



Deux Domaines, La Rosière - latest news

Profin is pleased to announce the following milestones have been successfully reached:

- > First Closing of the Alpine Hotel Investment Fund at £2m.
- > Future weekly closings of the fund.
- > Construction ahead of schedule with restaurant roof under construction and building to be water and airtight by Christmas
- > Advanced reservations in the Savoie area for 2011/2012 are up on a year on year basis from 2010/2011 according to latest official reports (Comète)
- > A number of approaches have already been received from industry investors interested in acquiring the hotel. Two potential buyers have already visited the site as part of their due diligence process.
- > Discussions at an advanced stage with Mark Warner to redevelop a number of their existing properties in Meribel, Courchevel 1850, Val d' Isère and St Anton. A larger portfolio of properties will enhance the value and offer a wider range of exit opportunities.



‘We are delighted to have concluded an agreement with Profin to manage its new four star hotel in La Rosière, which will offer a new level of comfort and service that has rarely been seen in the Alps’

MARK CHITTY, GROUP CHIEF EXECUTIVE, MW HOTEL AND RESORTS

Key investment information

Investment summary

- > A closed ended and tax transparent structure using an English limited partnership.
- > Onshore, tax efficient, limited liability structure.
- > The hotel will be the first four star hotel managed by MW Hotels & Resorts in France and will be its flagship hotel in France.
- > MWHR is owned by the principals of Mark Warner, the winter and summer specialist tour operator which has over 35 years experience in hotel and resort management.
- > Experienced Asset Manager with good knowledge of and close family ties to the local market.
- > SIPP and SSAS investment accepted via a Trust.
- > 12% targetted annual distribution.
- > An indicative IRR in excess of 15%.
- > £6m investment in the hotel alongside the Asset Manager which will invest €1.7m.
- > Minimum investment of £25,000.
- > Seven years Fund life.



IMPORTANT NOTICE:

The above information is limited to general information about the fund. It does not constitute investment advice and is directed only at persons having professional experience and for whom such investments would be suitable as specifically defined in the relevant Information Memorandum. The information above does not amount to an invitation or inducement to buy or sell an investment nor does it solicit any such offer or invitation in any jurisdiction other than the UK. This material is directed only at persons who are resident or ordinarily resident in the UK. Applications to invest in this fund must only be made pursuant to and in accordance with the relevant Information Memorandum and applicable terms and conditions and a completed Application Form.

Gallium Fund Solutions Limited is authorised and regulated by the Financial Services Authority.

‘Deux Domaines La Rosière offers a unique investment opportunity for SIPPS, SSAS and private investors to invest in the hotel’.

JOHN FOX, LIBERTY SIPP