

REAL ESTATE OVERVIEW

FROM HARBOUR TO HILLSIDE, A NEW CARIBBEAN RESORT OFFERS EXCLUSIVE VACATION HOMES, A LUXURIOUS LIFESTYLE AND EXCEPTIONAL INVESTMENT OPPORTUNITIES

Increasingly, multi-residence owners and affluent individuals are looking to the Caribbean to purchase new vacation homes or investment properties. The market is driven by new resort developments, proximity to the United States, increased direct air service, rising local economies, improved infrastructure, and greater political stability in the region. On the still undiscovered island of St. Kitts, these factors, combined with the development of a truly unique and comprehensive resort, have created unprecedented opportunities in luxury real estate.

Christophe Harbour Company, a joint venture between Kiawah Development Partners (KDP) and HT St. Kitts Holdings, is the master development company for Christophe Harbour. KDP, Mandarin Oriental Hotel Group and several prominent real estate, golf design, architecture, and engineering companies have joined forces to create an incomparable array of amenities and real estate choices that will span 2,500 scenic acres, with access to six spectacular beaches.

Christophe Harbour, located on the southeastern peninsula of St. Kitts, will include a mega-yacht marina and an impressive collection of restaurants, shops, boutiques, a Mandarin Oriental hotel, oceanfront and mountaintop homesites, villas and a championship Tom Fazio golf course.

A range of elegant homes will rise on the hills, harbour and shores of this exquisite island. Yacht owners can purchase marina slips or dockominiums or a harbour-side condominium near the new marina that will accommodate yachts up to 300 feet in length. The new marina will consist of approximately 300 acres of water surface, an elegant yacht club, a heliport and state-of-the-art facilities, and services for all vessels.

A charming seaside village surrounding the harbour will include an array of luxury shops and restaurants.

Boasting views of six pristine beaches, diverse yet serene homesites will be available from beachfront to mountaintop. The resort's developers, in partnership with the government of St. Kitts, are committed to protecting the shoreline, waters and coral reefs that surround Christophe Harbour.

Impeccably designed golf villas will overlook ocean vistas along with a spectacular 18-hole golf course designed by award-winning golf course architect, Tom Fazio. Owners will enjoy the Caribbean's ultimate golf experience. The golf course will be managed by KDP, which is also responsible for the highly rated courses of Tom Fazio and Tom Watson at Kiawah Island, as well as the public courses there by Gary Player, Jack Nicklaus and Pete Dye. KDP's expertise, along with that of Greg Norman, also brought about the incredible links course at Doonbeg in County Clare, Ireland. This course was voted "Best New International Course" by *Golf Digest* in 2002.

Christophe Harbour is another visionary concept from Kiawah Development Partners (KDP), the South Carolina-based company that has won international acclaim for its imaginative, environmentally responsible, and highly successful communities and golf resorts. The firm is best known for its role as the master planners of Kiawah Island, a residential resort community on a barrier island off the South Carolina coast and Doonbeg Golf Club in Co. Clare, Ireland. Kiawah Island is home to 2,700 luxury villas, cottages and single-family residences as well as a world-class resort, a private club and seven golf courses.

KDP is working with leaders in a variety of disciplines to create a genuinely unique resort community. In addition to the championship Fazio-designed course, Mandarin Oriental Hotel Group will operate a five-star hotel and spa. The marina will be developed by Applied Technology & Management, a prominent engineering, design and consulting firm. IMI, a leader in realty sales, will head up the sales and marketing effort – an integral part of Christophe Harbour's plan.

The St. Kitts government, The Federation of St. Kitts and Nevis, is working closely with the development team to ensure the success of the project and the preservation of the island's unsurpassed natural resources. The Christophe Harbour Foundation was established to ensure the social, ecological and economic protection of the local culture and preserve the dense rainforests, mountains, flawless beaches, teeming coral reefs, exotic birds, animals and plants that make St. Kitts an ecological marvel. The island has an abundant source of fresh water and fertile soil due to a now-dormant volcano.

"Christophe Harbour encompasses an assortment of luxury destinations within one resort," says LeGrand Elebash, Chief Operating Officer of Christophe Harbour. "This is a project like no other. It offers gorgeous natural surroundings and every kind of recreational

opportunity: world-class golf, sailing, water sports, plus the amenities of the world's finest hotels and spas. Our clients are purchasing an exotic, luxurious lifestyle on an island that is stunningly beautiful, unspoiled and secluded, and just a few hours from many American cities.”

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Christophe Harbour – An Incomparable Resort for St. Kitts

Launching in 2011, Christophe Harbour will be a luxury resort that will propel St. Kitts to the forefront of high-end tourism in the Caribbean. Christophe Harbour Company, a joint venture between Kiawah Development Partners (KDP) and HT St. Kitts Holdings, is the manager of the master development company for Christophe Harbour. Christophe Harbour Company, Mandarin Oriental Hotel Group, and several prominent real estate, golf design, architecture, environmental, and engineering companies have joined forces to create an incomparable master-planned resort. Christophe Harbour, located on the more than 2,500-acre southeastern peninsula of St. Kitts, is planned to include a mega-yacht harbour as well as an impressive collection of restaurants, shops, boutiques, five-star hotels, oceanfront and hillside homesites, villas, and a must-play Tom Fazio championship golf course. For more information on Christophe Harbour, please visit www.christopheharbour.com.

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