RENTAL PROGRAMME FACT SHEET

YOUR RESIDENCE. PROFESSIONALLY MANAGED.

Owning at Nikki Beach Residences Antigua is first and foremost about having your own private Caribbean retreat — a place to arrive, unwind, celebrate and return to whenever the moment calls.

For owners who wish to make their residence available when they are not in Antigua, the Nikki Beach Rental Programme offers a seamless way to do so. Your home can be professionally managed by Nikki Beach Hotels & Resorts and presented to a global audience through Nikki Beach's hospitality, marketing, distribution and guest experience platforms.

When you are away, your residence remains part of the life of the Resort — professionally maintained, carefully presented and available to guests seeking the signature Nikki Beach experience. Every arrival, stay and departure is managed by the Resort team, allowing ownership to remain effortless and enjoyable.

The result is simple: your residence is cared for, your ownership experience remains seamless, and your home continues to form part of the energy and rhythm of the Resort.

THE BENEFITS OF PARTICIPATION

The Nikki Beach Rental Programme is designed to complement ownership by providing professional management and hospitality services when you are not in residence.

Benefits include, among others:

- Professional management by Nikki Beach Hotels & Resorts
- Global marketing, sales and reservation exposure
- Residence care and oversight while you are away
- Housekeeping and operational support delivered in accordance with Resort standards
- Seamless guest servicing and hospitality management
- Integration into the Resort's rental inventory and distribution platforms
- The opportunity to generate rental income that may assist in offsetting a portion of ownership costs
- A professionally managed ownership experience with no requirement for owner involvement in day-to-day rental operations

Participation remains entirely at your discretion.

PROGRAMME SNAPSHOT

KEY TERMS	SUMMARY
Programme Participation	Optional and voluntary rental programme
Operator	Nikki Beach Hotels & Resorts
Term	5 years + automatic 3-year renewals
Owner Usage	Up to 60 nights annually, subject to programme conditions
Advance Notice	Seasonal notice requirements apply
Blackout Periods	Certain high-demand periods may apply
Owner Share of Rental Revenue	75% of Net Rental Revenue
Revenue Structure	Individual residence performance (no pooling)
Pricing & Revenue Management	Professionally managed by the operator in line with Resort positioning and market conditions
Reporting	Quarterly owner statements
FF&E Reserve	4% contribution to maintain standards

THE NIKKI BEACH WAY OF LIFE

Nikki Beach has always been about more than a destination. It is a way of living. Barefoot elegance, music, food, wellness, connection and the effortless feeling of a life well celebrated.

At Nikki Beach Residences Antigua, the rental programme supports that same spirit. When you are not in residence, your home may become part of a curated resort experience, welcoming guests who value the same level of style, service and ease.

An actively managed resort supports a vibrant atmosphere, curated programming and a rich lifestyle experience for owners and guests alike. This contributes to the long-term desirability of both the Resort and the ownership experience.

Owners may also enjoy preferred access to selected resort experiences and curated programming as part of the evolving Nikki Beach lifestyle.

HOW THE PROGRAMME WORKS

PROFESSIONAL MANAGEMENT

To optimise rental opportunities and operational efficiency, pricing, positioning and distribution are professionally managed by the operator in accordance with market conditions, seasonal demand and overall Resort strategy.

Each participating residence benefits from Nikki Beach's global sales, marketing, reservation and hospitality platforms while remaining fully integrated within broader Resort operations.

The operator manages guest reservations, arrival and departure services, guest communications and operational coordination, creating a seamless experience for both owners and guests.

INDIVIDUAL RESIDENCE ACCOUNTING

Residences participating in the programme earn rental income based upon their individual performance.

There is no pooling of rental revenue. Rental activity may vary based on a range of factors, including:

- Residence type and configuration
- Availability
- Seasonal demand
- Guest preferences
- Length of stay patterns
- Market conditions
- Operational considerations

Reservations are allocated in accordance with established rental programme procedures designed to balance guest requirements, residence availability, and operational efficiency. Where comparable residences are available and suitable for a guest's needs, bookings are allocated using a fair and equitable rotation methodology.

RESIDENCE CARE

Participating residences are professionally managed in accordance with Resort standards. Operational oversight includes:

- Housekeeping coordination
- Arrival and departure inspections
- Routine presentation standards
- Maintenance coordination
- Guest support services

These measures help preserve the quality, presentation and guest readiness of each residence.

OWNERSHIP PERSPECTIVE

Participation in the rental programme is intended to enhance the ownership experience through professional management and the opportunity to generate rental income when a residence is not in personal use.

Ownership is centred on personal enjoyment and lifestyle. Any rental income generated is incidental to ownership and should not be relied upon as a primary motivation for acquisition. Purchasers are encouraged to acquire a residence principally for personal enjoyment and lifestyle use rather than with an expectation of financial return.

OWNER USAGE

Your residence is first and foremost your private home.

Owners may enjoy meaningful personal use throughout the year, with up to 60 nights annually, subject to availability, advance planning and programme conditions.

Usage is managed to ensure a seamless balance between personal enjoyment, guest demand and broader Resort operations.

SEASONAL ACCESS & BLACKOUT PERIODS

Antigua experiences periods of exceptional demand, particularly around festive seasons and peak travel periods. During these times, owner usage may require longer advance planning and certain restrictions may apply, reflecting practices commonly adopted by leading luxury resort and branded residence programmes worldwide.

Blackout periods may apply during:

- Christmas, New Year and Easter holiday periods
- Other high-demand periods
- Resort-wide events, private events or buy-outs

These measures are standard within branded residences and support the overall service quality, operational efficiency and long-term appeal of the Resort's guest and ownership experience.

UNDERSTANDING RENTAL REVENUE

Rental income is calculated after the deduction of applicable operating, distribution and programme-related expenses necessary to position each residence within a professionally managed luxury hospitality environment.

In line with established hospitality practice, these include items such as:

- Applicable taxes
- Reservation and distribution costs
- Third-party booking channel commissions
- Payment processing fees
- Brand and marketing contributions
- Operational programme costs
- Other programme-related charges

Rental income is calculated as follows:

Gross Rental Revenue less applicable operating, distribution and programme-related costs results in Net Rental Revenue. Participating owners receive 75% of Net Rental Revenue generated by their residence. A 4% FF&E reserve contribution is applied to the owner's share of Net Rental Revenue to support the ongoing maintenance and replacement of furnishings, fixtures and equipment in accordance with brand standards.

As with all hospitality-driven programmes, rental income, occupancy levels, and financial performance are not guaranteed and may vary significantly between periods. Any rental income generated should be viewed over a medium- to long-term ownership horizon.

MAINTAINING STANDARDS

Exceptional ownership extends beyond the residence itself. Through professional management, meticulous maintenance, and ongoing investment, every aspect of the resort and residential environment is thoughtfully maintained to preserve its quality, character, and long-term appeal.

Owners participating in the rental programme are required to maintain the approved Nikki Beach furnishings, fixtures, and equipment package, ensuring consistency with the brand's design standards and guest experience. Ongoing reserve contributions support the future renewal and replacement of furnishings, fixtures, and equipment, safeguarding both the integrity of the Nikki Beach lifestyle and the enduring value of ownership.

OWNERSHIP RESPONSIBILITIES

Owners remain responsible for the usual costs associated with ownership and personal use, including:

- Utilities and consumption charges
- Homeowners' association fees
- Insurance
- Owner-related maintenance and housekeeping services
- Applicable taxes and governmental charges

Owners should consult their own legal, accounting and tax advisers regarding the ownership and rental of a residence.

IMPORTANT INFORMATION

Participation in the rental programme is entirely optional. Owners are under no obligation to place their residence into the programme.

Owners who elect not to participate in the rental programme are not permitted to independently rent, lease, license, market, or otherwise make their residence available for short-term occupancy, whether directly or through any third-party platform, booking channel, agent, or rental service, including but not limited to Airbnb, VRBO, HomeAway, or similar arrangements.

Participating residences may, on a limited basis, be utilised for promotional, operational, or brand-related purposes in accordance with programme terms. Guest-related damages, maintenance matters, and operational issues are managed in accordance with established Resort procedures and the applicable programme documentation. Rental income, occupancy levels, and financial performance are not guaranteed. Programme terms are exclusively governed by the Rental Management Agreement and related ownership documentation and may be amended in accordance with those agreements.

Participation in the rental programme is intended to complement the ownership experience and may assist in offsetting certain ongoing ownership costs, but should not be relied upon as a primary motivation for acquisition.

DISCLAIMER

This document is provided for informational and marketing purposes only and does not constitute an offer, solicitation, guarantee or representation regarding rental income, occupancy, financial performance, investment returns, profitability, future value or appreciation. The Residences at Nikki Beach Resort & Spa Antigua are offered as private residences intended primarily for personal ownership, enjoyment and use, independent of any rental activity. The Rental Programme is designed to enhance the ownership experience by providing professional management and rental services when a residence is not in personal use. The Rental Programme is not designed, promoted or offered as an investment product, collective investment scheme, security or financial instrument. Participation in the Rental Programme is entirely voluntary and is governed by a separate Rental Management Agreement. Owners are under no obligation to participate. Any rental income generated is incidental to ownership and will vary depending on numerous factors, including market conditions, seasonality, owner usage patterns, guest demand, residence availability and operational requirements. Rental income, occupancy levels and financial performance are not guaranteed. Purchasers should not rely upon participation in the Rental Programme as a basis for acquiring a residence or as an expectation of achieving any particular level of income, return, profitability or appreciation. Prospective purchasers should acquire a residence primarily for personal enjoyment and lifestyle use and should obtain independent legal, tax, accounting and financial advice before making any purchase decision. The complete rights and obligations of owners and the operator are contained in the applicable purchase documentation, Rental Management Agreement and related ownership documents. In the event of any inconsistency, the executed agreements shall prevail.

NIKKI BEACH™

RESIDENCES

Antigua