



TRUE
BLUE
BEACH

TAPESTRY
COLLECTION
by Hilton™

GRENADA'S FINEST REAL ESTATE AND CITIZENSHIP BY INVESTMENT OPPORTUNITY

THE ESSENCE OF GRENADA'S LAIDBACK LIFESTYLE FOR EXPERIENCE SEEKERS.

ONE TRUE BLUE BEACH HOTEL AND RESIDENCES IS A FUSION
OF GRENADA'S CULTURAL HERITAGE AND ITALIAN DESIGN
MASTERPIECES, SURROUNDED BY A BREATHTAKING
BAYFRONT SETTING.

UNRIVALED LOCATION ON A SHELTERED BAY
SUSTAINABLE TROPICAL ARCHITECTURE
FASHIONABLE INTERIORS BY KARTELL®

SOPHISTICATED RESORT-STYLE AMENITIES AND SERVICES
EXPERTLY MANAGED BY A WORLD-CLASS HOSPITALITY TEAM
BACKED BY HILTON'S ELEVATED BRAND STANDARDS AND
GLOBAL REACH

A LIMITED COLLECTION OF 20 EXCLUSIVELY DESIGNED
PRIVATE RESIDENCES.

SELECTION OF CITIZENSHIP BY INVESTMENT
OPTIONS.



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This offering is being made exclusively to individuals that meet the definition of an "Accredited investor" as defined in Section 2(a)(15) of the Securities Act of 1933, as amended ("Securities Act").

Specifically, this includes Individuals who have a net worth of at least \$1 million, excluding the value of their primary residence, or have an annual income of at least \$200,000 (or \$300,000 jointly with a spouse) for each of the two most recent years, and a reasonable expectation of the same level of income in the current year. All prospective investors must certify that they are Accredited Investors prior to entering an Agreement, and must provide either supporting documents or third-party verification sufficient for permitting Golden Coast Limited and/or its Affiliates to verify such status as an Accredited Investor in accordance with regulations prescribed by the SEC, and must further acknowledge that they have received and read all investment materials. The securities offerings are speculative. Investment presented in this brochure is NOT insured by the FDIC or by any other Federal Government Agency or state agency, NOT Bank deposits, and is NOT guaranteed by Golden Coast Limited or its Affiliates. Neither the SEC nor any federal or state securities commission or regulatory authority has recommended or approved any investment or reviewed the accuracy or completeness of any of the information or materials provided. Neither Golden Coast Limited nor any of its Affiliates shall have any liability whatsoever arising from any error or incompleteness of fact or opinion in, or lack of care in the preparation or publication of, the materials and communication herein. This brochure does not constitute an offer by Golden Coast Limited or its Affiliates to sell, solicit, or make an offer to buy any securities. Neither Golden Coast Limited nor its Affiliates gives or offers business advice, investment advice, tax advice, or legal advice to anyone. Neither Golden Coast Limited nor any of its Affiliates is a registered broker-dealer, investment advisor, or similar investment services, and does not engage in any conduct requiring such registrations with the U.S. Securities & Exchange Commission ("SEC") or similar state-based agency. Golden Coast Limited, nor any affiliates, directors, officers, employees, representatives, or agents of Golden Coast Limited, (collectively, the "Affiliates"), endorses any of the opportunities that appear on this brochure, nor do they make any recommendations regarding the appropriateness of particular opportunity for any potential investor. All investors must make their own determination of whether or not to make any investment, based on their own independent evaluation of the opportunity and their risk tolerance. Offers to sell, or the solicitations of offers to buy any security, can only be made through official offering documents that contain important information about risks, fees, and expenses. All terms for the offering of securities accessible to Accredited Investors only are entirely subject to the actual subscription agreements, private placement memoranda, and operating, organizational, and other offering materials that comprise the specific offering. Investors are encouraged to consult with a professional (e.g., an attorney, advisor, or accountant) to conduct their own research and due diligence. You can learn more about investing in private placements from the [SEC](#) or [FINRA](#).

IMPORTANT CONSIDERATIONS:

- Investments in private companies and offerings exempt from registration under the Securities Act generally involve substantial risks, including the risk of loss of principal, limited liquidity, and potential lack of marketability of the investment.
- You are solely responsible for your investment decisions. You should carefully consider the risks involved and your ability to withstand a loss of investment before investing.
- You should consult with your own legal, financial, and tax advisors to determine the suitability of this investment for your specific circumstances.
- There is no guarantee that your investment will be profitable or that you will recover your investment.
- This is not an offer of securities for sale, nor a solicitation of an offer to buy securities, in any jurisdiction where such an offer or solicitation would be unlawful.

By proceeding with this investment, you acknowledge that you:

- Understand that you are an Accredited Investor and meet the definition as outlined above.
- Are capable of evaluating the risks and benefits of this investment.
- Have consulted with your own advisors regarding this investment.
- Are solely responsible for your investment decisions and understand that there are no guarantees of return.



OVERVIEW

ONE True Blue Beach Hotel Grenada, Tapestry Collection by Hilton™ embodies the serenity of True Blue Bay with an exceptional vision for an elevated Caribbean living experience. An exclusive waterfront location within Grenada's most in-demand neighborhood defines One True Blue Beach as a highly desired, boutique-style property, enriched by the tranquility of oceanfront living and the exclusivity of resort-style amenities and services.

Sophisticated amenity spaces enjoyed by hotel guests and residents include a private Beach Club with an oceanfront pool, sundeck and private jetty, bar and restaurant, a double-volume lobby, café and co-working areas, a rooftop lounge and a state-of-the-art, fully equipped wellness center overlooking the Ocean and striking vistas of the Island.



5 STORIES | 20 RESIDENCES | 54 HOTEL ROOMS | 1.3 OCEANFRONT ACRES

CITIZENSHIP BY INVESTMENT OPTIONS



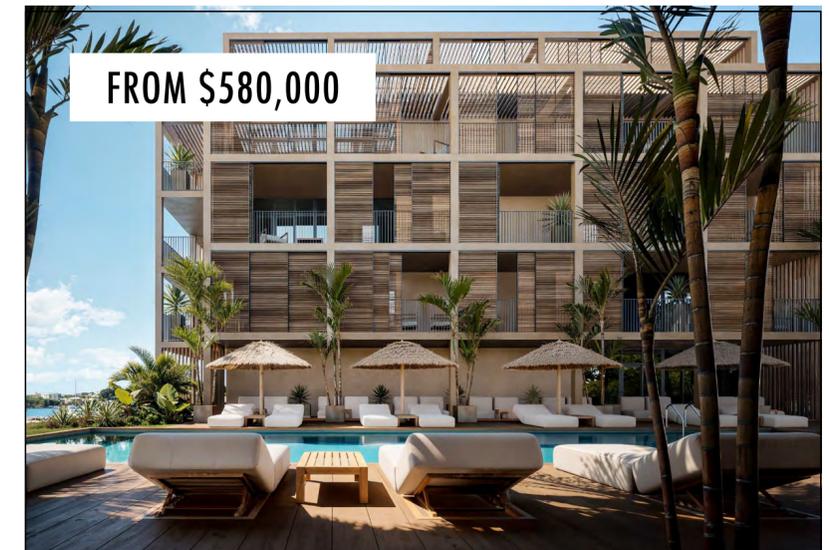
EQUITY INVESTMENT

Class B Share of Golden Coast Limited, the owner and developer of One True Blue Beach Hotel
Investment qualifies for Grenada Citizenship
5-year Government mandated Holding Period
Optional divestment through sale of share
One week stay per year during Holding Period
ROI once operational
Developer Exit Strategy



FRACTIONAL OWNERSHIP

Shared Ownership, Exclusive Use, Fully Managed
Luxury Penthouse Residence
Fashionable Interiors by Kartell®
Designer Bathrooms by Porcelanosa
Custom Designed Kitchens by Parcelanosa
Bosch Appliances
Access to Hotel Amenities & Services
Large Terraces Overlooking the Bay and the Ocean
Equal Access during high, mid and low season
6 Weeks Stay per Year



REAL ESTATE OWNERSHIP

Freehold Condo Residences.
Studio, One and Two-Bedrooms.
Fashionable Interiors by Kartell®
Designer Bathrooms by Porcelanosa
Custom Designed Kitchens by Parcelanosa
Bosch Appliances
Access to Hotel Amenities & Services
Optional Hotel-Managed Rental Program
Owners achieve Hilton Honors™ Gold Status.

EQUITY INVESTMENT

Golden Coast Limited, the owner and developer, is offering Investors the opportunity to purchase Class B shares priced at \$270,000 per share, with limited availability. This investment is structured to provide a share in the profits of the Hotel, aligning investors directly with the success of the property.

One True Blue Beach Hotel is an Approved Project under Grenada's Citizenship by Investment (CBI) Program. Investors in Class B shares qualify for CBI eligibility, providing a pathway to Grenadian citizenship.

The project's unique location and brand affiliation position it for high occupancy and income-generating potential. Investors will benefit from a dividend share tied to the hotel's operational success, enhanced by Hilton's global marketing reach.

CLASS B SHARE INVESTMENT \$270,000

Class B Share of Golden Coast Limited, the owner and developer of One True Blue Beach Hotel

Investment qualifies for Grenada Citizenship

5-year Government mandated Holding Period

Optional divestment through sale of share

One week stay per year during Holding Period

Developer Exit Strategy



BRANDED RESIDENCE OWNERSHIP

ONE True Blue Beach Hotel Grenada, Tapestry Collection by Hilton™ offers a unique real estate opportunity featuring twenty Branded Residences. Owners can place their homes into an optional rental program and achieve instant Hilton Honors™ Gold Status. Owners have access to all hotel amenities, including The Beach Club, resort-style pool, lounges, co-working, yoga and wellness center.

With the charm of a luxury boutique hotel and the feel of a private members' club, Residences at ONE True Blue Beach Grenada, Tapestry Collection by Hilton™ offers a bespoke living experience characterized by opulent design, exclusive well-being benefits, premium amenities and services, and sustainable features.

FROM \$580K to \$3.2M

Freehold Condo Residences

Studio, One and Two-Bedrooms.

Fashionable Interiors by Kartell

Designer Bathrooms by Porcelanosa

Custom Designed Kitchens by Parcelanosa

Bosch Appliances

Access to Hotel Amenities & Services

Optional Hotel-Managed Rental Program

Owners achieve Hilton Honors™ Gold Status.

ESTIMATED OWNERSHIP COSTS:

Property tax on property value	0.02%
Transfer Tax on resale, of market value	2.5%
Insurance, of replacement cost	1.75%
HOA fees per sqft per annum	\$13
Electricity Approx. kWh	EC\$1
Water Approx, per gallon	EC\$0.05c

STUDIO

From \$580,000

ONE BEDROOM

From \$840K to \$1.3M

840SQ.FT. - 1,320SQ.FT.

TWO BEDROOM

From \$1.6M to \$3.2M

1,320SQ.FT. - 1,940SQ.FT.



FRACTIONAL OWNERSHIP

ONE True Blue Beach Hotel Grenada, Tapestry Collection by Hilton, offers a unique real estate opportunity featuring fractional ownership of luxurious penthouses. Each owner enjoys 6 weeks of stay at their exclusive residence per year. Owners have access to hotel amenities, including The Beach Club, resort-style pool, lounges, co-working, yoga and wellness center.

Blending the sophistication and charm of a Caribbean boutique hotel with the intimacy of a private members' club, the Residences at One True Blue Beach offers a bespoke lifestyle defined by opulent design, exclusive wellness benefits, premium services, and sustainable living.

UNDERSTANDING YOUR SHARED OWNERSHIP INVESTMENT

As a fractional owner, you hold a 1/8 ownership share in a dedicated limited liability company (LLC) that holds the title to the penthouse condo residence. This structure provides you with direct equity in the property through the LLC, entitling you to 6 weeks of exclusive annual usage. The LLC is governed by an operating agreement and managed to ensure smooth operations, maintenance, and long-term asset value.

EXCLUSIVE PENTHOUSE COLLECTION

**Shared Ownership. Exclusive Use.
Fully Managed.**

Luxury Penthouse Residence

Featuring fully furnished, fashionable interiors by Kartell®

Expansive Private Terraces

With breathtaking views of the bay and the ocean

Equitable Usage

Six weeks annually with fair access across high, mid, and low seasons

Unrestricted Access

Full use of all premium hotel amenities and services.

Penthouse Unit 503 Shared Ownership 1/8

\$320,000 Per Share

2bds | 2.5 bath | 1,320 sq. ft.

Penthouse Unit 501 Shared Ownership 1/8

\$360,000 Per Share

2bds | 2.5 bath | 1,650 sq. ft.

Penthouse Unit 502 Shared Ownership 1/8

\$400,000 Per Share

2bds | 2.5 bath | 1,940 sq. ft.



VISIONARY TEAM

DEVELOPER: GOLDBLAT

Goldblat is a Grenada-based real estate development firm focused on the ground-up development of luxury lifestyle and investment properties in Grenada. Goldblat has extensive experience in acquisition, development, construction and property management. Over the past 25 years, we have been involved in numerous large-scale real estate developments and transactions, offering investors opportunities that are not typically available in the real estate market.

HOTEL AND RENTAL PROGRAM OPERATOR: HOTEL EQUITIES

Hotel Equities is a best-in-class owner, operator, and development firm managing a portfolio of 300+ hotels and resorts throughout the U.S., Canada and the Caribbean. The Company's hotel management portfolio consists of full-service, select-service, boutique, independent, and lifestyle hotels. Hotel Equities provides world-class hotel management and collaborates with hotel brands, institutional investors, and forms strategic partnerships with hoteliers.



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HOTEL EQUITIES
EXCELLENCE IN HOSPITALITY™

WHY GRENADA?

- Undersupplied real estate and hotel markets.
- Tourism growth 15% year-over-year in 2024
- Steady economic growth is driven by tourism, private education, construction, and Citizenship by Investment.
- Foreign investment is boosted by a favorable tax regime, tourism, real estate and Citizenship by Investment.
- The safest and most politically stable Caribbean state with a democratic government and low crime.
- Renowned for its pristine beaches, lush landscapes, rich culture, and laid-back lifestyle.
- Stable local currency tied to USD

WHY TRUE BLUE?

- Prestigious residential neighborhood.
- Home to St. George's University (SGU) with over 8,000 international students and 2,000+ faculty.
- SGU has been the largest provider of doctors into first-year U.S. residencies for the last 11 years.
- The University generates a steady flow of visitors independent of tourism market fluctuations.
- Minutes away from the airport, marinas, fine dining, beaches, and recreational activities.
- The lack of development land and the airport's building height restrictions ensure sustainable business growth.



"True Blue remains Grenada's most attractive real estate investment location, commanding the highest demand, rates, and price per square foot."

By Century 21 Grenada



TAPESTRY COLLECTION by Hilton™

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