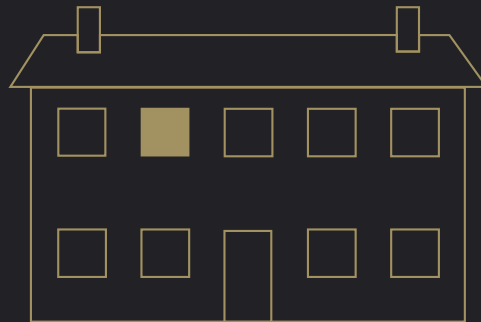




In Association With



R O O M T O I N V E S T TM

EARN INCOME WHILE YOU SLEEP

Introduction – Room To Invest

Room To Invest, the UK's leading hotel room investment provider is offering an exciting investment opportunity to invest in hotel rooms in emerging market economies. We offer investors:

- 100% projected return over 5 years.
- Minimum **guaranteed** annual income of 8% for 3 years; projected 10% income after that backed by a five year contract with tour operator.
- Capital growth estimated at least 10% per annum backed by freehold property.
- 7 nights free accommodation in our hotels per annum, or exchange them for travel benefits (see page 16).



- Investments from as little as £5,000. 5% discount if you purchase more than one investment.
- SIPP and SSAS approved.
- No hidden costs or annual charges.
- A trading platform facility if you wish to sell your investment at any time.
- Exchange rate risk covered by **Room To Invest**.
- A track record - **Room To Invest** has been established since January 2007.

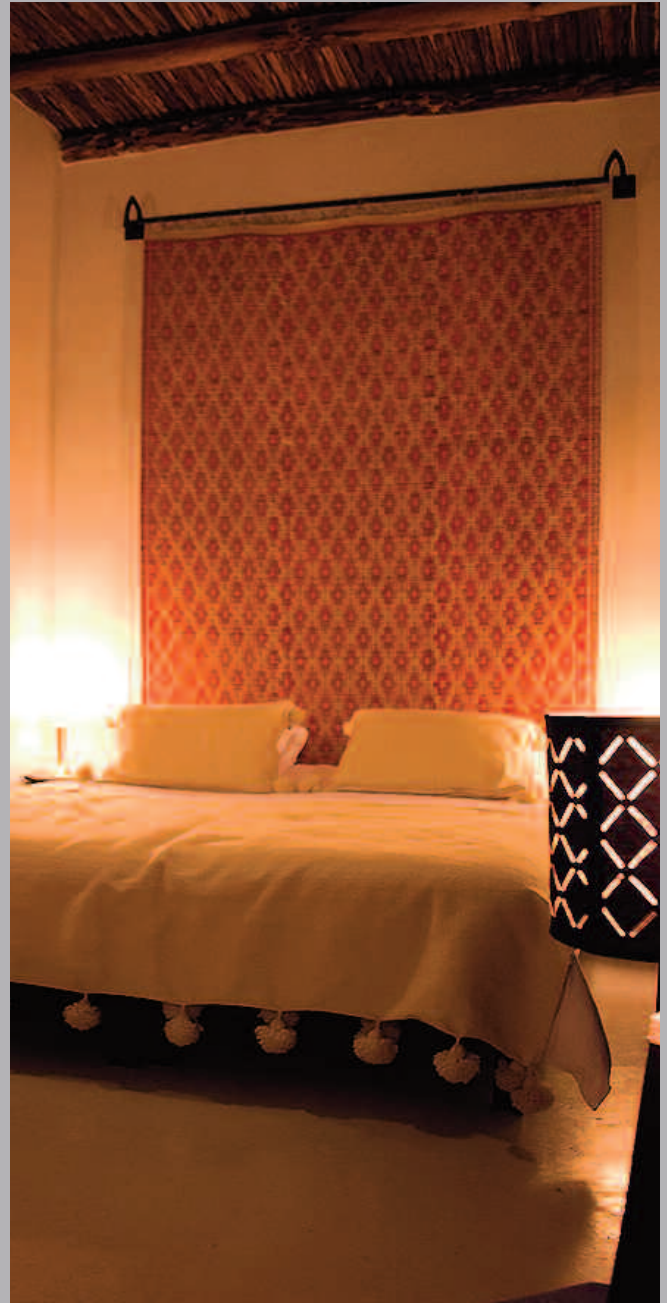
We currently own hotels in Slovenia and Morocco;

1. **Hotel Gora**, Podljubelj, 287 A Podljubelj, 4290 Trzic, Slovenia
2. **Riad Harmonia**, 87 Derb Jamâa, Derb Dabachi, Marrakech, Médina Morocco
www.riadharmonia.com

Hotels which are coming soon include Barbados, Spain, USA - Florida and South of France. Investors are able to spend their 7 night free accommodation per annum in any Room to Invest portfolio hotel or exchange them for travel benefits.



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About Room To Invest

Room To Invest is one of the few UK companies to promote an investment at an affordable entry level into this asset class – a hotel room. Other companies provide a similar investment product in the UK however the minimum investment usually start at a much higher level and the properties are mostly based in London. In addition, some similar investment products offer rooms for sale in hotels which are under construction and have no track record. Whilst incomes may be guaranteed in these schemes if the occupancy does not meet the set targets then the capital values of the rooms will deteriorate significantly.

Due to recent market conditions in the UK property market, we believe the UK does not offer the best value for money. In the medium term we believe much better value can be obtained in other European and worldwide property hot spots.

We make the process of investing in property easier than buying a property in the UK or abroad. We also ensure that costs are kept to a minimum and are known in advance. RTI eradicates the need for lawyers, notary fees, VAT, surveyors, estate agents, trips to and from the potential hotels with added costs, land registry fees, etc. There are no annual



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service charges and our annual management fee (after the 3 year guarantee period) is only a 25% share of room revenue whereas it is typically 50% with other schemes.

The main criteria that **Room To Invest** look for when they choose to invest in hotels involve the following: good quality construction; location and local economy; hotel standards and facilities; occupancy rates; development opportunities and potential returns for investors.

Room To Invest undertakes the following responsibilities to ensure you maximize your investment returns; manage the allocation of room rights for investors; maximise the hotel occupancy and income for the hotel; manage the allocation of visits by investors wishing to take their free 7 nights accommodation per annum; group sales and marketing; liaise with the hotel manager; manage the freehold investment of the property; facilitate the sale of room rights by investors; source new hotels to offer investors; keep investors updated on events at the hotel and room to invest; analyse and exploit development opportunities at each hotel.

Room To Invest will keep a stake in the hotel at all times. Our aim is to sell only a proportion (likely to be 70%) of the room rights so you can be sure we have a vested interest in making sure that the hotel continues to be profitable on an ongoing basis.

At **Room To Invest**, the hassle of generating regular income is managed by other people on your behalf and means you can invest in a selection of hotel rooms at very affordable prices in some of the most exciting and dynamic regions with strong growth potential.



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How it works

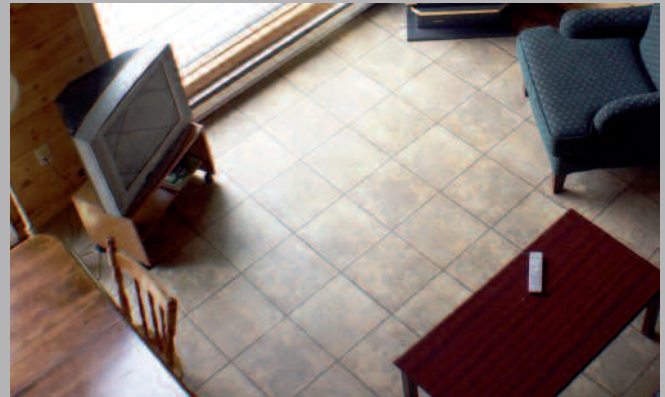
As an investor you will purchase what is termed a **Room Right**. This entitles you to a share in the income generated from your room and a share in the capital value of the hotel, together with any appreciation in the capital value (or freehold value) of the hotel room in direct proportion to your investment in the hotel. You will receive a Room Right Certificate for your investment. This method of investment is commonly referred to as **fractional ownership**. Fractional ownership must not be confused with time share. **Fractional owners have a legal right to a share of the**

capital and income from the overall asset whereas time share owners do not.

Room rights are priced by dividing the value of the hotel by the number of rooms and then by 52 weeks in each year. (See the detailed pack for each hotel on how these are calculated.) Investors who purchase more than one room right will receive a 5% repeat investor discount.

Room right investors receive a minimum **guaranteed** 8% income on any investment made for 3 years from their purchase date. Any income from the occupancy of the hotel over this guaranteed amount will also be paid to the investor.

The income in the first five years is backed by a five year contract with a tour operator who has



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block booked each hotel. This provides strong security to the investor.

After this 3 year period investors receive income based on the occupancy of the hotel. How it works is that each investor is allocated seven nights in each Hotel room. Each seven night period will be allocated at random in a different quarter each year to ensure that investors are not unfairly prejudiced. A rotational room reservation system ensures that all rooms are allocated on a fair basis. Over the seven night period investors receive 75% of the average room income generated by guests staying in their allocated room. Only paying guests will be allocated to investors' rooms. The likely expected income for the investor from occupancy for both hotels is in the region of 8% per annum. (See the detailed information document for each hotel on how these are calculated.)

This income will be paid within 30 days from the 31st of December (the end of each calendar year). Investors will receive an annual statement showing their total room income, occupancy and income payable at the end of each calendar year.

When the hotel is sold investors will receive a share in the capital value of the hotel together with any appreciation in the capital value (or freehold value) of the hotel room in direct proportion to their investment in the hotel less any expenses relating to the sale.

Alternatively investors can sell their room rights via our online trading exchange which is available to view on our website:

www.roomtoinvest.co.uk/TradingPlatform.html

When you invest with **Room To Invest** you also get 7 days free accommodation per annum in any of the hotels within our portfolio subject to an admin fee of £5 per night for organising the accommodation for you, or exchange them for travel benefits. You can carry over the benefits over whatever time period you choose and can also transfer the free days to friends and family members. Please email us at info@globalinvestmentsolutions.ca or telephone the numbers shown below and we will arrange for the accommodation to be booked for you.



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Riad Harmonia, Marrakech, Morocco www.riadharmonia.com

Riad Harmonia encompasses 5 beautifully decorated luxury suites divided up by patios and all decorated in their own unique Moroccan style with traditional furniture and thick rich fabrics contrasting the white walls. All rooms are spacious with hand-made beds, a living area, en-suite bathroom, air conditioning, fireplace, satellite television, wi-fi and stunning interiors. Each have their own private sun patio, terrace or balcony looking out over the roof tops of the Medina. During the summer months guests can enjoy the sun on the rooftop terrace, whilst in the winter months relax

in the Hammam (steam room) and enjoy the light breeze. The Riad also offers massage and beauty treatments to guests.

Riad Harmonia is in an ideal position in central Marrakech near the Badi Palace and Djeema El Fna Square where the markets sell all varieties of food and goods. From the roof top you can see for miles across Morocco and the Medina and away into the desert and towards the Atlas Mountains.

The price per room right per suite room is £9,250.



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Riad Harmonia – 5 Year Investment Projection

Investment in Room Right	£9,250
Income Paid per annum @ 8%*	£740
Income paid over 5 years	£3,700
Value of Investment after 5 years @10% capital growth	£14,897
Total % return	101%

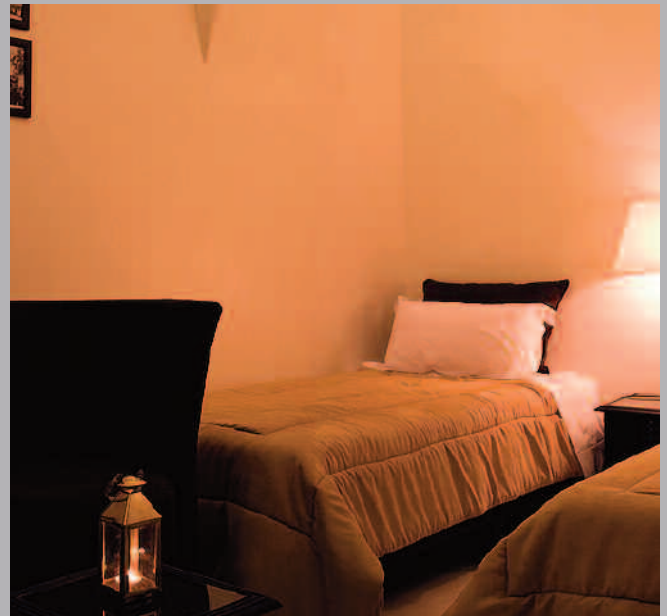
* This is based on guaranteed returns rather than anticipated returns.

Investors are able to purchase multiple suites subject to availability. An investment in a room right in the Riad Harmonia is projected to return 100% over 5 years as per the table below.

Morocco is an all-year round destination and boasts beaches, deserts, cities and ski resorts, which buoys

hotel capacity rates. It is one of the most exciting property markets to invest in at the moment. Riad Harmonia is an all seasons boutique hotel ie. occupancy levels are consistent throughout the year. Tourism in Morocco is growing rapidly – tourist numbers are set to be supported by quality hotels and operating margins in Marrakech are particularly attractive – around 50% compared with less than 20% in much of the UK. All of these facts underpin our projections of 100% return over 5 years.

...It's a wonderful oasis of calm in this vibrant city. My sons will never forget breakfast time on the roof terrace watching the storks build nests on the old city walls with the Atlas Mountains in the background... Mark Grant - Room to Invest client



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Gora Hotel, Ljubljana, Slovenia

The hotel has 18 rooms, 14 double and 4 suites. Each room has an en-suite bathroom, television and comfortable double beds. Constructed in 1990, on a plot of 727m², the Hotel is approximately 1,000m² and coupled with its rooms Gora Hotel comprises an 80 cover restaurant, plus an additional 40 covers on the terrace, kitchen, indoor jacuzzi, sauna and massage room.

The hotel has undergone an extensive refurbishment and benefits from well-decorated luxury suites and double rooms. It has been in operation since 1990 prior to being purchased and



refurbished by **Room To Invest**. The anticipated operating margins of the Hotel are 65%, with occupancy in the high season (winter) expected to reach 90% and in the low season 45%. Through good management we are expecting to increase occupancy in the hotel up to 80% which will in turn increase the value of the hotel.

The price per room right per double room is £5,000. The price per room right for the suites are £7,500. Investors are able to purchase multiple suites subject to availability and will receive a 5% discount for multiple purchases. An investment in a room right in the Gora Hotel is projected to return 100% over 5 years as per the table.

Bordering Italy, Austria, Hungary and Croatia, Slovenia is ideally placed at the centre of Europe. The hotel is ideally situated north of the capital Ljubljana, which continues to be a growth hotspot. It is close to the main ski resort of Zelenica and is a short drive from Kranjska Gora which hosts World Cup men's slalom and giant slalom skiing competitions. Slovenia's property market has expanded considerably and we think it offers significant growth potential. Slovenia itself has generated considerable interest from an investment perspective, and the UK was a notable supporter of Slovenia's accession to EU membership.

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Gora Hotel – 5 Year Investment Projection

	Double Room	Suite
Investment in Room Right	£5,000	£7,500
Annual Income/Yield to Room Rights owner @ 8%*	£400	£600
Income paid over 5 years	£2,000	£3,000
Value of Investment after 5 years @10% capital growth	£8,053	£12,079
Return as %	101%	101%

* This is based on guaranteed returns rather than anticipated returns.

In addition to its renowned ski resorts and numerous golf courses, Slovenia's lakes offer fishing, while the beautiful countryside provides an opportunity for horse riding, hiking and cycling.



As you can imagine, Slovenia's geographical position means it is well-placed to benefit from the excellent road systems and train networks which cover Europe.



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Platinum Investment packages

Want to get a portfolio of income producing room rights that will also enable to you to stay in some of the best hotels in the world?

Then you really need to take advantage of the Platinum Investment package.

Here are some of the extra benefits when you invest in the Platinum package;

- Buy 1 room right in a suite in Marrakech and 2 room rights in a suite in Slovenia
- Normal investment would be £24,250 (£9,250 for Marrakech & £7,500 each for Slovenia)
- Your price only £22,000 - 10% discount on normal rate

Additional packages – you will receive a further discount of 5% if you purchase two Platinum Investment packages, 7.5% if you purchase three,

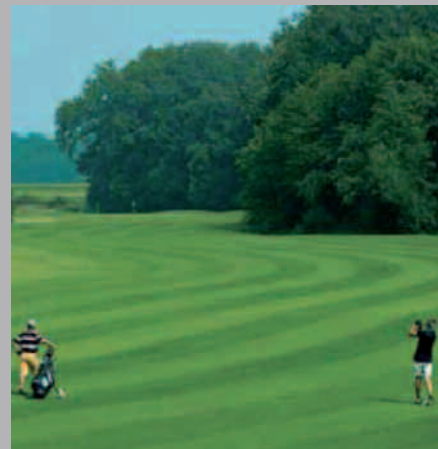
10% if you purchase four, and 12.5% if you purchase five.

- 8% minimum guaranteed income for 3 years paid on non-discounted package value.
- After that projected 10% annual return from occupancy of the hotel
- Return on investment of up to 159% over 5 years (see below table)
- 28 days free accommodation in our group of hotels per annum (21 days over and above normal allowance)
- Option to trade free days for £2,000 in Virgin travel vouchers
- This offer needs to be read in conjunction with the main information documents on Gora Hotel and Riad Harmonia

For those who deserve the best the Platinum package is the only choice.



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Projected return over 5 years from Platinum package

Platinum Investment Package - 5 Year Investment Projection

	1 package	2 packages	3 packages	4 packages	5 packages
1 Room Right in Riad Harmonia - Suite	£9,250	£18,500	£27,750	£37,000	£46,250
2 Room Rights in Gora Hotel - Suites	£15,000	£30,000	£45,000	£60,000	£75,000
Total Investment in Room Rights	£24,250	£48,500	£72,750	£97,000	£121,250
Discount @ 10% / 15% / 17.5% / 20% / 22.5%	£2,250	£7,000	£12,750	£18,500	£27,250
Investment for Platinum Package	£22,000	£41,500	£60,000	£78,500	£94,000
Annual Income/Yield to Room Rights owner*	8%	8%	8%	8%	8%
Income Paid per annum (paid on Full Value)	£1,940	£3,880	£3,880	£7,760	£9,700
Income paid over 5 years	£9,700	£19,400	£29,100	£38,800	£48,500
Annual Capital Growth Projection	10%	10%	10%	10%	10%
Value of Investment after 5 years (assuming annual income not re-invested)	£39,055	£78,110	£117,165	£156,219	£195,274
Return as %	122%	135%	144%	148%	159%

* This is based on guaranteed returns rather than anticipated returns.

If you would like to invest in this package then contact the Global Investment Solutions team on +34 952 666089 (Spain), +44 (0)207 096 1015 (UK), +(1) 905 910 0322 (Canada) or email info@globalinvestmentsolutions.ca

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Travel Benefits

As an investor in Room To Invest you will receive 7 free nights of accommodation per annum in your hotel or in any other Room to Invest hotel.

Please email info@globalinvestmentsolutions.ca or telephone the numbers shown below and complete the application form and we will arrange for the accommodation to be booked for you.

Travel arrangements must be made and funded by the investor and accommodation is subject to availability and a small administration fee of £5 per night during your chosen 7 nights.

You can therefore enjoy a week in the sun in Marrakech or a week skiing in Slovenia as part of your investment.

However, you may also choose to exchange your allocated 7 free nights for Resort Vacation Certificates.

Resort Vacation Certificates

Your vacation ownership gives you access to a world full of vacation opportunities. If you decide you don't want to return to your home resort and want to explore other vacation options, you can



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simply transfer your 7 free nights of accommodation for use in more than 4,000 resorts in approximately 100 countries.

You can plan a dream trip by searching for week long stays at many popular destinations around the world. You will have the opportunity to choose accommodations ranging from a studio up to a three bedroom based on availability – many of which are self catering. Whether you are travelling with family or friends, we have accommodations that will suit your vacation needs. To find out more visit www.resortcerts.com

WYNDHAM
WORLDWIDE



Benefits of RCI Points membership:

- Stay at any of the more than 4,000 RCI affiliated resorts in more than 100 countries*
- Stay a single night or as long as you like at the hundreds of RCI Points affiliated resorts
- Choose the type and size of your unit
- Stay in a variety of resorts and enjoy a variety of amenities, services and activities during each visit
- Combine the value of your Points from year to year to increase your vacation options, or transfer Points to another member
- Exchange Points for discounts on other travel products and services

* Subject to availability and the value of your RCI Points ownership.

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