

NIKKI BEACH
RESIDENCES
Antigua



FREQUENTLY ASKED QUESTIONS



IMPORTANT NOTE

This FAQ is designed to assist prospective buyers in understanding the lifestyle, Ownership experience, and services associated with Nikki Beach Residences Antigua. This document offers a high-level overview of Ownership at Nikki Beach Residences Antigua and complements the information in your Purchase and Sale Agreement and related documentation. This FAQ is intended for informational purposes only and should not be interpreted as a guarantee or promise of future performance.

LEGAL BINDING AGREEMENTS: Only completed agreements and contracts, signed by all relevant parties, are legally binding. This FAQ does not supersede or amend any terms in those documents. In the event of a conflict between this FAQ and the executed agreements, the terms of the signed agreements will control.

ACCURACY OF INFORMATION: While the information provided herein is believed to be accurate as of August 2025, it is subject to change without notice. The Developer and its agents cannot guarantee the completeness or accuracy of this information and accept no liability for any loss or damage resulting from reliance on its contents.

FUTURE DEVELOPMENT AND AMENITIES: Details about future development plans, services, and amenities are illustrative and non-binding. Access to certain amenities and services may be subject to rules, regulations or fee established by the government, Developer, resort operator and/or the condominium corporation.

ANTIGUA'S WARM
EMBRACE WELCOMES
YOU HOME.



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WELCOME

WELCOME TO NIKKI BEACH RESIDENCES ANTIGUA — THE FIRST BRANDED RESORT AND RESIDENTIAL DEVELOPMENT BY NIKKI BEACH HOSPITALITY GROUP IN THE WESTERN HEMISPHERE AND THE FIRST BRANDED RESIDENCES IN ANTIGUA. HERE, OWNERSHIP MEANS JOINING A GLOBAL LIFESTYLE DEFINED BY BAREFOOT LUXURY, WORLD-CLASS ENTERTAINMENT, AND BEACHSIDE CELEBRATION.

Nikki Beach Resort & Spa Antigua provides an unparalleled opportunity to own beachfront property within an award-winning, luxurious full-service resort. The resort offers easy access to its amenities, dining, entertainment, shopping, events and activities.

Purchasing a branded residence often comes with many questions and legal documents. This Frequently Asked Questions document attempts to address the common questions future residence Owners may have and paraphrases the pertinent legal documents in an easy-to-understand format. We have included information on the Nikki Beach Antigua residences, the broader resort and destination, the developer, the condominium corporation and more.

While this document is comprehensive, it is not all-encompassing, so we highly recommend that you or your legal representative read all the source legal documents yourselves to ensure a complete understanding.

You should also feel free to contact our real estate agent or us with any questions. Thank you for taking the time to review this document. We appreciate the opportunity to share information on Nikki Beach Resort & Spa Antigua with you.

Kind regards

Calvin Ayre
Chairman Ayre Group of Companies



1.0 GENERAL

1.1 WHERE IS NIKKI BEACH RESORT & SPA ANTIGUA LOCATED?

Nikki Beach Resort & Spa Antigua is located on Jolly Beach, one of the island's most iconic stretches of white sand and turquoise water. Just 30 minutes from V.C. Bird International Airport, the resort enjoys a prime location at the heart of Antigua's Barefoot Luxury lifestyle corridor, with direct access to yacht marinas, thriving yachting and creative scenes, golf course, fine dining, UNESCO heritage sites, and vibrant local culture and nightlife. Antigua is celebrated for its 365 beaches – one for every day of the year – year-round sunshine, and welcoming culture, making it one of the Caribbean's most desirable destinations for both leisure and investment.

1.2 WHO IS THE DEVELOPER?

The developer is a subsidiary of the Ayre Group, founded by entrepreneur Calvin Ayre. Mr. Ayre has been a citizen of Antigua for over 20 years and today stands as the largest and most active real estate developer in the country. Under his leadership, the Ayre Group has delivered transformative projects across Antigua, including state-of-the-art office complexes, world-class resorts, business retreats, and premier dining and nightlife venues. With a proven track record, strong capitalisation, and unmatched local expertise, the Ayre Group provides buyers with the confidence of partnering with a developer that is deeply committed to Antigua's growth. This makes Nikki Beach Antigua not only a world-class branded destination but also a project with a long-term commitment to the island and its people.

1.3 WHAT IS THE NIKKI BEACH RESORT & SPA ANTIGUA?

Nikki Beach Resort & Spa Antigua is a flagship lifestyle destination that brings the internationally celebrated Nikki Beach brand to the shores of Antigua for the very first time. The resort combines 134 branded private residences with world-class resort amenities, exclusive owner privileges, and signature hospitality infused with Nikki Beach's globally recognised "Celebration of Life" spirit. Designed by HKS Architects with interiors by ROAM Design, the project blends barefoot Caribbean elegance with elevated contemporary design. Owners enjoy not only a Barefoot Luxury home but also a turnkey lifestyle residence, complete with curated experiences, access to a vibrant beach club culture, and the prestige of being part of a global Barefoot Luxury brand.

1.4 WHO ARE THE ARCHITECTS AND MAIN PROJECT CONSULTANTS?

The Master Plan has been created by HKS Architects, one of the world's foremost design firms in Barefoot Luxury hospitality, leisure, and entertainment, renowned for shaping some of the most iconic branded resorts across the globe. HKS brings its design excellence to Antigua, blending Caribbean authenticity with elevated contemporary architecture. Supporting HKS is a seasoned development and consultancy team with extensive Caribbean experience and a proven record of delivering high-end resorts to international standards. This includes specialists in master planning, engineering, sustainability, wellness, food & beverage, construction, and marketing; all integral to ensuring the successful delivery of a project of this scale. Key contributors include: Daryl Benjamin Associates, Geotech Associates, Green Engineering, Deborah Brosnan & Associates, ATM, BluSpa, SSA Food Consulting, Thomas Ehle Engineering, Desimone Consulting Engineers, OCI Associates, Blueprint Global Marketing, Carroll Adams, BCQS, and North Sound Projects. Together, this team provides investors with the confidence that the Nikki Beach Resort & Spa Antigua is supported by globally recognised experts and locally grounded professionals, ensuring the development is executed to the highest standards of quality, sustainability, and service.



1.5 WHO PROVIDES THE RESIDENTIAL SALES & MARKETING SERVICES?

Blueprint Global Marketing is renowned for its unparalleled track record in successfully crafting, structuring, and bringing to market some of the world's most exceptional real estate developments. Blueprint Global's experience extends to mountain resorts, beach destinations, vibrant urban centres, wellness-focused developments, and cutting-edge retail spaces, as well as unparalleled golf retreats.

1.6 WHAT ARE THE BENEFITS OF OWNING ON ANTIGUA AND BARBUDA?

Antigua and Barbuda offer one of the most attractive environments for Barefoot Luxury real estate Ownership in the Caribbean. With a stable democratic government and a legal system founded on English common law, the country provides buyers with a secure and transparent framework for property Ownership.

The economy is investment-friendly, with the Eastern Caribbean dollar (EC\$) pegged to the U.S. dollar at a fixed exchange rate, ensuring monetary stability. U.S. dollars are widely accepted, adding convenience for international investors.

Beyond the financial security, Antigua & Barbuda deliver a world-class lifestyle:

- Year-round temperate climate cooled by trade winds
- 365 pristine beaches, offering unrivalled natural beauty
- A vibrant social and cultural scene, enhanced by Antigua's established expat and yachting communities
- Excellent global connectivity, with direct flights from major hubs including Miami, New York, Toronto, and London For discerning buyers, Antigua combines Caribbean charm, investment stability, and global accessibility, making it one of the region's most desirable destinations to both live and invest.

1.7 WHAT ARE THE UNIQUE SELLING PROPOSITIONS (USP'S) OF NIKKI BEACH RESORT & SPA ANTIGUA?

Nikki Beach Resort & Spa Antigua is distinguished as a first-of-its-kind branded lifestyle destination in the Caribbean, combining the energy of Nikki Beach's globally recognised lifestyle with the exclusivity of private Ownership.

The residences appeal to multi-generational families, global yacht Owners, and creative buyers seeking both investment and lifestyle value offering a rare blend of sophistication, community and long term potential.

Key highlights include:

- **Unrivalled Location:** An absolute beachfront setting on Antigua's iconic Jolly Beach, delivering both seclusion and convenient access to marinas, golf, dining, and nightlife.
- **World's First Nikki Beach Residences the Caribbean:** The debut of branded Nikki Beach Residences, blending turnkey Barefoot Luxury homes with the globally celebrated "Celebration of Life" spirit alongside the breathtaking turquoise waters of Antigua.
- **Curated Lifestyle Experiences:** From signature dining concepts and live music events to bespoke wellness, spa treatments, and tailored concierge services, residents enjoy access to experiences that embody the Nikki Beach ethos.
- **Global Prestige, Local Authenticity:** A development that merges international brand recognition with the natural beauty and culture of Antigua & Barbuda.
- **Enhanced Investment Value:** Branded residences historically demonstrate 20-35% stronger appreciation than non-branded Barefoot Luxury properties, offering both lifestyle and investment appeal.



1.8 WHERE ARE THE NEAREST MEDICAL FACILITIES?

A private, state-of-the-art medical centre is located less than 30 minutes from the resort, with additional primary care available in the nearby Jolly Harbour community.

1.9 HOW ARE THE SCHOOLS?

Antigua has a wide variety of excellent public and private schools from preschool to university level, many located in nearby. Schools following the US system offer either the IB programme or prepares students to take the Scholastic Aptitude Test (SAT) and attain a US High School Diploma; those following the UK system take GCSEs and A Levels.

1.10 HOW IS THE ANTIGUAN AND BARBUDAN ECONOMY?

Antigua and Barbuda's economy is one of the most resilient and dynamic in the Caribbean, anchored by a thriving tourism sector, which accounts for the majority of GDP, and complemented by offshore financial services, agriculture, and a growing renewable energy industry. The government maintains an investor-friendly environment, with policies that encourage foreign direct investment, real estate development, and sustainable growth. GDP growth has remained consistently positive, supported by strong tourism arrivals, infrastructure upgrades, and international partnerships. For buyers, Antigua and Barbuda offer the assurance of a stable, diversified economy, backed by a government that prioritises private investment and long-term economic security. This combination of political stability, legal transparency, and pro-investment policy makes Antigua & Barbuda a highly attractive environment for Barefoot Luxury real estate Ownership.

1.11 ARE CONSTRUCTION APPROVALS CONFIRMED?

Yes. The full construction documents were submitted to the Antiguan authorities in June 2025 and are currently in the final stages of review. Formal approvals are expected imminently, following which the project will move directly into mobilisation and groundbreaking. All planning has been undertaken in close consultation with local regulators, ensuring that the development is fully aligned with national building codes, coastal setback requirements, and environmental regulations. This proactive approach provides buyers with the assurance that Nikki Beach Resort & Spa Antigua is being delivered with the highest level of compliance, transparency, and readiness to commence construction on schedule.

1.12 WHEN WILL CONSTRUCTION BEGIN AND HOW LONG WILL CONSTRUCTION TAKE?

The groundbreaking ceremony took place in October 2024, marking the official start of site preparation and early works. The sales launch is scheduled for early 2026, followed by the commencement of vertical construction in Q2 2026. Full construction completion is targeted for Q4 2029, with the official resort opening planned for 2030, following final fit-out, staff training, and brand activation. Throughout the construction period, buyers will receive regular progress updates, including milestone reporting, photography, and on-site video updates, ensuring full transparency and confidence at every stage of development. This carefully phased timeline reflects both the scale and quality standards of a branded Barefoot Luxury development of this calibre, balancing efficiency with meticulous attention to detail to achieve world-class delivery.

1.13 HOW OFTEN WILL I BE ABLE TO SEE MY RESIDENCE AND THE BUILDING DURING CONSTRUCTION?

Each owner will have the opportunity to conduct a final orientation and completion walk-through scheduled prior to closing. However, due to safety protocol there will be limited or no access to the construction site. Please discuss any desired walk throughs with our owner liaison and sales agents.



1.14 HOW ARE THE RESIDENTIAL BUILDINGS AND HOTEL CONSTRUCTED?

Design and construction are in accordance with the International Building Code and Miami Dade Hurricane Code. The residences and hotel facilities are built with piled concrete foundations and floors and concrete block walls.

1.15 DO THE HOTEL AND ITS AMENITIES OPERATE 365 DAYS/YEAR?

Yes. Nikki Beach Resort & Spa Antigua will operate year-round, ensuring that Owners and guests can enjoy the full resort experience in every season. While certain facilities may adjust operating hours during the quieter months, all essential services and amenities remain available at consistent five-star standards. This means Owners can confidently plan visits at any time of year, knowing the resort delivers a seamless Barefoot Luxury lifestyle 365 days a year, aligned with the Nikki Beach brand promise worldwide.

1.16 COULD BRAND EVENTS AFFECT RESIDENCE ACCESS?

Large events may require managed access or quiet-hour adjustments. Event calendars and any temporary usage guidance will be published in advance.

1.17 HOW MANY HOTEL ROOMS ARE IN THE RESORT?

There are 82 hotel rooms and suites.

1.18 WHAT TYPES OF RESIDENCES AND SIZES ARE AVAILABLE IN THE RESORT?

The resort contains 134 branded residences consisting of a mix of apartments and villas including Studios, 1BRs, 2BRs, 3BRs, 4BRs and various iterations of each of these.

1.19 WHAT ARE THE AMENITIES IN THE RESORT?

Nikki Beach Resort & Spa Antigua has been designed as a world-class lifestyle destination, offering a carefully curated mix of amenities that blend leisure, wellness, dining, and entertainment with a strong commitment to environmental sustainability.

Highlights include:

- Five chef-driven dining concepts and bars, blending international flavours with local Caribbean ingredients
- A signature Nikki Spa, featuring advanced treatments such as cryotherapy, hydrothermal circuits, red-light therapy, IV infusions, hyperbaric chambers, and sensory-deprivation experiences
- Multiple oceanfront resort pools with private cabanas and poolside service
- An exclusive Owners Lounge with a dedicated concierge, private gym, and business meeting facilities
- Full concierge and valet services, ensuring a seamless Barefoot Luxury living experience
- Curated Nikki Beach lifestyle programming, from live music and signature events to bespoke wellness classes and yacht-side services
- Sustainability initiatives including:
 - Greywater reuse and rainwater harvesting systems to optimise resource efficiency
 - Elimination of single-use plastics, replaced by resort-wide refill stations
 - Marine ecology programmes, such as turtle-friendly lighting and the removal of invasive species to protect native coastal ecosystems

Together, these amenities and initiatives create a complete branded resort environment that offers residents both privacy and connection, while upholding Nikki Beach's globally celebrated "Celebration of Life" ethos, responsibly and sustainably.



1.20 WHAT IS THE SPA AND FITNESS FACILITY COMPOSED OF?

The resort's 11,000 square foot Nikki Spa is a state-of-the-art facility designed to deliver a holistic approach to health, beauty, and performance. It combines traditional spa Barefoot Luxury with advanced wellness therapies, ensuring residents and guests have access to the very best in rejuvenation and fitness. Key features include:

- Cutting-edge fitness facilities with the latest cardio and weightlifting equipment
- Dedicated yoga and Pilates studios overlooking the resort gardens
- A serene spa pool and relaxation areas
- Eight private treatment rooms and six outdoor cabanas for massages, facials, and body therapies
- A full-service beauty salon for hair, nail, and grooming treatments
- Sauna, steam, and snow rooms designed for detoxification and rejuvenation
- Advanced wellness therapies including red-light therapy, hyperbaric chambers, IV infusion treatments, and cryotherapy

This integrated spa and fitness concept ensures that every aspect of mind, body, and spirit wellness is addressed, making it one of the most comprehensive facilities in the Caribbean.

1.21 ARE THE FACILITIES OPEN TO THE PUBLIC?

Yes, select facilities will be open to the public, given the resort's proximity to the Jolly Harbour community. Amenities such as the beauty salon, spa treatments, and fitness facilities will be accessible to outside guests through daily fees and membership programmes. However, Owners always enjoy priority access, preferred booking, and exclusive areas reserved solely for residents, ensuring their privacy and lifestyle experience remain uncompromised. This approach allows the resort to welcome the wider community while safeguarding the exclusivity expected in a branded Barefoot Luxury residence.

1.22 HOW IS AMENITY CAPACITY MANAGED WHEN FACILITIES ARE OPEN TO THE PUBLIC?

Owners enjoy priority booking and resident only time blocks during peak hours for select amenities (e.g., gym, pool lanes). Public access is capacity controlled via reservations and external membership limits to safeguard the resident experience.

1.23 WILL THE RESORT POOLS BE HEATED?

The pools will be kept at a standard temperature of 80°F / 26.6°C

1.24 DO RESIDENCE OWNERS HAVE ACCESS TO THE HOTEL PROPERTY AND FACILITIES?

Yes. As a Residence Owner, you enjoy full access to the resort's shared hotel facilities, including pools, fitness and wellness areas, dining venues, and public spaces. These privileges are secured through the Shared Services and Facilities Agreement, which ensures that Owners receive the same five-star service standards as hotel guests. Access is subject to an annual fee, which contributes to the upkeep, staffing, and delivery of consistent Barefoot Luxury service across the resort. This arrangement allows Residence Owners to seamlessly enjoy both the privacy of their home and the complete Nikki Beach resort experience, all within one integrated community.



1.25 WHAT COMPONENTS OF THE BUILDINGS DOES THE CONDOMINIUM CORPORATION OWN?

The Condominium Corporation owns the roof, walls, mechanical systems, etc. when common elements. Please refer to the Master or Condominium Declaration and for more detail.

1.26 WHAT/WHO IS NIKKI BEACH?

Nikki Beach is a globally celebrated Barefoot Luxury lifestyle and hospitality brand, established in 1998 by Jack and Lucia Penrod as a curated tribute to their daughter, Nicole. What began as a single beachfront café in Miami has since evolved into a worldwide hospitality group, spanning beach clubs, resorts, branded residences, restaurants, and lifestyle boutiques in some of the world's most sought-after destinations. The brand is renowned for blending music, dining, fashion, entertainment, and art into one seamless experience, creating the iconic "Celebration of Life" philosophy that defines Nikki Beach properties worldwide. Each location delivers a signature combination of relaxation and high-energy social experiences, attracting an international community of tastemakers, jetsetters, and travellers. Nikki Beach continues to innovate through new ventures such as Lucia, a restaurant concept inspired by the different phases of sunlight, which further expands its culinary excellence and experiential offerings. Today, Nikki Beach Hospitality Group remains a family-owned enterprise, ensuring its founding values of authenticity, celebration, and excellence remain at the core of every project; including Nikki Beach Resort & Spa Antigua.

1.27 WHERE ARE OTHER NIKKI BEACH HOTELS LOCATED?

Nikki Beach Hotels & Resorts are located in some of the world's most iconic coastal destinations, reinforcing the brand's status as a leader in Barefoot Luxury hospitality. Current properties include Saint-Tropez, Monte Carlo, Saint Barth, Ibiza, Santorini, Porto Heli, Koh Samui, Dubai, and Marbella — each delivering Nikki Beach's distinctive "Celebration of Life" lifestyle to an international audience. The brand continues to expand into new high-profile destinations, with upcoming openings in Muscat, Baku, and Ras Al Khaimah, further strengthening its global footprint. For buyers, this means owning at Nikki Beach Antigua connects you to a globally recognised portfolio of Barefoot Luxury properties, enhancing both the lifestyle appeal and the long-term value of Ownership.

1.28 WILL THE PROPERTY ALWAYS BE A NIKKI BEACH BRANDED PROPERTY?

The intention is for the property to remain a long-term Nikki Beach branded destination. As with all international hospitality management agreements, there are standard termination clauses that provide for certain rights under specific circumstances. That said, Nikki Beach has a proven track record of enduring brand partnerships in iconic destinations worldwide. The brand's commitment, alongside the developer's long-standing presence in Antigua, provides strong assurance that the resort is designed and positioned to operate under the Nikki Beach flag for the long term, safeguarding both the lifestyle experience and the investment value for Owners.

1.29 DO RESIDENCE OWNERS HAVE THE RIGHT TO USE THE NIKKI BEACH BRAND NAME AND MARKS?

No owner is permitted to utilise the Nikki Beach brand name or marks to sell their residences.

1.30 WILL ANY UNSOLD RESIDENCES BE RENTED?

Unsold residences may be included in the rental management programme to enhance the property's visibility and optimise resort usage.



1.31 HOW MANY PARKING STALLS ARE IN THE RESORT'S UNDERGROUND PARKING?

The resort has been designed with 180 underground parking stalls, ensuring ample availability for residence Owners, guests, and service needs. Parking is exclusively available through the hotel's 24/7 valet service, providing secure, professional vehicle handling at all times. The underground configuration also preserves the resort's beachfront aesthetics and landscaping, keeping vehicles discreetly out of sight to maintain the Barefoot Luxury environment.

1.32 HOW IS PARKING CAPACITY AND PRIORITY MANAGED?

Underground parking is valet operated for safety and efficiency. A residential zone is reserved for Owners; vehicles are accommodated subject to capacity and operator policy. EV charging is available; usage may be time limited during peak periods.

1.33 HOW DO RESIDENCE OWNERS AND RENTERS GET INTO THE UNDERGROUND PARKING?

Residence Owners and guests are to use the 24/7 valet service.

1.34 WILL THERE BE CHARGING STATIONS AVAILABLE TO CHARGE MY ELECTRIC VEHICLE?

Yes, there are various charging and a car washing stations.

1.35 WHERE WILL GUEST AND RESIDENCE OWNERS CHECK-IN AND DROP OFF OCCUR?

All guests and Residence Owners will arrive at the main reception building, designed as the welcoming heart of the resort. This area features a dedicated arrival and drop-off zone, ensuring a smooth and elegant transition from travel to resort living. In addition, Residence Owners will benefit from priority check-in services, with discreet, expedited processing to maximise comfort and privacy. From the moment of arrival, valet attendants, concierge staff, and guest services are on hand to deliver the seamless five-star arrival experience that defines Nikki Beach hospitality.

1.36 DO RESIDENCE OWNERS GUESTS HAVE TO PAY FOR PARKING WHEN THE OWNER IS IN RESIDENCE?

Yes. Guest vehicles are subject to parking charges in accordance with the operator's valet and parking policies. These policies apply consistently, whether or not the Residence Owner is in residence, and are designed to ensure smooth operation, security, and availability of the underground parking facilities for all users.

1.37 WHICH RESIDENCES ARE ACCESSIBLE TO WHEELCHAIR USERS?

Several units are designed with accessibility in mind, featuring wide doorways, and ADA-compliant bathrooms. Please consult the sales team for specific unit availability.

1.38 WHAT ARE THE RESORT'S SUSTAINABLE ELEMENTS?

Nikki Beach Resort & Spa Antigua has been designed with a strong commitment to sustainability and environmental stewardship, ensuring that Barefoot Luxury living coexists harmoniously with Antigua's natural environment. Key elements include:

- A rooftop solar array to reduce reliance on traditional energy sources
- Energy-efficient cooling and ventilation systems designed for the Caribbean climate
- Use of natural gas in key operations such as kitchens and spa pools to reduce emissions
- A design sensitive to local ecosystems, including compliance with regulations that protect turtle nesting habitats and coastal setbacks
- Incorporation of locally inspired materials and natural finishes to reduce transport impacts and blend seamlessly into the island setting



These initiatives not only minimise the resort's ecological footprint but also support long-term operational efficiency, helping to preserve the beauty of Jolly Beach while enhancing the value of Ownership.

1.39 WILL NIKKI BEACH RESORT & SPA ANTIGUA RECEIVE LEED CERTIFICATION?

While the resort is not pursuing formal LEED certification, it has been carefully designed in line with internationally recognised sustainable building principles. The development integrates energy-efficient systems, renewable energy sources, and environmentally sensitive design strategies to minimise its ecological footprint and protect Antigua's natural surroundings. This approach ensures that Residence Owners benefit from a sustainably built resort that prioritises both environmental responsibility and long-term operational efficiency, even without the administrative costs and processes of a formal certification.

1.40 DO HOTEL GUESTS RECEIVE ANY PREFERENCE OVER RESIDENCE OWNERS/GUESTS FOR THE SPA, FITNESS FACILITIES AND OTHER HOTEL FACILITIES?

No. Residence Owners and their guests enjoy equal access to all shared resort amenities, including the spa, fitness facilities, and public areas, provided the Shared Services and Facilities Fee is maintained. This structure ensures that Owners are treated with the same priority and service standards as hotel guests, fully aligned with the Nikki Beach brand's commitment to consistent five-star hospitality across all user groups.

1.41 RESIDENCE OWNERS AND THEIR GUESTS HAVE THE RIGHT TO USE RECREATIONAL HOTEL AMENITIES. WILL THEY PARTICIPATE IN THE OPERATING AND CAPITAL COSTS OF THESE AMENITIES?

Yes. Residence Owners contribute to the upkeep of shared resort amenities through the Shared Facilities and Services Fee. This fee ensures that all recreational amenities including pools, spa, fitness, dining areas, and common spaces are maintained to the highest international standards, with staffing, service, and capital improvements consistently aligned with the Nikki Beach brand. In this way, Owners not only enjoy full access to the resort's facilities but also benefit from the assurance that these amenities will be continually refreshed, upgraded, and operated at five-star levels.

1.42 CAN I RENT WATER SPORTS GEAR NEARBY?

Absolutely. The resort's Aquatic Centre offers a wide range of premium water sports equipment, including paddleboards, kayaks, snorkelling gear, and more. Residence Owners enjoy preferred rates on all rentals, along with the convenience of direct access from the resort. Whether for leisure or adventure, the Aquatic Centre ensures Owners and their guests can fully embrace Antigua's world-class marine lifestyle.

2.0 GENERAL SERVICE

2.1 WHO IS A NIKKI BEACH RESIDENT?

A Nikki Beach Resident refers to all Owners of Residential Units at Nikki Beach Resort & Spa Antigua. This includes both Owners who choose to participate in the Rental Programme as well as those Owner who decide to keep their Units for personal use only. Each Unit Owner enjoys the same resident benefits, ensuring equal access to the resort's privileges and facilities.

In cases where a Unit has multiple Owners or primary tenants (as per the Unit's Occupancy Guidelines), all eligible individuals are recognised as Nikki Beach Residents. Regardless of the usage type—personal or rental—Owners retain the privileges associated with residency. All residents automatically are eligible to receive a Nikki Beach Resident Card as part of Ownership.

2.2 HOW WILL YOUR NIKKI BEACH RESIDENT CARD WORK?

The Nikki Beach Resident Card is a personalised card provided to all Residence Owners upon acquisition of their residence. The Resident Card enhances convenience for Residence Owners, providing seamless access to the resort's offerings. It is also essential for identification when using resident-specific privileges and benefits. The card serves as proof of residency and offers the following benefits to be enjoyed across the resort and with our external service providers:

- **Access to the Exclusive Residence Owners Lounge:**
Owners gain exclusive access to the Residence Owners Lounge, a private space offering premium amenities, private gym, meeting space, light refreshments, and concierge support.
- **Residence Owners Benefits Programme:**
Presenting the card allows residents to receive preferential rates on select resort services, including food and beverage at the Resort bars and restaurants, Spa treatments, water sport activities, and boutique purchases and charge to their dedicated owner account

2.3 HOW CAN I GET MY NIKKI BEACH RESIDENT CARD?

The Nikki Beach Resident Card is issued automatically upon the finalisation of Ownership of a Residential Unit. It is personalised for each Residence Owners and may also be assigned to the Unit's primary occupants in accordance with the occupancy guidelines outlined in the Ownership Agreement.

2.4 WHAT GENERAL SERVICES DO YOU PROVIDE TO RESIDENCE OWNERS AND THEIR GUESTS?

The dedicated Residence Owners Services Team offers full support for your stay and property, including pre-arrival planning, 24/7 concierge services, turnkey living with full housekeeping and maintenance, residence provisioning, in-residence dining, property management services, curated social and cultural events plus an optional rental management programme.



2.5 SAMPLE RESIDENCE OWNERS BENEFITS AND A LA CARTE SERVICES

A range of additional services can be arranged through the Residence Owner's Team or at the Residence Owner's Lounge. For full details on service options, fees, and preferential rates, please refer to the comprehensive Resident Owner Property Management Services & Benefits programme.

- 20% off the best available rate for stays outside of the established Owner's Use days.
- 20% off on Spa treatments, body therapies, and personalised wellness sessions
- 10% off Food & Beverage offerings throughout the resort
- 10% off on equipment rental at the Aquatic Centre
- 10% off on selected Lifestyle Boutique items
- Housekeeping & turndown services for private residences, available on a recurring or one-time basis
- Private water sports, including sailing, jet skiing, and guided snorkelling tours
- Private chef experiences, in-room dining, or fully staffed private events
- Our focus will be on local farm-to-table sourcing, expanded plant-based menus, and chef residencies featuring Caribbean and international culinary talent.
- Dedicated staff, such as butlers, servers, or house attendants for special occasions
- Chauffeured airport transfers, car rentals, and limousine service
- Nanny and babysitting services, including pre-arrival baby amenities and childcare coordination
- Car washing, detailing, and scheduled vehicle care
- Personal shopping and doorstep delivery of groceries, dry cleaning, or specialty items

2.6 WHICH SERVICES ARE MANAGED BY THE CONDOMINIUM CORPORATION?

The Condominium corporation manages its common areas. Levied fees fund essential services to preserve the overall quality, safety, and functionality. Inclusions typically consist of the following

- Landscaping and garden maintenance across any common areas
- 24/7 security services and access control
- Maintenance and cleaning of common areas such as hallways, elevators, and back-of-house areas
- Utility costs for common areas (e.g., lighting, water supply)
- Insurance coverage for common elements
- Contributions to a reserve fund for long-term repairs, equipment replacement, and capital improvements

For a full breakdown of costs and allocations, Residence Owners are encouraged to consult the Annual Condominium Budget.

2.7 WHICH COSTS ARE INCLUDED IN THE SHARED SERVICES AND FACILITIES?

Shared Facilities Expenses include the maintenance, repair, and replacement of areas owned by the hotel owner such as pools, landscaping, roadways, parking, beach infrastructure, and mechanical systems. This also covers utilities for shared spaces, insurance premiums, property taxes, and contributions to capital reserves for long-term repairs and replacements.

Shared Services Expenses refer to operational and staffing costs for services used collectively by Residence Owners and guests. These include salaries, training, and uniforms for concierge, engineering, security, and public area housekeeping teams, along with management, legal, and administrative overhead. These do not cover personalised services, which are charged separately.

2.8 HOW IS THE SHARED SERVICES & FACILITIES FEE ALLOCATED?

Costs are apportioned using a mix of floor area, key count, estimated usage factors and fixed per-unit charges for defined services. The annual budget and allocation methodology are published with audited financials.

2.9 DO I NEED TO REGISTER MYSELF OR MY GUESTS BEFORE ARRIVAL, AND HOW DO I HOST GUESTS IN MY RESIDENCE?

Yes — all Residence Owners and their guests must be registered prior to arrival. This helps us ensure a secure, seamless, and personalised welcome for every stay. Registration allows our team to prepare your residence, coordinate luggage handling, issue Resident Cards, and grant access to the resort's amenities and services.

2.10 HOW IS REGISTRATION HANDLED UPON MY ARRIVAL?

To ensure a seamless experience and maintain the highest standards of security and service, all Residence Owners and their guests are kindly asked to complete a registration process upon arrival. Initial check-in and final check-out are handled at the Resort Reception. For any additional registrations during your stay, our concierge team at the Owner's Lounge will be delighted to assist. Guests visiting an Owner may proceed directly to the Resort Reception for registration and assistance.

2.11 DO YOU OFFER PICK-UP SERVICE FROM THE AIRPORT?

Yes, we can arrange transfers. Fill out the request form on the dedicated Residence Owners portal 72 hours before your arrival.

2.12 WHO TAKES CARE (E.G. OF THE OUTDOOR AREA / GARDENING?)

All shared outdoor spaces and landscaping are professionally maintained by the resort operator. This ensures that gardens, walkways, and recreational areas are kept to a consistent five-star standard, reflecting the Nikki Beach brand's focus on aesthetics, comfort, and lifestyle quality. For Residence Owners, this means enjoying beautifully maintained surroundings year-round, without the responsibility of personal upkeep.

2.13 DOES EACH RESIDENCE OWNER HAVE TO CARRY INSURANCE?

Building insurance is provided by the Condominium Corporation. However, Owners are responsible for maintaining their own insurance policy covering their individual residence, including personal belongings and liability protection. For complete information, please refer to the Condominium Declaration or its Rules and Regulations.



2.14 HOW ARE INSURANCE DEDUCTIBLES HANDLED IN MAJOR EVENTS?

Deductibles for common property claims are allocated per By-Laws. Unit-specific losses fall under each Owner's policy. A storm-season response guide will be available on the Owner Portal.

2.15 CAN I CONTRACT EXTERNAL SERVICES?

All services are coordinated through the resort operator, who oversees an annually updated list of approved third-party providers. This ensures that any service brought onto the property from maintenance and housekeeping to specialised wellness or catering meets the resort's strict quality and service standards. This approach safeguards Residence Owners by guaranteeing consistency, security, and brand-level service quality across all residences and resort facilities.

2.16 AS A NIKKI BEACH RESIDENT, WHO IS MY MAIN POINT OF CONTACT?

Your primary point of contact as a Nikki Beach Resident is the Owner Services team, which ensures a smooth and enjoyable Ownership experience. The Owner Services team handles requests related to property management and Owners services, providing 24/7 tailored assistance for Residence Owners e.g.;

- Booking reservations for Spa treatments, restaurants, watersports, and other activities.
- Coordinating services such as deliveries, private transportation, and event planning.
- Handling requests for in-residence services, such as cleaning, plant care, or pre-arrival preparations.

3.0 RENTAL SERVICE MANAGEMENT

3.1 WHO MANAGES THE RESORT'S RENTAL PROGRAMME?

The rental programme is professionally managed by the Nikki Beach Hospitality Group, known for its expertise in Barefoot Luxury hospitality and is designed to optimise occupancy and maximise return potential through global distribution and dynamic pricing strategies. By participating in this exclusive rental programme, residence Owners benefit from a world-class marketing network, sophisticated sales tools, and reservation systems that ensure high visibility to discerning travellers seeking premium resort experiences.

3.2 WHAT IS THE RENTAL PROGRAMME AND DO RESIDENCE OWNERS HAVE TO PARTICIPATE?

The Rental Programme is a voluntary initiative that allows Residence Owners to let their Residence during periods of non-use. Designed to offer worry-free Ownership, the Programme helps generate income to offset maintenance costs and supports the long-term appreciation of property value. The resort operator manages all aspects of the rental process, including marketing, bookings, and guest services.

Participation in the Rental Programme is entirely optional. Residence Owners who choose not to participate retain full control of their unit for personal use.

The Rental Management Agreement has an initial term of five (5) years and will automatically renew for additional three (3) year terms unless either party provides written notice at least six (6) months prior to the end of the current term.

At the end of the initial five-year period, Residence Owners will be given the opportunity to opt in, opt out, or continue their participation in the Rental Programme—offering flexibility to adjust based on individual preferences and usage plans.

3.3 IS THE RENTAL PROGRAMME A RENTAL POOL?

No. The rental programme is not structured as a rental pool. Each residence generates revenue based solely on its own rental performance, rather than being combined into a collective pool of overall residence income. This ensures that Owners directly benefit from the unique appeal, location, and performance of their individual residence, while still leveraging the strength of the Nikki Beach brand, global marketing channels, and professional resort management to maximise occupancy and returns.

3.4 HOW ARE RENTAL RATES SET?

The resort operator sets dynamic rental rates based on factors such as Residence location, time of year, market demand, length of stay, and competition. This data-driven approach ensures optimal revenue generation while remaining competitive in the market.

3.5 WHAT ARE THE TYPICAL RETURNS AND BOOKING DEMAND FOR RESIDENCES IN THE RENTAL PROGRAMME

Rental performance varies and is influenced by several factors. The Management Team does not guarantee specific occupancy levels or equal booking distribution among participating Residence Owners. Results depend on factors such as your residence's availability during peak periods, market conditions, seasonal demand, and guest preferences for attributes like location, views, or proximity to amenities.

While exact outcomes cannot be guaranteed, Nikki Beach Resort & Spa Antigua employs advanced forecasting tools, dynamic pricing, and tailored rate strategies to enhance visibility, drive bookings, and optimise performance. The team also takes a consultative approach to guest reservations, matching requests with residences that best suit their needs. When no preference is indicated, our smart allocation system ensures an optimal balance between guest experience and overall Programme performance.



- **What kind of return can I expect?**

Returns vary widely depending on how often you use the residence and its specific features. That's why we don't present fixed figures. What I can tell you is that the programme is designed to make renting as simple and seamless as possible when you're not here. The rental company has a fact sheet with more details if you'd like.

- **Other resorts are quoting 5-7% returns—how do you compare?**

We're aware that some projects in the region promote specific returns. We've deliberately chosen not to market our residences as investment products. This isn't just a branding decision—it's a matter of regulatory clarity and consumer protection. Our structure is designed to ensure regulatory compliance, which means we avoid making financial promises. Instead, we focus on the lifestyle value: Ownership at a world-class branded resort, with a rental option available to offset costs if you choose.

3.6 WILL RENTING BE ABLE TO COVER MY COSTS?

That depends on your usage pattern. Some Owners use their residence more—within the annual limit and outside peak seasons—while other units rent more due to location, views, or layout. It's highly individual. The rental company is set up to maximise convenience and performance, and I can connect you with their team for specifics.

3.7 HOW WILL RENTAL RESIDENCES BE MARKETING?

Your property will be promoted through the Nikki Beach Hospitality global marketing channels, including its website, travel agency partnerships, and online travel platforms. Dedicated sales and marketing teams ensure maximum exposure to both local and international markets. From time to time, curated packages or promotional pricing may be offered to enhance visibility, boost occupancy and maintain the brand's premium positioning.

3.8 HOW IS RENTAL REVENUE DISTRIBUTED?

Owners receive a quarterly statement outlining their rental income, with payments made within 30 business days of the end of each quarter.

3.9 WHAT ARE THE TERMS OF OWNER USAGE?

Owner use refers to any period during which the residence is occupied by:

- The legal Residence Owner
- Immediate family members or invited (non-paying) guests, provided the number of occupants follows the maximum allowed for that residence type.
- To ensure availability and smooth coordination, all personal stays must be pre-booked through the Residence Services team. During these periods, the residence is removed from the rental Programme and won't be available for guest bookings.
- Owners enjoy up to 60 days of personal use annually, which may be used by the owner or their immediate family. If a last-minute stay is requested, the Residence Services team will make every reasonable effort to accommodate it. However, if the residence has already been reserved for guest use, Owners may need to adjust their plans or consider alternative arrangements. This structure aligns with global norms across Barefoot Luxury branded resort residences, balancing personal enjoyment with peak season value preservation.

3.10 OWNER FLEXIBILITY & SHORT NOTICE STAYS

- **Are owner stays always subject to strict advance notice requirements?**

Advance notice requirements provide a framework for managing peak period demand and maintaining service quality. In practice, the resort is operated dynamically. Where forecasted demand and operational considerations permit, owners may often be accommodated on shorter notice, particularly outside peak and festive periods. This flexibility depends on availability, communication, and operational priorities, and is managed at the operator's discretion.

- **Can an owner use the residence on short notice if demand is low?**

Where projected resort occupancy and operational considerations permit, the operator may accommodate owner stays on shorter notice to support occupancy, resort vitality, and guest experience. This flexibility is a benefit of a professionally managed, lifestyle-oriented rental programme, but remains subject to availability and operational priorities at the time of request. Such discretion is applied with the intent to preserve pricing integrity, equitable owner treatment, and long term programme performance.

3.11 CAN I ENTER OR RE-ENTER THE RENTAL PROGRAMME LATER?

Yes. Residence Owners may join or re-enter the rental programme at any time, as long as their residence complies with the prevailing brand standards and FF&E (furniture, fixtures, and equipment) requirements established by Nikki Beach Management. This flexibility allows Owners to adapt their usage and investment strategy over time, while ensuring that all residences offered through the programme maintain the consistent five-star guest experience that the Nikki Beach brand is known for worldwide.

3.12 HOW IS HOUSEKEEPING MANAGED FOR RENTAL UNITS?

During rental periods, daily housekeeping and premium guest amenities, including toiletries, linens, and turndown service are provided as part of the guest experience. These services are included and covered by the management fee.

- **Owner-occupied periods:** Housekeeping can be purchased as an à la carte service with a minimum 72-hour advance request. Departure cleaning is mandatory and incurs a fee.
- Hotel Owner shall provide, at its sole cost and expense, a deep cleaning of the Unit once per calendar year.

3.13 WHAT INSURANCE COVERAGE IS REQUIRED IN THE RENTAL PROGRAMME?

Owners must maintain liability insurance with a minimum coverage of USD1,000,000 per occurrence and ensure the contents of the unit are protected against fire and other casualties. Proof of insurance is required annually.

3.14 DOES THE RESORT OPERATOR HANDLE MAINTENANCE FOR MY RESIDENCE?

Yes, routine maintenance is included. For major repairs, costs will be covered through your FF&E (Furniture, Fixtures & Equipment) reserve account. In case of damage or vandalism, the resort operator will arrange repairs, deducting the associated costs from the owner's account as necessary or charge the rental guest.

3.15 ARE THERE ANY WARRANTIES ON THE FF&E?

As a residence operated by an international hospitality brand the attention to the specifications has been made in consultation with Nikki Beach to ensure that it complies to both their brand standards, and that it meets hospitality grade standards, which are usually a higher wear and tear criteria than domestic use, and higher safety rating.

3.16 IS THERE A RELATION OF THE RENTAL PROGRAMME WITH THE CONDOMINIUM CORPORATION DUES AND SHARED SERVICES & FACILITIES FEE?

Residence Owners participating in the rental programme are required to pay their Corporation dues and Shared Services and Facilities fee associated with their unit. Failure by an Owner to pay these may result in such owner's unit being suspended from the Rental Programme.



3.17 CAN YOU PROVIDE A SUMMARY OF TERMS OF THE RENTAL AGREEMENT?

- **Initial Term** | 5 years
- **Renewal Term** | Annual auto-renewal unless otherwise stated
- **Owner's Revenue Share** | 75% of net rental revenue after deductions. "Net" means gross rent collected less applicable taxes, channel fees, credit card fees, and the programme's management costs. From the owner's 75% share, the 4% FF&E reserve contribution and any programmatic costs are applied.
- **Owner Usage Limits** | Up to 60 complimentary room nights annually for personal use (conditions apply)
- **FF&E Reserve Contribution** | 4% of net revenue

Additional terms are set out in detail in the Rental Management Agreement to be entered into by the prospective residence owner and the Developer. Owners are encouraged to seek independent tax advice.

3.18 WHAT HAPPENS IF I DON'T WANT TO RENT MY RESIDENCE?

You will still need to execute a Shared Services and Facilities Agreement. Certain hotel services, including, but not limited to, residential services, key issuance, check-in/check-out, package delivery, transportation, hard-wired internet, wi-fi, telephone service and other hotel systems and services are available to residence Owners only through such agreement. The same accounts for being granted access to hotel facilities such as the resort pools and wellness areas.

3.19 HOW IS THE RENTAL RETURN PAID?

Rental returns are calculated on a quarterly basis, with Owners receiving a detailed statement of income and expenses for their residence. The resort operator will then remit any amounts due within 30 business days following the close of each quarter. This process ensures Owners receive transparent reporting, timely payments, and professional financial management; all aligned with international hospitality and branded residence standards.

3.20 WHAT ARE THE TERMS & CONDITIONS OF MY UP TO 60 NIGHTS OWNER USAGE?

Owners are entitled to up to 60 complimentary room nights per calendar year for personal use. This includes stays for yourself, your immediate family, or invited guests.

KEY POINTS:

- **Minimum stay and Blackout dates:** May apply at discretion of Operator, usage remains subject to availability and seasonal demand
- **Expiry:** Unused nights do not carry over past 31 December
- **Late cancellations:** May count against your annual allowance
- **Additional nights:** Available at a Preferential Owner Rate, subject to availability
- **Services during stays:** Housekeeping and other in-residence services are billed à la carte (see Property Management Services & Benefits guide)
- **Access:** Only permitted during confirmed dates

Owner stays do not generate rental revenue. All bookings and procedures must follow the terms in the Rental Agreement.

3.21 WHAT ARE THE CHECK-IN AND CHECK-OUT TIMES FOR OWNERS?

For Owners, arrival times are fully flexible with advance notice to ensure seamless preparation. Please notify the Residence Owners Services Team at least 24 hours in advance.

3.22 CAN I DESIGNATE OTHER PEOPLE SUCH AS MY FAMILY MEMBERS, FRIENDS AND BUSINESS ASSOCIATES TO USE MY RESIDENCE IF I AM NOT STAYING THERE WITH THEM?

Yes, if you comply with the advance reservation requirements and if their stay complies with the terms and conditions of the rental management agreement, including the requirement to pay applicable fees in connection with their stay and being in good-standing with Residence Owners fees and dues.

3.23 ARE THERE ANY SPECIFIC BLACKOUT DATES THAT I WILL NOT BE ABLE TO USE MY RESIDENCE?

At this time, there are no specific blackout dates for Owner usage defined by the Operator yet. However, usage is subject to availability and seasonal demand. We recommend submitting your stay requests as early as possible to ensure your preferred dates are confirmed. Should any updates to this policy occur in the future, they will be communicated in advance.

3.24 WHAT SERVICES ARE PROVIDED TO PROPERTY OWNERS IN THE RENTAL PROGRAMME?

As an Owner participating in the Nikki Beach Rental Programme, you'll enjoy a full suite of property management services delivered by the resort's professional team. These services are crafted to protect your investment, delight your guests, and take the stress out of Ownership whether you're on-site or away.

Services include:

- Global marketing of your residence through the Nikki Beach Hospitality Group's network including the corporate website, social media, guest history, and trusted travel partners
- Reservation and guest management, from bookings and check-ins to 24/7 concierge support
- Housekeeping coordination, including pre-arrival and departure service, plus one annual deep cleaning
- Ongoing maintenance and minor repairs to keep your residence in top condition
- Inventory and Owner storage supervision for personal belongings
- Regular on-property presence to safeguard your home and maintain high standards

For complete Programme details and financial terms, please refer to the Rental Agreement or connect with the Residence Owners Service Team.

3.25 WHAT ARE THE MINIMUM REQUIREMENTS TO JOIN THE RENTAL PROGRAMME?

Our team is happy to guide you through the onboarding process ensuring everything is set up smoothly and in line with Programme requirements. To participate in the Nikki Beach Rental Programme, the following must be in place:

- A signed Rental Management Agreement, confirming your participation and outlining Programme terms
- (Acquisition of) the approved FF&E package that meets Nikki Beach's brand and guest experience standards
- Active utility connections for water, electricity, and Wi-Fi registered in the Owner's name



3.26 IN CASE I DECIDE NOT TO ENTER THE RENTAL PROGRAMME, CAN I ENTER AT A LATER STAGE?

Yes. Residence Owners may choose to enter the rental programme at a later date. Enrolment will, however, be subject to the prevailing rental programme terms and conditions at that time, as well as compliance with the minimum brand and operational standards. Compliance will be verified by the resort operator, ensuring that all residences within the programme deliver a consistent five-star guest experience aligned with the Nikki Beach brand.

3.27 HOW DO I EXIT THE RENTAL PROGRAMME AFTER MY INITIAL TERM?

After the initial five (5) year term, you may opt out by giving six (6) months' written notice prior to the term end. Existing guest reservations in your unit will be honoured through the opt out effective date.

3.28 IF I REDECORATE MY RESIDENCE AND DO NOT FURNISH IT WITH THE RENTAL PROGRAMME DÉCOR, MAY I RE-ENTER THE RENTAL PROGRAMME LATER?

Yes, however, you will need to have your Residence decorated to the rental programme standards at the time. Certain units not decorated with the rental programme décor may be accepted into the rental programme at the resort operator's discretion.

3.29 CAN I DECORATE AND FURNISH MY RESIDENCE WHILE I AM IN THE RENTAL PROGRAMME?

To maintain the high design standards and guest experience expected at Nikki Beach, all residences in the Rental Programme must follow the approved FF&E (Furniture, Fixtures & Equipment) package. Personal decorating or furnishing is not permitted while enrolled in the Programme.

Residences that don't meet these standards may be ineligible for rental participation.

For full details, please refer to the Rental Management Agreement or contact the Residence Owners Service Team. You'll also find more information in this FAQ under FF&E.

3.30 ARE THERE RESTRICTIONS ON SMOKING IN RENTAL RESIDENCES?

Residences in the rental programme are strictly non-smoking. Residence Owners and guests are liable for any costs incurred in removing smoke odours.

3.31 CAN I RECEIVE POTENTIAL INCOME ESTIMATES FOR MY RESIDENCE?

While individual performance may vary based on seasonality, availability, and unit features, the rental programme is designed to optimise revenue potential through dynamic pricing, targeted campaigns, and global distribution platforms. For personalised insight, buyers are encouraged to seek independent financial advice.

3.32 HOW WILL MY APARTMENT GENERATE AN INCOME?

As a Residence Owner participating in the rental programme, you will receive a share of the net rental revenue generated by your individual unit, as outlined in your signed rental agreement. Your share is calculated based on the actual income produced by your residence, after applicable operating expenses and management fees. This ensures that returns are tied directly to the performance of your specific unit, while benefiting from the resort's global marketing reach, professional management, and the power of the Nikki Beach brand to drive occupancy and rental demand.

3.33 WHAT IS THE MARKETING PLAN FOR THE COMING YEARS?

Nikki Beach Hospitality Group will leverage its global reservation system, website, and partnerships with travel agents and third-party platforms. Marketing strategies will include dedicated sales campaigns, public relations efforts, hosting events and integration with social media channels for maximum exposure.

3.34 HOW IS MY RESIDENCE'S OCCUPANCY AFFECTED BY MARKETING EFFORTS?

Occupancy is influenced by marketing campaigns, word-of-mouth referrals, and partnerships. The resort operator may also use units for promotional purposes, offering special offer or complimentary stays to travel professionals or influencers to boost long-term demand. Promotional use of residences is intended to support long term demand and brand positioning and is not designed to undermine prevailing market rates.

3.35 CAN MARKETING EFFORTS AFFECT MY RESIDENCE FURTHER?

Yes. From time to time, the resort operator may introduce promotional incentives such as special rate stay packages (e.g., "7 nights for the price of 6" or "14 nights for the price of 12") to drive overall demand and repeat business, or partial refunds to ensure guest satisfaction. While these initiatives may temporarily reduce rental income on specific stays, they are designed to maximise overall occupancy, strengthen guest loyalty, and enhance the long-term rental performance of the resort. By aligning with Nikki Beach's proven global marketing strategies, Residence Owners benefit from higher visibility, stronger brand positioning, and sustainable demand growth over time. Operator discretion will be exercised in a manner consistent with preserving ADR integrity and long term asset value.

3.36 WHAT ELSE IS INCLUDED IN THE RENTAL MANAGEMENT FEE?

The resort operator shall use commercially reasonable efforts to collect rent from all rental guests and shall provide all accounting services necessary for the collection of such rental revenue. In providing accounting services necessary for the collection of rental revenue, the rental manager shall maintain written books of account, kept in accordance with generally accepted accounting principles. The books of account shall include, at a minimum: (a) all reservations made; (b) all money received; and (c) all money disbursed with respect to the unit. An agent shall deposit all money received from renting the unit in the owner's rental account. Other services the rental manager agrees to perform under this agreement include but are not limited to check-in and check-out of all occupants, distribution of keys, reservations, accounting services and marketing and advertising.

3.37 CAN I RENT OUT MY RESIDENCE MYSELF WHILE IN THE RENTAL PROGRAMME?

No. When you join the Rental Programme, you grant the resort operator exclusive rights to manage all rental activity for your residence, both locally and internationally.

Independent rentals are not permitted under the terms of the Rental Management Agreement. To ensure consistency, service quality, and fairness across the programme, any unauthorised bookings may result in removal from the Programme and/or applicable fees to cover operational impacts.

For full terms, please refer to your Rental Management Agreement or contact the Residence Owners Service Team.



3.38 CAN I SAVE UP MY OCCUPATION PERIOD AND SUBSEQUENTLY SUBLET THE RESIDENCE?

Owner usage days are granted annually and cannot be carried over to future years. Additionally, subletting or privately renting your residence is not permitted under the Rental Programme.

These guidelines are in place to ensure consistency, protect service standards, and maintain a fair experience for all Owners and guests.

For full details, please refer to your Rental Management Agreement or contact the Residence Owners Service Team.

3.39 CAN I SET MY OWN RATES FOR MY RESIDENCE?

No, rental rates are determined by the Nikki Beach Management Team based on market research, competitor's analysis, industry practices and programme guidelines. Rates are adjusted dynamically to maximise occupancy and revenue across all Units. This centralised approach ensures consistency and competitiveness.

3.40 WHEN COMPARING THE PUBLIC RATES AND RATES OF TOUR OPERATORS OR ON THE WEB I NOTICE DIFFERENT RATES. WHY IS THIS HAPPENING?

Rate variations can occur due to differences in distribution channels, special promotions, and market-driven pricing strategies. Tour operators and travel agents may apply their own markups, while special rates may be offered during low-demand periods to encourage bookings. Nikki Beach aims to maintain transparency and rate consistency across its direct channels whenever possible. If you have questions about a specific rate, the Residence Owners Service Team is happy to assist.

3.41 IN CASE OF TRANSFERRING THE OWNERSHIP OF MY UNIT, WHAT IS THE PROCEDURE WITH REFERENCE TO THE RENTAL PROGRAMME?

Owners must notify the resort operator in writing when intending to list the unit for sale. Any prospective buyer must be informed of the unit's participation in the Rental Programme and the obligations that come with it. Any buyer who wishes to join the rental programme must honour existing reservations and agree to the rental agreement terms.

Should the new owner not wish to participate in the rental programme, the resort operator will exercise reasonable efforts to transfer the reservations to a different unit. If a transfer of reservations is not possible, the reservation shall be binding for the new owner subject to all terms and conditions of the rental agreement.

3.42 VIEWING OF OWNER UNIT BY REALTOR OR RENTAL OWNER

Yes, viewings can be arranged but must be coordinated in advance with the Management Team to ensure a smooth and respectful process.

3.43 HOW WILL I KNOW WHAT THE RENTAL RETURNS HAVE BEEN?

The resort operator will provide quarterly accounting statements detailing the Residence's rental revenue, deductions, and your share. This includes the breakdown of gross income, management fees, and any other charges.

3.44 HOW DO I KNOW THAT MY RESIDENCE WILL GET RENTED FAIRLY AND EQUITABLY ALONG WITH THE OTHER UNITS?

Units are placed into a rotation system within their category to ensure that all apartments receive equitable rental opportunities. This system balances the overall exposure and usage of each Unit over time to maintain fairness for Owners participating in the Rental Programme.

While the rotation system ensures equal consideration, Guest preferences may occasionally influence specific bookings. Factors such as the location of the Unit, views, proximity to amenities, or particular features (e.g., larger terraces, unique layouts) may affect short-term demand. The Management Team monitors these preferences and booking trends to adjust allocations accordingly, ensuring no Unit is disadvantaged in the long term.

How is ‘rotation’ different from a rental pool?

Rotation simply ensures fair exposure when no guest preference exists. Revenues are not pooled; each unit is settled on its own performance.

3.45 DO DIFFERENT OWNERS RECEIVE DIFFERENT REVENUE LEVELS?

Revenues are distributed equitably based on apartment category and the specific unit performance within the rental programme.

3.46 HOW CAN I USE MY POSITIVE RENTAL BALANCE?

You may use your positive rental balance to pay for on-site services such as housekeeping, dining, and spa services. These charges will be deducted from your rental income or upon checkout per operator set policy.

3.47 WILL LIMITS BE SET FOR MAXIMUM OCCUPANCY?

Yes, maximum occupancy is determined based on the size and layout of the Unit, in accordance with safety regulations and Guest comfort standards. These limits ensure that all Guests have a comfortable stay while maintaining the integrity of the property and quality of services.

Residence	Standard Occupancy	Extra Bed	Max Occupancy
Studio	2	N/A	2
One Bedroom	2	N/A	2
Two Bedroom	4	1 Adult or 2 Children*	5
Three Bedroom	6	1 Adult or 2 Children*	7
Four Bedroom Villa	8	1 Adult or 2 Children*	9



3.48 WHAT HAPPENS DURING THE PERIODS OF RESIDENCE OWNERS USE WHEN I USE MY RESIDENCE?

During periods of personal use, your property is removed from the rental programme, and you will not receive revenue. The same rules and regulations apply to the owner's use as they do to rental guests.

3.49 HOW CAN I USE MY RESIDENCE?

Depending on the season, you must notify the resort operator 90 or 45 days prior to your intended personal use. If the resort operator has received an agent allotment reservation, tentative or confirmed reservation, he will make a reasonable effort to re-allocate such reservations.

The resort operator is under no obligation to inform Owners of any changes in availability based on cancellations, no-shows, change in dates, or any other business circumstances. The Residence Owners or owner's friends shall: (a) comply with any applicable arrival/departure requirements established by rental manager; (b) comply with any established check-in and check-out procedures and times; and (c) pay for any applicable linen and housekeeping service fees and any other incidental fees that may be assigned or agreed to from time to time during the term of this agreement. Use of the unit during owner occupancy periods is subject to the same rules and regulations as applicable to rental guests. The owner must always maintain a current and valid credit card acceptable to the resort operator for payment of any amounts that the owner may owe under the terms of the rental agreement.

For reasons of security, the owner shall not enter the unit, nor permit any person, whether family member, or owner friends to do so, other than during previously reserved dates of occupancy, without prior notification to, approval of and coordination with the resort operator.

3.50 WHAT IS THE PROCESS WHEN OCCUPYING THE RESIDENCE OUTSIDE THE PERIOD OF THE OWNER'S USE? HOW CAN I BOOK IT?

Yes, Owners may request to stay outside their allocated usage period, subject to availability.

- Reservations must be submitted to the Residence Owners Service Team in advance
- A Preferential Owner Rate may be applied to the standard Best Available Rate
- Housekeeping, maintenance, and other services will be billed separately

All requests are reviewed by the Management Team to ensure availability and alignment with rental scheduling.

3.51 HOW IS THE RESORT OPERATOR ENCOURAGED TO MAXIMISE THE RETURN ON MY INVESTMENT?

The resort operator is encouraged through a management and incentive fee.

3.52 HOW CAN I MAXIMISE RENTALS AS A RESIDENCE OWNER'?

- Minimise Residence Owners stays, especially during peak seasons.
- Promote your property through word-of-mouth referrals.
- Collaborate with the resort operator to market your unit.

3.53 HOW CAN I USE MY "HOUSE ACCOUNT'S" POSITIVE BALANCE?

You may use your positive rental balance to pay for on-site services such as housekeeping, dining, and Spa services. These charges will be deducted from your rental revenue or upon checkout as per operator set policy.

3.54 IF I CHOOSE NOT TO USE MY PERIODS OF PERSONAL USE OR OTHER PERIODS, WILL MY REVENUE INCREASE?

Revenue is directly influenced by the availability of your Residence for rental. While maximising rental availability, especially during peak seasons, increases the likelihood of higher earnings, it is not guaranteed. Factors such as market demand, seasonal variations, and Guest preferences also play a significant role in determining rental income. Owners are encouraged to minimise personal stays during high-demand periods to optimise rental opportunities. However, actual revenue may vary based on occupancy rates, market conditions, and other external factors.

3.55 WILL I RECEIVE A PERCENTAGE OF REVENUES EARNED FROM THE OTHER FACILITIES AT THE RESORT?

No — revenue sharing is limited to income generated through rentals of your specific residence. Earnings from resort outlets such as the restaurants, beach club, spa, or event spaces are not distributed to Owners.

For full Programme details, please refer to your Rental Management Agreement or contact the Residence Owners Service Team.

3.56 HOW IS “RESIDENCE OWNER USE” DEFINED?

Residence Owners use is use of the residence by the owner, the owner’s family, or any other non-paying guest as designated by the owner. The residence owner’s right to use the unit without having to pay for any rental of the unit as a guest shall be limited to up to 60 days per calendar year. You should make your reservation request in writing 90 days before the residence owner’s own use. If you would like to make a reservation with late notice, you can personally contact reservation staff. The resort operator will do its best to fulfil all owner requests, however if there is an unmovable reservation we will not be able to accommodate your use of the unit. Please understand that owner occupancy reduces the overall opportunity for revenue and is even more dramatic during peak occupancy periods. This should be considered whenever contemplating personal use of the unit. The resort operator’s reservations have priority over owner use. Should you wish to cancel your reservation, you should cancel 30 days before arrival. Late cancellations reduce the remaining entitlement by the number of nights booked.

3.57 IF MY RESIDENCE IS RENTED, CAN I STAY IN ANOTHER RESIDENCE?

Yes, if your Residence is booked for rental, you may request to stay in another unit within the Rental Programme at a Preferential Owner Rate subject to availability.

To arrange this, simply contact the hotel reservations team with your preferred dates and any specific preferences. The special rate applies to units in the same or a comparable category to your own.

The resort team will make every effort to accommodate your request and ensure a smooth and enjoyable stay.

3.58 CAN I LEAVE PERSONAL BELONGINGS IN MY RESIDENCE?

Some residences include a dedicated lockable storage space for personal belongings, allowing you to travel light.



3.59 WILL YOU CHARGE A REFUNDABLE DEPOSIT TO RENTAL GUESTS?

Yes, a reservation and damage/loss/late exit deposit will be secured for each Residence prior to the confirmation of any reservation or check-in. The deposit must be paid prior to arrival or at the latest upon check-in.

After the occupancy, deposits will be returned only after it has been determined that there are no missing items and no damage to the Residence. If there are items missing from the inventory or if the Residence is damaged, all or a portion of the deposit will be withheld to cover the expenses of replacement or repair. If costs related to damage or cleaning exceed the deposit amount, the rental guest will be held liable.

3.60 CAN I PLACE RESTRICTIONS ON MY RENTAL RESIDENCE?

Yes, Owners may request certain restrictions for their Residence, as long as they align with the Rental Programme's standards and are approved by the Management Team.

Examples include:

- **Pet Policies:** Choose to allow pets or keep your Residence pet-free. Additional cleaning fees may apply for pet-friendly units.
- **Allergen Sensitivities:** Request to limit certain products or materials to help maintain an allergen-conscious environment.
- **Child Safety:** Add specific measures or limitations to support a child-safe environment, such as balcony access restrictions or childproofing features.

All restrictions must be practical and clearly communicated to ensure a smooth experience for both Owners and Guests. The Residence Owners Service Team is happy to work with you to personalise your rental setup

3.61 WHAT DOES HOUSEKEEPING COVER?

Housekeeping includes standard cleaning services before arrival, during your stay, and after departure. Additional services such as deep cleaning, carpet cleaning, and upholstery care can be requested for an extra fee.

3.62 IS IT COMPULSORY TO HAVE AN EXIT CLEANING DONE AFTER STAYING IN MY RENTAL RESIDENCE?

Yes, an exit cleaning will be performed by the resort operator to prepare the Residence for future guests. A service fee applies.

3.63 WHAT HAPPENS IF A RENTER DAMAGES MY PROPERTY?

Guests are held financially responsible for any damages they cause during their stay. The resort operator manages this process directly, ensuring that the cost of repair or replacement is charged to the guest or deducted from their security deposit. For normal wear and tear, responsibility lies with the Residence Owner, in line with standard Ownership practice. This balance ensures that Owners are protected against guest-related damage, while maintaining residences at the consistent five-star standards required of the Nikki Beach brand.

3.64 WHAT IS THE RENTAL FF&E RESERVE FUND?

The FF&E (Furniture, Fixtures, and Equipment) reserve fund is used for periodic maintenance, such as repainting or replacing worn items. FF&E contributions are deducted from the rental revenue. An independent FF&E reserve study is reviewed periodically to align contributions with brand standards and lifecycle requirements.

3.65 HOW OFTEN ARE INTERIORS REFRESHED, AND IS THE FF&E RESERVE SUFFICIENT?

Hotel grade standards target a soft goods refresh (linens, wallcoverings, case goods finish) every 5–7 years and a hard goods refresh** (millwork, select fixed elements) every 10–14 years. The FF&E reserve is designed to accumulate toward these cycles; if a shortfall occurs, the Owner funds the difference. A reserve study** is reviewed annually to align contributions and timing. Standards at discretion of Operator.

3.66 HOW DO I OBTAIN A RENTAL FURNITURE PACKAGE?

All residences participating in the Rental Programme must be fully furnished with the approved Nikki Beach FF&E package, no exceptions. This ensures a consistent design standard and guest experience across all units.

The complete, pre-approved package is available for purchase directly through the Developer. For details or assistance with the process, please contact the Residence Owners Service Team.

3.67 IF THE AMOUNT IN THE FF&E RESERVE FUND PROVES INSUFFICIENT, WHO IS RESPONSIBLE FOR THE REMAINDER?

The resort operator makes no warranty as to the sufficiency of monies held in the FF&E reserve to pay the cost of all required repairs and replacements. If there are insufficient funds in the reserve at the time repairs or replacements are required, the Residence Owner will be charged at his expense for making such repairs or replacements.

3.68 WHO IS RESPONSIBLE FOR THE COST OF REPLACEMENT OR REPAIR OF THE PROPERTY I OCCUPY MY OWN UNIT?

During your stay, you or your guests are responsible for the actual costs of any breakage or damage in or to the property.

3.69 IS THE FF&E RESERVE REFUNDABLE WHEN I SELL MY RESIDENCE?

Yes. When not having used your funds, these will be returned in proportion. Please bear in mind that the FF&E reserve is deducted from the net rental return. After deduction of the reserve, the owner share is applied. The relevant owner share will be returned.

3.70 WILL THE RESORT OPERATOR MANDATE PERIODIC UPGRADES WITHIN RESIDENCES?

Through the Rental Management Agreement Owners are obligated to maintain their residences to Nikki Beach standards and in accordance with a 5-star classification. Standard practice in hotels is to conduct a “soft goods” refresh (furniture, carpet, wallcovering, mattresses, TV’s, linens, etc.) every 5-7 year and a “hard goods” refresh (case work, trim, etc.) every 10-14 years.

3.71 WHAT TAXES APPLY TO RENTAL INCOME?

Rental income for non-residents may be subject to withholding taxes in Antigua and Barbuda. The resort operator will manage tax compliance and withhold the applicable amount before payout.



4.0 DESTINATION

4.1 HOW DO I GET FROM THE AIRPORT TO THE RESORT?

Owners and authorised users are offered complimentary transportation to and from the airport with prior reservation, subject to availability and being in good standing. In addition to the complimentary shuttle, residents may book private airport transfers, half- or full-day limousine service, and a signature meet-and-greet package for a seamless arrival experience. All options are arranged through the concierge, with detailed pricing listed in the Resident Owners Property Management Services & Benefits.

4.2 IS ANTIGUA A SAFE PLACE TO INVEST?

Yes. Antigua and Barbuda is considered one of the most secure and attractive investment destinations in the Caribbean. The country enjoys a stable democratic government, an English common law legal system, and a long-standing reputation for being investor friendly. Property rights are well protected, and the government actively supports foreign direct investment, particularly in hospitality, real estate, and sustainable development. In addition, Antigua's Citizenship by Investment Programme (CIP) enhances its global reputation, drawing high-net-worth investors and fostering continued economic growth. For Residence Owners, this means investing in an environment that is not only politically and legally stable but also proactive in supporting long-term property value appreciation.

4.3 WHAT IS THE CLIMATE LIKE?

Antigua enjoys a tropical climate with warm, sunny weather year-round, making it an ideal destination for both vacations and second-home Ownership. Average temperatures range from 24°C to 30°C (75°F to 86°F), complemented by refreshing trade winds that keep conditions comfortable. The island experiences a distinct dry season from December to April, coinciding with peak travel months, and a wetter season from June to November, though rainfall is typically brief and followed by sunshine. This consistently favourable climate not only makes Antigua a desirable year-round lifestyle destination but also supports strong tourism and rental demand for property investors.

4.4 ARE THERE GOOD RESTAURANTS NEARBY?

Absolutely. The resort is surrounded by a variety of fine dining options, including international cuisines and local flavours. Our concierge team is happy to provide recommendations and assist with reservations.

4.5 IS THERE ANYTHING FOR KIDS TO DO IN THE AREA?

Yes. Nikki Beach Antigua features a dedicated Children's Club & Teen Lounge, "The Reef Club," offering curated programmes for four distinct age groups (0-17). Each programme is tailored to be creative, fun, and age-appropriate, ensuring children are fully engaged while parents enjoy peace of mind. Highlights include:

- Creative activities such as arts, crafts, and cultural workshops
- Outdoor adventures along Antigua's beaches and natural environment
- Wellness discovery with introductory yoga, mindfulness, and fitness sessions
- Teen socials and events designed to foster safe and fun connections
- A splash pool for toddlers, providing a safe water play environment
- A dedicated gaming room for teens, equipped with interactive entertainment
- A large-screen cinema area for family movie nights The Reef Club ensures that children of all ages are entertained, cared for, and inspired, while families enjoy the complete Nikki Beach lifestyle together.

4.6 WHERE CAN I PURCHASE GROCERIES?

A supermarket is located just steps away from the resort, along with a selection of nearby retail stores for added convenience. For a more seamless experience, Residence Owners may also take advantage of the resort's pre-arrival grocery service, ensuring that their residence is fully stocked with preferred items upon arrival. This allows Owners to immediately enjoy their home and the resort lifestyle without the need to shop after traveling.

4.7 WHERE CAN I GO SHOPPING IN OR AROUND JOLLY HARBOUR?

In and around Jolly Harbour, Antigua, you'll find a variety of shopping options that cater to both locals and visitors.

Here are some of the best spots to explore:

- The Jolly Harbour Shopping Centre is currently under re-development.
- Nearby "Epicurian" is a supermarket with international brands and a delicatessen
- Zemi Art Gallery and Fig Tree Studio Art Gallery (a bit outside Jolly Harbour) showcase Caribbean and Antiguan art
- If you're willing to venture a bit further: Heritage Quay in St. John's (about 25 minutes by car) is great for duty-free shopping, especially for perfumes, jewellery, and fashion. Redcliffe Quay offers a more historic and boutique-style shopping experience.

4.8 WHAT LOCAL ATTRACTIONS CAN I EXPLORE DURING MY STAY?

The resort's prime location at Jolly Harbour places Residence Owners within steps of Antigua's most desirable attractions.

Highlights include:

- Pristine beaches — including Jolly Beach and neighbouring coves perfect for swimming, snorkelling, and sunbathing
- A world-class marina, offering yacht charters, sailing excursions, and waterfront dining
- Water sports and diving in crystal-clear Caribbean waters
- Cultural exploration, from historic English Harbour and Nelson's Dockyard to local markets and festivals
- Vibrant nightlife with beach bars, restaurants, and live music venues nearby For added convenience, the Residence Owners Services Team can arrange bespoke excursions, private tours, and curated cultural or adventure experiences tailored to your interests.



5.0 RESIDENCE OWNER SERVICES AND PROPERTY MANAGEMENT SERVICES

5.1 IS THERE SOMEBODY AT THE PROPERTY DEDICATED TO HELPING OWNERS?

Yes. The Residence Owners Services department, based at the Residence Owner's Lounge, is available to cater to all owner needs.

5.2 HOW CAN I RESERVE MY RESIDENCE FOR PERSONAL USE?

Reservations can be made through the Resort's reservation or Residence Owners Services department, or via an online form on the owner's website. Changes or cancellations are subject to residence availability.

5.3 WHY DO I HAVE TO EXECUTE A SHARED SERVICES AND FACILITIES AGREEMENT?

This agreement ensures the entire resort adheres to the highest operational standards, maintaining the quality and value of the Nikki Beach brand and preserving Residence values.

5.4 HOW ARE UTILITIES CALCULATED AND BILLED?

Utilities for each apartment are individually metered and billed directly to the Owner based on actual usage, while utilities for common areas are covered by the Condominium Corporation fees, besides those related to the shared facilities. The infrastructure supports accurate tracking and recharging of consumption.

5.5 HOW WILL PURCHASES BE TRACKED, GENERAL RESORT AND RESIDENCE ACCESS GRANTED DURING OUR STAY?

The DreamBand is your personal passkey to a curated stay. While optional, it removes small frictions—like carrying keys or wallets—freeing you to fully immerse yourself in the moment. From the moment you slip it on your wrist, it marks the start of a journey where your access, purchases and identification will be just a tap away.

5.6 HOW DOES DREAMBAND MAKE MY STAY MORE PERSONAL?

Beyond access and payments, the DreamBand allows our hosts to discreetly tailor your experience. For example, if you order a certain coffee with breakfast, that preference can be noted for the next morning. It's the subtle magic of a resort that adapts to you, not the other way around. (You are always in control of your privacy settings.)

5.7 IS MY DATA SECURE?

Absolutely. We treat your information with the highest standard of discretion and encryption. The DreamBand uses a unique, anonymous identifier—not personal data – and can be instantly deactivated if lost. We follow a strict privacy-by-design policy, using insights not to intrude, but to anticipate your needs and elevate your stay. You have the right to access, correct, and request deletion of personal data. Our Privacy Notice (Owner Portal) explains purposes, retention, safeguards, and how to make a data request.

5.8 WHY IS THE DREAMBAND BETTER THAN A KEY CARD?

Think of it as the evolution of the key card. It is waterproof, so you never have to remove it before a swim. It is always on your wrist, so you'll never need to retrace your steps. Durable, elegant, and designed as a keepsake—it outlasts and outshines disposable cards that demagnetise or disappear.

5.9 ARE THESE TYPES OF PASSEYS COMMON IN BAREFOOT LUXURY RESORTS?

While larger hospitality groups use similar technology for operational efficiency, we have adopted and refined it to deliver a new standard of boutique, personalised Barefoot Luxury. Our approach uses innovation to enable a more personal connection – not replace them.

5.10 AS AN OWNER, HOW OFTEN WILL MY RESIDENCE RECEIVE HOUSEKEEPING DURING MY OCCUPANCY?

Daily housekeeping is offered on an à la carte basis, with final cleaning after check-out. Owner stays are flexible and billed à-la-carte (turndown, deep-clean, upholstery, etc.). One mandatory deep clean is carried out every year, or upon re-entering the Rental Programme, to keep the unit at Nikki Beach standards.

5.11 WHAT SERVICES AND AMENITIES ARE NOT INCLUDED IN THE CORPORATION DUES AND SHARED SERVICES & FACILITIES FEE?

Services such as food and beverages, spa treatments, housekeeping, and grocery delivery are provided on an à la carte basis.

5.12 ARE THERE ANY RESTRICTIONS FOR RENOVATIONS OR DECORATING MY APARTMENT?

- Non-Rental Owners may renovate or decorate the interior of their unit, as long as they do not make structural changes or alter the exterior without prior written approval. This aligns with the Condominium Declaration, which prohibits alterations to structural elements or exterior areas without the Corporation's approval.
- All external decorations, renovations, or alterations require prior approval from the Resort Management Team. This is reinforced in the Master Declaration, which grants the management oversight over changes affecting uniformity and shared aesthetics.
- Rental Programme Participants must adhere to stricter standards defined in the Rental Management Agreement, which requires that all fixtures, finishes, and furnishings comply with Nikki Beach standards. Any deviation must be approved to preserve consistency across rental inventory.

5.13 IF NOT IN THE RENTAL PROGRAMME CAN OWNERS OBTAIN DIFFERENT TV SERVICE?

The property's TV service is a state-of-the-art IP system and the most commonly desired channels should be available in high definition. If Residence Owner is not part of the Rental programme they can personalise their TV system.



5.14 HOW DO I GET TO AND FROM THE AIRPORT?

Nikki Beach Resort & Spa Antigua is easily accessible via major transportation hubs. To provide a seamless arrival experience, the resort offers tailored transportation options for residents, including:

- **Airport Transfer Services:** Private airport transfers can be arranged through the concierge team.
- **Private Limousine Services:** Residents can book limousine services for a premium and personalised arrival experience. Full-day limousine services are also available for residents requiring transportation for tours, events, or business.
- **Signature Meet & Greet:** For added convenience, the resort offers limited meet-and-greet services at the airport, ensuring a hassle-free arrival process.

Residents can coordinate their transportation needs through the concierge team, who will arrange services based on preferences and requirements. Detailed pricing and service options are available in the Resident Owner Property Management Services & Benefits.

5.15 IS THE RESIDENCE OWNER'S LOUNGE A PRIVATE AMENITY TO THE BUILDING?

Yes. The Residence Owners Lounge is an exclusive space reserved only for Residence Owners. It features a dedicated concierge desk, lounge area, boardroom, and gym, all designed to support your lifestyle and enhance your Ownership experience.

5.16 DOES THE HOTEL CHARGE A RESORT FEE?

No, resort fees are not charged to hotel guests, rental accommodation guests, Residence Owners, or their authorised guests. Most value-added amenities are included through the Shared Services & Facilities Agreement fee and Corporation dues. However, the Resort Operator reserves the right to charge external visitors at its discretion.

5.17 WHAT IS THE POLICY FOR STORING VEHICLES ON THE PROPERTY?

Valet service is a required part of the parking operation and is included in the shared service fee. Owners are kindly asked to leave their car keys with the valet when departing the island to ensure the smooth management of the parking area.

For added convenience, a car wash service is also available within the underground parking facility.

5.18 DO RESIDENCE OWNERS NEED TO VALET PARK?

Yes, valet parking is mandatory.

5.19 IS THERE AN EXTRA CHARGE FOR VALET PARKING?

This is a service provided through the Shared Services & Facilities agreement. As such there is no additional charge for Owners, though gratuity tends to be customary.

5.20 DO THE RESIDENCES COME WITH PRIVATE STORAGE?

Yes, private storage rooms can be purchased during the buying process.

5.21 HOW MANY VEHICLES CAN RESIDENCE OWNERS PARK IN THE GARAGE?

In general, one parking space is allocated per residence, provided a usage right has been purchased. If you require additional parking, please contact the Residence Owners Service Team. While extra space cannot be guaranteed, arrangements may be possible on a case-by-case basis and subject to availability.

5.22 WHERE CAN RESIDENCE OWNERS PARK WITHIN THE GARAGE?

There will be a residential zone within the garage. There are no assigned parking stalls or zones dedicated to specific residential Owners or specific buildings. A valet service is offered 24/7.

5.23 WHAT IF I NEED TO PARK MORE THAN ONE VEHICLE OR HAVE GUESTS COME OVER WITH A VEHICLE?

Parking is only available to Owners who have purchased a space as part of their residence. Should you require parking for an additional vehicle or for visiting guests, you may contact the Residence Owners Service Team, who will do their best to assist based on availability. While additional spaces cannot be guaranteed, solutions may be possible on a case-by-case basis.

5.24 ARE THERE ANY RESTRICTIONS ON HOSTING EVENTS IN MY APARTMENT?

Private events and gatherings are permitted; however, Owners must ensure noise levels remain respectful and do not disturb neighbours or other Guests. Events must comply with the established curfew hours of 10:00 PM on weekdays and 11:00 PM on weekends, after which quiet must be maintained throughout the property.

Large-scale events, such as parties, require prior approval from the Resort Management Team to ensure proper coordination and minimal disruption. Owners participating in the Rental Programme must also adhere to additional guidelines to prevent conflicts with Guest bookings or potential damage to the Unit.

For further details or approvals, Owners are encouraged to consult the Residence Owners Service Team or refer to the Operating Agreement.

5.25 WHAT ARE THE RULES REGARDING PETS IN THE APARTMENT?

Pets are allowed in apartments, provided they do not disturb other residents or Guests. Owners are responsible for cleaning up after their pets and covering any damage caused. For Rental Owners, additional cleaning fees may apply. Pets must be kept on a leash at all times in shared/common areas. They are strictly not allowed in restaurants, the beach club, Nikki Spa, gym, or pools. Specific guidelines can be reviewed with the Nikki Beach Resort Management Team.

5.26 WHO HANDLES WASTE DISPOSAL AND RECYCLING?

Waste disposal is managed by the Resort, with daily collection services provided for all Units via the removal from central depots. Recycling facilities are available, and Owners are encouraged to separate waste to support the resort's sustainability efforts. On-demand disposal services can also be arranged through the Residence Owners Service Team for a nominal fee.

5.27 HOW ARE EMERGENCIES OR URGENT MAINTENANCE HANDLED?

The Residence Owners Service Team and Hotel Reception Team are available 24/7 to assist with emergencies. Urgent maintenance issues, such as plumbing or electrical problems, are handled by the Resort's Maintenance Team or Approved Vendors. Emergency services may incur additional charges, as outlined in the Resident Owner Property Management Services & Benefits. Additional services, such as periodic apartment checks or plant care, can be arranged to ensure your apartment remains well-maintained during extended absences.



6.0 CONDOMINIUM CORPORATION

6.1 HOW MUCH ARE CONDOMINIUM CORPORATION DUES?

Association dues are calculated annually based on the size of your residence. An initial estimate will be provided during the purchase process. An illustrative annual breakdown (non binding) of typical dues, Shared Services & Facilities fees, and reserve contributions is intended to be posted on the Owner Portal to assist planning. The Corporation commissions an annual reserve study and provides audited accounts.

6.2 WHAT IS THE CONDOMINIUM CORPORATION'S BOARD COMPOSITION?

During the control period, the Developer ("Declarant") will manage the board. Please refer to the Association documents for further details.

6.3 WHO MANAGES THE DAILY AFFAIRS OF THE CONDOMINIUM CORPORATION?

The daily management is executed by the resort operator.

6.4 WHERE CAN I LEARN MORE ABOUT THE CONDOMINIUM CORPORATION?

A dedicated Residence Owner's website will provide comprehensive information and updates.

6.5 IS THERE A CONDOMINIUM CORPORATION FOR THE RESIDENTIAL BUILDINGS?

Yes, there is a dedicated Condominium Corporation for all residential Ownership.

6.6 WHAT IS THE BOARD COMPOSITION OF THE CONDOMINIUM CORPORATION?

Because the resort will be newly developed Residences are not all sold. As such, the Condominium Corporation is still in the declarant control period and the Board made up by its representatives.

6.7 WHEN WILL THE DECLARANT CONTROL PERIOD END AND WHAT WILL THE STABILISED BOARD LOOK LIKE?

The control period will end once residences are sold and operations stabilises. The stabilised board will include elected Owners and representatives. Formal details in the recorded By-Laws.

HOW DOES THE CONDOMINIUM CORPORATION ALIGN WITH ANTIGUA LAW?

Our governing documents follow the Registration of Condominium Titles Act (Cap. 376), including provisions on voting rights, board composition, easements, and reserve funding. Owners can review the recorded By-Laws for details on rights and obligations.

6.8 WHAT ARE THE DUES FOR THE CONDOMINIUM CORPORATION?

In general, costs will be budgeted in advance on an annual basis and will be independently audited and shall be fairly and equitably apportioned amongst the Owners according to the size of their residence. The resort operator will provide all Buyers, before 31st December of each year, with an estimation of the expenses anticipated for the following year.

6.9 DO OWNERS NEED TO FUND DUES AT CLOSING OF PURCHASE OF A RESIDENCE?

Regular dues – including the reserve fund application - will be prorated as required by the purchase contract. A working capital deposit may be required at closing.

6.10 WHAT DO THE CONDOMINIUM CORPORATION DUES COVER?

Dues cover maintenance, repairs, utilities, insurance and reserve funding for common areas and facilities. Full details are outlined in the annual budget.

6.11 WHAT IS THE CONDOMINIUM CORPORATION'S RESERVE FUND?

The Reserve Fund covers major repairs and replacements of common property and equipment to maintain the resort in line with Nikki Beach Standards. A dedicated capital expense Reserve Account is maintained in a separate interest-bearing bank account by the Condominium Corporation. This account is reviewed annually to ensure adequacy. This study assesses whether contributions are sufficient to meet long-term needs, and its cost is treated as a common expense.

6.12 DOES THE CONDOMINIUM CORPORATION CHARGE UTILITIES BASED UPON USE OR A FIXED ALLOCATION?

The utility infrastructure foresees a detailed metering grid, allowing to (re-)charge factual consumption.



7.0 PURCHASING

7.1 ARE THE BRANDED RESIDENCES SOLD FREEHOLD OR LEASEHOLD?

All branded residences at Nikki Beach Resort & Spa Antigua are sold with freehold title. Each plot is subdivided and individually registered with the Antigua Land Registry, giving Owners full legal Ownership and long-term security over their residence. This freehold structure provides the highest level of Ownership assurance and transparency, consistent with international property Ownership standards.

7.2 WHAT IS THE OWNERSHIP STRUCTURE AT NIKKI BEACH RESORT & SPA ANTIGUA?

The residences are sold under a condominium Ownership structure, in accordance with the Condominium Act of Antigua and Barbuda. This means each Residence Owner holds freehold title to their individual unit, while all Owners collectively share Ownership and responsibility for the common areas and shared facilities through the (Condominium Corporation. This structure ensures both individual Ownership security and collective management efficiency, aligning with internationally recognised models for branded Barefoot Luxury residences.

7.3 HOW CAN I PURCHASE A RESIDENCE?

Residences can be purchased by an individual, jointly with family members, or through a company (domestic or foreign). Other Ownership vehicles are at the sole discretion of the Developer.

7.4 WILL I NEED A LOCAL ATTORNEY?

Yes, a local attorney is required to review the Sale & Purchase Agreement (SPA), handle legal procedures, and guide you on associated costs (e.g., legal fees, taxes, and closing costs). Hiring a tax consultant is also strongly recommended.

7.5 WILL I HAVE TO GO THROUGH AN ANTI-MONEY LAUNDERING (AML) PROCESS?

Yes, Antigua and Barbuda follow strict AML regulations. Your attorney will assist in submitting the necessary documents, including certified identification.

What documents are typically required for AML/KYC?

Your attorney will guide you, but expect to provide:

- Government issued ID and proof of address;
- Source of funds (bank statements, sale agreements, corporate resolutions);
- Beneficial Ownership declarations for any purchasing entities;
- Any enhanced due diligence items if applicable (e.g., PEP status).

Antigua and Barbuda follows a robust AML/CFT framework; filings and checks are handled through your counsel in line with ONDCP guidance.

7.6 DOES BUYING A RESIDENCE GRANT RESIDENCY IN ANTIGUA AND BARBUDA?

Ownership does not automatically grant residency. However, programmes like the Citizenship by Investment Programme (CIP) can provide residency and citizenship options. The Developer has applied for approval under Antigua's Citizenship by Investment Programme (CIP). Once approved, qualifying buyers will have the opportunity to apply for citizenship.

Consult your attorney for details.

7.7 DOES PROPERTY OWNERSHIP INCLUDE A WORK PERMIT?

No, obtaining a work permit is a separate process and not linked to property Ownership.

7.8 WHAT ARE THE LIST PRICES OF THE RESIDENCES?

Pricing varies depending on the residence type, size, location, and relative scarcity within the development. Fully branded, turnkey residences start from USD \$1.2 million. Each home is delivered fully finished and furnished, complete with premium appliances and branded fixtures, allowing for immediate occupancy. The residences are competitively priced not only for their absolute beachfront setting, world-class design, and exclusive amenities, but also when compared to other branded resort residences across the Caribbean region. For current availability and tailored guidance, prospective buyers are invited to contact the Residences Sales Team, who can provide updated information on pricing, inventory, and release phases.

7.9 DOES THE NIKKI BEACH BRAND SUPPORT THE RESALE VALUE?

Yes. Branded residences typically command a 20–35% price premium over non-branded properties, and here this will be supported by Nikki Beach's global brand recognition and trust.

7.10 WHAT CURRENCY IS USED FOR TRANSACTIONS?

All payments must be made in US dollars or its equivalent in EC\$ for local buyers.

IF I PAY IN EC\$, HOW IS THE EXCHANGE RATE HANDLED?

The Eastern Caribbean dollar (EC\$) is pegged to the US\$ at EC\$2.70 = US\$1.00 (since 1976). Payments in EC\$ are converted at bank rates aligned with the peg. Provided they comply with local laws (tax reporting, company regulations) for foreign investors, there are no exchange control restrictions on repatriation under the ECCB framework.

7.11 ARE MORTGAGES AVAILABLE FOR BUYERS?

Yes, local lenders may offer mortgages to overseas buyers, though restrictions may apply for U.S. citizens due to regulatory rules. Many buyers secure financing in their home country to benefit from lower interest rates. Referrals to local partners can be arranged.

7.12 WHAT ARE THE ESTIMATED COSTS OF OWNERSHIP?

Ownership costs include:

1. **Condominium Corporation Dues:** Covering common community expenses.
2. **Shared Facilities and Services Fees:** For hotel services, access to hotel amenities and general upkeep.
3. **Personal Costs:** Utilities, property taxes, and insurance for contents.

7.13 CAN I CUSTOMISE THE DESIGN OF MY RESIDENCE?

All residences are delivered fully furnished with a curated Nikki Beach FF&E and OS&E package. This ensures a consistent brand experience and quality standard across the project. Owners are welcome to make changes after handover; however, pre-purchase customisation is not available.



7.14 WHAT ARE THE STEPS TO PURCHASE A RESIDENCE?

1. **Reserve a Residence:** Sign a Reservation Agreement and pay the deposit.
2. **Execute the Sale and Purchase Agreement (SPA):** Includes details of the transaction.
3. **Secure Right to Purchase:** Through an Alien Land Holding License or CIP.
4. **Pay Instalments:** Linked to construction milestones.
5. **Complete Title Registration:** Finalise Ownership and register the title deed.

7.15 WHAT IS THE RESERVATION AND DEPOSIT PROCESS?

To reserve a residence, buyers sign a Reservation Agreement and remit a non-refundable deposit of USD \$10,000. The payment schedule is then structured as follows:

- **Initial Deposit:** 10% within 5 working days of signing the Sales and Purchase Agreement (SPA), less the initial reservation deposit
- **Second Deposit:** 15% at 120 days following SPA signing
- **Third Deposit:** 20% upon completion of the roof of the corresponding building
- **Fourth Deposit:** 20% upon completion of the interior finishes
- **Final Payment:** 35% at closing

This staged approach provides buyers with a clear and transparent payment structure, aligning contributions with key construction milestones and ensuring confidence throughout the development process.

HOW ARE DEPOSITS SAFEGUARDED DURING CONSTRUCTION?

Deposits are held in escrow by your closing attorney and released per milestone certifications under the SPA.

7.16 HOW IS THE SALE AND PURCHASE AGREEMENT EXECUTED?

The Sale and Purchase Agreement (SPA) is usually signed within 45 days of executing the Reservation Agreement. At this stage, buyers provide the 10% initial deposit, less any amounts already paid under the Reservation Agreement. The SPA sets out all commercial terms, payment schedules, and legal obligations, providing a clear and binding framework for the transaction. This process ensures transparency for both buyer and developer, while protecting the buyer's interest in the selected residence.

7.17 WHAT IS REQUIRED TO SECURE THE RIGHT TO PURCHASE?

Non-citizens of Antigua and Barbuda must either:

- Obtain a Non-Citizens Land Holding License; or
- Apply through the various options under the Citizenship by Investment Programme (CIP).

7.18 WHAT ARE THE BENEFITS OF ANTIGUA AND BARBUDA'S CITIZENSHIP BY INVESTMENT PROGRAMME (CIP)?

The project is an approved project under the Citizenship by Investment Programme. Antigua and Barbuda's CIP offers access to many countries worldwide, inclusion of a wide range of family members (spouse, children, parents, grandparents, and unmarried siblings), favorable tax environment and relatively quick processing times (approximately 6 months).

- Citizenship access to many countries worldwide.
- Inclusion of spouse, dependent children under 30, dependent parents or grandparents, and unmarried, childless siblings under 26,
- Favourable tax environment and the right to live and work in Antigua and Barbuda,
- Minimal residency requirement of just five days with no obligation to live in the country full-time.

Buyers are encouraged to seek independent legal and business advice from a lawyer or a registered CIP agent on the costs and benefits of the obtaining a Non-Citizens License versus Antigua and Barbuda citizenship via the Citizenship by Investment Programme. For up to date project status within the CIP and approved real estate areas, please consult the Citizenship by Investment Unit (CIU) resources or a licensed CIP agent. Requirements, fees, and approved areas are subject to change.

7.19 HOW DOES THE CONVEYANCE AND REGISTRATION PROCESS WORK?

Upon execution of the sale and purchase agreement, the buyer's lawyer prepares the Instrument of Transfer which is signed by both Seller and Buyer conveying title to the Buyer and then the lawyer registers this at the Land Registry which ultimately registers title to the Buyer:

- Non-Citizens Land Holding License fees and taxes
- Stamp duty or transfer taxes associated with the transfer of title.
- Buyer's Legal fees (plus Antigua Barbuda Sales Tax)
- Any other filing fees associated with registration of title in the Buyer's name.

Buyers are encouraged to seek independent legal advice in respect of any taxes and the procedures that may be applicable in respect of owning a residence.

7.20 WHAT HAPPENS DURING PRACTICAL COMPLETION?

Practical Completion marks the stage when construction milestones for a residence are finalised, and the property is deemed ready for inspection and handover. At this point:

- The developer will notify the Residence Owner that the unit is substantially complete.
- A formal inspection (Deficiency List) is carried out, allowing the owner (or their representative) to review finishes, fittings, and functionality.
- Any minor defects or incomplete works are documented on a defects list and addressed by the developer within an agreed timeframe.

This process ensures that Owners take possession of a residence that meets the brand's quality standards while providing transparency and accountability at handover.



7.21 WHAT ARE THE INSURANCE REQUIREMENTS?

Buyers are responsible for insuring their residence from Practical Completion. Seek expert advice on comprehensive coverage.

7.22 CAN I RESELL THE RESIDENCE?

Yes, residences can be resold, subject to local property laws and any restrictions outlined in the Sale and Purchase Agreement. Typical items may include notice to the Association, FF&E reserve transfer, any right of first refusal or transfer fees. Consulting your attorney is advised to understand resale implications.

7.23 WILL NIKKI BEACH ANTIGUA OWN THE BEACH PORTION FACING THE RESORT?

No. All the beaches of Antigua are public and owned collectively by Antiguan. No individual or entity, including Nikki Beach Resort, can claim Ownership of any beach frontage. All measures have been taken to ensure the development respects national and local regulations that protect coastal setbacks.

7.24 HOW WILL PUBLIC BEACH ACCESS BE PROVIDED?

All beaches in Antigua are public. The developer provides at least one public landward access to the beach. Access routing and signage will be coordinated with authorities to ensure safe, free passage while respecting resort operations.

7.25 HOW ARE DISPUTES RESOLVED?

Disputes between Owners and the Operator/Developer are addressed under the governing documents. Matters are typically handled via good faith negotiation, followed by the prescribed arbitration or court venue under Antiguan and Barbudan law, as applicable. Please review the Sale & Purchase Agreement, Rental Management Agreement, and Condominium ByLaws for the exact process.

DISCLAIMER

This FAQ is provided for general guidance only and is not intended to form part of any legal agreement. All information reflects the developer's current intentions and is subject to change without notice. As the resort and residences are under construction, references to amenities, services, and experiences that "are" available may also refer to offerings that will be available upon completion or are intended to be offered.

This FAQ section does not create any contractual obligations or guarantees. These materials are intended solely for informational and illustrative purposes and do not constitute legal, financial, or professional advice, nor does it constitute an offer to sell real estate or real estate securities in any jurisdiction where prior registration, licensing, or qualification is required but not yet completed. **Void where prohibited by law.**

BRAND AND DEVELOPER DISCLOSURES: The branded residences described herein are not owned, developed, or sold by the Nikki Beach Hospitality Group. The Nikki Beach Hospitality Group makes no representations, warranties, or guarantees regarding the project or the development, marketing, or operation of the residences. The Developer uses trademarks under a limited, revocable license, which may expire or be terminated. Neither the Nikki Beach Hospitality Group nor the Developer shall be liable for any discrepancies between the concepts presented and the final project as delivered.

PROJECT FEATURES, AMENITIES, SERVICES, AND TIMELINES: The depictions of the project, including renderings, layouts, and illustrations, are conceptual and subject to change. Appliances, materials, finishes, recreational features, and amenities may be modified, replaced, or omitted at the Developer's sole discretion. Actual items will be determined as construction progresses and may differ from those depicted. Square footage measurements are approximate and may vary due to construction methods. Prospective buyers should not rely on these materials as guarantees of specific features, designs, or layouts. Access to hotel amenities, concierge services, and all other services may require additional fees and is subject to management agreements and governing documents. Construction timelines are estimates only and may be affected by weather, permits, labour availability, or other circumstances beyond our control.

LEGAL AND REGULATORY COMPLIANCE: Prospective buyers are encouraged to review the project's governing documents, including the Master Declaration, Sale & Purchase Agreement, Shared Facilities & Services Agreement, and Rental Management Agreement. Buyers should consult independent legal, financial, tax, and real estate professionals for advice.

LIMITATION OF LIABILITY: While we strive for accuracy, we make no warranties regarding the completeness or accuracy of the information provided. The developer, its agents, and representatives shall not be liable for any damages arising from reliance on this FAQ content.

ADDITIONAL NOTES

- No statements herein should be interpreted as assurances of investment potential, future value appreciation, or rental income.
- References to nearby attractions or services are based on public information and subject to change.
- During periods where branded residences open before the corresponding hotel, there will be no hotel services or management by Nikki Beach Hospitality Group. All services during this period will be provided by the Developer or its agents.
- Images and renderings are for illustrative purposes only and may not represent final project elements or surroundings.

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