
PARK HYATT ST. KITTS®

CHRISTOPHE HARBOUR

Introduction & Fact Sheet



St. Kitts & Nevis - Land of Opportunities

The Federation of St. Kitts & Nevis (St. Kitts) is a twin-island nation located in the British West Indies. It is situated about 1,300 miles southeast of Miami, Florida and is approximately 50-70 miles from St. Barts, St. Maarten and Anguilla. This English speaking country obtained independence from the UK in 1983 but remains a member of the British Commonwealth.

St. Kitts has a population of c.50,000 and boasts a 95% literacy rate. This island has a land area of c.65 sq mi, being approximately c.18 mi long and on average c.5.0 mi wide. The GDP of St. Kitts is c.US\$ 550 million and the currency, the East Caribbean Dollar, maintains a fixed exchange rate of 2.7 to the US Dollar. St. Kitts enjoys a politically stable and democratic government. The Right Honourable Denzil Llewellyn Douglas has been the Prime Minister since 1995.

St. Kitts allows for individuals to acquire citizenship through a government sponsored investment program. Those meeting the requirements of the program are rewarded with full citizenship, including a passport and the right to permanently reside and work in St. Kitts. This is the oldest economic citizenship program of its kind globally and has been in place since 1984. The route to citizenship is for applicants to make an investment of US\$ 430,000 (plus associated government fees), in Park Hyatt St. Kitts.

St. Kitts Citizenship - Investor Benefits

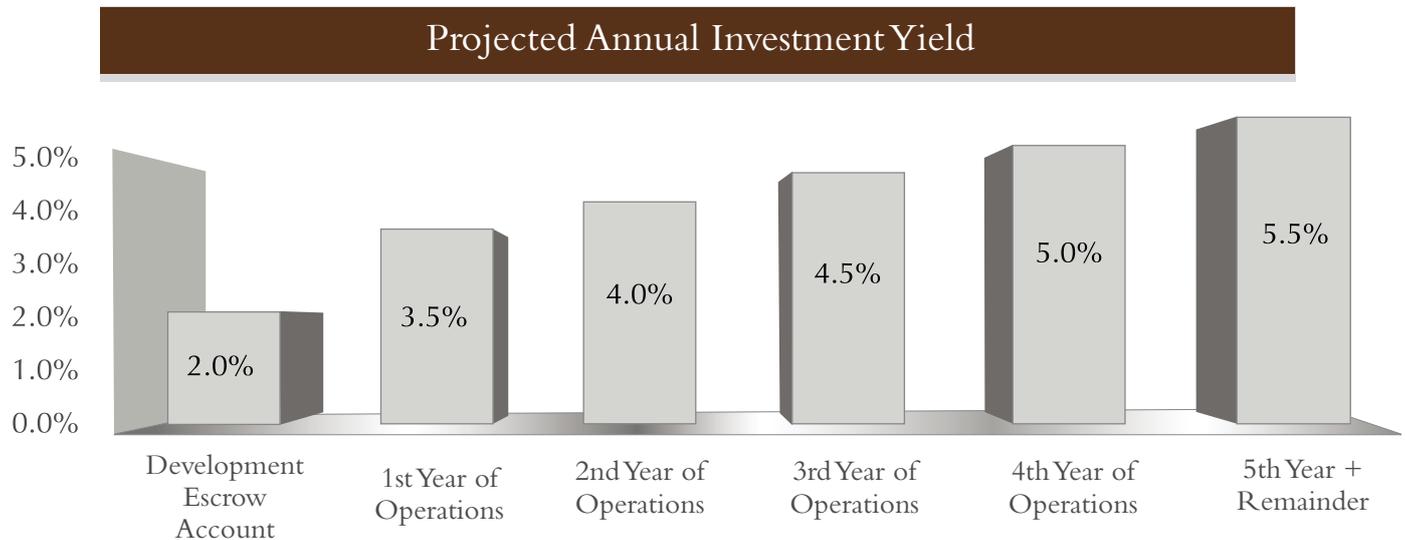
- Citizenship for life, including an unlimited number of eligible dependents, passed down to generations (applicants do not require to visit or reside on the island)
- Passports are issued in approximately 90 – 120 days of filing an application
- Tax free income, capital gains, gift, wealth and inheritance tax
- Visa Free Travel to over 130 countries including: Austria, Belgium, United Kingdom, Denmark, Finland, France, Germany, Italy, Greece, Luxembourg, Netherlands, Portugal, Spain, Sweden, Switzerland and most British Commonwealth countries
- Full residency status and the right to work in St. Kitts
- Dual citizenship is permitted and open to all nationalities without the requirement to notify the applicant's home country as per the law of St. Kitts
- Business haven with a generous tax regime and where the currency is pegged to the US dollar. Additionally, trade with Canada is tax free, while trading in the Caribbean is duty free
- Family security is ensured as the spouse, children and elderly parents also obtain citizenship
- Easy accessibility from London, New York, Miami, Charlotte, Antigua, San Juan and various parts of the world

Range Developments Offering - Your Home, Your Freedom

An investment in our real estate project entitles the buyer to:

- An investment share in a 5 star branded hotel
- Annual income yield from the outset
- Benefits associated with Citizenship of St. Kitts & Nevis
- Security with an international developer and globally recognized brand
- Enrollment in Park Hyatt's highest tier loyalty program which offers access to preferred clubs and preferential rates at hotels around the world

Given the annually increasing price for acquiring citizenship stipulated by the government of St. Kitts, it is projected that the investor may realize a capital gain when the investment is sold. 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.



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

St. Kitts Real Estate Investment & Application Process - A Snapshot

Below is the cost for a family of 4 (excluding processing fees).

Overall investment including Application and Government Fees will be as follows:

Item	Cost
Cost of share	US\$ 430,000
Main applicant's government fees	US\$ 50,000
Spouse's government fees	US\$ 25,000
2 children's government fees	US\$ 50,000 (US\$ 25,000 for each child)
Share Registration Government fees	US\$ 21,500
Due Diligence Fees	US\$ 19,500 (US\$ 7,500 for main + US\$ 4,000 x 3 for dependents)
Total Cost for Family of 4	US\$ 596,000

* The cost of legal fees will vary depending on investor's location and number of dependents

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

* Additional costs apply for official government forms and attestation of documents

To maintain citizenship, investors are required to hold their qualifying investment for a minimum of 5 years.

Thereafter, the investment may be sold and the subsequent investors may also apply for and benefit from citizenship, utilizing the same investment instrument. The original investor will be entitled to retain citizenship of St. Kitts.

Application Process

Step 1 - Reservation Form

The investor signs a reservation form and submits a deposit of \$43,000 against the investment of \$430,000 to secure their interest in the real estate option for the CBI Program.

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

Step 2 - Application Forms & Document Submission

The investor collates the required documents (please see next page) and completes the required CBI application forms with the assistance of their lawyer(s). Legal fees and due diligence fees (\$7,500 for the main applicant and an additional \$4,000 for each dependent) must be paid along with the application directly to the lawyer. The investor will execute the Sale & Purchase Agreement at this stage.

Step 3 - Application Processing & Payment

Application processing takes approximately 90-120 days. Upon approval of the application the investor will pay within 7 days, the remaining balance of \$387,000 government fees of \$50,000 for the main applicant and \$25,000 for each additional dependent (\$50,000 for each dependent of Applicant between 18-30 years enrolled in higher education or parent above 55 years in age); share registration government fees (\$21,500). 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 CBI unit will issue the Certificate(s) of Citizenship and subsequent Passport(s). This usually takes 3-4 weeks.

St. Kitts Citizenship & Passport Application

Required Documents

For each applicant:

- Citizenship Application Form C1 - Personal data and declaration
- Citizenship Application Form C2 - Photograph and Signature Certificate
- Citizenship Application Form C3 - Medical Certificate
- Certified copy of Passport(s)
- Certified copy of National ID card, if applicable
- Certified copy of Residence Visa, if applicable
- Two (2) Original or certified copies of excerpt of full birth record or Birth Certificate
- Original HIV Test results, stamped and signed by Lab or Medical Doctor for applicants eight (8) years and older
- Original Police Certificate/ Certificate of No Criminal Record (valid for three (3) months) from country of birth and country where resident for more than one (1) year in the past ten (10) years
- Eight (8) recent coloured passport photos (size 45mmx 35mm, white background, full face, no smiling, both ears showing)
- Certified copy of proof of name change, if applicable
- Passport Application form

For Main Applicant:

- Original Bank Statement from internationally recognized bank, for past twelve (12) months, stamped by Bank
- Original Bank Reference Letter, valid for six (6) months
- Original Professional Reference Letter from attorney, chartered accountant, notary public
- Original document of proof of current residential address (utility bill, bank statement, written confirmation can be included in Bank Reference Letter or Professional Reference Letter)
- Original letter of employment, if employed
- Certified copy of Company Incorporation documents, Share Certificates, Business License, if self employed
- Certified copy of Educational Certificate(s) issued by University, if applicable
- Two (2) Original or certified copies of Marriage Certificate, if applicable
- Certified copy of Divorce Certificate, if applicable
- Affidavit of Financial Support of dependent children between ages eighteen (18) and thirty (30) and parents age fifty-five (55) and older
- Limited Power of Attorney permitted Service Provider to submit application(s) and collect passport(s)

For dependent children between eighteen (18) and thirty (30)

- Proof of enrollment/full-time education

All documents must be in English or if original language is not English, documents must be translated by a sworn legal translator or by a company whose main business is professional translations.

Additional documents may be required as evidence, explanation or otherwise in support of the information provided by the applicant.