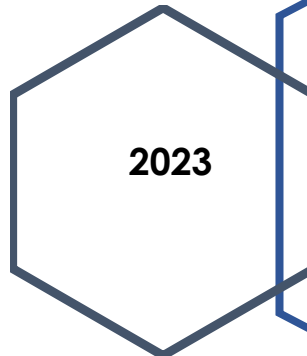
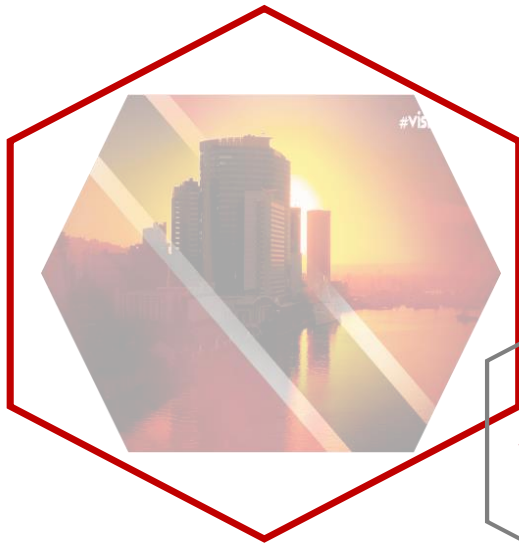


TRINIDAD & TOBAGO Tourism Investment Opportunity Profiles



TRINIDAD & TOBAGO

TOURISM INVESTMENT OPPORTUNITIES

BEN DELORAINÉ NATURE RESERVE

POINT RADIX, MAYARO Trinidad



PROJECT CONCEPT

Boutique Hotel

This could include:

~ 150 -300 rooms

The Ben Delorainé Nature Reserve is located in the Point Radix plateau on the south east coast of Trinidad along the Manzanilla and Mayaro peninsula. The property consists of 300 acres of private virgin forest plus 50 acres of cultivated mature forest and fruit trees.

The peaceful surroundings, private beach as well as numerous nature trails attract the environmentally conscious and is ideal for nature seekers and eco-friendly guests. Six uniquely styles cottages exist on the estate which have an overall room capacity potential of 150-300.

Nearby attractions include the popular Mayaro beach, fishing, biking, hiking, camping, river, bees and bird watching, all of which can be accessed within 5 to 10 minutes driving time from the property.

DEVELOPER & TYPE OF PARTNERSHIPS

- ✓ Joint-Venture partners with ability to bring both equity and financing;
- ✓ Hotel operator with established international or regional brand; experience with boutique operation; leisure and eco product.



Tourism Development Incentives

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TRINIDAD & TOBAGO

TOURISM INVESTMENT OPPORTUNITIES

CAPE DEVELOPMENT

Lagon Doux Resort Hotel



PROJECT CONCEPT

Branded Resort Hotel: 4 Star Level

This Concept could include:

- ~ 150-300 room hotel with potential for expansion
- ~ Luxury residential
- ~ Golf course



This 510-acre site of Cape Development is located in Mayaro on the southeastern coast of Trinidad. It borders the majestic Atlantic Ocean to the east, the lush tropical Victoria Mayaro Forest Reserve to the west, the Lagon Doux River to the northeast, and the Atlantic West Residential Development to the south. The almost uninterrupted coconut tree-lined Mayaro Guayaguayare Road passes through the site separating an 86-acre block with a 1.1km stretch of unspoilt sandy beach from the rest of the estate.

The Cape Development site is relatively flat near the sea and undulating west of the Mayaro Guayaguayare Road allowing for a view of the Atlantic. The estate can be divided into five sub-communities: the shoreline; the estuarine along the mouth of the Lagon Doux River and Mangrove Pond; the wetland/marshland adjacent to the river; the remnant coconut plantation on both sides of the main road; and the inland woodland forest. Close proximity to the historically and ecologically rich Point Radix and Nariva Swamp respectively, to the north, also add to the appeal of the location. Mayaro is also known for its eco-activities and archaeological sites of which Lagon Doux is home to one.

The estate is 1 ½ hours from Piarco International Airport and is traversed by the main arterial road that leads to the south east of Trinidad. In addition, Mayaro, the town of Rio Claro to the west and Guayaguayare to the south provide essential services. Lagon Doux on the Mayaro coastline is welcome as a destination since it is not currently served by a major resort.

SITE DETAILS & APPROVALS

- ~ Water, electricity, telephone and sewage are easily accessible to the estate.
- ~ Town and Country Planning Outline Permission was granted for:
Two (2) 300 - room hotels, sports and leisure facilities including an 18-hole golf course and 300 residential villas.
- ~ Town and Country Planning Final Approval has been granted for 129 housing and town-house lots on the beach-front.



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TRINIDAD & TOBAGO

TOURISM INVESTMENT OPPORTUNITIES

EDAN K PROPERTIES

Gulf View Hotel Site



PROJECT CONCEPT

Internationally Branded Business Hotel: 3 Star Level

This Concept could include:

- ~ 60-100 rooms
- ~ Conference Space and Executive Meeting Rooms
- ~ Restaurant
- ~ Bar
- ~ Fitness Centre

The property sits on approximately 1.8 acres of land located in a prime commercial area in southern Trinidad. Trinidad and Tobago is a popular venue for Meetings, Incentives, Conventions and Events (MICE), with Trinidad, the larger of the two islands, recognized as the commercial and entertainment centre of the Caribbean.

The location of this property is ideally suited as a 3 Star business hotel and conference centre, particularly as south Trinidad is a business hub for the local energy industry. Business visitors can easily visit several shopping/entertainment venues, within close proximity such as the popular Gulf City Mall, which is within walking distance.

Other nearby attractions include fine dining restaurants, cinemas and cultural shows at the South Academy of Performing Arts. The possible room capacity potential is 60-100 rooms of a 3 star level.

Outline approvals already exist for commercial development on the site. Edan K Properties Limited is seeking investors interested in leasing or joint venture partnerships.

SITE APPROVALS, DEVELOPER & TYPE OF PARTNERSHIPS

- ~ Approvals: Outline approvals exist for commercial development.
- ~ Developer: Edan K. Properties Ltd.
- ~ Seeking: Investors interested in leasing;
Joint-Venture partners.



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TRINIDAD & TOBAGO

TOURISM INVESTMENT OPPORTUNITIES

EDAN K PROPERTIES

SOUTH TRUNK ROAD HOTEL SITE



PROJECT CONCEPT

Internationally Branded Hotel: 2 ½ to 3 Star Level

This Concept could include:

- ~ 70-80 rooms
- ~ Extended stay wing
- ~ Conference space with executive meeting rooms
- ~ Facilities such as Restaurant, Bar, Business Centre, Fitness Centre & Swimming Pool

This site is located on the eastern side of the South Trunk Road, La Romaine in south-western Trinidad. With views of the Gulf of Paria, the hotel site size is approximately three (3) acres (10,500 m²). The area is largely retail/commercial and the site itself is part of a small business park that will see entirely new-build construction.

Supporting amenities such as fast food, casual and fine dining, shopping and entertainment are within a radius of 10-15 minutes. Access to all utilities is readily available such as electricity, water and sewage and telecommunications.

The South Trunk Road is the gateway to the southern energy belt. The businesses located in the region are involved in oil and gas exploration and production, LNG and the vast array of supply and logistics support activities that are part of this sector. As a result, foreign and expatriate traffic is quite high throughout the year.

SITE DETAILS

- ~ Access to all utilities readily available.



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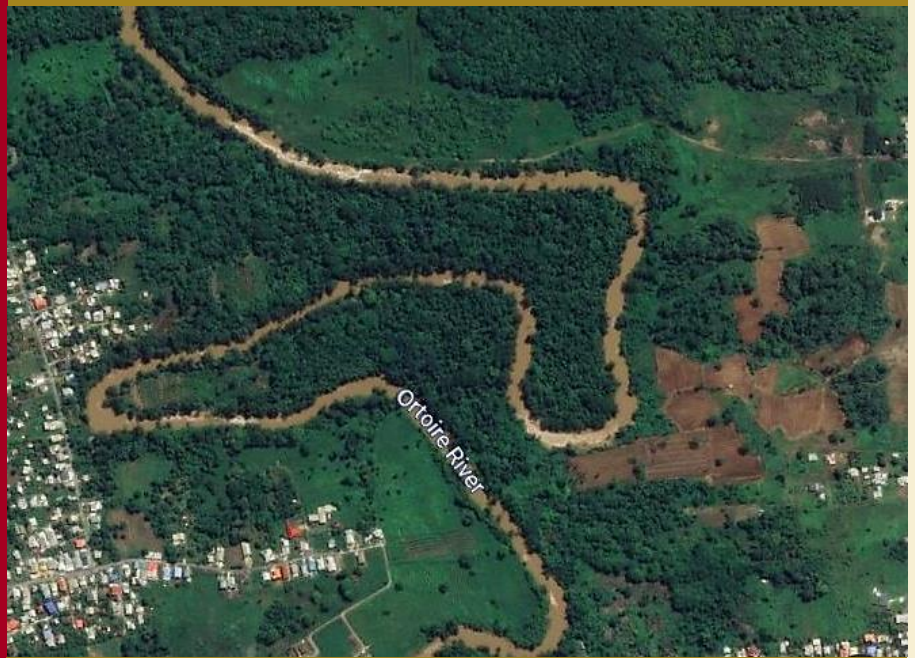


TRINIDAD & TOBAGO

TOURISM
INVESTMENT
OPPORTUNITIES

NEW MAYARO
PROJECT

Eco Lodge
on the
Ortoire River



PROJECT CONCEPT

Eco Lodge – 2 to 3 Star Level Range

This Concept could include:

- ✓ Plantation style
- ✓ 20-30 rooms
- ✓ Detached cottages on the property
- ✓ Facilities such as a restaurant and viewing deck
- ✓ Nature Trails, River Boat Rides, Bird-watching

Located on the western side of the Manzanilla Mayaro Road, this site offers several beautiful and unique locations for a world-class eco lodge. With the Ortoire River meandering like a serpent through the pristine virgin forest, this site is a nature-lover's paradise offering the best of both worlds: *Close to civilization but tucked away from trappings of modern development.*

The gentle rolling hills and lush green vegetation full of terrestrial and aquatic wildlife provide a perch for viewing the rich bio-diversity that Mayaro possesses. The topography offers views of the Atlantic Ocean in all its magnificence and will lend itself to a variety of experiences such as mountain biking, nature walks, bird watching, and river boat rides among many others.

All of this is possible within minutes of the Mayaro town centre which provides all the services and amenities that a visitor could possibly require.



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TRINIDAD & TOBAGO

TOURISM INVESTMENT OPPORTUNITIES

NEW MAYARO PROJECT

Beach Resort Hotel



PROJECT CONCEPT

Resort Hotel: 2 ½ to 3 ½ Star Level Range

This could include:

- ~ 60-80 rooms (with land for expansion)
- ~ Beach Club
- ~ Restaurant
- ~ Beach Bar

Located on the eastern side of the Manzanilla Mayaro Road, this 50-acre site sits on one of the last remaining uninterrupted stretches of the beach coastline. The proposed hotel site of 5-7 acres has been strategically chosen at the southern boundary of the larger parcel, immediately bordering the beautiful, sandy beach.

Potential investors will be able to negotiate land for expansion and will benefit from planned resort residential development together with supporting space for retail – supermarket, deli, pharmacy, cafes and casual dining. The site enjoys proximity to all major utilities and its location has direct access to the main artery.

Guests will be only minutes away from the Mayaro town centre and its wide array of services and amenities.

Mayaro offers exciting and authentic experiences such as pulling seine with the local fisherfolk, hiking, bird watching, and sampling local cuisine.



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