





2008 - The First Mega-Yacht Visits. Maltese Falcon



2010 - Visitors to the marina continue to grow

Port Louis Maritime Village Development Proposal

Over a two year period, Port Louis Trading Limited achieved vacant possession of the Port Louis site following the relocation of up to 100 families.

The Port Louis site is quite remarkable and uniquely affords the opportunity to develop upwards of 1 million sq. ft. of mixed use development complemented by a world-class marina for up to 300 yachts including the largest in the world.

The site is more or less a conical hill with high elevations affording spectacular views.

The Marina and beaches surround 80% of the site boundaries. This dramatic and beautiful setting and the opportunity for development at Port Louis are unrivalled in the Caribbean.

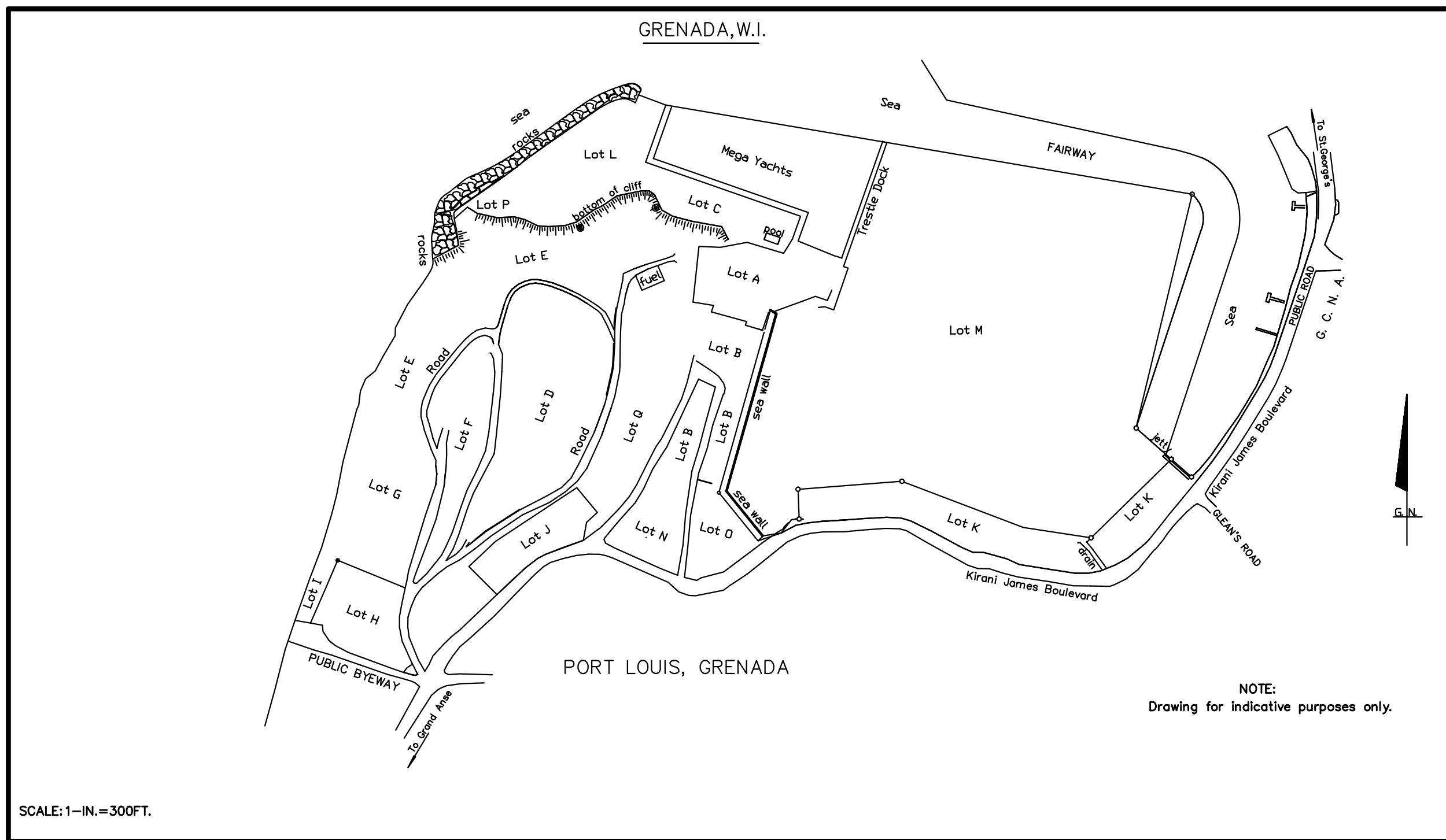
Port Louis Trading Limited has completed a substantial amount of development works at Port Louis. The project is approved and very much supported by the government and benefits from the very meaningful and beneficial fiscal and practical concessions from the government for a period of 25 years.

Port Louis represents an opportunity for investors / developers to recreate some of the more charming elements of, for example, of St Tropez, St Barts, Costa Smeralda, Capri, under the umbrella and influence of Grenada and the vivacious culture of the West Indies.

Port Louis with its vibrant mixed use will appeal to an international and exclusive audience.

Port Louis Trading have notionally divided the site into a number of different development areas in order that it can be further evolved in various phases thereby allowing the complete build out in a very cash efficient manner as the sales proceeds from each phase can be used to fund the subsequent phases.

The following briefly describes each of these Development Areas.



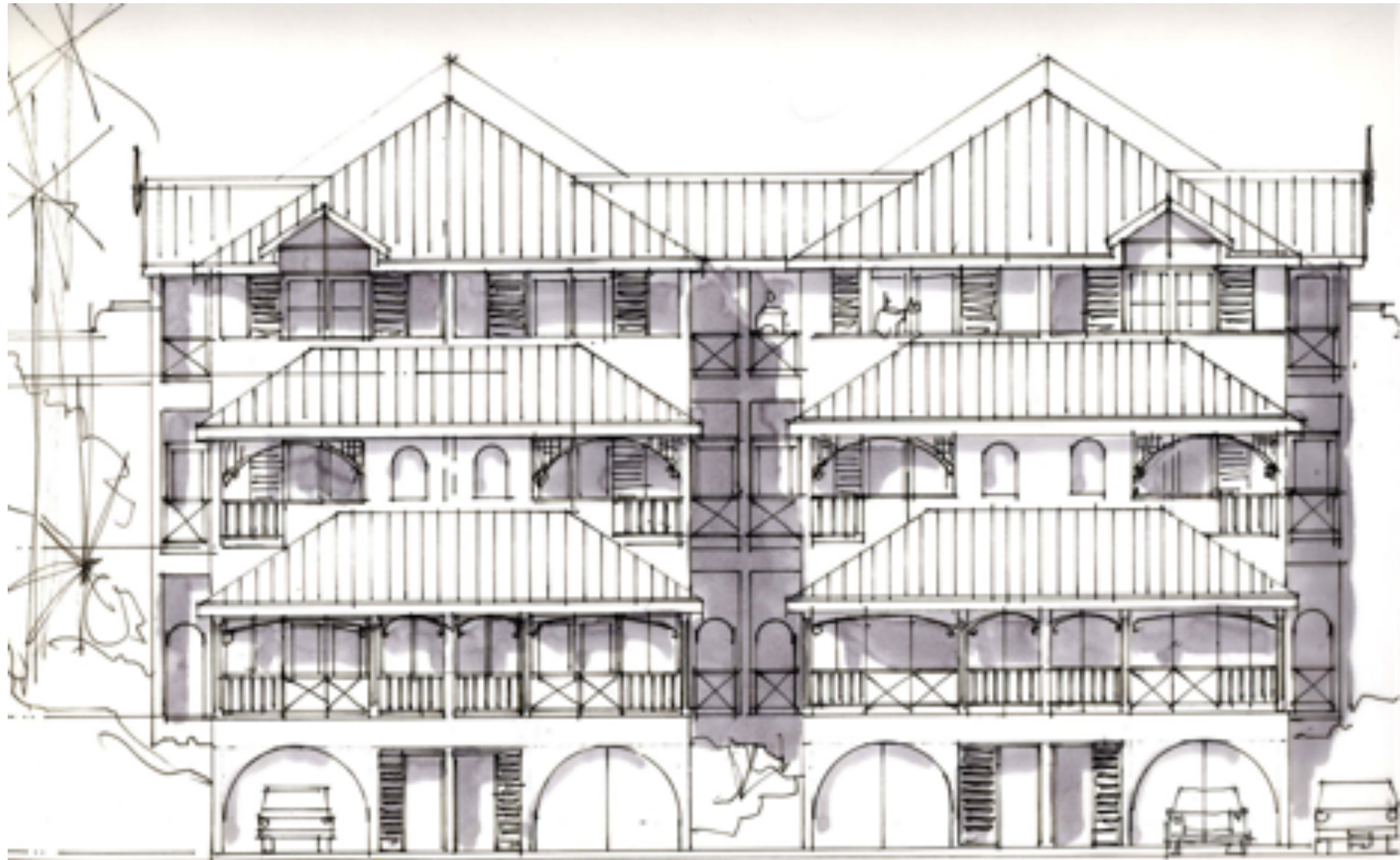
Areas D & E - Detached Villas - 27 lots of approximately 7,000 square feet each for sale to buyers who wish to have a private home. Each site can comfortably accommodate a 3-5 bedroom home and for people wishing larger homes, lots can be combined



Area C - The Royal Port Louis Yacht Club and Yacht Club Apartments - The RPLYC will be housed in a 3 storey building right behind the mega-yacht berths. The first floor will contain 5 apartments plus restaurant, bar, lounge and other facilities for Members. The second and third floors will each contain 15 apartments, giving a total of 35 apartments in the Yacht Club



Area Q - The Marina Townhouses - A mix of 2 and 3 bedroom classic townhouses built behind the retail village, with views of the marina from the top floors. These are designed so that you enter the home at the upper living room level and the bedrooms are below, to make best use of the views.



ELEVATION (MARINA VILLAGE SIDE) 1/8" = 1ft.

Area F - The Great House Residences - These 12 highly luxurious apartments will be right on top of the hill with commanding views of the marina and out to the Caribbean Sea. These will be the most prestigious apartments on the site. Direct beach access will be provided by an elevator in the Amalfi Apartments.



Area G - The Amalfi Apartments - Reminiscent of parts of the Italian coast, these 22 luxury apartments will be housed in two terraced towers rising up from the natural Pandy Beach up to the top of the hill. Oriented to the West they will provide excellent sunset views.



Area H - The Pandy Beach Apartments - Steps from Pandy Beach these apartments will provide beach front living and easy access to all of the beach facilities including the Beach Club.



Area B - The Retail Village (commercial units) & Village Apartments - The heart of Port Louis, the village will provide a good mix of shopping with international designers side by side with local artisans. There will be a good variety of restaurants and bars. Above these commercial units will be a number of 1, 2 and 3 bedroom apartments (The Village Apartments), offering residential opportunities at the heart of the action.



Area O - At the entrance to the property, the Marina Apartments will offer more affordable opportunities with views of the marina and direct access to the Board Walk and the Village.

Area N - Another opportunity for retail. This area is conceived for more 'utility' retail such as a super market, bank, courier services and office services.



Area L & P - This will be the main 5 star hotel at Port Louis. Comprising of 80 two bedroom apartments, each with the ability to lock-off one bedroom as a separate hotel room therefore offering a good combination of hotel bedrooms, one and two bedroom suites. This area will also house restaurants, bars, nightclub, spa, casino and a beach club.



The green 3 acre hotel site can be seen above the yachts
The brown area will be the Royal Port Louis Yacht Club

The Carenage Marina



Port Louis have the right to build a boardwalk and stern to moorings around parts of the Carenage