

# INVESTMENT

IN THE  
**SEZA  
SPECIAL  
ECONOMIC  
ZONE**

STRUCTURED, ARRANGED  
AND DISTRIBUTED BY



WORK, GROW, HEAL, LIVE LIFE

## INVESTMENT WITH A BALANCED APPROACH



ANTIGUA  
SUSTAINABLE  
SPECIAL ECONOMIC  
ZONE

STABILITY



LOCATION



VIABILITY  
SUSTAINABILITY



## ECONOMIC ZONE PLAN



- 1 Tourism & Entertainment
- 2 International Healthcare Zone
- 3 Education Zone
- 4 Residential
- 5 International Financial District & CRYPTO Services Zone
- 6 Free Trade Zone, Commercial Area and Parking
- 7 Pharma Complex & Herbal Park



## PROJECT SNAPSHOT

The Antigua Free Economic Zone is strategically positioned in close proximity to 2 of the top 5 global economies (USA and Brazil) and consumption markets which drive commerce and industry, providing ease of market access and efficient turnaround in logistics supply chains.

SEZA Holdings will acquire and develop 550 acres of land at Jennings, Antigua, which we will modernise to realise a world-class Free Trade Zone of cutting-edge design and architecture, including commerce, residential, financial services, private global banking, healthcare and natural wellness, education, shopping, restaurants, hotels and vertical organic farming with benefits to investors including –

-  Exclusivity on Special Economic Zone status in Antigua & Barbuda
-  Tax relief on commerce conducted locally and internationally
-  Sound governance backed by the Free Trade and Processing Zones Act 12 of 1994
-  Incorporating the Government approved Citizenship by Investment Program
-  Facilities and high-end financial services a likened to a St Tropez of the Caribbean
-  Structured funding incorporating capital protection and predetermined private arbitrage
-  Secure and lucrative investment providing a 5-Year Fixed Annual Income Bond



ANTIGUA  
SUSTAINABLE  
SPECIAL ECONOMIC  
ZONE





# FINANCIAL SERVICES



Global Private Bank  
Banking Services  
Community Bank  
Offshore Settlement Services  
Wealth Management  
Insurance & Trust Management  
Global Investment Advisory  
Global CRYPTO Hub

- Platform
- Mining Centre
- Exchange

Trade Finance Services  
New-Age Digital Delivery



# TOURISM

The location and climate are already well-known for tourism, with major cruise ships bringing hundreds of thousands of holidaymakers annually and spending just under USD 1 Billion. This represents 83% of the country's exports. Visitors can enjoy a variety of activities, including water sports, cultural tours, and exploring the island's rich history.

The annual Antigua Sailing Week attracts yachting enthusiasts from all over the world, while the Antigua Carnival is a vibrant celebration of Caribbean culture. Our goal is to elevate the tourism sector by offering high-end experiences in this popular destination, positioning Antigua as a premier destination in Caribbean tourism.





# HOSPITALITY

Luxurious hospitality of world-class standard will be provided in the construction of a 5- star luxury resort overlooking the magnificent Caribbean waters.

Fine dining is par for the course with a variety of international cuisine to satisfy every palate.

Eateries on walkways portraying the local culture, providing a synergy of tradition and westernised ambience with fusion soul food, is a mere step away.



# ENTERTAINMENT



Fine dining is par for the course with a variety of international cuisine to satisfy every palate.

Eateries on walkways portraying the local culture, providing a synergy of tradition and westernised ambience with fusion soul food, is a mere step away.





# EDUCATION



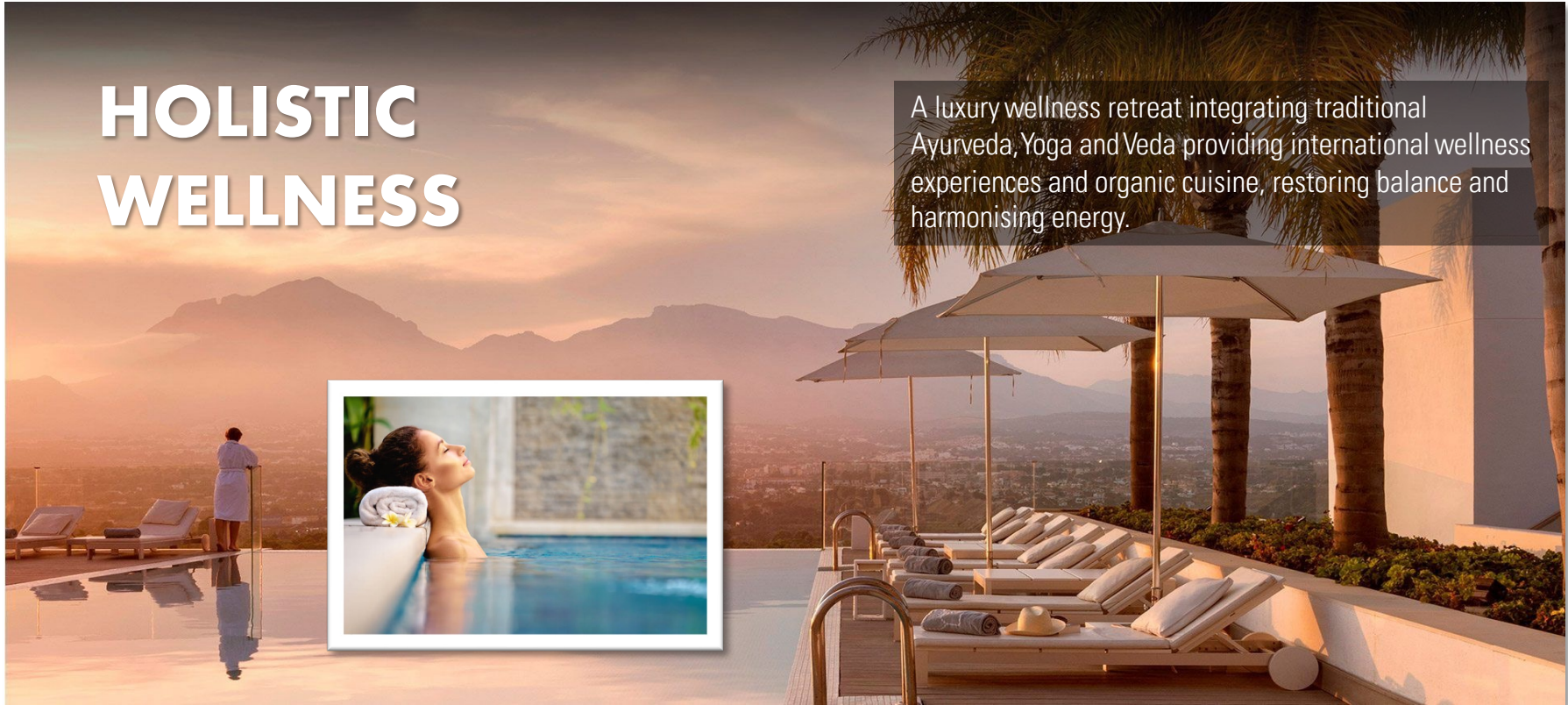
State of the art international university offering world-class education in a variety of faculties ...

- Medicine
- Nursing & Pharma
- Engineering
- Technical & Vocational Studies
- Global Liberal Arts & Sciences
- Entrepreneurship
- Open studies with digital delivery of courses
- Student residences



# HOLISTIC WELLNESS

A luxury wellness retreat integrating traditional Ayurveda, Yoga and Veda providing international wellness experiences and organic cuisine, restoring balance and harmonising energy.





# HEALTHCARE

An international Specialised globally accredited Medical Hospital and Research Centre providing special healthcare treatment of international standard.

Alternative medicines research and therapy centre bringing mother nature to your cure.

Specialised rehabilitation and recovery centre with world-class patient care.

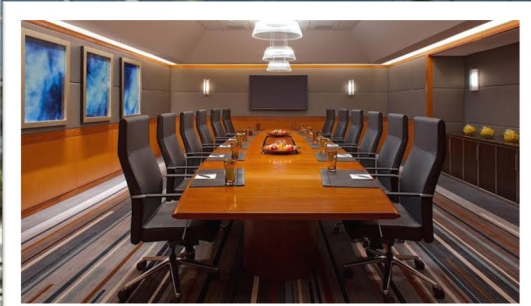




# CORPORATE OFFICES



- Ready-to-move in office spaces
- Catering for SME and large corporate
- World-class infrastructure
- Integrated services
- Wide array of Smart amenities
- Virtual office facilities
- Conference centre
- Smart Box delivery
- Shuttle service
- Boardrooms and meeting rooms



# VERTICAL ORGANIC FARMING



The first Vertical Organic Garden in Antigua  
Supply of vegetables and herbs to the Island  
Export opportunity to the Caribbean  
Cutting-edge VR and AR technologies  
Accessibility, utilising less land than conventional farming  
Education and skills development  
Sustainable practices, emphasising organic methods  
Stress relief and wellbeing, as a therapeutic activity  
Experimentation and creativity through design of unique landscapes  
A fascinating blend of technology, sustainability and immersive experience promoting organic practices  
A deeper connection with the environment



# RETAIL SHOPPING

Retail space providing a shopping avenue of top international brands ...

Lades & Mens Boutiques  
Local Hand-Crafted Goods  
Imported Leatherware  
Designer Garments  
Local Arts & Culture Display  
and more





# RESIDENCES

Sea facing independent villas and private residences ...

Privacy guaranteed  
Independent access to each villa  
Concierge services  
Water-front views  
Infinity pool  
Citizenship integration



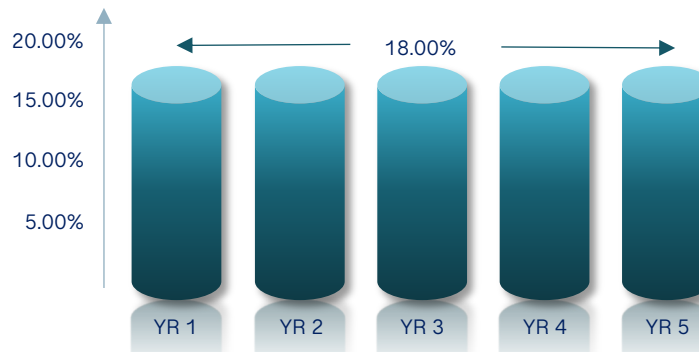
## INVESTMENT EXECUTIVE SUMMARY

SEZA Holdings will own, develop and construct the Antigua Sustainable Special Economic Zone, with the full backing of the Government of Antigua & Barbuda.

Invitation is extended on this unique investment with a balanced approach opportunity providing a 5-year fixed annual return to discerning investors.

SEZA Holdings partners have pledged USD35 Million to Marcellus Capital Group Limited (MCG) with a Mandate for MCG to raise USD200 Million for the completion of the project. The required capital is being raised through Private Equity Bonds and Strategic Private Placement Structuring through global financial institutions. Terms of investment include –

- Minimum investment of USD100,000 with no cap on investment
- Annual coupon (interest) of 18% paid in arrears
- Principle investment is credit risk insured
- Investment is underpinned by major bank's structured note
- Investment capital is repaid to the investor after 5 years, with an option to renew on agreed terms





ANTIGUA  
SUSTAINABLE  
SPECIAL ECONOMIC  
ZONE



## A UNIQUE INVESTMENT OPPORTUNITY

Interested investors are invited to contact Marcellus Capital Group Limited



33 St James's Square  
London, England SW1Y 4JS  
Telephone +44 20 7788 7987  
[www.marcelluscapitalgroup.com](http://www.marcelluscapitalgroup.com)



ANTIGUA  
SUSTAINABLE  
SPECIAL ECONOMIC  
ZONE



THE UNIQUE BLACK  
PINEAPPLE OF  
ANTIGUA

