

DOMAINE DE LA FORET DE CHAMBARAN

CENTER PARCS COTTAGES

WITH GUARANTEED RENTAL INCOME

FROM THE EUROPEAN MARKET LEADER IN TOURISM PROPERTY DEVELOPMENT AND MANAGEMENT



CENTER PARCS LEASEBACK PROPERTY INVESTMENT

A long term property investment with guaranteed rental income, very attractive finance, excellent capital appreciation potential, no hassle and all backed by the stock market-listed industry leader.

- 19.6% VAT rebate
- €7000 local government subsidy per cottage
- 100% mortgages available with rates from 3%
- Upfront costs only 3.5%
- Up to 4.5% index-linked rental guarantee for renewable 10 year lease
- No running costs, no management charges, no hassle
- Holiday opportunities for owners in this and over 250 resorts across France
- Center Parcs leaseback purchase vs a typical annuity
- A Center Parcs purchase offers a cheaper long term revenue stream from an investment and one that you can actually pass on to your family
- French leaseback is an investment in French tourism property
- France is the most visited country in the world
- Pierre & Vacances is France's No 1 holiday property and tourism management company
- Center Parcs is P&V's most successful brand with 85% annual occupancy and 75% client loyalty

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The Center Parcs concept needs no introduction... the ultra high occupancy rates and endearing popularity mean that Center Parcs Europe makes sense as an investment.

Simon Lambert thisismoney.co.uk

My better half has already bought an apartment ... as an ultra long term pension investment – her pension contributions provide the monthly capital repayments

David Stevenson 'The Adventurous Investor' Financial Times Weekend Money Section commenting on P&V property

It has been noted that the French property market never boomed and, therefore, could not burst, and this fact may indeed give the investor some comfort. However, the validity.....does not depend on the performance of the French property market. It is the cash flow of the investment – or the solidity of the rental covenant - which confers validity on the above example.

Irish pension trustee, Dublin commenting on P&V leaseback as a pension investment

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- Pierre & Vacances was founded in 1967 and is listed on the French stock market has an annual turnover of €1.45billion, a debt level of only 19% and 7.5 million tourist clients staying in its properties every year
- P&V Property Investments are mostly sold through financial advisers, pension funds and wealth management divisions of French banks
- The P&V share price has doubled between Nov 09 and May 2010
- See <http://groupe.pierreetvacances.co.uk/profil.php> for more information on the P&V Group and corporate Information

CENTER PARCS MOSELLE INVESTOR TESTIMONIAL

Why did you buy a Center Parcs France investment property and why in that location?

My brother-in-law, Dr. Manoj Prasad, who is a veteran real-estate investor with more than 40 properties highly recommended me to initiate my first real-estate investment abroad with P&V. Safety was on the top of his mind and P&V's reputation as well as track-record leaves no competition behind. Dr. Prasad and his family have enjoyed several vacations at Center Parcs' facilities and are impressed with the high specification of interiors, gadgets and central facilities. He encouraged me for investment during April 2010 and at that point in time Moselle was the best offer that P&V made to me. Our entire family loves travelling and strategic location of Moselle with the proximity of Swiss and German border made it even more attractive for our taste.

What type of property were you looking for?

Easily rentable thru all seasons with preferably rental guarantee.

What were the main areas of investment that attracted you?

100% mortgage. Though we would have loved to have it 100% interest-only mortgage. But we are fine with the repayment plan. Rental guarantee. Past occupancy rate of other Center Parcs properties. Convincing front desk staff.

Can you tell us more about how you financed the property and how you wanted to make it work for you on a financial level?

Athena mortgages organized the 100% mortgage for us. We also opted for 12 months (maximum possible) deferment with the repayment.

Is this a long term investment for you or an investment you may pass on to your children?

This is a long term investment. Part of my Retirement planning. I am not sure if I will pass it to my children too soon. :-)

For what reasons would you recommend a Center Parcs investment to someone else?

- French law is very protective of the buyer. I went thru the entire process and am amazed at how many times I got the cool-off period to review my position.
- Center Parcs are maintained at the highest possible standards.
- Center Parcs have historically very high average occupancy rate.
- Rental guarantee is a legally enforceable document and not just a verbal promise.
- Option to enjoy your own apartment for 5 weeks can be attractive to many.
- P&V has a proven track-record of timely delivery.

Any other interesting points?

Front staff, Sally (P&V*) and Laure (Athena Mortgages**) are both so courteous, accommodative, persuasive with high perseverance. It wasn't easy to deal with my specific deal where the transaction involved India, UK & France. They made it appear so smooth and transparent. The regular updates with photographs of my own apartment have always been a delight.

* <http://www.pierreetvacances-immobilier.com/btoc/home.php/lg/uk>

** <http://www.athenamortgages.com/>



Sourav Sachin

33 years of age
Manager of Software
Consultancy Firm in
Mumbai

Purchased 4 bedroom Premium Cottage
G11.5 at price of €355,777.69 excluding
VAT completed in December 2009

Contact details of Mr Sachin can be provided on request
for additional investor queries

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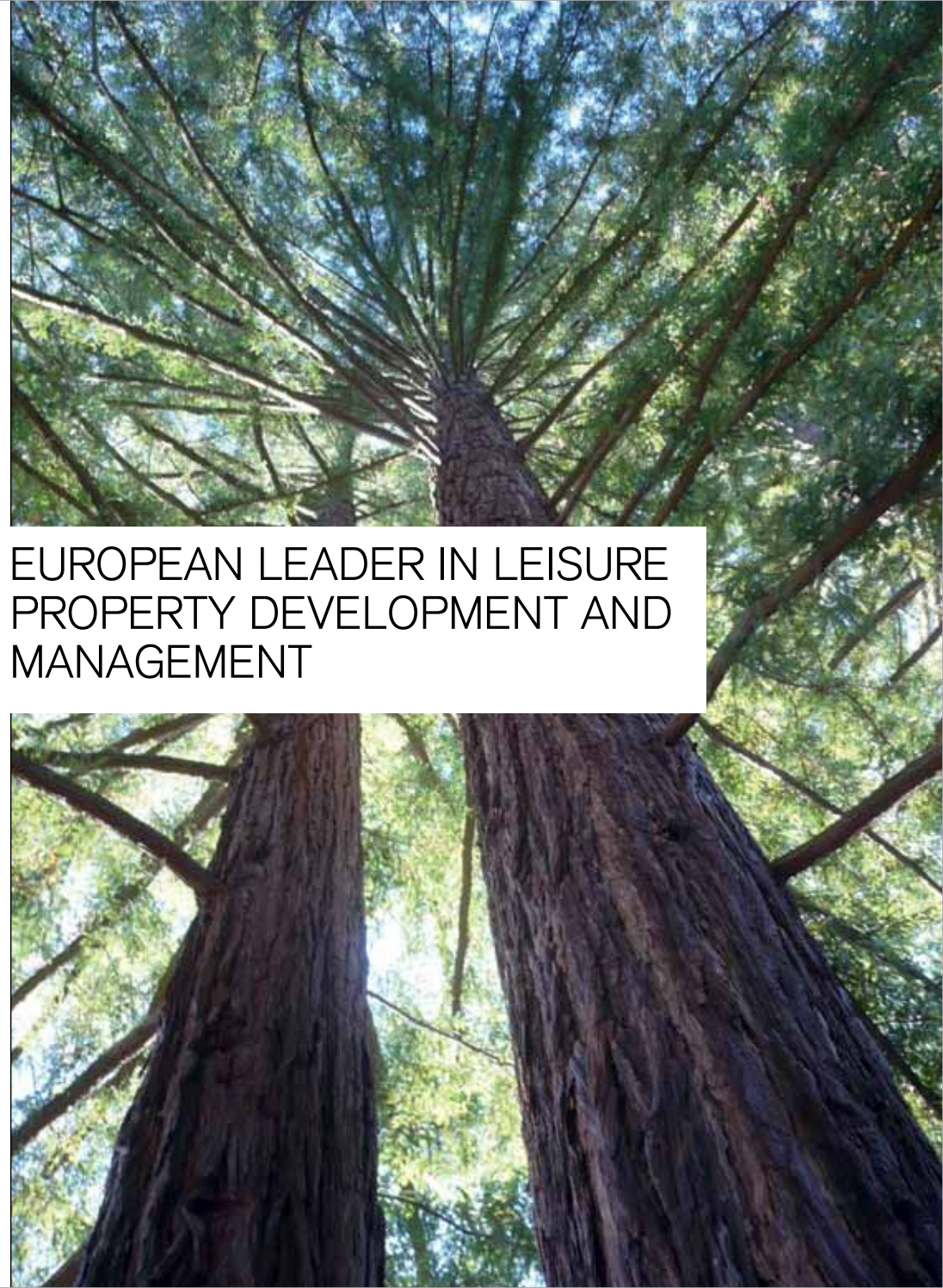
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A SOLID COMBINATION

The combination of Center Parcs Europe and Pierre & Vacances provides investors with a solid investment opportunity. Pierre & Vacances provide management security and construction quality based on over 40 years of experience. Center Parcs France has an unrivalled 93% occupancy rate driving safe and secure returns and is the number one for short breaks in Europe.



THE P&V GROUP

Pierre & Vacances is the European leader in the development and management of holiday resorts. P&V offers secure property investment credentials based on 40 years experience.

The market leader in French leaseback, the P&V Group is now listed on the French stock exchange. The P&V Group owns several brands: Adagio, Maeva, P&V, MGM, Citea, Center Parcs Continental Europe, Senioriales and Villages Nature. The group has expertise in property development, property management, fully managing over 55,000 freehold apartments, property marketing and tourism, welcoming over 7.5 million tourist clients a year.

EUROPEAN LEADER IN LEISURE
PROPERTY DEVELOPMENT AND
MANAGEMENT





THE CENTER PARCS EUROPE BRAND

NUMBER 1 FOR LOCAL SHORT BREAKS IN CONTINENTAL EUROPE



The success of Center Parcs is based on

1. Localisation of the Parc is in the middle of a large population pool, minimum of 5 million people within a 2 hour drive.
2. Low seasonal fluctuations through exceptional indoor sports and leisure facilities, the subtropical swimming paradise guaranteeing a temperature of 29°C all year round.

Success of Le Domaine de la Forêt de Chambaran is based on

1. 4.5 million households in the Lyon-Valence-Grenoble triangle providing an immense user base.
2. Domaine de la Forêt de Chambaran is the 5th Center Parcs Village in France, and will have next generation facilities with a 9,000m² Aqua Mundo and 30,000m² of indoor sports and leisure facilities..

There are currently **17 Parcs** in continental Europe. The oldest is Het Meerdal in Holland now open for **35 years**.

INVESTING IN FRANCE

FRANCE IS THE MOST VISITED COUNTRY IN THE WORLD AND VERY POPULAR WITH INVESTORS

SOME OF THE BEST INFRASTRUCTURE IN THE WORLD

The introduction of more and more transport links to France is also increasing both tourism and property purchases alike. Low cost airlines fly to destinations all over France daily, the new Euro star with its extended links as well as the TGV which is constantly expanding its rail network all offer an easier way to travel to and from France.

With 80 million visitors per year, it is easy to understand why prime vacation property and its rental appeal is so attractive.



France has seen steady, stable growth over the past decade and all the fundamentals are still there: good growth in the economy, low interest rates, a growing population of property owners and renters, a vast numbers of tourists each year, and a good political outlook



STRATEGIC LOCATION



The Domaine de la Forêt de Chambaran, close to Grenoble, Lyon and Switzerland, is located in Iser, on the edge of the Alps. The Rhone-Alpes region has an excellent infrastructure. TGV, motorways, alpine tunnels, the dense Rhone-Alpes regional train network and airports in Grenoble and Lyon.



Major cities nearby: Lyon, Valence, Grenoble, Chambéry, Annecy and Geneva.



There is a strong tourist potential as the site is located within the Lyon-Valence-Grenoble triangle and 4.5 million households which is important for the longevity of the park and the rental income.

The development is located within a protected forest of 200 hectares and has been built in perfect harmony with its natural setting. It is next to the Chambaran Natural Park, in Roybon, with the Vercors as a backdrop.



ISERE

There are many fascinating sites and circuits to discover in Iserre. This region, on the edge of the Alps, has an exceptional natural heritage with spectacular and varied landscapes with the Vercors as a backdrop. There are many picturesque, charming villages such as the medieval village of St-Antoine L'Abbaye. Romanssur-Iserre is renowned for its architectural heritage and Hauterives with its fabulous "Palais de l'Écu" of Postman Cheval.

The Chambaran Natural Park in Iserre is a natural domain of 240 hectares. It is a protected site where you can find a surprising number of plant species.

There are also animals roaming free around the domain including deer and stag.

RESPECT FOR NATURE

The enhancement and conservation of the existing forest has been entrusted to the architect and landscaper Thierry Huau. A modern and simple architecture has been chosen which preserves and highlights the forest setting of the site.

The setting of the hamlets was very closely examined so as to minimise the impact on the forest and the Environmental High Quality Approach® was taken. Positioning of the cottages has been carefully chosen to enjoy the most beautiful views of the forest.

During construction, worksite regulations will ensure minimal disturbance to flora and fauna, preserving the beauty of the environment.



SUSTAINABLE DEVELOPMENT

Everything has been designed to minimise water and energy consumption, underpinned by a biodiversity programme to create a protected reserve or sanctuary that has been deliberately placed out of bounds to visitors. Comprehensive replanting of spruce, beech, hombeam and red oak trees was carried out with great care and sensitivity to the local environment. Center Parcs has ISO 14001 certification.





THE CENTER PARCS EXPERIENCE

The Center Parcs concept is based on holidays with friends or family, focused around relaxation and well-being, surrounded by lakes and greenery, far from the stresses and strains of city life and close to home for easy access. Park your car, rent an electric bicycle and glide through the forest landscape in complete relaxation.

The car free resort at Domaine de la Forêt de Chambaran will be a perfect escape for families on a short-break. There is a huge range of activities for the children, allowing parents time to unwind in the Spa, restaurants, shops, show venue, bowling alley or at home in the cottage.



- 1 Aqua Mundo
- 2 Grande Serre
- 3 Commerces, restaurants
- 4 Spa – Centre de bien-être
- 5 Bars, bowling
- 6 Halle des Sports
- 7 Tennis
- 8 Spot Ados
- 9 Ferme des Enfants
- 10 Centre de Congrès
- 11 Entrée du Domaine et parking

Other features include a sports hall with activities such as skating, bowling, tennis, badminton, basketball, gym, squash and archery. There is also a pony club, kids club and forest adventure trail with tree houses and “tales and legends” games. For the nature lover there is a wide variety of outdoor activities as well: mountain biking, hiking trails, horse riding. The farmyard, pony club, and the animal nursery, are to name but a few activities especially designed for children.





TROPICAL PARADISE

With its water heated to 29°C all year, the enclosed 9,000m² aquatic and tropical paradise is one of the main features at Domaine de la Forêt de Chambaran. There will be zones with different atmospheres and a wide range of water features including a magnificent lagoon, the Wild River, the Water Tree, slides, a pool with an underwater aquarium, an outdoor pool with a beach area, an exclusive wave lagoon and the River of Treats.



HI-TECH COTTAGES

The accommodation at Domaine de la Foret de Chambaran will consist of two, three and four bedroom cottages, arranged into hamlets.

There are three different types of cottages – Comfort, Premier and VIP, all enjoying unspoilt views and unique natural living. The structure, outside walls and roof are built from specially treated wood, a long-lasting and ecological material renowned for excellent phonic and thermal performance and low energy consumption.

The renowned architect, Jean de Gastines designed these cottages to give a real sensation of calm and privacy generated by the wooded environment and an arrangement designed to avoid cottages overlooking each other.



NATURAL LIVING SPACES

All cottages have top-of-the-range furnishings and fittings (plasma screen TV's, dishwashers, heated towel rails, saunas and jacuzzis in the VIP cottages), open plan living spaces, en suite bathrooms and are very light and spacious.

Suiting a variety of needs, the cottages have been designed in such a way to optimise the amount of natural light and to capture solar energy through the large bay and accordion windows that open across the entirety of the living room.





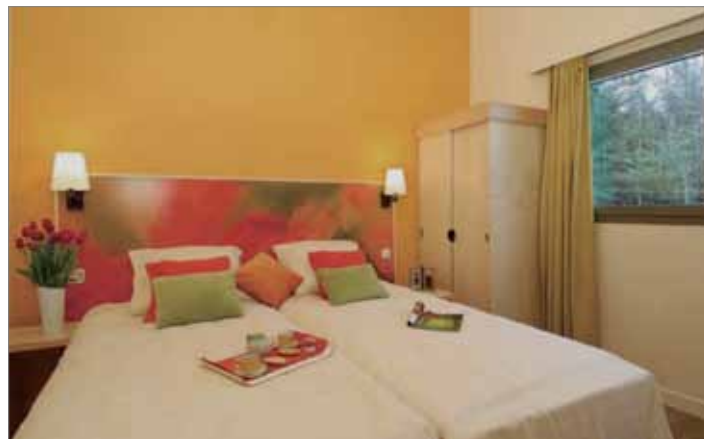
LUXURY INTERIORS

TOP QUALITY, DURABLE & STYLISH

Pierre & Vacances will maintain the properties and replace furniture that is damaged or broken, to maintain a high standard.

FUNCTIONAL
AND CONVIVIAL

COMFORT COTTAGE



- Size range: 2-4 bedrooms
- Surface area range: 54 m² – 80m²
- Terrace surface area: 18.90 m² – 20.55 m²
- Net price range: 285K – 306K

PREMIER COTTAGE

WARM AND SPACIOUS



- Size range: 2-4 bedrooms
- Surface area range: 55m² - 85m²
- Terrace surface area: 18.90m² - 18.95m²
- Net price range: 296K - 344K



VIP COTTAGE

ELEGANCE AND CLASS

- Size range: 2-3 bedrooms
- Surface area range: 67m² - 85m²
- Terrace surface area: 18m² - 28.1 m²
- Net price range: 282K - 322K



SUMMARY OF FINANCIAL ASPECTS

THE LEASEBACK FOR DOMAINE DE LA FORET DE CHAMBARAN

19.6% VAT PRE-PAID BY P&V

The purchaser only pays the purchase price without VAT, P&V will pay the VAT in advance – so you do not have to claim any VAT back. The benefit of the VAT rebate amortized over 20 years.

LOCAL GOVERNMENT SUBSIDY

Additional local government subsidy of €7,000 per cottage given by the General Council of Isere as a result of job creation in the area and to recognise the highest environmental building standards. This reduction is already factored into the net purchase price.

GUARANTEED RENTAL PAID QUARTERLY IN ARREARS

Rental guarantee of up to 4.5% index linked of the purchase price, net of all management and running costs. 10 year renewable lease.

OWNERSHIP COSTS

All management, maintenance and insurance costs are covered by P&V-Center Parcs Accountancy costs of €300, this will be free for the first year, provided by P&V.

TAXES

LIMITED INCOME TAX

Income tax liability of 25% is levied for French non-residents, who are members of the EU. This liability can be offset against several costs including:

- Purchase costs
- Interest on French loan
- Depreciation of property (up to 80% or 4% per year for 20 years)

NO FRENCH CAPITAL GAINS TAX AFTER 15 YEARS

Property tax of €10 per m² per year, payable after two years of completion (first 2 years free).

Please verify your tax situation with a qualified advisor.

RE-SALE

P&V has their own re-sale department, which makes it easier with their vast database of investor and tourist clients, advertising materials and expertise if you choose to sell your Center Parcs cottage. You are able to sell your property at any time of your lease. If you choose to re-sell your property, there is no VAT to repay by the buyer or seller as long as the lease remains. In most cases the resale will be handled by the on-site re-sales office located in the Parc.

DEPOSITS

Clients transfer funds to Notary Etude Thibierge, who will keep your 2% deposit in an Escrow account until signature of the deeds. According to French law, all deposits are refundable pending mortgage approval.

GETTING THERE

DISTANCE TO ROYBON:

By train:

Grenoble station – 60 km

Valance station – 60 km

By air:

Grenoble airport – 20 km

Lyon airport – 80 km

By car:

from Paris - 550 km

from London - 1,000 km

