



Cabrits Resort
Kempinski

DOMINICA

Introduction & Fact Sheet





Cabrits Resort
Kempinski

DOMINICA

Dominica – *The Nature Island*

Dominica is a beautiful island in the Lesser Antilles region of the Caribbean Sea. It is located to the southeast of Guadeloupe and the northwest of Martinique. Dominica covers 290 square miles with the highest elevation point being Mount Morne Diablotins at 4,747 ft.

Dominica has a population of c. 72,000 with the vast majority of Dominicans being of African descent. There is also a small European origin minority as well as a handful of Lebanese, Syrians and Asians. The country's official language is English.

Dominica is a parliamentary democracy within the Commonwealth of Nations and, since 1979, a member of La Francophonie. The island's currency, the East Caribbean Dollar, is pegged to the US Dollar (USD 1 : ECD 2.7).

Striving towards its ultimate goal of national development, the Government of Dominica established the Economic Citizenship Program in 1993. The program has a long and reputable history. Those meeting the requirements of the program are rewarded with full citizenship, including a passport and the right to permanently reside and work in the country. One of the ways to obtain citizenship is by making an investment of US\$ 220,000 plus associated government fees into a government approved real estate project.

Dominica Citizenship – *Investor Benefits*

- Citizenship for life, including an unlimited number of eligible dependents, passed down to generations (applicants are not required to visit or reside on the island)
- Passports are issued in approximately 90-120 days of filing an application
- Dual citizenship is permitted without the requirement to notify the applicant's home country
- Generous tax regime - no wealth, gift, inheritance, foreign income or capital gains tax
- With the currency pegged to the US dollar, a favorable business development environment
- Visa free travel to over 120 countries including the United Kingdom, Schengen countries, Hong Kong, Singapore and many others.
- Full residency status and the right to work in Dominica



Cabrits Resort
Kempinski

DOMINICA

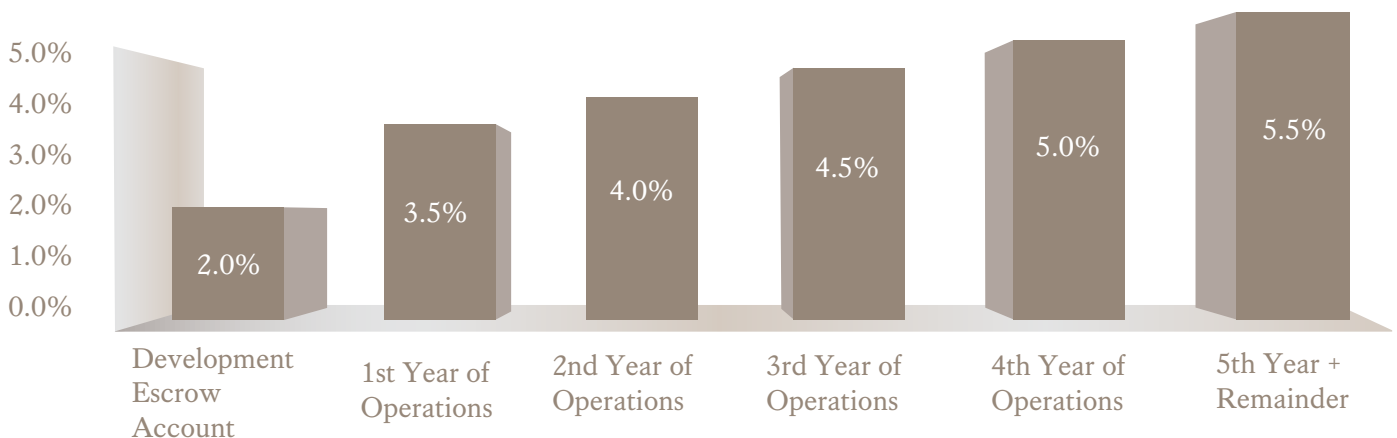
Cabrits Resort Kempinski Dominica

Where Nature Meets Luxury

- An investment share in a luxury resort
- Annual income yield from the outset
- Benefits associated with the citizenship of Dominica
- Investment security with an international developer and reputable partners
- Enrollment in the highest tier of Kempinski's loyalty program, GHA Discovery

Given the annually increasing price for acquiring citizenship stipulated by the government of Dominica, it is projected that the investor may realize a capital gain when the investment is sold (especially if visa free access to Schengen countries is introduced). Based on income and capital gain projections, the investor is expected to receive an amount equivalent to the capital invested and all fees that were paid at the outset following the expiry of a mandatory 5-year hold period.

Projected Annual Investment Yield



The graph is for illustrative purposes only. Returns are estimated and may vary depending on actual performance.

The "Cabrits Resort Kempinski Dominica" is developed, marketed and sold by Range Capital Partners (Dominica) Limited, a company independent from the Kempinski group, and the "Kempinski" name is used by the developer under a license from Kempinski Hotels SA. The role of the Kempinski group is limited to the management of the hotel. The issue of this Fact Sheet shall not be deemed to be any form of commitment to proceed with any transaction. In particular, but without prejudice to the generality of the foregoing, no representation or warranty is given by the developer and the hotel operator as to the achievement or reasonableness of any projections, estimates, prospects or returns contained in or which can be inferred from this Fact Sheet.



Cabrits Resort
Kempinski

DOMINICA

Dominica Real Estate Investment & Application Process

Overall investment including Application and Government Fees will be as follows for a family of four:

	Cost
Cost of share	US\$ 220,000
Main applicant's government fees	US\$ 50,000
Spouse's government fees	US\$ 25,000
2 children's government fees	US\$ 40,000 (US\$ 20,000 for each child)
Due Diligence Fees (for dependents above the age of 16 years)	US\$ 23,000 (US\$ 7,500 for the main applicant + US\$ 7,500 for the spouse + US\$ 4,000 x 2 for dependents)
Share Registration Fees	US\$ 8,800
Government processing fees	US\$ 3,000
Certificate of Naturalisation, including stamp fees	US\$ 3,000 (US\$ 750 x 4)
Total Cost for a Family of 4	US\$ 372,800

* Professional fees for citizenship processing, are payable for all applications and will vary depending on the number of dependents

* Dependents below the age of 16 years are not required to pay due diligence fees

To maintain citizenship, investors are required to hold their qualifying investment for a period of three years. A subsequent investor may use the investment unit in support of an application for citizenship on the fifth anniversary of the original investors grant of citizenship.



Cabrits Resort
Kempinski

DOMINICA

Cabrits Resort Kempinski Dominica

Financing Your Freedom

Range Developments understand your needs and aspirations. Range Developments, through a partnership with a leading Middle Eastern bank, is able to finance the costs of your investment in Cabrits Resort Kempinski, Dominica as well as, all fees associated with your citizenship application. Range Developments is the only developer in the Caribbean region able to provide this option to its clients.

Indicative financing costs* will be as follows:

Collateral – Investment Share

Currency	USD
Maximum Loan Amount	Up to USD 350,000
Loan Tenor	Between 5 Years and 10 Years
Loan Rate	Years 1 – 3 : 6% Year 4 and beyond: BRR + 0.25% (floor 6.25%)
Administration Fee	USD 3,000 on approval
Insurance	120% of Loan Amount
Arrangement Fee	USD 20,000 on approval

*Terms and Conditions apply and any offer of finance is subject to the individual assessment on a case-by-case basis.

HOD fee will be applicable on the life of the loan, to be determined on a case-by-case basis, following credit review.



Cabrits Resort
Kempinski

DOMINICA

Application Process

Step 1 - Reservation Form

The investor signs a reservation form and submits a deposit of \$22,000 against the investment of \$220,000 to secure their interest in the investment.

Range Developments can assist the investor with selecting a service provider to process the application.

Step 2 - Application Forms & Document Submission

The investor collates the required documents (please see next page) and completes the required application forms with the assistance of their service provider. Processing fees and due diligence fees must be paid along with the application directly to the service provider. The investor will execute the Sale & Purchase Agreement at this stage.

Step 3 - Application Processing & Payment

Application processing takes approximately 90-120 days from filing an application. Within 7 days upon approval of the application, the investor will pay the remaining balance of \$198,000 and applicable government fees and share registration fees. Range Developments will issue an Ownership Certificate to the investor.

Step 4 - Closing and Transfer

Proof of ownership will be submitted to the government and the Citizenship Unit will issue the Certificate(s) of Citizenship and subsequently Passport(s). This usually takes 3-4 weeks.



Dominica Citizenship & Passport Application

Required Documents

For each family member:

- Form D1: For all applicants over the age of 16, Disclosure Form completed in duplicate
- Application Form 12 completed in duplicate and sworn before a Justice of the Peace, Commissioner or Notary Public. Parents or a legal guardian of applicants under the age of 18 sign Application Form 12 on a minor's behalf
- Form D2: For applicants over the age of 16, original finger prints to be provided. Parents or a legal guardian of applicants under the age of 18 sign Application Form D2 on a minor's behalf
- For applicants over the age of 16, original police clearance certificates, or a similar document provided by a law enforcement agency, from country of birth and country of residence, country of citizenship and countries resided in for more than 6 months
- For children between ages 12 and 15, a sworn affidavit by parent confirming that child does not have a criminal record
- Form D3: Medical certificate completed by a registered medical practitioner, original HIV and other medical test results
- Certified copy of Passport/s
- Two certified copies of birth certificate
- Certified copy of National ID card, if applicable
- Certified marriage or divorce certificates where applicable
- Certified copy of university/college diploma(s) where applicable
- For applicants between ages 18 and 25, an original or notarized letter from university/college confirming enrollment
- For all employed applicants, a letter of employment specifying current occupation
- If the applicant is self-employed, the applicant must provide most recent incorporation documents: audited financial statement of the business, certificates of incorporation, trade license, share certificates, where applicable
- Original professional reference letter by a lawyer or a chartered accountant. Referee should be acquainted with the applicant's business/employment for at least three years
- Two personal reference letters, not identical, not from a relative.
- Original bank reference letter. The applicant must be a client of the bank for at least two years
- Original bank statements from an internationally recognized bank for past twelve (12) months, stamped by bank
- Eight passport size photos (white background). Four are certified
- Passport Application Form
- For applicants over the age of 18, driver's license or affidavit.
- Oath of Allegiance. Parents or a legal guardian of applicants under the age of 18 sign Oath of Allegiance on minor's behalf.

Additional documents for the main applicant:

- A detailed Resume
- Letter addressed to the Honorable Minister responsible for Citizenship stating the reason(s) for applying for Dominica Citizenship
- Sales and Purchase Agreement
- Reservation Application Form
- Affidavit of Financial Support per dependent over the age of 18 (except spouse)
- Address confirmation (Utility bill)
- Power of Attorney