



Citizenship by Investment

GRENADA

DEVELOPERS OF
SILVERSANDS



An approved development of the
Grenada Citizenship by Investment Programme

INTERNATIONAL LIFESTYLE & INVESTMENT REWARDS

**Secure Grenadian citizenship with
a prudent investment in luxurious
property at an Ora Caribbean resort.**

An outstanding, Government-approved opportunity for you and your family to benefit from Grenada's Citizenship by Investment Programme – presented by **Ora Caribbean**, a proven leading developer on the island.

Having successfully completed the construction of Silversands Origin - Grenada's premier hotel resort and residence - Ora Caribbean is now offering a limited investment opportunity for discerning clients; the chance to join us as we embark on our next development phase, whilst also taking advantage of the privilege of application to Grenada's Citizenship Programme.

LEADING THE WAY

Ora Caribbean is a unique Citizenship by Investment Programme provider and has enjoyed a presence in Grenada since 2015 – playing a significant role in the development and growth of the island.

Our first luxury resort in Grenada opened on December 1st, 2018. With its prominent location on one of the world's most magnificent beaches, Silversands Origin is an elegant, contemporary hotel with beautifully extravagant villas and over 200m of beach frontage, an ode to sophisticated simplicity and outstanding service.

In keeping with the visionary ethos of Mr. Naguib Sawiris, Chairman and Chief Executive Officer of the worldwide Ora Developers Group, all Ora Caribbean developments in Grenada are designed and built within the context of the island.

As an international businessman with a wide portfolio of interests and investments, Mr. Sawiris has travelled the world. Over the years he felt all high-end resorts began to look the same. Silversands Hotels & Resorts are therefore conceived as the antidote to the faceless homogeneous opulence that forms the backdrop to the merry-go-round of the frequent traveller. Ora Caribbean developments are places where luxury is not gated off from the rest of the world, but a beautiful addition to it.

Our architects and designers take their cue from Mother Nature, letting Grenada's natural splendours inform every detail. The result is an enchanting, authentic harmony of nature, luxury and modernity, teeming with unforgettable vistas.

Ora Caribbean is now building two new hotel properties on the island: Beach House by Silversands and Silversands Legacy.

Each of our new developments will have its own unique appeal – carefully combining an outstanding location with exceptional design, meticulous master-planning, thoughtful touches and environmentally conscious facilities to create and deliver delightfully memorable customer experiences.

Ora Caribbean is also set to develop further projects in the future, including the development of the existing grounds around Port Louis Marina and Riviera, a luxury resort and retail development on Grand Anse Beach. It is a goal of the company to increase the room stock of Grenada by 500 rooms in the next five years.

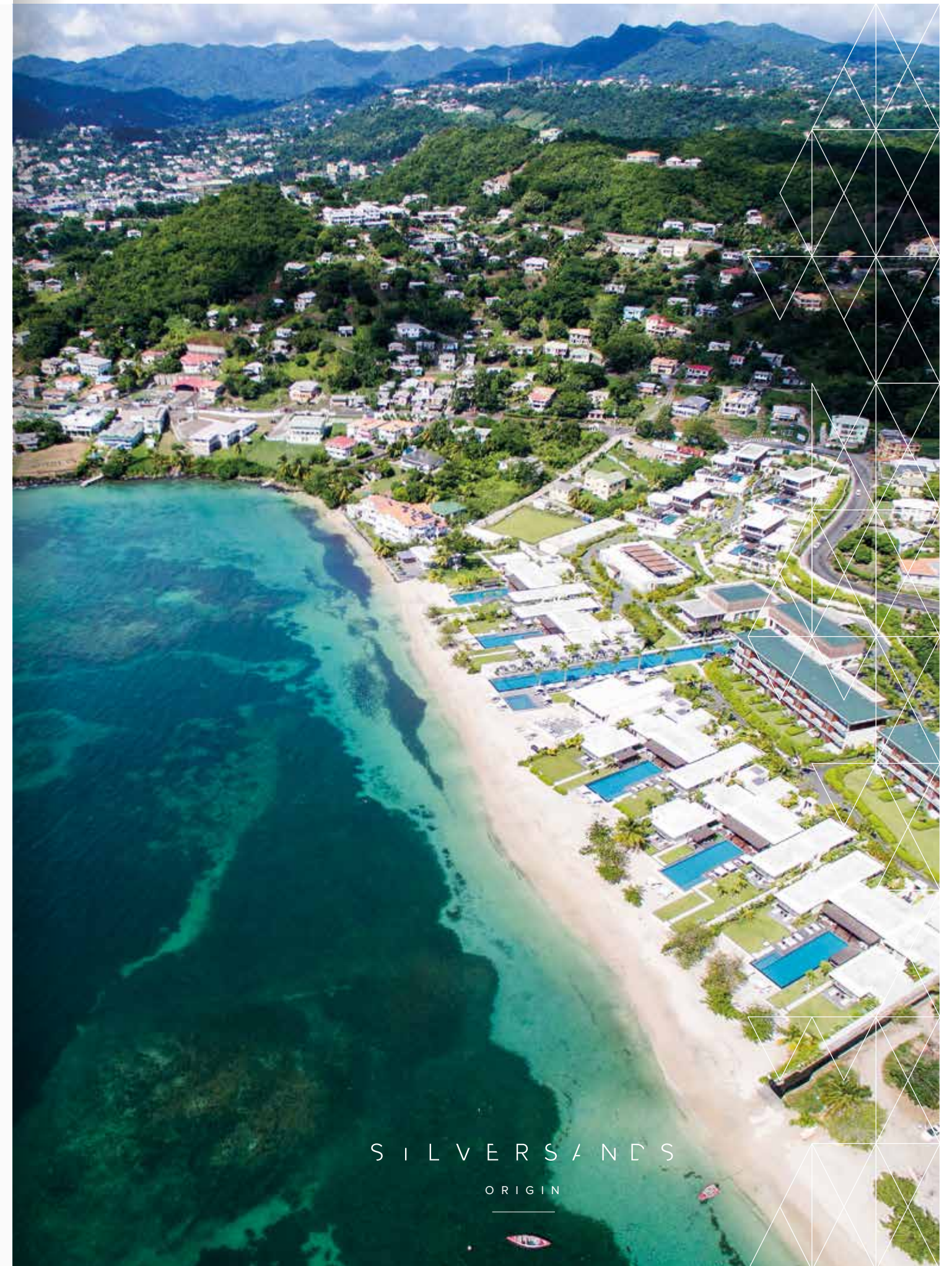
Ora Caribbean developments are playing a key role in helping to position Grenada as a prominent tourist and CBI destination for discerning travellers and investors.

Our real estate development projects will be fully approved by the Grenadian Government and certified as providing outstanding opportunities within its Citizenship by Investment Programme.



*"When we are free,
that's when we
are really living."*

Naguib Sawiris
Chairman & CEO Ora Developers



SILVERSANDS
ORIGIN

WORLD-CLASS DEVELOPMENTS BY ORA

Ora Caribbean has been approved, by the Grenada Citizenship by Investment Committee, to extend opportunities at the minimum investment level of US\$220,000 up to significant freehold investments - which may include the purchase of your own beachfront villa.

At the minimum investment level of US\$220,000, Ora Caribbean is offering applicants the opportunity to apply to the Grenada Citizenship by Investment Programme through the purchase of redeemable shares in the company.

The Ora Developers Group is owned by Mr. Naguib Sawiris, an internationally known and respected businessman and hotelier.

Having built and completed the acclaimed and award-winning Silversands Origin hotel on Grenada's Grand Anse beach in late 2018, fully funded by the company with no external financial assistance, the Group saw the opportunity to increase and upgrade the room inventory in Grenada, a country with fewer than 700 rooms within high-end accommodation and only 250 that are not available through all-inclusive operators.

Ora Caribbean was created to carry out the development of a number of landmark Grenadian properties, which the Group has since acquired.

The ethos of Ora Caribbean is to design, build and operate properties in harmony with and cognisant of the beauty, history and culture of the island, creating unique hospitality experiences in outstanding locations that provide delightfully memorable customer experiences.

We would like to acquaint you with the first two of these projects, and invite you to join us as an investor and shareholder. This will give you the opportunity of being part of the growth and development of the island, as well as applying for Grenadian citizenship.



MORE THAN DEVELOPERS

HARMONIOUSLY
DESIGNED

RESPONSIBLY
DEVELOPED

BEAUTIFULLY
SUSTAINABLE

RICHLY
REWARDING

DISTINCTLY
VISIONARY

www.oradevelopers.com

BROUGHT TO LIFE BY ORA

We bring extraordinary visions to life, harnessing the natural beauty of landscapes and managing the development process from concept to realisation to create rewarding and sustainable environments of uncompromising quality.

Ora Developers has a proven track record of creating beautiful environments that balance exceptional thinking with enduringly sensitive design.

We cherish the natural world around us, taking great care to design, develop and construct high-quality living environments that not only sit comfortably within their surroundings, but have sustainability at their core. Our developments are living, breathing lifestyle destinations with a real sense of community spirit – bringing opportunity for all and offering a wide range of enjoyable lifestyle experiences.



www.oradevelopers.com



ZED, Egypt



ZED, Egypt



AYIA NAPA MARINA, Cyprus



SILVERSANDS, Mykonos



SILVERSANDS ORIGIN, Grenada



EIGHTEEN, Pakistan

SILVERSANDS

ORIGIN

THE ORIGINAL

Silversands Origin is Ora Caribbean’s flagship development that bridges the gap between five-star hotel and exclusive permanent residence. Dotted along the beach and on the hillside above the resort, nine awe-inspiring villas present an opportunity to claim an everlasting piece of this undiscovered hideaway.

Residents can choose to live entirely self-contained, or make full use of the adjoining hotel’s considerable assets and services.



*“ Finally at Silversands
and it is THE DREAM.”*
Telegraph Travel

OUR STORY

Silversands Origin has been conceived as the new benchmark in luxury resort for the discerning traveller. Embracing its culture and surroundings, it stands apart from the crowd, escaping the typical luxury format.

OUR HISTORY

International businessman Naguib Sawiris was urged by a friend to discover Grenada, and once here, he fell in love with the island — its spicy air, powdery-soft white-sand beaches and endless turquoise-blue waters, and most of all the kindness of its people. The freedom and happiness he felt, mixed with the wild beauty of Grenada, was an experience he wanted other world-weary travellers to discover and embrace. And from that dream, Silversands Origin was born.

EXPERIENCE THE SPACE

The architects and designers of Silversands Origin took their cue from Mother Nature, letting Grenada’s splendors inform every detail. The result is an enchanting, authentic harmony of nature, luxury and modernity teeming, with unforgettable vistas.

EXTRAORDINARY BODIES OF WATER

Silversands Origin’s sleek, modern design is anchored by a stunning 100m (330ft) infinity pool — the longest in the Caribbean. The pool leads to Grand Anse Beach, one of the top beaches in the world, with two miles of soft white sand, clear waters and calm breezes. Other amenities include a sensational indoor and outdoor spa facility, state-of-the-art gymnasium, multiple dining options, a cigar and rum lounge, and a chic resort boutique.



Beachfront Villa Pool Deck, Silversands Origin

THE NEXT TWO CHAPTERS OF THE ORA CARIBBEAN STORY

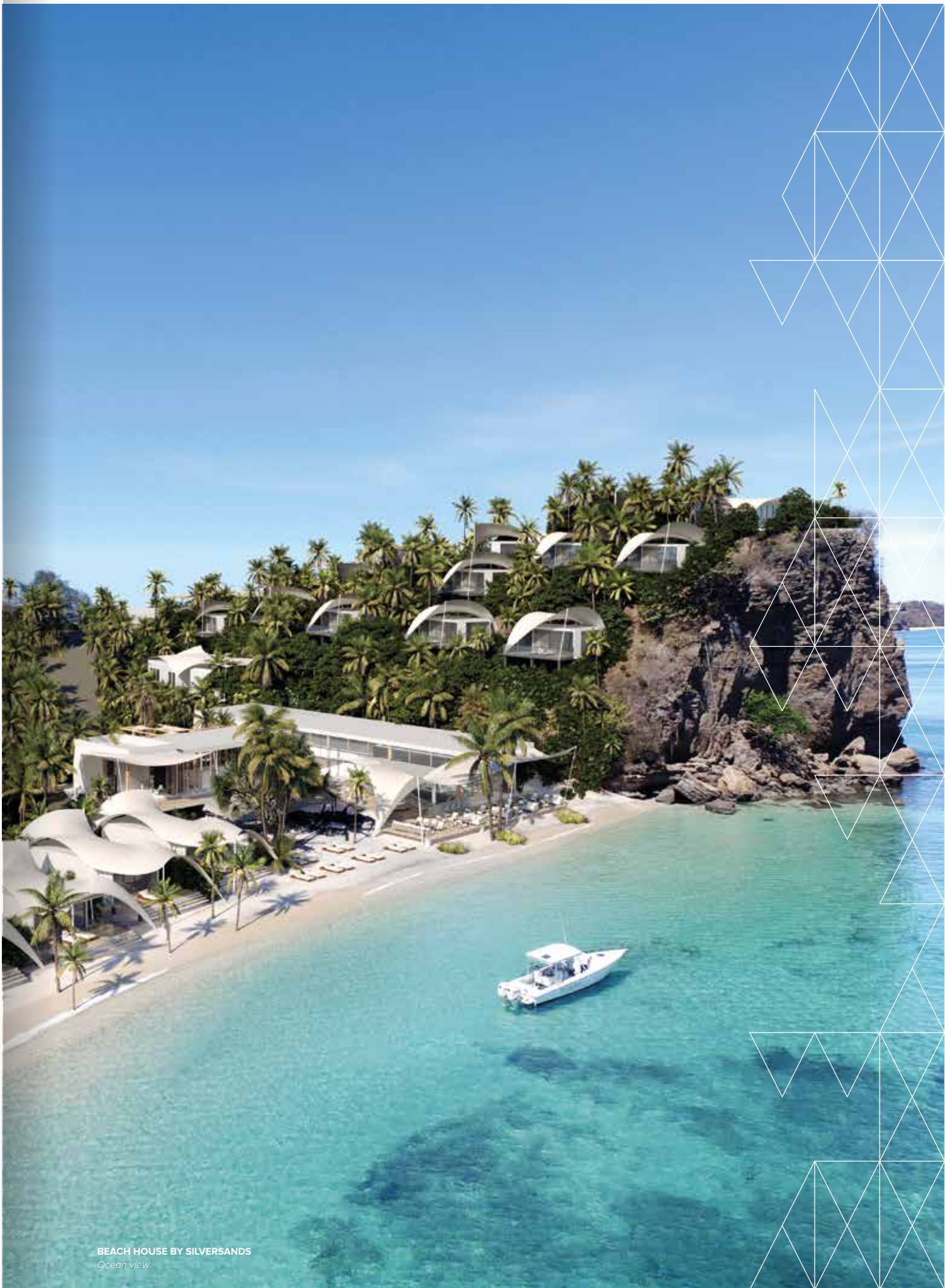


CHAPTER 1

Beach House by Silversands is designed to be a small, luxury, boutique hotel nestled behind a protective cliff face on Portici Beach. Comprising of just 30 rooms, each uniquely designed and with distinct architectural canopies, this hotel creates an exclusive guest experience in an intimate setting.

Guests will be able to choose between cliffside or beachfront rooms and will enjoy a very personal, almost familiar experience, whether dining with feet in the sand at the restaurant or indulging in the many treatments of our spa.

The Beach House will provide a getaway from the hustle and bustle, an opportunity to check in – and check out.



BEACH HOUSE BY SILVERSANDS
Ocean view

NESTLED IN NATURE

Beach House by Silversands is discreetly nestled among the palm trees and cascading foliage of Portici Beach – an iconic location in Grenada. With its heritage and legendary reputation, this stunning property has been the site of many of the island's special events and most memorable functions.

Like all other Silversands hotels, Beach House will also be a member of the Leading Hotels of the World and selected as a Virtuoso preview property.

The topography of the land plays a key role in why this location is so iconic, with the idyllic beach setting protected under a dramatic cliff – all with endless, breathtaking sea views.

In harmony with the surrounding nature, and mirroring the shade of the indigenous trees and the cover provided by the cliff, all of the properties at our Beach House by Silversands development are designed with architectural canopies adding to the overall authenticity of the experience and staying true to the heritage of this particular location.



"Grenada is on the global luxury map.... Grenada is authentic: the island isn't overdeveloped, and the people here are down to earth, friendly and charming like nowhere else."

Forbes Magazine


beachhouse
BY SILVERSANDS

ICONIC
LOCATION

Beach House by Silversands will be a small, luxury hotel focused on providing guests with a once-in-a-lifetime experience in one of the most picturesque locations in Grenada.

Each of the ‘canopied’ suites boasts a unique design, blending sophisticated style with relaxed simplicity to lend an enduringly tranquil feel to the whole development and the experience it offers.

Beach House by Silversands will have its own Italian restaurant on the beachfront, complete with canopied terraces and stunning vistas out over the Caribbean Sea.



“Grenada... One of the five best countries for citizenship.”

Forbes Magazine


beachhouse
BY SILVERSANDS

SILVERSANDS

LEGACY

CHAPTER 2

Silversands Legacy encompasses 7 acres of the former Mount Cinnamon Beach frontage. As an adaptation of the Silversands Origin development, it will offer a luxury resort experience that is exclusive, yet with a chic, relaxed European vibe. This 120-room resort will feel boutique in nature but will offer all the facilities and amenities of a world-class property.

Each of the hotel rooms and suites will have either uninterrupted views of the award-winning Grand Anse Beach or direct access to the 100m long pool pavilion.

A 5-star PADI dive and watersports centre will cater for every level of activity, from a relaxed snorkel to a sporty wreck dive.

The spa and gymnasium will rival anything in the Caribbean, with its facilities and holistic treatments and guests will 'eat with the sand between their feet' at the beachside bar & grill or enjoy cocktails served from the 'Long Pool' bar.

Dining will encompass a selection of restaurants to suit every palate.

An exceptional vacation experience will await.



SILVERSANDS LEGACY
Pool view

LUXURY RESORT, PERFECT LOCATION

Located on Grand Anse Beach in St George's, Grenada, but situated at the opposite end of the beach from the first resort, Silversands Origin.

Like its predecessor, **Silversands Legacy** will be a member of the Leading Hotels of the World and selected as a Virtuoso preview property.

Fronting the soft white-sand beach on one side and gently sloping up to a height of 42ft, the site allows for views to the ocean and its cooling breeze, from all locations.

The Silversands Legacy development is characterised by its natural topography, and its iconic vegetation and existing trees that forest the beachfront.

The range of superb accommodation options include beach villas, pool beach duplexes, hillside suites and hotel rooms.



BEACHFRONT VILLA
Sea view



BEACH DUPLEX
View from beach

"The popularity of Grenada's passport programme is growing every year... the number of applications increased by 108% compared to the previous year, and the percentage of refusals decreased. The total amount of investment inflow into the economy was more than \$130 million."

Migronis

SILVERSANDS
LEGACY

EXCLUSIVE
EXPERIENCE

Silversands Legacy will be a world-class 5-star resort, providing guests with an experience that boasts an ultimate blend of tranquillity, luxurious relaxation and authenticity.

With a development, design and construction team already on the island, this is a project that will be efficiently completed, as we have gained all the necessary experience and local partners in the construction of the original Silversands resort.

Our team of local and international professionals have honed their skills and adapted to the Caribbean environment to ensure the delivery of a successful, on-time and on-budget project.



*"Investors Go Hot For Grenada...
Lovers of the exclusive and exotic
can't resist the Spice Island."*

Daily Telegraph

SILVERSANDS
LEGACY

FUTURE DEVELOPMENTS

PORT LOUIS

Commanding a prime position in the heart of the capital city of St George’s, Port Louis Maritime Resort Village & Marina occupies a protected lagoon, surrounded by the Castellated Forts of yesteryear with panoramic views of Grand Anse beach, the Caribbean Sea and also up towards the lush mountains of the National Parks.

In one of the most spectacular locations in the world, overlooking the historic capital of St George’s to the north, the Caribbean Sea to the West, and the stunning new marina and verdant mountains to the east, the setting could not be improved upon.

Port Louis Maritime Resort Village & Marina is evolving as a maritime village haven with a mixture of luxurious hotels, a yacht club, a spa, tax-free retail shops, expansive villas and penthouses, as well as bijou studios and spacious apartments at the heart of the vibrant village - together with a world-class Camper & Nicholsons Marina. It’s a lifestyle environment for everyone to enjoy.

Ora Caribbean is the overall master developer, while other specialist developers and investors will execute some specific opportunities. A number of opportunities exist at Port Louis Maritime Resort Village & Marina, including residential, commercial, leisure and retail. Port Louis Maritime Resort Village & Marina has been streamlined and falls naturally into several distinct areas of opportunity and investment.



Port Louis Maritime Village



Grand Anse Beach © Andy Johnson

RIVIERA

Situated in the centre of Grand Anse Beach and in the middle of the tourist belt, sits the 5-acre former Riviera Hotel site.

This abandoned beachfront property was acquired by Ora Caribbean with the intention of creating a 100-room 4-star hotel with accompanying retail and commercial spaces.

The property will face the Caribbean Sea and the setting sun, and will be designed around a lagoon concept, with a large central cascading pool and private pool areas. An area will be designated for commercial and retail space, ensuring that guests are no more than a walk away from any amenity or shopping experience they desire. Meeting facilities will also be available, from a small boardroom setting to intimate cocktails and dinners for corporate retreats.

“Grenada’s Grand Anse Beach Voted one of the Best Beaches in the Caribbean.”

The Sunday Times (UK)

SECURITY & OPPORTUNITY

Take advantage of prime investment potential and an outstanding opportunity to secure a second citizenship from Grenada – consistently rated one of the top citizenship programmes in the world.

Grenada is a unique destination for investment.

This beautiful tri-island nation in the West Indies is largely undiscovered and unspoilt – an exotic secret hideaway that invites, and openly welcomes, exploration by connoisseurs of luxury travel.

Situated in the Southern Caribbean chain, a part of the Windward islands, Grenada presents an exceptional Citizenship by Investment opportunity in an unspoiled area of the West Indies.

Known as the ‘Isle of Spice’ on account of the many different spices that are grown locally, and which scent the air all around, Grenada is an island with an inherently authentic feel. It is one of the larger exporters of nutmeg in the world and also has some of our planet’s most immaculate natural environments. Peppered with pristine white-sand beaches, jagged mountain peaks, hidden coves, sparkling waterfalls and lush rainforests, as well as its native spice production, it presents the potential for adventure, exploration or relaxation at every turn.

The island is renowned for its fabulous beaches – Grand Anse Beach is widely regarded as one of the world’s best with crystal clear turquoise waters that offer wonderful diving, snorkelling and sailing opportunities. Wildlife attractions, marine life and national parks make Grenada an exciting place to explore, while its superyacht marina, excellent restaurants and pastel-coloured towns provide the perfect backdrop for days spent simply strolling and unwinding.

Grenada’s proximity to the Equator ensures year-round sunshine and a tropical climate, with average temperatures ranging between 23 and 28°C. Its cooling trade winds offer very comfortable conditions at all times. Grenada also sits just outside the hurricane belt, meaning that tropical storms tend to pass it by.

Grenadians are proud of their national heritage, full of cheer and extremely friendly, offering a calendar of unforgettable festivities all year round, a vibrant food culture and one of the warmest welcomes in the world.

The preferred Caribbean location for many discerning travellers and high net worth investors, Grenada is an up-and-coming destination with low-density living, a very low crime rate and tremendous opportunities.

This sovereign state offers its citizens social and political security, through a democratically elected Parliament and Government, and has a strong economic outlook. Tourism, eco-tourism and eco-culture have recently become a main attraction for foreign direct investments, although the agricultural and farming industries are also on the rise. Construction and manufacturing perform well, contributing to steady growth in national output.

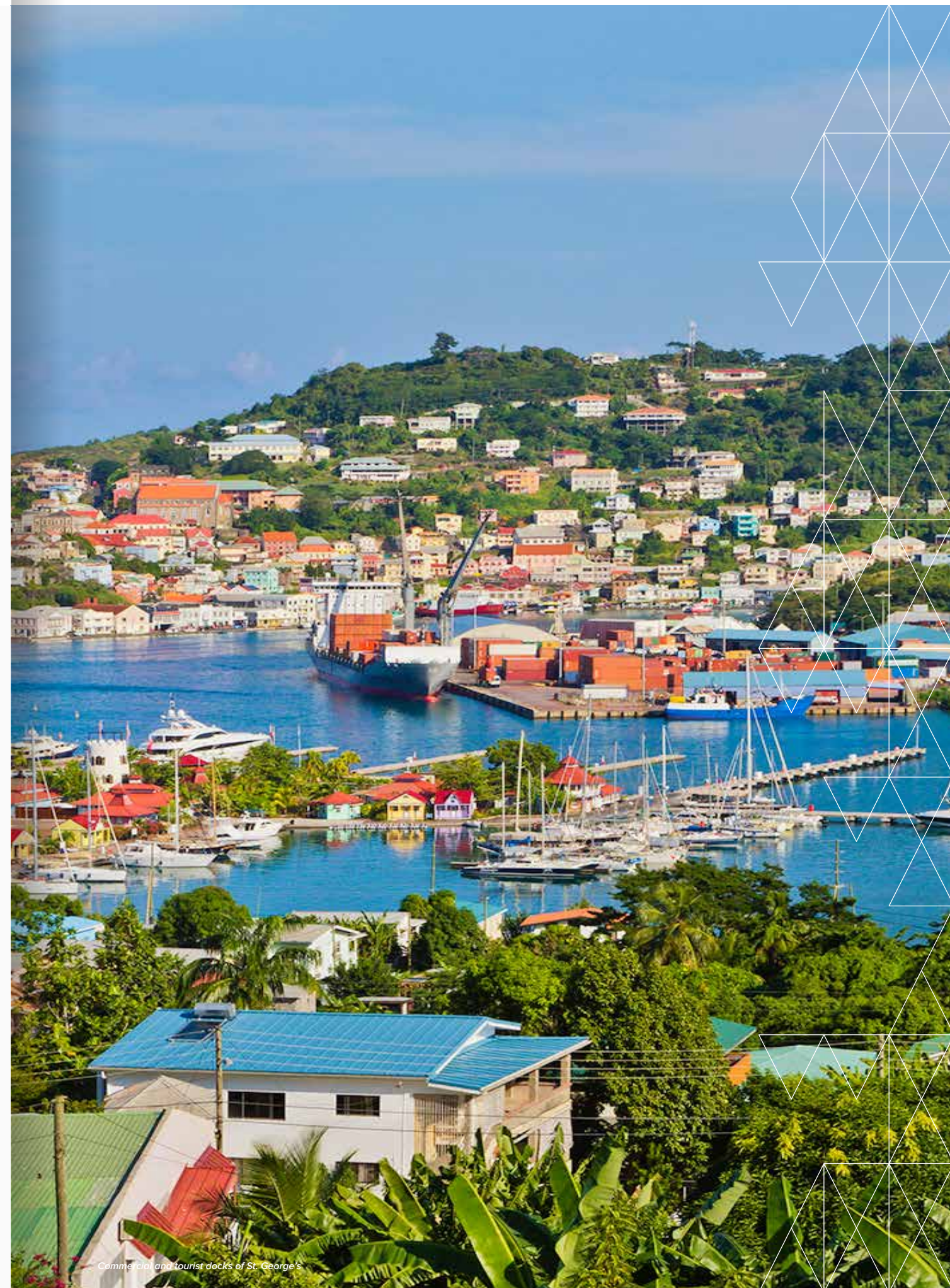
The English-speaking population of Grenada is highly educated and boasts the highest literacy rate in the Caribbean (98.6%). St George’s University is a major US offshore university that has been operating on the island for over 40 years.

There are plans for a full medical teaching hospital to be developed in the near future. Offering faculties of medicine and veterinary science, as well as arts and sciences, it hosts 6,000 students from over 140 countries.

Successful and eligible applicants for Grenadian citizenship are able to apply for scholarships of up to 90% of the cost of undergraduate courses at St George’s University.

“I invite you to explore all that Grenada has to offer. The Government of Grenada fully supports this Citizenship by Investment Programme and we welcome qualified investors to join us and to benefit from the long-term development and prosperity prospects of this magnificent country.”

Keith Mitchell
Prime Minister of Grenada



Commercial and tourist docks of St. George's

GLOBAL ACCESS

Citizens of Grenada can enjoy visa-free or visa on arrival (VOA) travel to over **140** countries and territories worldwide.

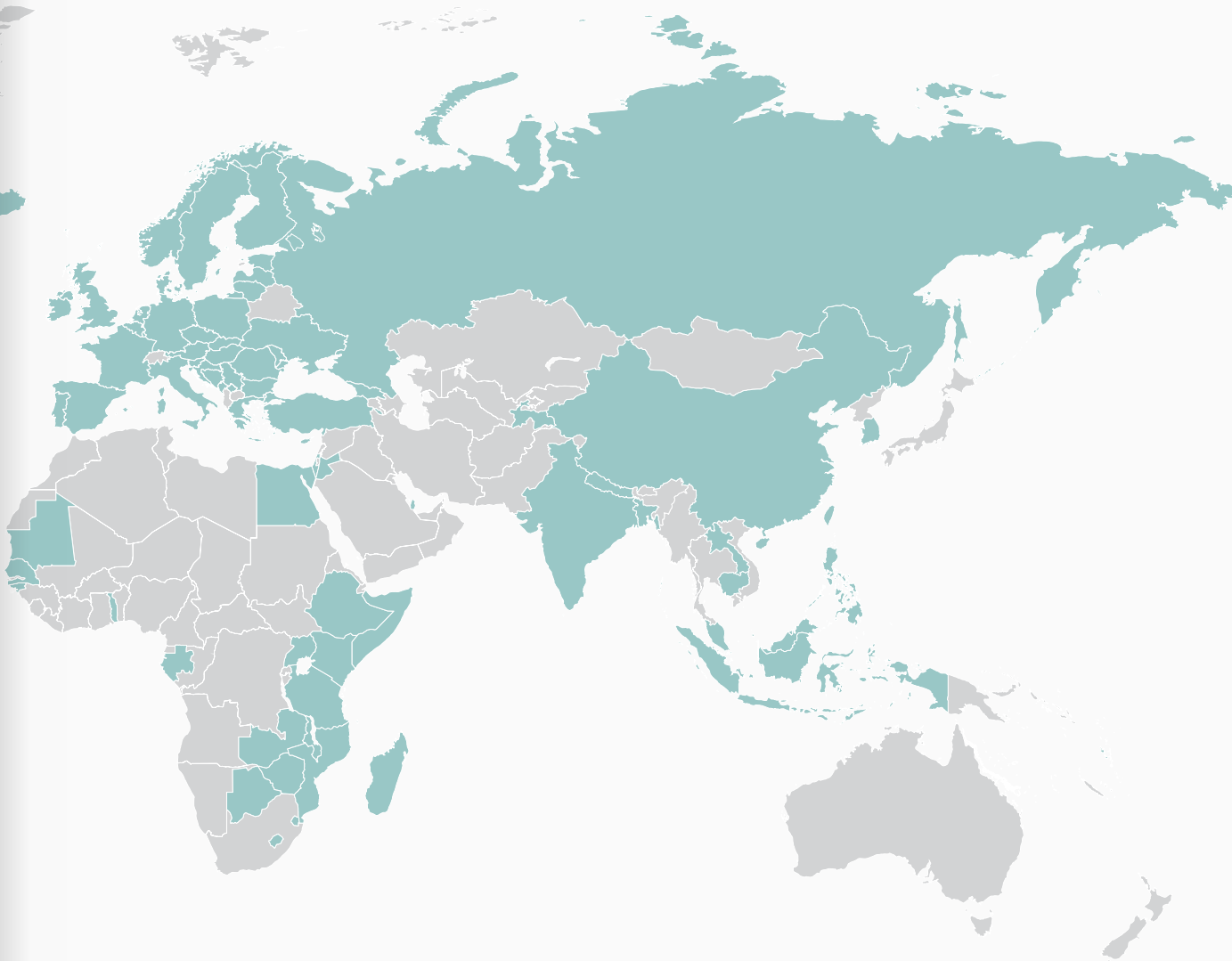


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|-------------------------------|--------------------|--------------------------------|-----------------------------|
| Andorra | Denmark | Hong Kong | Tanzania |
| Anguilla | Dominica | Hungary | Timor-Leste |
| Antigua & Barbuda | Dominican Republic | Iceland | Togo |
| Argentina | Ecuador | Indonesia | Trinidad & Tobago |
| Armenia | Egypt | Ireland | Turks & Caicos Islands (UK) |
| Aruba | Estonia | Isle of Man | Tuvalu |
| Austria | Eswatini | Israel | Uganda |
| Bahamas | Falkland Islands | Italy | United Kingdom |
| Bangladesh | Fiji | Jamaica | United States* |
| Barbados | Finland | Jordan | Uruguay |
| Belgium | France | Laos | Vanuatu |
| Belize | French West Indies | Palau | Vatican City |
| Bermuda | Gambia | Palestinian Territory | Venezuela |
| Bolivia | Germany | Panama | Virgin Islands |
| Bonaire, St. Eustatius & Saba | Gibraltar | Peru | Zambia |
| Bosnia & Herzegovina | Greece | Philippines | Zimbabwe |
| Botswana | Guadeloupe | Poland | |
| Brazil | Guinea-Bissau | Portugal | |
| Bulgaria | Guyana | Romania | |
| Cambodia | Haiti | Russia | |
| Cape Verde | Madagascar | Saint Kitts & Nevis | |
| Cayman Islands | Maldives | Saint Lucia | |
| Chile | Malta | Saint Vincent & the Grenadines | |
| China | Martinique | Senegal | |
| Colombia | Mauritania | Serbia | |
| Comoros | Mauritius | Singapore | |
| Cook Islands | Micronesia | Slovakia | |
| Costa Rica | Moldova | Slovenia | |
| Croatia | Montenegro | Somalia | |
| Cuba | Mozambique | South Korea | |
| Curacao | Nepal | Spain | |
| Cyprus | Netherlands | Suriname | |
| Czech Republic | Nicaragua | Sweden | |
| | Niue | | |
| | Norway | | |



Grenada is also the only Caribbean country with a citizenship programme to hold the coveted E-2 Visa treaty with the United States, allowing citizens to apply for a non-immigrant visa to live, work and conduct business in the US.

*Access with the US E-2 visa. Source: Ministry of Foreign Affairs, Grenada (This list of countries may vary from time to time).



BENEFITS OF CITIZENSHIP

Explore all the benefits of Citizenship by Investment, offered by Ora Caribbean.

Take advantage of our fully approved CBI Programme, and reap the rewards of a smart investment all round.



Security and opportunity for you and your family



Safe and secure investment
With a successful, proven and fully funded developer with an international track record.



Invest only after approval
Your investment is only completed once your application for Grenadian citizenship is approved.



No residency requirements
Obtaining Grenadian citizenship does not require a visit to or residency on the island for any period of time.



Visa-free access to China and Russia
Grenada offers the only CBI programme that provides visa-free access to both China and Russia – ideal if you do business in these countries.



Dual citizenship for life and in legacy
You can be a dual citizen and Grenadian citizenship is granted for life. It can also be passed to your descendants, creating a lasting legacy.



Confidential citizenship process
The application process is confidential, and approval of your new passport will not be reported to the country of your current citizenship.



Coveted United States E-2 Visa treaty
Unique to any Caribbean citizenship programme. Grenadian citizens can take advantage of a direct route to the US, via the E-2 Visa treaty, that allows investors to reside and work while managing a business in the US.



Entire family eligible for citizenship
Grenada offers you the unique opportunity to include all of your immediate family on your citizenship application – spouse, children, parents, grandparents and even unmarried siblings.



Visa-free travel to over 140 destinations
With a Grenadian passport, you can enjoy visa-free access to all of Europe's Schengen Zone, the UK, Ireland, a number of Balkan and African countries, India, China, Russia, and most of Central and South America.



Speedy processing 60 business days
Grenada offers one of the fastest processing times in the Caribbean, with simple applications typically being approved within 60 business days.



Straightforward, fully digital process
There are no language or interview requirements involved with your application – nor any need to travel to Grenada to apply for or obtain your citizenship.



University education opportunities
Citizenship offers you and your family the potential of lower cost fees for undergraduate degree education at St George's University.



Attractive tax regime
Foreign-sourced income for Grenadian citizens is tax-exempt and there are also no taxes on wealth, gifts, inheritance or capital gains.



Hassle free divestment
After the mandated 5-year investment holding period, divestment of your asset does not affect your citizenship status.



No investor nationality exclusions
Investors of every nationality can apply for a Grenadian passport, subject to meeting the minimum requirements – all applicants are subject to a strict, multi-tiered due diligence process.

Iran is currently excluded, although Iranians who have lived outside of Iran for 10 years or more and whose funds come from outside of Iran, may apply.

SIMPLE & STRAIGHTFORWARD

Investing in a world-class hospitality and real estate project, and applying for citizenship of Grenada at the same time, is a simple and straightforward process.

The level of investment you commit to will naturally depend on the type and size of the Ora Caribbean investment you decide to make.

A minimum investment of US \$220,000 – plus relevant application, Government and due diligence fees – is all that is required to entitle you to apply for Grenadian citizenship for you and your family, under the well-established Citizenship by Investment Programme.

Your investment is to be retained for a mandated minimum 5-year period, after which a number of divestment options are available to you, again depending on the size and type of your initial investment.

Unprecedented full buyback offer of original share value of US \$220,000.

Grenada offers one of the fastest processing times in the Caribbean, with citizenship applications typically being approved within 60 business days.

Your investment is only completed once your application for Grenadian citizenship is approved.



Relax knowing its a smart investment

INVEST IN FREEDOM

If you would like to enquire about
the opportunities presented by
Ora Caribbean and the Grenada
Citizenship by Investment Programme,
please contact us at:

cbi@oracaribbean.com
www.oracaribbean.com

Sunset Vista © Andy Johnson

cbi@oracaribbean.com
www.oracaribbean.com

For terms and conditions relating to this brochure please refer to the terms and conditions of our standard share purchase agreement made between Ora Caribbean, the Escrow Agent and the Applicant (the "Agreement") which is either supplied with this brochure or available upon request. In the case of conflict between the terms of this brochure and the terms and conditions of the Agreement the terms and conditions of the Agreement prevail. These Terms, Conditions and Representations may be varied by Ora Caribbean and or Joyau des Caraïbes Limited at any time at their sole discretion. Information contained in this brochure and any other supplied literature whether electronic, hard copy or by any other means of communication may change due to domestic and/or international factors. The contents of this brochure are believed to be accurate as of October 2020, however, this document is strictly for advertising purposes and no person may rely on this document and/or any other documents referred to herein.

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