

Investment Guide



CAYMAN ISLANDS

Summary

Why invest with crown?

- ✓ Freehold residential building plots
- ✓ Low entry level
- ✓ Non-status, interest free payment plan
- ✓ All projects have received full residential planning permission
- ✓ Full & clean due diligence
- ✓ No obligation to build

Why invest in land?

- ✓ Back to basics with a solid, tangible and real asset
- ✓ A finite resource in constant demand
- ✓ Low cost investment with no hidden charges or ongoing costs
- ✓ Low risk: historically the value of land has always gone up
- ✓ Cayman government guarantees land title
- ✓ No restriction to foreign ownership

Why invest in the Cayman Islands?

- ✓ British overseas territory, operating British common law
- ✓ Zero taxation
- ✓ Economic & political stability
- ✓ Supportive business environment
- ✓ Direct access to international markets
- ✓ Highest standard of living in the Caribbean



Sailing in the turquoise waters off the coast of Grand Cayman

1.0 Crown Acquisitions Worldwide Ltd.

1.1 Introduction

Crown Acquisitions Worldwide Limited established itself in the Cayman Islands back in 2006. In addition to the stunning Caribbean backdrop, we were impressed by the Cayman Islands' highly sophisticated infrastructure, political and economic stability and their status as a tax free British overseas territory.

Crown quickly saw the exceptional business and investment potential of these spectacular Islands - a place with zero taxation, a thriving financial community and a progressive government which actively fosters a supportive commercial environment.

The unique benefits of the Cayman Islands provided an outstanding platform on which to build a business that would provide clients from around the world with an unrivalled investment product.

Crown is now one of the market-leading luxury real estate brands in the Cayman Islands, specialising in the acquisition of prime residential building plots and the delivery of turn-key design and build solutions.

A vital part of the Crown service is the ability to provide our clients with a non-status, interest-free payment plan when purchasing our land investments in the Cayman Islands.

We are excited to be invested in the future of the Cayman Islands along with our clients.

1.0 Crown Acquisitions Worldwide Ltd.

1.2 Company due diligence

Crown Acquisitions Worldwide Limited is a fully registered company in the Cayman Islands and the holder of a Trade and Business License issued by the Cayman Islands' Department of Commerce and Investment (DCI). Crown is proud to be a licensed business trading in the Cayman Islands and, as such, part of the Islands' prosperous and progressive economy. Clients have full access to all company due diligence documents.

1.3 A successful sales strategy

Since becoming established, Crown has dominated the European investor market with our land investments. While much of Europe is experiencing an increasingly difficult economic climate, with rising taxes and a quality of life in decline, the Cayman Islands are enjoying the highest standard of living in the Caribbean, low inflation and solid financial growth.

Our strategic network of offices allow hands-on involvement with our projects, as well as facilitating a sales and marketing arm in Europe through a network of select real estate agents and a regular presence at all the leading trade shows and exhibitions.

This successful strategy has now positioned Crown as the first choice for European investors in the Cayman Islands.

1.4 Our developments

Since Crown's inception in 2006, we have acquired 28 developments across the Cayman Islands, Jamaica and Florida which make up some 1,100 individual residential building plots. All plots are entirely free of any loans or borrowings and the company holds a clean land title in each case. Clients have access to due diligence documents for all our projects.

1.5 Infrastructure and completion

As of the beginning of 2012, 50% of our developments' total infrastructure is complete, including roads, electricity, water and drainage connections in line with the requirements set out by the Planning Department and Roads Authority, with total completion on schedule for the end of 2013.

1.0 Crown Acquisitions Worldwide Ltd.

1.6 Success in unprecedented times

Crown's Cayman Islands Residential Building Plots have enjoyed impressive success, with over half of all available plots selling in record time.

We are proud to have achieved this success in unprecedented global financial conditions, which we believe is testament to our clients' confidence in Crown as a company, in our land investment projects and in the impressive investment potential of the Cayman Islands.

1.7 The future of Crown

1.7.1 Condominium developments

Crown is excited to enter into the new arena of condominium developments in the Cayman Islands. 2012 will see the release of Crown's first condominium project, with planning permission already having been granted for 14 luxury, serviced townhouses. This condominium development forms part of our Dubli Golf & Beach Resort on the north side of Grand Cayman, a resort which boasts its own 4 hole golf course and private beach access.

Condominium developments herald a new era for Crown and for our clients, creating a number of new opportunities. The option of shared ownership opens up this investment opportunity to a wider audience and lowers the investment entry level for our clients.

1.7.2 Residential construction

2012 will also give rise to Crown Project Management (CPM), a comprehensive in-house service overseeing all aspects of the construction process for ourselves and our clients.

The first project for CPM will be the construction of our first show villa, bringing to life our house in a box designs and paving the way for the huge interest shown by a large number of our clients in constructing their own properties.

Check in regularly to find out the latest on how Crown is making future plans a reality.



Boat moorings at Rum Point, Grand Cayman

1.8 The Crown mission

Crown is a company as committed to the success of our clients' investments as it is to the outstanding potential offered by the Cayman Islands.

- Every area of the Crown service is based upon the Crown Mission:
- To grow and be a part of the continued success of the Cayman Islands.
- To be delivery-focused at all times and to exceed the expectations of our clients.
- To present a genuine investment opportunity that is affordable to many, thanks to our payment plan and shared ownership strategy.
- To deliver quality in everything we do and to take pride in all areas of our service.
- To build on our success in offering clients opportunities which are unique in the marketplace.
- To be at the forefront of contemporary, sustainable development in the Cayman Islands and to continue to share the unrivalled opportunities which these beautiful Islands provide.

2.0 Land Investments

2.1 Why NOW is the time to invest in land...

While other investment markets are in stagnation or decline, the ever-increasing demand for land means that this is one of the few growth investment strategies of today.

The inherent qualities of land - being a real, finite and once again affordable - make this the perfect investment vehicle for those looking for reliable returns.

2.2 Why NOW is the time to invest in land in the Cayman Islands...

There's never been a better time to invest in land on the Cayman Islands. A recent shift in land ownership has opened up opportunities for private investors which were once the sole domain of existing landowners on the islands.

While land suitable for development can cost up to 40% of the price of a new property elsewhere in the world, our residential building plots in the Cayman Islands cost as little as 5% of the potential re-sale price of a completed property.

This significant extra profit potential makes Cayman Islands land investment one of the most potentially lucrative strategies in the current market.

2.3 A tangible asset

In a time of global financial uncertainty investors are getting back to basics with an investment which is solid, tangible and real.

Now, more than ever before, investors are looking for tangible assets and nothing is more so than physical land, which can be visited, seen and walked upon. The security you get from a physical investment is simply incomparable.

2.0 Land Investments

2.4 A finite resource

Land is a finite resource and a growing global population creates constant demand.

The diminishing resource of land in key global locations such as the Cayman Islands, with a total land mass of only 101 mi² (262 km²) sees the potential for land prices to go through rapid appreciation in a very short period of time.

2.5 low cost investment

This is a low cost investment strategy. Land is affordable, there are no hidden charges, and unlike with property investments, there are no ongoing costs.

2.6 low risk

Historically, the value of land has always gone through an upward trend.

While the values of shares can start crashing in the stock market, severe crashes in land value are very rare. While there may be some fluctuations depending on the economy and other factors, land over the long term is a stable investment and low risk in comparison to other investment types.

2.7 Ownership

It goes without saying that there's an invaluable sense of pride that comes with the idea of 'ownership', and this is the peace of mind you get from investing in land.

Land title in the Cayman Islands is granted and guaranteed by the government in a central land registry system as found in the UK.

“Buy land, they’re not making it anymore” Mark Twain (1835-1910)



“Desert island beauty” - Owen Island, Little Cayman

3.0 The Cayman Islands

Composition: Three islands - Grand Cayman, Cayman Brac & Little Cayman

Location: 480 miles southwest of Miami

Capital: George Town (Southwest Grand Cayman)

Size:

Total Area 101 mi² / 262 km²

Grand Cayman 76 mi² / 197 km²

Cayman Brac 15 mi² / 39 km²

Little Cayman 10 mi² / 25 km²

Population: 54,000 (56% Caymanian)

Currency: CI\$ (Cayman Dollar) 9th strongest currency in the world
CI\$1.00 = US\$1.2 (Pegged)

National income:

GDP per capita CI\$40,253

Total GDP CI\$2,254 million

Unemployment 4%

Inflation Rate 2.9%

Tourism arrivals:

Air Arrivals 288,272

Cruise Ship 1,597,838

Aircraft 25,400

Main industries: Tourism and financial services

Official language: English

Political status: British overseas territory

Direct Flight Routes

UNITED STATES OF AMERICA

MEXICO

ATLANTIC OCEAN

BAHAMAS

CUBA

JAMAICA

CAYMAN ISLANDS

CARIBBEAN SEA

London
UK



Location Map





“Stingray City” North Sound, Grand Cayman - The World’s best 12 ft dive

3.0 The Cayman Islands

3.1 Why invest in the Cayman Islands?

The Cayman Islands enjoys a prominence on the global stage that far belies its physical size. Already a major global player in the tourism and financial services sectors, this British overseas territory has now become a hotbed for investment thanks to an outstanding set of credentials.

Assets such as their natural beauty, tax free status, economic and political stability, supportive business environment, direct access to international markets and a standard of living that compares favourably to most cosmopolitan cities in the world.

These prestigious Islands are quite unlike any other place on earth and their uniqueness provides real estate investors with unrivalled opportunities.

3.2 Location and accessibility

The Cayman Islands are located in the Western Caribbean, just a short 1 hour flight from Miami. There are nearly 60 direct flights from major airlines into Cayman every week from the United States, Canada and England. The accessibility of this paradise already attracts over 1.5 million visitors each year.

3.3 Three diverse islands

The Cayman Islands are made up of three distinct and diverse islands. Visitors - and indeed investors - can choose between the cosmopolitan sophistication of Grand Cayman, the natural ruggedness of Cayman Brac or the serene, untouched beauty of Little Cayman.

3.4 Zero taxation

A major factor that sets Cayman Islands apart is the absence of any direct taxation. There are no government-imposed personal or corporation income tax, no capital gains tax, no property taxes, no inheritance tax, no taxes on profits from investments and no tax on non-residency.

There is also zero tax on non-residency, making this one of the most financially advantageous investment destinations in the world.

3.0 The Cayman Islands

3.5 Economic and political stability

As a British overseas territory, the islands enjoy political stability under a government which is committed to supporting the islands' strong economy based on international banking and tourism. The Governor of the Cayman Islands is elected by Her Majesty the Queen and the islands operate under British Common Law.

3.6 Financial powerhouse

Cayman is the fifth largest offshore financial centre in the world. With no direct taxation and supportive business environment it's little wonder the Cayman Islands have become a financial powerhouse.

As one of the world's most important financial centres, the Cayman Islands is home to nearly 600 banks and trust companies, which includes 43 of the 50 largest banks in the world. The financial diversity also extends to funds, companies and corporate partnerships, structured finance and the Cayman Islands Stock Exchange.

3.7 High standard of living

The Cayman Islands enjoy one of the highest standards of living in the world and are the safest of all the Caribbean islands. There is relatively low inflation, unemployment is under 4% and the fundamental strength of the economy is evident. Its per capita income is now one of the highest in the world.

3.0 The Cayman Islands

3.8 Supportive business and investor environment

A stable economic and political climate, absence of exchange controls, modern infrastructure and state of the art communication systems put Cayman Islands on par with the best in the world. When you add a lucrative banking environment, sound legal framework and responsive Government to the equation many of our current investors tell us the offer is just too good to ignore.

3.9 Real estate potential

There are no legal restrictions on foreign ownership of property in the Cayman Islands. All land is recorded in one central government-maintained registry. This guarantees title and protects property ownership.

The millions of people which visit the islands each year make up a reliable rental market and the presence of investment banks such as Merrill Lynch, Deutsche Bank and UBS provides a stream of affluent end users for both the long-term rental and resale market.



“The Beach Suites” Seven Mile Beach, Grand Cayman

4.0 Grand Cayman

480 miles south of Miami, Florida lies Grand Cayman. Being just a short hour's flight from the United States makes Grand Cayman one of the most conveniently located Caribbean islands for international travel. Its accessibility to the U.S. and the rest of the world contributes to Grand Cayman's booming tourist trade. The largest of the Cayman Islands, Grand Cayman is made up of five districts: North Side, Bodden Town, East End, West Bay and the capital, Georgetown.

Grand Cayman is the most cosmopolitan of the three Islands, with over 150 restaurants and bars to choose from, offering everything from traditional Caymanian cuisine to fine Michelin star dining. There is duty-free shopping of luxury brands, three signature golf courses and the Caribbean's first ever La Prairie 'Silver Rain' Spa, located at the 5 star Ritz Carlton hotel resort.

The Cayman Islands' tax-free status has made Grand Cayman a lucrative and popular investment location and it has now become one of the world's leading offshore financial centres. In addition to Grand Cayman being a leading financial hub, the island's outstanding set of credentials are attracting an array of exciting new projects.

Grand Cayman will see massive change in the coming years with plans from the Cayman Islands Government to improve the infrastructure, boost the economy and increase the population of the Islands. Ambitious strategic planning is already in place for some projects, such as a mega Seaport in East End, the expansion of Owen Roberts International Airport, a multi-million dollar Health Care City and Special Economic Zone. In some cases construction has already begun, as seen with the further development of the Camana Bay community and the construction of an elite condominium complex on Seven Mile Beach.

This is a highly exciting time for Grand Cayman and indeed all of the islands. Real change is in progress to actively plan for a significant increase in population, tourism and commerce. This has created an unparalleled investment opportunity as demand for real estate will soon far outstrip supply.

Grand Cayman Map

Co-ordinates: 19°20'N 81°13'W Length: 22 mi / 35 km
 Population: 52,000 Avg Width: 8 mi / 13 km
 Land Area: 76 mi² / 197 km² Highest Point: 79 ft / 24 m

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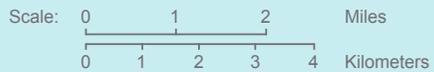
SOLD OUT
 DUBLI GOLF &
 BEACH RESORT
 GRAND CAYMAN

②

 BIJOU BEACH RESORT
 GRAND CAYMAN

③

SOLD OUT
 HALF MOON BAY
 GRAND CAYMAN





Rugged coastline of Cayman Brac

5.0 Cayman Brac

Eighty-nine miles east of Grand Cayman is the second largest of the Cayman Islands, Cayman Brac. The most easterly of the three Islands, Cayman Brac is small enough to be a tranquil get-away destination but large enough to boast a cultural history and a diverse choice of activities. Cayman Brac is 140 feet above sea level, the highest point of all the Islands, and has an impressive sheer limestone bluff (or brac, hence the name of the island) running throughout its centre.

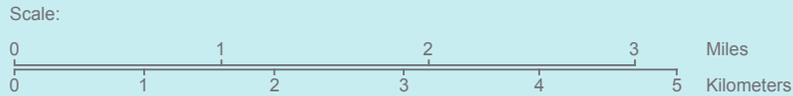
The rugged nature of Cayman Brac does not sacrifice infrastructure; in fact the facilities belie the island's physical size, including hospitals and schools, excellent restaurants, a heritage museum, a boating marina which currently welcomes leisure boats as well as boat services from the other Islands, and Gerard Smith Airport, which provides a regular daily service between all three Islands.

Cayman Airways now operates a weekly direct service between Cayman Brac and Miami, opening up this island to international travel. Plans have been submitted for a new, larger marina and cruise ship dock on the northwest of the island, which will also feature luxury hotels, condominiums, shops and restaurants. Cayman Brac already offers a good choice of accommodation, from secluded resorts to self-catered condominiums.

Cayman Brac offers a diverse range of tourist attractions, from natural pursuits such as wild bird-watching and clifftop rambling to adventure activities such as rockclimbing and cave kayaking. Aquatic adventures include deep sea fishing and exploring the only diveable Russian warship in the Western Hemisphere. This diversity of regular tourists is good news for the investor in Cayman Brac as it ensures that the hotels and rental apartments currently on the island are booked up for most of the year, creating demand for more accommodation and bolstering the island's property market.

Cayman Brac Map

Co-ordinates: 19°43'N 79°48'W
 Population: 2,000
 Land Area: 15 mi² / 39 km²
 Length: 12 mi / 19 km
 Avg Width: 1 mi / 2 km
 Highest Point: 140 ft / 43 m





New developments on Little Cayman

6.0 Little Cayman

Eighty miles northeast of Grand Cayman and five miles west of Cayman Brac lies Little Cayman, the smallest of the Cayman Islands. Cayman Airways and Cayman Express operate daily inter-island services, or visitors can quickly and easily access the island by boat. This unspoiled island already offers a surprising amount of attractions given its size, but expansion plans indicate that Little Cayman will further attract tourists and residents in the coming years.

Little Cayman was the site of the very first settlers to the Cayman Islands and this untouched natural haven currently has more iguanas and birds as permanent residents than it does people. This is set to change, however, with the island benefitting from new infrastructure and communication improvements every year, including a new tarmac road linking the entire island, high speed Internet access and full 3G mobile phone signal.

Little Cayman already has a thriving tourism industry, especially for an island of its size, in part due to its world class diving sites, including the Bloody Bay Marine Park and Jackson's Blight, renowned as two of the world's finest wall dives. This ever-growing tourism market currently keeps all of Little Cayman's hotels, guest houses and rental apartments at full occupancy for most of the year, creating a massive demand for more accommodation.

The last couple of years has also seen an increasing number of Grand Cayman residents building luxury second homes on Little Cayman for use as a weekend or holiday retreat. It is an exciting time for investment in real estate on Little Cayman as the island is poised for significant growth.

Little Cayman Map

Co-ordinates: 19°41'N 80°03'W
 Population: 170
 Land Area: 10 mi² / 25 km²
 Length: 10 mi / 16 km
 Avg Width: 1 mi / 2 km
 Highest Point: 40 ft / 12 m



①
 SR
 SALT ROCK
 LITTLE CAYMAN

②
SOLD OUT
 TURTLE ESTATE
 LITTLE CAYMAN

③
 IP
SOLD OUT
 INDIGO BAY
 LITTLE CAYMAN

⑩
 LAKESIDE ESTATE
 LITTLE CAYMAN

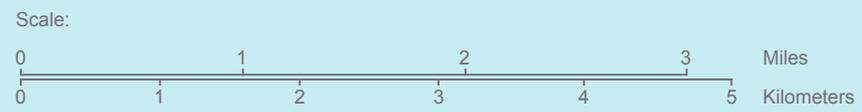
⑪
 PALM SHORES
 LITTLE CAYMAN

⑫
SOLD OUT
 HUMMINGBIRD BAY
 LITTLE CAYMAN

⑬
 BUTTERFLY BAY
 LITTLE CAYMAN

⑭
 OCEAN BAY II
 LITTLE CAYMAN

⑮
 ANGEL SANDS
 LITTLE CAYMAN





Seven Mile Beach, Grand Cayman

7.0 A New Cayman - A New Caribbean

The progressive and forward-thinking Cayman government is looking for further ways to grow the economy, attracting direct investment and steadily increasing the population.

A number of exciting ventures are seeing this vision become reality:

- Renowned Indian Heart Surgeon, Devi Shetti, has agreed to a deal for a 2000 bed health care city, including a hospital, medical university and assisted living facility.
- New cruise terminal allowing the larger, more luxurious ships to dock without the need for tender.
- The planned expansion of the Owen Roberts International Airport on Grand Cayman will allow for three times as many passengers, opening up the Islands to yet more air routes.
- More luxury hotel brands, in addition to the recently completed 5 star Ritz Carlton Resort.
- New urbanism: Further plans to develop Camana Bay, a new \$2.5 billion project by the Dart corporation.
- New Enterprise Zone: Private developers of the technical and science zone say that it could create as many as 10,000 jobs in the Cayman Islands and generate \$500m in revenue.
- This expanding economy will increase the population of the Cayman Islands, increase the demand for housing and therefore, increase the value of land.

The coming to fruition of these ambitious projects is proof of the Cayman Islands' ever-expanding economy which will increase the population, increase the demand for housing and, therefore, increase the value of land.



Contact us today and find out more about our land investments in the Cayman Islands...



“ Don't wait to buy land...
...buy land and wait! ”

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