

NIKKI <sup>™</sup> BEACH  
RESIDENCES  
*Antigua*



SUSTAINABILITY AT NIKKI BEACH RESORT & SPA ANTIGUA

# LIVING IN HARMONY WITH THE ISLAND

Some places inspire us to slow down, breathe deeply and reconnect with what matters. Antigua is one of them.

At The Residences at Nikki Beach Resort & Spa Antigua, sustainability is woven into the fabric of the resort from the very beginning. Every decision, from architecture and landscape to operations and guest experience, has been considered through the lens of thoughtful stewardship, creating a place that celebrates the island while respecting the natural beauty that makes it so extraordinary.

## THE PHILOSOPHY

### DESIGNED TO BELONG.

The Caribbean has always rewarded those who live in harmony with its surroundings.

At Nikki Beach Antigua, sustainability is approached with the same philosophy that defines every aspect of the resort: thoughtful, effortless and enduring. It is not expressed through grand gestures, but through thousands of considered decisions that reduce impact, preserve resources and celebrate the character of Antigua.

Developed by an Antiguan-founded team with a deep connection to the island, the resort embraces environmental stewardship, cultural authenticity and long-term resilience as inseparable elements of exceptional beachfront living.

## ENERGY & CLIMATE

### INSPIRED BY THE CARIBBEAN

The most intelligent buildings begin with their surroundings.

At Nikki Beach Antigua, design works with the climate rather than against it. Orientation, shading and natural ventilation reduce the need for cooling before any system is switched on, while photovoltaics and solar power, LED lighting and smart building systems keep the resort running efficiently. Charging for low- and zero-emission vehicles is planned throughout. The result is comfort that asks less of the island.



## WATER

### RESPECTING EVERY DROP.

Fresh water is among the Caribbean's most precious resources, shaping both daily life and the future of island communities.

The resort has therefore been designed to reduce reliance on single-use plastics through refill stations, reusable bottles and an anticipated on-site water purification facility, building upon successful initiatives already implemented by Nikki Beach Hospitality Group internationally.

Beyond drinking water, efficient fixtures, water reuse for landscape irrigation and carefully selected native planting all contribute to a landscape designed to thrive naturally within Antigua's climate.



## LAND & SEA

### A LANDSCAPE THAT BELONGS.

The beauty of Jolly Beach deserves to remain its defining feature.

Existing trees are preserved wherever possible, while native planting reinforces the natural character of the coastline rather than replacing it. Carefully designed exterior lighting helps protect sea turtle nesting habitats, and environmental considerations continue to guide decisions throughout design, construction and long-term operations.

The objective is simple: to create a destination that feels as though it has always belonged here.



## MATERIALS & WASTE

### THOUGHTFUL BY NATURE.

Responsibility shows in the small choices as much as the large ones. Luxury is often defined by what is added. Here, it is equally defined by what has been intentionally left behind.

Single-use plastics are designed out wherever possible, biodegradable materials replace conventional packaging, and operational systems favour refillable and bulk solutions that reduce unnecessary waste without compromising the owner or guest experience.

The result is an environment that feels effortless, refined and quietly responsible.

## COMMUNITY

### GROWING TOGETHER.

The Nikki Beach philosophy has always celebrated people as much as place.

That spirit extends into the local community through partnerships with Antiguan artisans, craftspeople and trades, together with vocational training and employment initiatives designed to create lasting opportunity.

Local materials, craftsmanship and cultural experiences are thoughtfully woven throughout the resort, ensuring that the character of Antigua remains central to the ownership experience long after construction is complete.

## AT A GLANCE

### OUR COMMITMENTS AT A GLANCE

A summary of the resort's planned and in-design sustainability measures.

|                                     |                                                                                                                                                                                                                                                                   |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ENERGY &amp; CLIMATE</b>         | Passive cooling, orientation, shading and natural ventilation · photovoltaics and solar · LED and smart building systems · EV charging and low/zero-emission vehicles · high-performance building systems.                                                        |
| <b>WATER</b>                        | Anticipated in-house water plant, proven by NBHG in Koh Samui and Dubai · single-use-plastic elimination via refill stations and resin-based refillable bottles · wastewater reuse for irrigation · efficient fixtures · native and drought-tolerant landscaping. |
| <b>BIODIVERSITY &amp; SHORELINE</b> | Preservation of existing trees · native planting · turtle-friendly lighting · care for shoreline and marine environments.                                                                                                                                         |
| <b>MATERIALS &amp; WASTE</b>        | Biodegradable dry-amenity packaging (bamboo, paper) · single-use plastics designed out · bulk systems and reduced packaging.                                                                                                                                      |
| <b>COMMUNITY</b>                    | Local tradesmen and artisans · vocational training and career pathways · Antiguan materials and craftsmanship · cultural programming.                                                                                                                             |
| <b>GOVERNANCE</b>                   | Sustainability specialists engaged through design and development · measurable targets · a commitment to report progress over time.                                                                                                                               |



## WHY IT MATTERS

### STEWARDSHIP CREATES ENDURING VALUE.

Thoughtful environmental stewardship helps protect the qualities that make exceptional destinations exceptional. By reducing resource consumption, preserving the surrounding environment and investing in long-term resilience, the resort aims to support both ownership enjoyment and long-term asset value.

Increasingly, sustainability is central to how branded residences hold their appeal and their value. At Nikki Beach Antigua, responsible design is intended to support ownership in five ways:

- Long-term asset resilience
- Reduced operating costs
- Protection of destination quality
- Future buyer demand
- Long-term value preservation



### CELEBRATING THE PLACE WE CALL HOME.

The Nikki Beach philosophy has always been rooted in a deep appreciation for extraordinary destinations around the world. That philosophy carries a simple responsibility: the places that give us so much should be cared for with equal intention.

At Antigua, celebrating life also means celebrating the island itself. Its coastline, its communities, its culture and its natural beauty are not simply the backdrop to ownership. They are part of what makes ownership here so meaningful.

By designing thoughtfully today, we help ensure that the experiences owners treasure, from pristine beaches and clear Caribbean waters to vibrant local culture, continue to be enjoyed for generations to come.

## DISCLAIMER

The Residences at Nikki Beach Resort & Spa Antigua is scheduled for completion in 2029. The sustainability measures described are planned or in design and will continue to evolve through the design, construction and pre-opening phases. Specific systems, partners and outcomes are subject to final design and confirmation.

