

INVESTMENT OVERVIEW



Investment Highlights

Investing with Halcyon who have a 20 year contract with Wyndham Hotel Group for branding and rental

Professional advice and lifetime aftersales service

Fully managed carefree investment

Assured and fixed Net rental income for up to 20 years

Over 60 world class facilities including 18 hole golf course & chateau spa

Free personal use and owner-discounted facilities

WYNDHAM
HOTEL GROUP



INDEX

Wyndham Halcyon Retreat - Resort Overview.....	4
Investment Highlights.....	5
Background & Business Model.....	6
Why France.....	7
Facilities.....	8
Site Plan.....	9
Demand Drivers.....	10
Our Properties.....	11
How to Purchase.....	13
Rental Deal & Pricing.....	13
Buyer Options.....	14
Frequently Asked Questions.....	15
Purchase procedure.....	16



Wyndham Halcyon Retreat

The Wyndham Halcyon Retreat Golf and Spa Resort is a unique development of luxury accommodations and wonderful facilities located in the beautiful and famous lake district of France. Partnered with the world's largest hotel group, Wyndham Hotels & Resorts, the development is set to be one of the most sought-after destinations for 5-star luxury holidays in Europe. This unique resort is strategically set within 1 million square meters of beautiful rolling countryside, woodland, and lakes, ideally located no more than a 45-minute drive from Limoges International Airport and just a 10-minute drive from the local train station, linking direct to Paris.

The vast choice of accommodation is set within a beautifully constructed private French village which will offer over 60 facilities such as an 18-hole championship length golf course, idyllic French spa, fully stocked fishing lakes, fine dining and family restaurants, a Sommelier's wine and cocktail bar, sport and equestrian facilities, cycling, archery, "go-ape" forest rope activity area, Kids Kingdom play zone, Aqua Park, creche, bars, shops, outdoor, forest laser quest etc., something for all the family.

A selection of beautiful suites and apartments are under construction and will be completed to the very highest specification in a truly stunning, natural setting.

Nearest Airport: Limoges - 45 minutes	Size:Over 1 million square meters
Nearest Train Station: La Souterraine - 10 mins	Type: Luxury destination resort with over 60 facilities
Distance From Motorway:A20 highway - 20 minutes	Brand:Wyndham Hotel luxury resorts - 20 Year contract
Distance From Paris:within 3 hours	Expected completion: 2027
OWNER OF RESORT AND ALL ASSETS: SAS HALCYON RETREAT French Company Company Number: 529259160	Red book valuation: HORWATH HTL - 69 million €
Company Address: Domaine de la Fot, 23300, Noth, France	Sales: 55% sold to private and institutional buyers worldwide



Investment highlights

- The owner of the resort and all the assets is SAS HALCYON RETREAT, a French company. This is who the buyer signs with.
- A Red Book Valuation determined the current value to be 69 million, with an estimated valuation upon completion of 177 million.
- Halcyon owns over 1 million sqm of rolling countryside, woodland, and lakes, ideally located around 45 minutes from Limoges International Airport, and just 10 minutes from the local train station with a direct, regular link to Paris.
- There is full planning in place for all the properties and facilities.
- Halcyon has a signed 20-year contract with Wyndham Hotel group, to be part of their brand and booking system for the whole resort. Wyndham did substantial due diligence on Halcyon before agreeing for us to be part of their luxury brand of hotels. Wyndham has over 99 million loyal customers.
- The luxury market in France is the least affected when there is an economic downturn. It remains the most

visited country in the world.

- Unique Demand Drivers and USPs to stand out to holidaymakers.
- Demand drivers-On site facilities, spa, food, golf, lifestyle, brand, no need to fly to holidays in beautiful countryside, amazing facilities for all the family to enjoy.
- The Wyndham Halcyon Retreat business model is based on one of the most successful resort chains in Europe, Centre Parcs, and developed and progressed to cater to the luxury market.
- A huge range of facilities to ensure maximum appeal of the resort, and thus encourage higher occupancy.
- The developer retains ownership of the facilities and has a long-term vested interest in the project.

Inspiration

The Wyndham Halcyon Retreat business model is based on one of the most successful resort chains in Europe, developed and progressed to cater to the luxury market. The Halcyon model is a take on the incredibly successful and robust brand 'Centre Parcs' holiday resort; the family-themed holiday get-away that has been ruling the holiday market through all seasons due to the amount of indoor and outdoor onsite facilities for all ages. It is a proven model boasting unrivaled occupancy of 93% in France and averaging 97% in the UK over the last 10-year period.

Center Parcs UK and Ireland has been put up for sale for a reported £4bn to £5bn, nearly double what it was first bought for eight years ago. Canadian private equity group Brookfield Property Partners own the chain of six Center Parcs locations in the UK and Ireland. It was bought for £2.4bn in 2015. At the end of last year, Center Parcs reported occupancy rates of 97.3%, in line with pre-COVID levels. The company booked revenue of £426.6m between April and December 2022, up 20% in 2021, and an 18% increase the 2019 pre-pandemic year.

A resort, as opposed to solely a hotel, has the benefit of providing a self-contained holiday wherein all food and beverage, activities and lodging are available and payable on-site. Halcyon combines this with the dream of creating a holiday haven for families to bond and play together building lifelong memories.

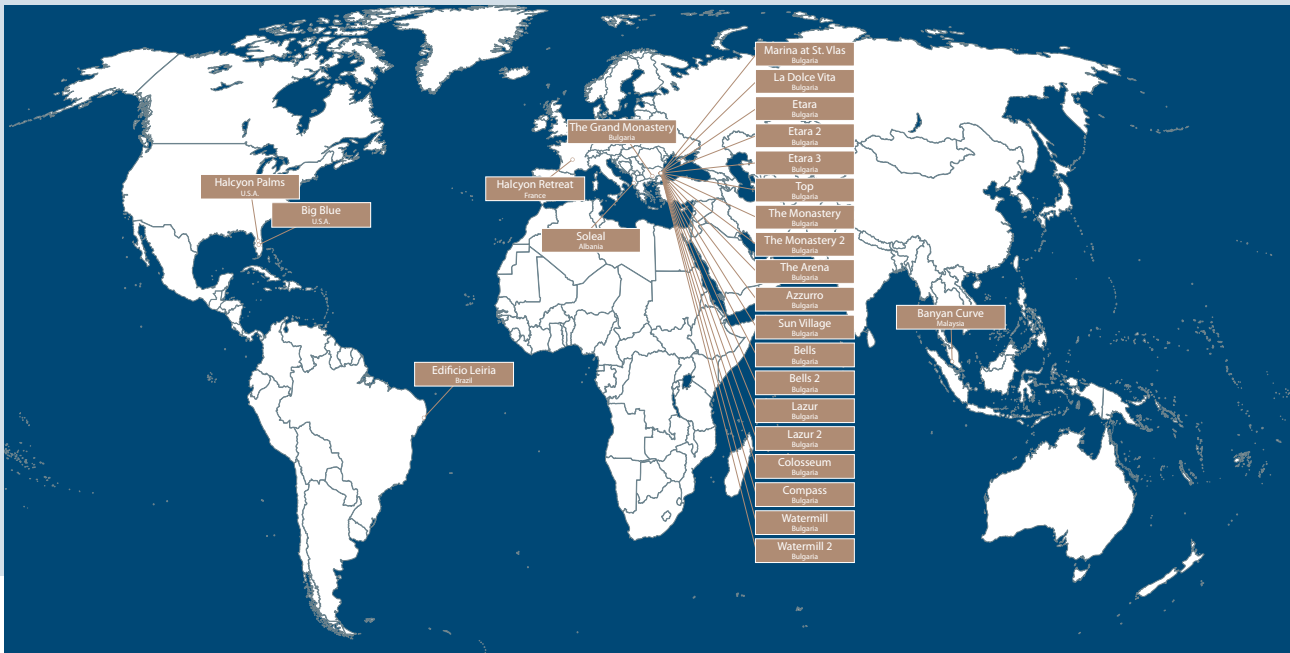
Competition

Whilst within the Limousin region of France there are other hotels and some more expensive properties, nothing provides a full, like-for-like comparison with Halcyon Retreat, as none are internationally branded, serviced, secured, managed, and maintained. More exclusively, no others offer a vast array of amenities and services that will be offered to Halcyon Retreat homeowners. The Halcyon resort does not rely heavily on the local market. The demand will be created via the destination resort itself and via the customer experience. The local and regional competition are smaller scale, offering a reduced size of facilities and activities on offer, so do not represent a competitive threat. Centre Parcs is the closest competitor however Wyndham Halcyon Retreat is designed to offer a higher quality physical product and guest experience, creating a highly competitive advantage, and attracting a different profile guest altogether.

Background

The owners of Halcyon Retreat SAS have been involved in the sale and construction of over 3,000 holiday properties globally. They started off as overseas property Sales Agents primarily selling the relatively unexplored Eastern European property market to Western European customers. This eventually led to joint ventures with overseas developers to ensure the quality of product delivery matched their level of service.

After more than 2 decades of working in the sector and after negotiations with Wyndham Resorts (the world's largest hotel chain by number of beds and with over 99 million loyalty card members), they moved into major resort development themselves.



Business Model

The business model is to create a chain of hotels in central Southern Europe, using the exceptionally successful and proven Center Parcs model. The signature difference between Halcyon and Center Parcs is that Halcyon will have historical and emblematic central building and a full private 18-hole golf course, whilst still offering all of the facilities, amenities and services that the Center Parcs customer has come to expect.

The business model is to create nine such resorts in central Southern Europe.

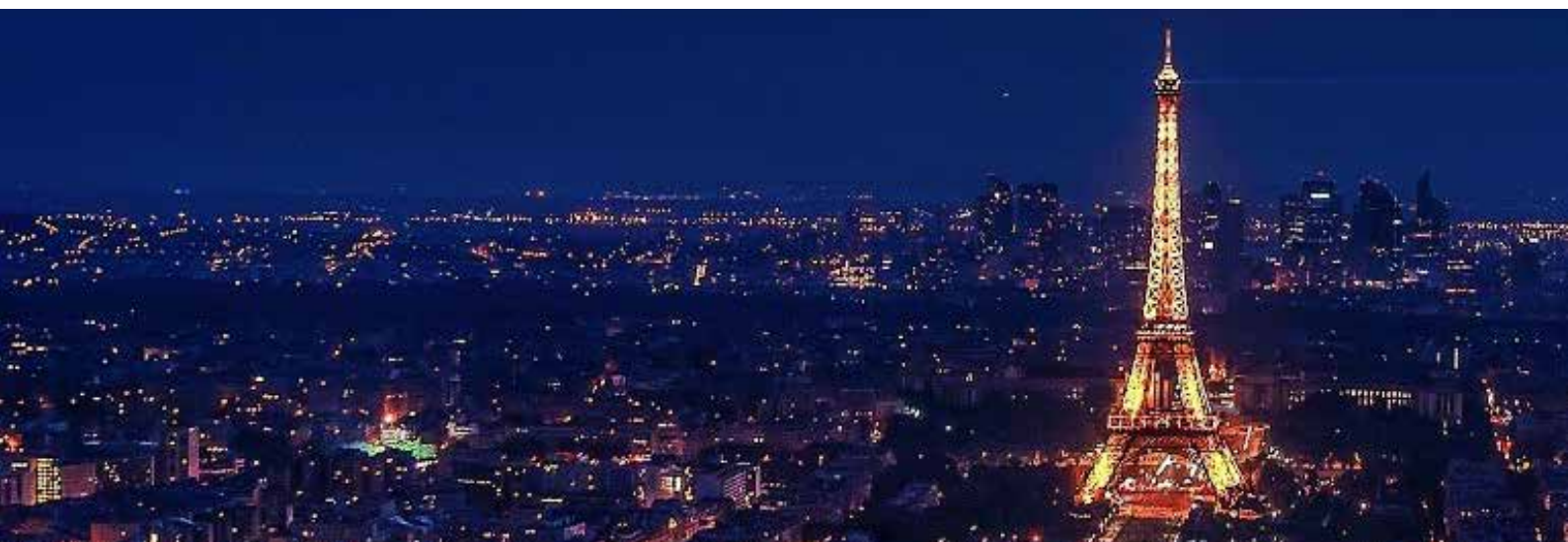


Why France

France takes the crown as the most visited country internationally, with over 100 million tourists in 2023, the highest figure recorded to date. France has maintained its ranking for the last 30 years.

World Tourism Rankings by Country in terms of Total Arrivals 2023

Rank	Country	Region	Arrivals (million)	Receipts (USD billion)	Receipts per arrival (USD)
1	France	Europe	100.00	68.6	686
2	Spain	Europe	85.17	92.0	1,080
3	United States	Americas	66.48	175.9	2,645
4	Italy	Europe	57.25	55.9	976
5	Turkey	Middle East	55.16	49.5	897
6	Mexico	Americas	42.15	30.8	731
7	United Kingdom	Europe	37.22	73.9	1,986
8	Germany	Europe	34.80	37.4	1,074
9	Greece	Europe	32.74	22.3	680
10	Austria	Europe	30.91	25.0	808



Tourists and the demand for touristic property is a hugely important factor when creating a hotel resort and France remains the most popular country for lifestyle choice. Tourists flood from the UK, Germany, Belgium, Italy, and the Netherlands. France shares borders with 8 different nations which makes it even more accessible and attractive for visitors looking to drive to their holiday home. A mild climate in Spring and Autumn and lovely warm summers ensure a variety of seasons which can be benefited throughout the year. France is also incredibly popular for its culture, architecture, fine dining, and fine wine. In 2010 France was the first country to have

gastronomy recognised by UNESCO as an 'intangible cultural heritage'; reinforcing the reputation of French cuisine.

As Northern Europe continues to age, a sizable majority of property buyers are predicted to choose France for a permanent or secondary home. Continued infrastructure development of the country, such as the opening of a TGV train line to Barcelona and the breakup of the Paris monopoly on international flights will lead to an even further opening-up of France. The trend is also in favour of owning a property away from tourist cities with a desire for greenery and remote working.

Of the 60% of French nationals who choose to holiday, a huge 80% choose to stay within their own country. Despite the devastating impact the pandemic had worldwide, statistics show revenues in the holiday industry are growing year on year. In 2023 [the total contribution of travel and tourism to France's GDP](#) also recovered from the impact of the COVID-19 pandemic, increasing by roughly four percent compared to 2019. Regional experts agree that if property owners are investing in popular tourist destinations or a popular location away from the crowds, they are setting themselves up for success.

World Class Facilities



- Existing upscale hotel with 19 suites, fine dining restaurant, and outdoor pool (conference and wedding facilities)
- 358 Resort residences in the process of being developed on the grounds of the hotel
- 135 studios, 69 1-bedroom apartments, 133 2-bedroom apartments, 15 3-bedroom apartments, 1 4-bedroom apartment and 5 4-bedroom Forest villas
- An 18-hole golf course and clubhouse
- Spa with 6 treatment rooms in a 16th-century turreted chateau with modern extension alongside two treatment yurts within the grounds
- A large 1600m² play zone and Gymnasium
- Restaurants, café, supermarket and patisserie
- Cycling, jogging and walking trails
- Fully stocked fishing lake
- Laser quest, paintball and outdoor pursuits in the woodland
- Outdoor sports pitches and tennis courts
- A new pool complex with both indoor and outdoor pool areas
- Equestrian centre



Site Plan




KEY TO 'Le Village' MAP

- | | | | |
|---|------------------------------------|--------|----------------------------------|
| 1 | Ferme de la Fot - Apartments | 7 | Maison de l'horloge - Apartments |
| 2 | Colonie - Apartments | 8 | Petit Château - Luxury Spa |
| 3 | Maison du Garde - Apartments | 9 | Aqua Adventure Park - Swimming |
| 4 | Maison des Metiers - Apartments | 10 | Sports facilities |
| 5 | Ateliers - Cafe & Conference | A to V | Building A - V - Apartments |
| 6 | Centre Equestre - Gym & Playcastle | | |


Demand Drivers




THE BRAND The hotel, brand, and associated services will be key demand drivers helping to sell the properties and then promote them for holiday rentals. Working closely with the largest hotel group in the world 'Wyndham Hotel Group' will mean the developer has access to many resources and support and owners will receive peace of mind knowing the developer must adhere to a high level of brand standards. The partnership also means huge exposure for the project via the hotel group's 99 million loyal customers and dedicated hotel booking system.




LIFESTYLE The wide range of onsite facilities makes this much more than simply a golf resort. Golf will be one of several activities and amenities and these offerings will attract a variety of visitors. This means the PR team can target publications across several areas which will set the resort apart from other developments.



GOLF CLUB Well designed golf experience and golf club house as well as apartments close to the course.



SPA AND FITNESS A unique spa set within a historic building with modern extension, offering an exclusive adult experience and a health and wellness program. Using this magnificent historic building will add a further to marketing advantages.



FOOD AND WINE France and Nouvelle Aquitaine are well known for fine wines and excellent food. A focus on local produce and emphasis on a superior food and beverage experience will play on the desires and passions of this interested group.

Properties

JUNIOR SUITE

FROM €196,000 –€219,000 excluding TVA

- Studio apartment
- Approx. 26m²
- Available with balcony or ground floor with terrace
- King-size bed
- Premium bathroom, variable layouts, and features
- Perfect for MICE MARKET, couples



1 BEDROOM APARTMENT

From €297,000–€312,000- excluding TVA

- 1 bedroom apartment
- Approx. 48-50m²
- Mainly ground floor with terrace
- King-size bedroom, premium bathroom, and lounge space
- Perfect for the MICE market, couples



2 BEDROOM DELUXE

€494,000–€524,000 - excluding TVA

- 2 bedrooms
- Approx. 93m²
- Ground floor with terrace or balcony and countryside views
- Family bathroom and 1 ensuite
- Lounge diner
- Kitchen
- Perfect for families up to 6



3 BEDROOM DELUXE

€614,000–€619,000 - excluding TVA

- 3 bedrooms
- Approx. 107m²
- Mainly ground floor with terrace
- Family bathroom and 1 ensuite
- Kitchen
- Perfect for families and groups up to 8
- Limited availability



FOREST VILLA

Limited availability
€1,149,000 excluding TVA

- Detached and nestled in woodland
- 160m²
- Extensive outside terracing and hot tub
- Vaulted kitchen
- 4 bedrooms or 3 bed and games room
- Master bedroom with ensuite
- Golf course location
- Magical playground
- Exclusive with limited availability



HISTORIC BUILDINGS/ CHARACTER APARTMENTS

Price range €206,000 - €619,000

- Renovation of historic buildings into Junior suites, 2 and 3-bedroom apartments
- Character-original features
- Sizes vary as each apartment is unique
- Sympathetic renovation in keeping with the original building



HOW DO I PURCHASE A PROPERTY & BENEFIT FROM THE HALCYON RENTAL PACKAGE

SAS Halcyon Retreat and Halcyon Retreat Management Sarl have a long-term vested interest in the success of WYNDHAM HALCYON RETREAT and will be managing the rentals and any future resale process for you.

Halcyons Estate services are here to hold your hand throughout the whole process, from purchasing the freehold to managing and letting out the properties under the Wyndham Halcyon Retreat brand.

Halcyon guarantees you a fixed rental income, regardless of the occupancy rate, or who has booked to stay in your physical property. You will receive rental income every quarter. There are no additional costs. Maintenance, insurance, utilities, local taxes, and refurbishment to keep the property in top condition for rentals are all taken care of by the Management company, while you are included in the rental lease. You will have a long-term lease agreement with Halcyon so everything is taken care of.

A Holiday home with none of the hassle and all of the benefits!

When we say, "We'll take care of the rest", we mean it.

Your investment includes

- Housekeeping and changeover costs after each commercial letting, including hotel-quality linen
- Contemporary, high-quality furniture for the duration of your contract
- Business rates
- TV license
- Hot tub maintenance (for villas)
- Buildings and contents insurance
- Utility costs for water, electricity, drainage, and broadband
- Letting agents' commissions
- Annual service charge
- Maintenance of everything from cleaning windows and outdoor furniture to replacing light bulbs
- Annual tests as well as certifying appliances and alarms.
- Water Risk Assessment

Rental Deal & Pricing

We understand that every client has unique needs, so we've tailored our rental options to offer maximum flexibility. To ensure you get the deal that's exactly right for you, we offer two different rental packages for each property to choose from.

- **Investor Offer:** Designed for customers focused on the excellent investment opportunity the resort presents, this offer prioritises rental returns above all else.
- **Lifestyle Offer:** This offer strikes a balance between high returns and flexible usage options, allowing clients to enjoy the best of both worlds.

Type	Purchase Price
Junior Suite	from € 196,000
1 Bedroom	from € 297,000
2 Bedroom	from € 481,000
2 Bedroom Deluxe	from € 494,000
3 Bedroom	from € 566,000
3 Bedroom Deluxe	from € 614,000
Forest Villa	€ 1,149,000

BUYER OPTIONS



INVESTMENT OPPORTUNITY:

- **Years 1-5:** Receive a 8% return on your investment each year.
- **Years 6-10:** Enjoy an increased return of 9% per year.
- **No free usage:** This offer does not include free usage of the property.
- **Assured resale:** Enjoy an assured developer resale at 125% of the original purchase price after 5 years, and 150% after 10 years from completion.

LIFESTYLE OPPORTUNITY:

- **6% return per year** for 10 years.
- **2 weeks free usage:** Enjoy 2 weeks of free usage annually.
- **Flexible usage option:** You can exchange your 2 weeks of usage for an additional 0.5% return, increasing your total annual return to 7%.
- **Assured resale:** Enjoy an assured developer resale at 125% of the original purchase price after 5 years, and 150% after 10 years from completion.



Furniture Pack

All of our properties are delivered fully furnished with a luxury furniture pack and everything required for holiday rentals, and this is included in the purchase price.

Closing costs

3% closing costs are to be added to the purchase price and payable on completion. This includes the Notaire fee.

TVA

As Wyndham Halcyon Retreat Golf and Spa Resort is part of a Government initiative to increase accommodation available for touristic use, provided you sign a rental/lease agreement, the property will qualify for a full 20% TVA refund. Our purchasing procedure allows Halcyon to outlay this payment and claim it back from the Government and also deal with all French accounting and on behalf of the owners. This means the buyer only needs to pay the NET price excluding TVA. All returns are calculated on the net price.

What happens after 10 years?

At the end of your initial term, you can either sell your property OR sign up for another rental contract on new terms.

Halcyon has a resale department, and once the resort is open, resale will be a focus, with tours available to tourists staying at the resort. There are exit options incorporated into the buyer's contracts and the Halcyon team will be delighted to provide you with further information.



Purchase Procedure

A property can be purchased by an individual/s or by a company.

Halcyon aims to make the purchasing procedure as simple and efficient as possible- we will guide you through the whole process.

Then once you have purchased your property, you are allocated your very own aftersales consultant to assist you with site updates and support ongoing.

- Register your interest, and you will connect with one of our knowledgeable and helpful advisors.
- Personalised advice will be provided to ensure this is right for you.
- Choose the property that's right for you.
- Ready to move forward- complete a booking form and provide identification documents.
- Pay a booking deposit of €5000-fully refundable for 14 days.
- Once documents and deposit are received the property is placed on hold.
- Buyer receives the personalised contract to review.
- An electronic version of the contract is sent for all parties to sign.
- Payment is made; less deposit already paid.
- Buyer is allocated a dedicated aftersales consultant for updates and ongoing communication.
- Begin receiving monthly returns directly to your designated account.