.

At present, over 12,000⁴ employees commute across the land frontier with Spain on a daily basis, to work in Gibraltar. One of the important concerns for key employers who are driving economic growth forward in Gibraltar is for their employees to have homes that provide easy access to their workplace. With a considerable lack of supply of rental accommodation in Gibraltar, Marina Club targets this market head on.

Sources

1. <http://www.smith-institute.org.uk/wp-content/uploads/2015/10/TheFutureofThePrivateRentedSector.pdf>
2. <https://www.theguardian.com/money/2017/jun/12/one-in-four-households-in-britain-will-rent-privately-by-end-of-2021-says-report>
3. Savills Spotlight UK Student Housing report 2016.
4. HM Government of Gibraltar. Frontier Workers by Nationality, 2017.

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MASTERPLAN

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GROUND FLOOR

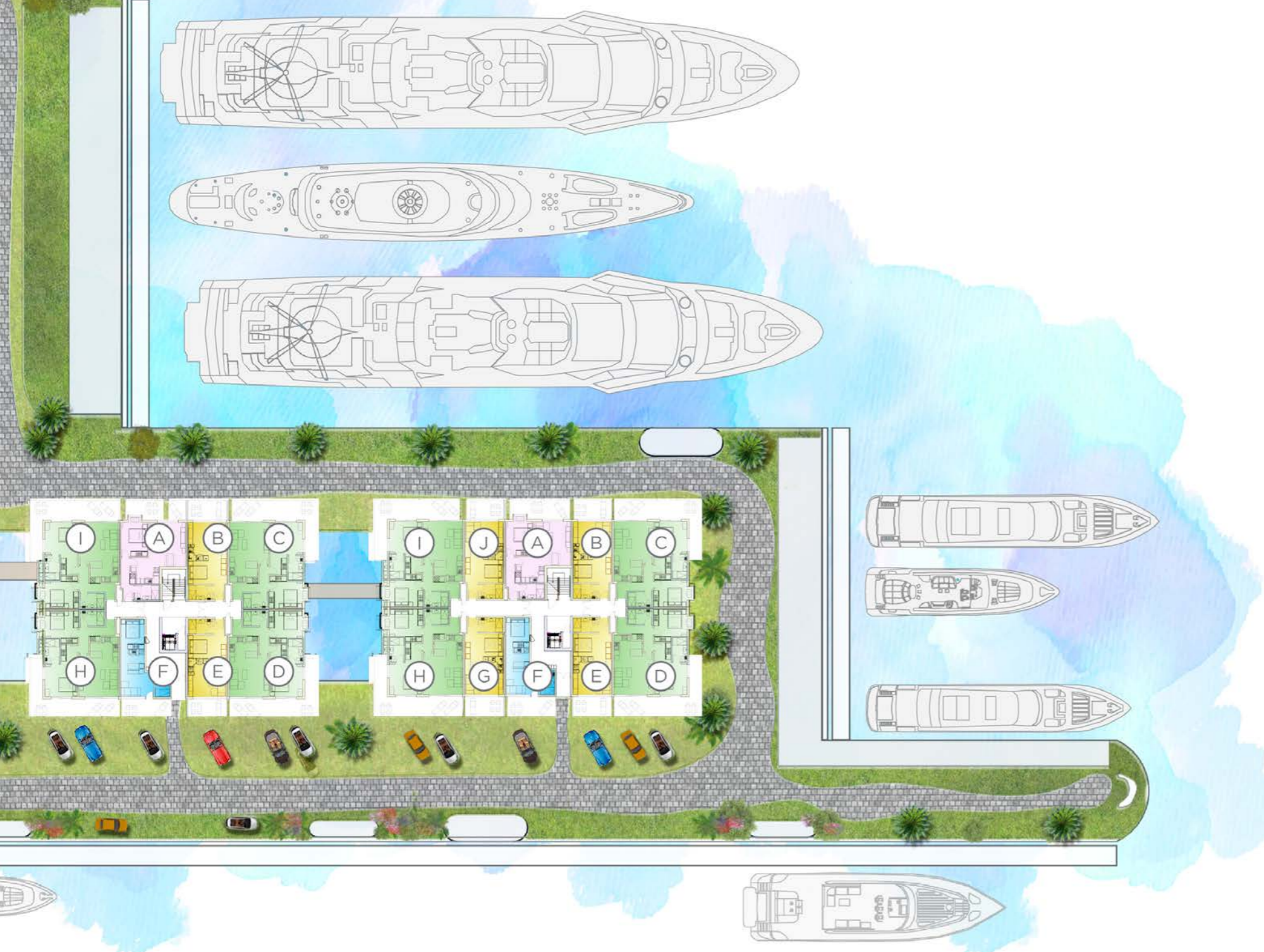
-  PIED A TERRE STUDIO
-  DELUXE STUDIO
-  1 BED APARTMENT
-  2 BED APARTMENT



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CASPIAN SEA



IONIAN SEA

AEGEAN SEA

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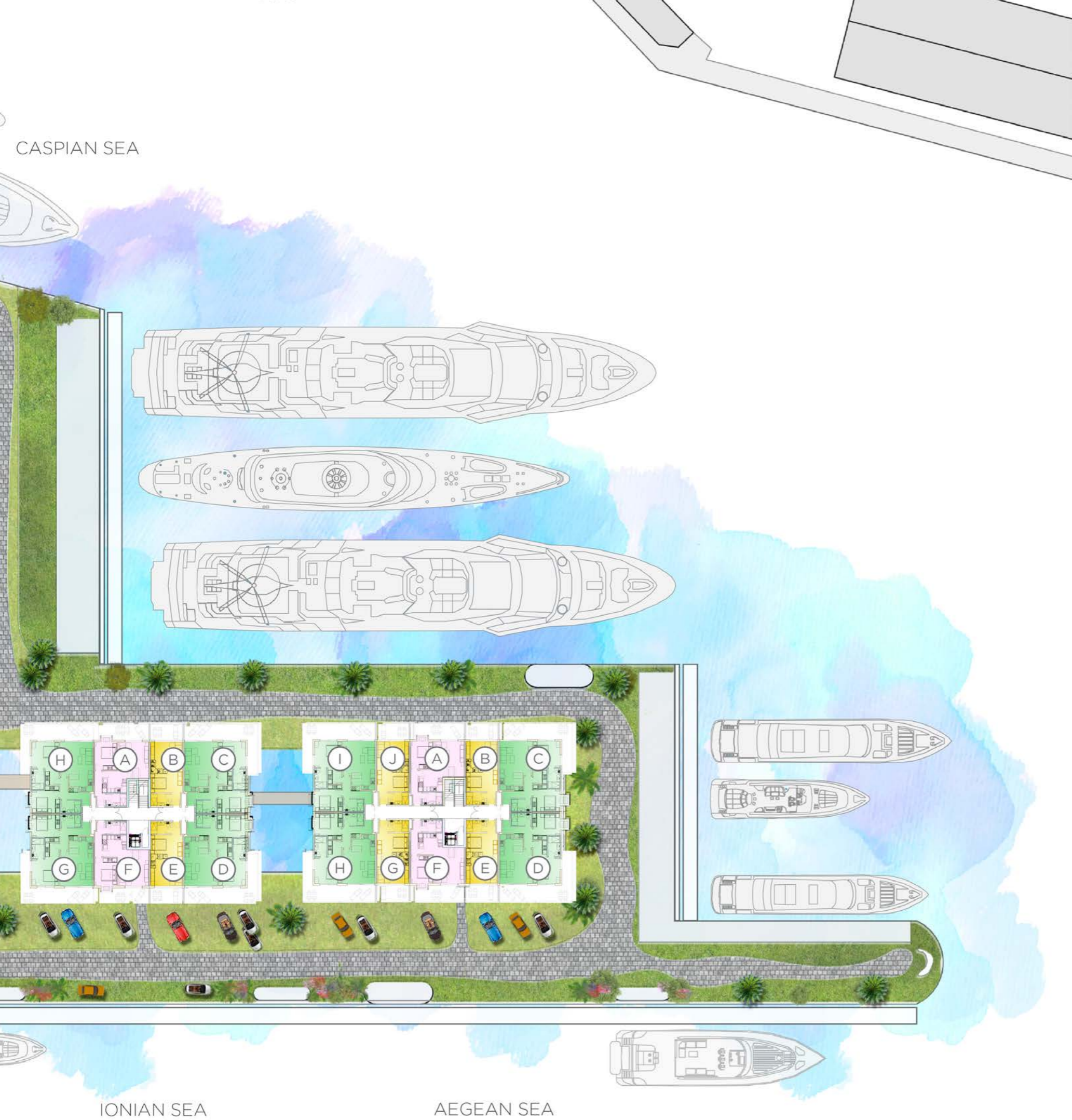
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FIRST & SECOND FLOORS



- DELUXE STUDIO
- 1 BED APARTMENT
- 2 BED APARTMENT

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CASPIAN SEA

IONIAN SEA

AEGEAN SEA



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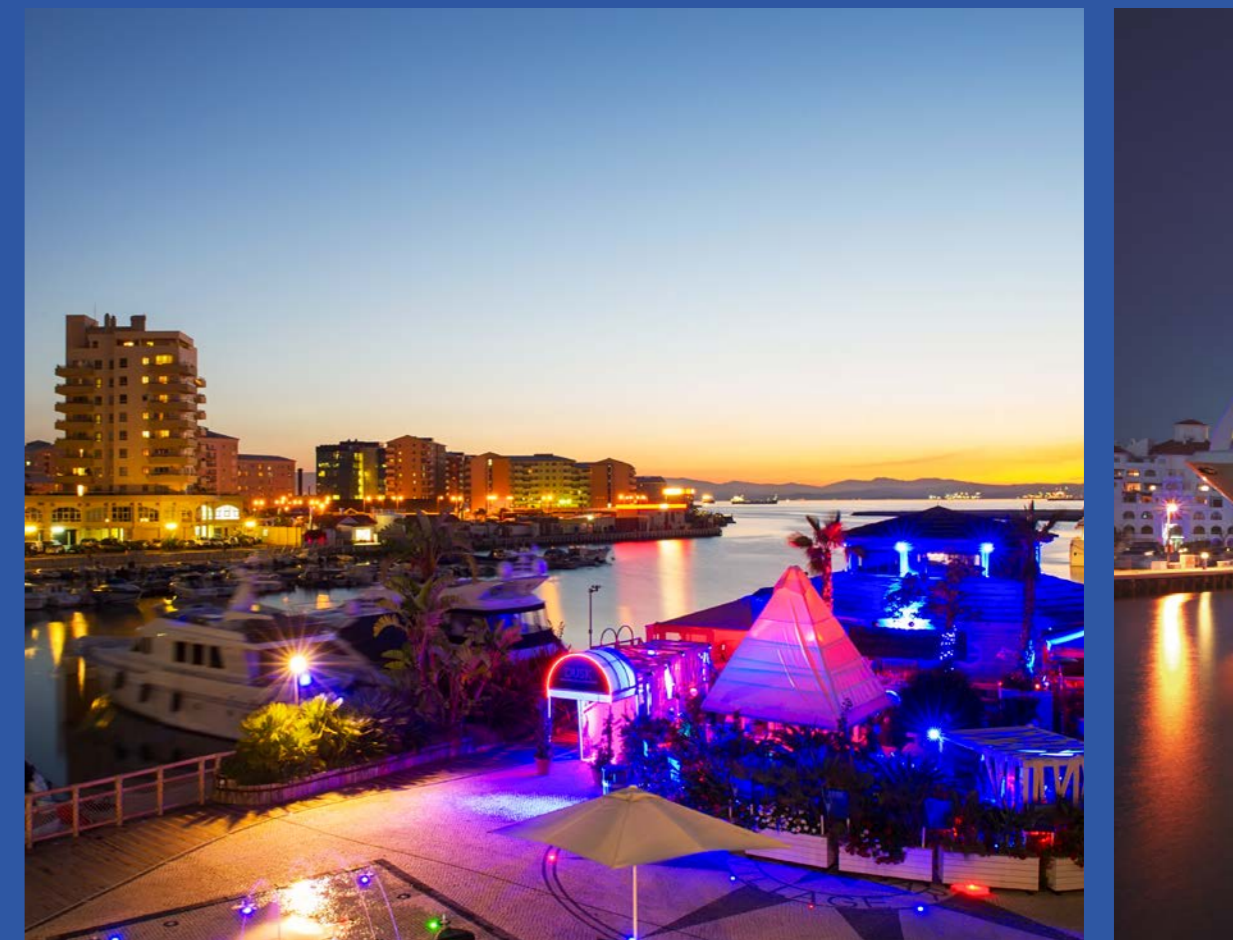
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All pictures and diagrams contained in this brochure are for illustrative purposes only. Properties are not sold furnished unless furniture packages are purchased separately. The price of property and rental income can go up as well as down. Historic performance should not be taken as a guarantee of future performance.

Prospective purchasers must undertake their own due diligence and obtain independent legal advice before purchasing.

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