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Pierre & Vacances
CenterParcs

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Center Parcs
Success



PARK BOSTALSEE - GERMANY

Invest your savings in places you can trust
Pierre & Vacances Conseil Immobilier

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- Terms of purchase
- Groupe Pierre & Vacances Center Parcs



PARK BOSTALSEE

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- The park
- Leisure activities
- Cottages
VIP
Premium
Comfort
- A long-term investment





Heidelberg Castle

A 5th Center Parcs in southwest Germany

ON THE BORDERS OF FRANCE AND LUXEMBOURG

5 Center Parcs parks in Germany and 21 in Europe



The Saarland, gateway to Germany

ONE OF EUROPE'S MOST PROSPEROUS REGIONS

- At the heart of a catchment area with a population of over 43 million less than three hours' drive from the latest Center Parks destination
- At the crossroads of major rail and road links
- In the greater SaarLorLux region: active cross-border cooperation between the Saarland, Lorraine and Luxembourg
- Contributing to the financing of the new Center Parcs destination: €32 million infrastructure subsidies

Average purchasing power in the region

€28,700 a year per capita*

*Source : Eurostat





The Saarland

CHARM & JOIE DE VIVRE

- An incredible diversity of plants and wildlife to discover on foot or cycling
- 2,000 km of cycle paths and signposted trails
(meanders of the Saar, Bliesgau UNESCO biosphere reserve)
- A rich and varied culinary tradition and a host of festivals and special events
- A proud history and a wealth of famous sites (Völklinger Hütte steelworks, Bliesbrück-Reinheim European archaeology park, Borg Roman villa, etc.)



650,000

visitors a year



Bostalsee

THE BIGGEST LAKE OF SOUTHWEST GERMANY

- A lake stretching over 120 hectares in a superb natural setting of rolling hills, in the heart of the Saar-Hunsrück nature reserve
- The 335 hectare leisure park is a major tourist draw, featuring attractive beaches, walking trails and cycle paths
- 1 brasserie and 1 restaurant with lake views
- 2 golf courses nearby: Heidehof (9 holes) and Wendelinus (27 holes)
- Wide choice of leisure activities: Nordic walking, fitness center, riding, hot-air ballooning, hang gliding, etc.)



Bostalsee

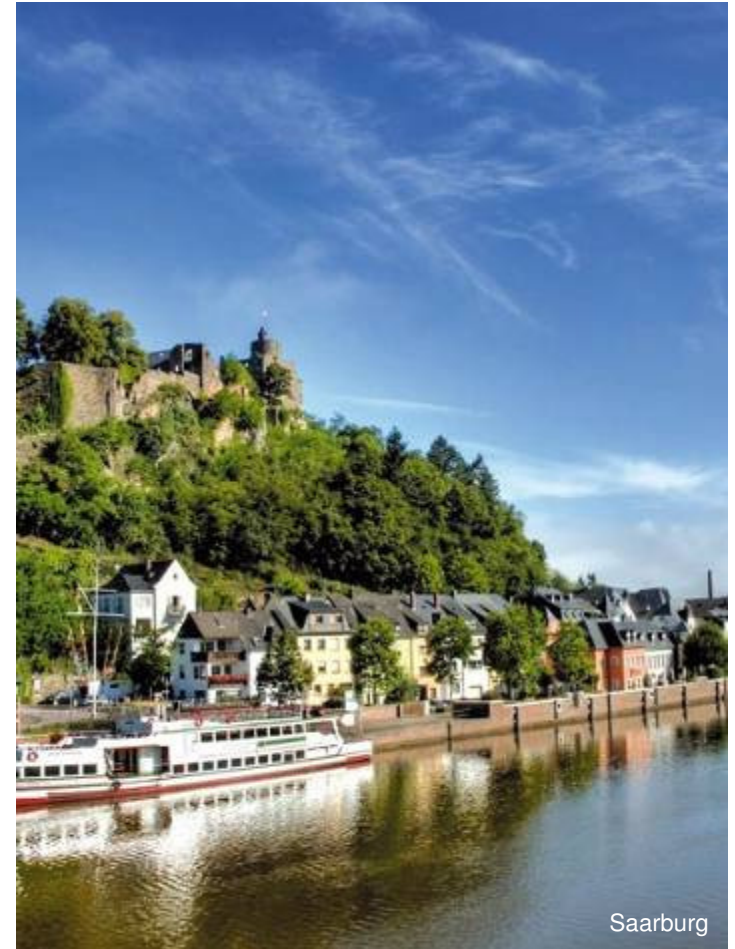
A HUGE VARIETY OF AQUATIC LEISURE AND SPORT ACTIVITIES

- Outstanding water quality suitable for: swimming, sailing, diving, pedal boating, windsurfing, fishing, canoeing, boat rides, etc.
- 210 berths and 120 moorings
- Numerous regattas on the lake in summer

Access

EXCELLENT TRANSPORT SERVICES

- TGV-EST/ICE high-speed rail link: Paris-Sarrebruck in under 2 hours
- Two motorways nearby: A1 and A62



Saarburg

PARIS	443 KM
METZ	118 KM
LUXEMBOURG	100 KM
FRANKFURT	185 KM
STUTT GART	240 KM
BRUSSELS	314 KM

Park Bostalsee

IN HARMONY WITH NATURE

- A prime site on the eastern shore of the lake
- Rolling hills and valleys with a mixture of meadows and woodland
- 500 cottages blending harmoniously into the natural landscape
- Splendid lake views enjoyed by most cottages



Project under development, subject to modification. Artist's impression by Gärnter u. Christ, Hamburg
Architecture by ANSSP, Hamburg

PLAN D'ENSEMBLE DU DOMAINE DE BOSTALSEE - ALLEMAGNE

OVERVIEW OF THE DOMAIN OF BOSTALSEE - GERMANY



- 1** Le Dôme, avec :
Aqua Mundo
Restaurants (*restauration en buffet, Snack et Market Café*)
Supermarché
Aire de loisirs avec Baluba, 8 allées de bowling, billard, golf miniature en intérieur
Réception
Administration du site/ Back office
- 2** Bâtiment du service de chambre, de la maintenance et entretien des jardins
- 3** Centre de location de vélos et Club Enfants
- 4** Entrée/ Accueil
- 5** Espace plage
- 6** Extérieur - Golf miniature
- 7** La ferme des enfants
- 8** Aire de jeux aquatiques pour enfants
- 9** Aire de jeux pour enfants
- 10** Réserve naturelle
- 11** Bâtiment décentralisé du service de chambre

- 1** Central Facility, with :
Aqua Mundo
Restaurants (*buffet restaurant, Snack corner and Market Café*)
Supermarket
Leisure area with Baluba, 8 bowling lanes, billard, indoor-miniature golf and House of Games
Reception
Park administration / Back office
- 2** Housekeeping, technical and green service building
- 3** Cycle Centre and Kids Club
- 4** Entrance / Welcome building
- 5** Beach area
- 6** Outdoor – Miniature golf
- 7** Kids Farm
- 8** Water playground
- 9** Playground
- 10** Nature reserve
- 11** Decentral housekeeping building

Center Parcs

THE AQUA MUNDO, A TROPICAL PARADISE ALL YEAR ROUND

- Wave pool and outdoor pool with sun deck
- Tree House and paddling pool for children
- Pool gastronomy for delicious poolside snacks



Water heated to 29°C all year round

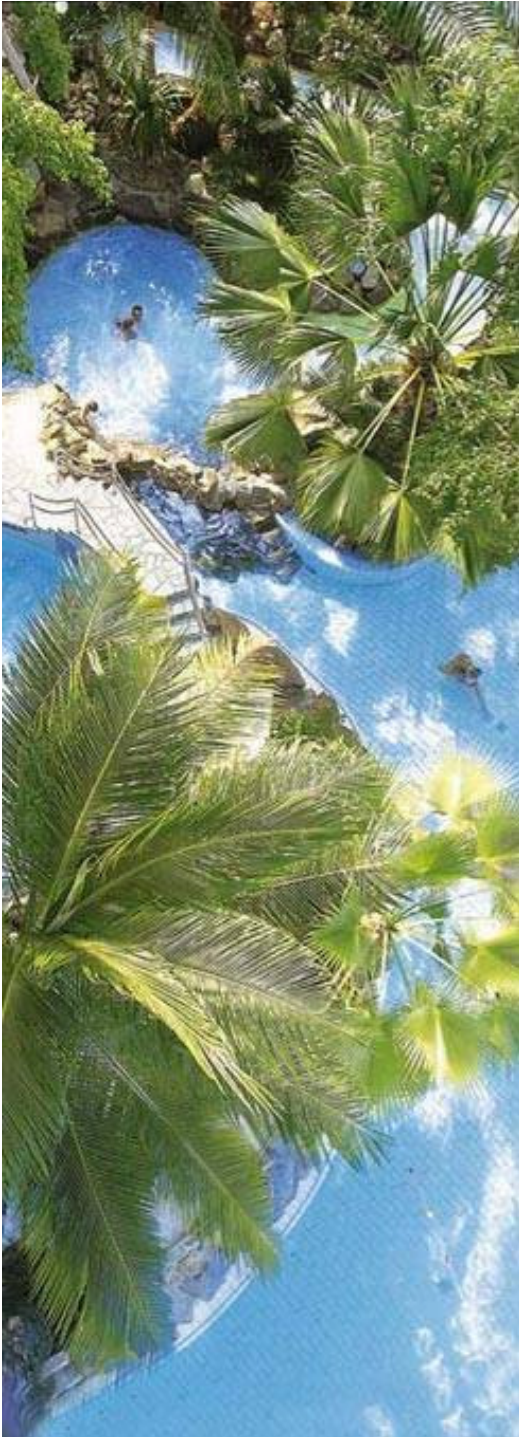


13,000 m² of indoor amenities

Center Parcs

INDOOR ACTIVITIES

- Bowling alley
- Children's play area
- Miniature golf
- A bar and restaurants for relaxing moments together



Center Parcs

A EUROPEAN SUCCESS IN TOURISM

A unique concept of short family breaks, close to home, based on:

- Proximity, with parks no more than three hours' drive away
- Aqua Mundo, a tropical water paradise with water heated to 29°C all year round
- Unspoiled natural settings
- Comfortable cottages that blend in with their environment
- A la carte leisure facilities with a wide choice of both outdoor and indoor activities
- Services of the highest quality





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Architecture by ANSSP, Hamburg

3 cottage styles

VIP, Premium, Comfort

Cottage living

SPACE, LIGHT & COMFORT

- Contemporary architecture designed by highly reputed German architects ANSSP
- Cottages built from eco-friendly, sustainable wood
- Two storeys with large windows and a private terrace giving onto natural surroundings
- Laid out in hamlets to provide maximum privacy

VIP

HARMONY & DESIGN

- 2 to 7 rooms
Sleeping 2 to 10
- Simple, modern furniture with clean lines, elegant decoration
- Open-plan kitchen, fireplace, TV in sitting room and bedroom, dressing table, CD/DVD player and sauna
- Terrace with patio furniture



Examples of Moselle decoration

Premium

SPACIOUS & COSY

- 2 to 5 rooms
Sleeping 2 to 8
- Natural feel, using warm materials and colours
- Open-plan kitchen, fireplace, bathroom plus shower room (from 4-room 2 pers. upwards)
- Terrace with patio furniture



Examples of Moselle decoration

Comfort

BRIGHT & WELCOMING

- 3 to 5 rooms
Sleeping 4 to 8
- Bright atmosphere, pastel colours, light wood
- Open-plan kitchen, bathroom and shower room (from 4-room 2 pers.upwards)
- Terrace with patio furniture



Examples of Moselle decoration

Invest with the Pierre & Vacances Center Parcs Group

THE SECURITY OFFERED BY A LEADER

- Secure high returns
- Rental income (initial 15-year lease extendable by Groupe PVCP)
- Management provided by Groupe Pierre & Vacances Center Parcs
- Protection for your family with a capital sum and immediate revenue
- Extra income for your retirement

N°1 in short-haul tourism in
Europe



Project under development, subject to modification ■ Artist's impression
by Gärnter u. Christ, Hamburg
Architecture by ANSSP, Hamburg



Environment

A STRONG COMMITMENT

- Ecological protection measures: 20 hectare green lung zone; 50-year ecology and forest management plan in place
- Eco-friendly construction site procedures: selective waste sorting, rainwater harvesting
- Gas-fired cogeneration plant

* Cogeneration produces both electricity and heat simultaneously. Cogeneration plants typically achieve energy efficiency ratings of between 80% and 90%



TERMS AND CONDITIONS

- Taxation - Return
- Distribution by hamlet
- Cottage prices
- Sales options
- Provisional calendar
- Administration



TAXATION

- VAT exempt
- 2% property depreciation
- 10% depreciation of furniture

RETURN

- Fixed rent option: 5% guaranteed, non index-linked
- Variable rent option: 3% guaranteed, non index-linked + variable
- Options with rent in kind, available on a fixed or variable basis.



DISTRIBUTION BY HAMLET

136 cottages initially available in the Wiesengrund and Seedorf hamlets



Cottage prices



Options with rent in kind

	... fixed rent	... variable rent
	5.00 % before VAT	3.00 % before VAT
	4.50% before VAT	2.50% before VAT
	4.60% before VAT	2.60% before VAT
	4.55% before VAT	2.55% before VAT

Value of à la carte holidays*			
	Mid Week dsh	Weekend	Mid Week osh
	0.35 %	0.30 %	0.20 %



PROVISIONAL CALENDAR OF CALLS FOR FUNDS

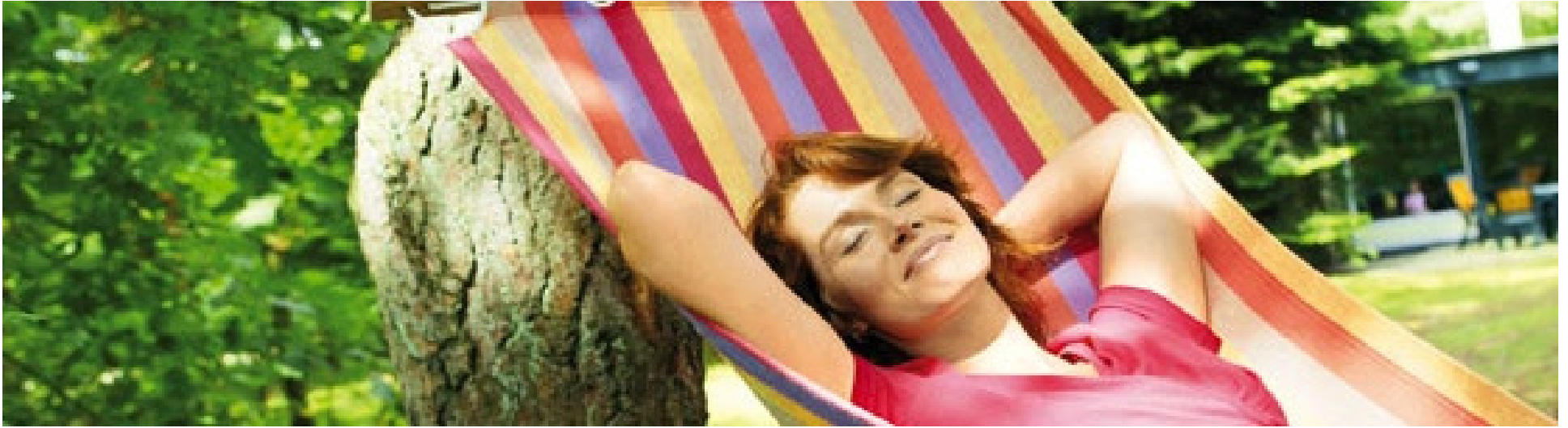


Groupe
Pierre & Vacances
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- Backed by over 40 years of experience, 51,000 units under management, 7.5 million clients every year, Pierre & Vacances Center Parcs brings you secure investment solutions: build and develop a property portfolio, protect your family, earn guaranteed income, enjoy tax breaks... PLUS enjoy holidays into the bargain!



ADMINISTRATION



A unique concept of up-market short breaks

- Short breaks in natural settings, close to home, all year round
- Comfortable cottages in car-free protected natural environments
- A wide range of activities for all ages and all tastes
- Outstanding indoor amenities for year-round enjoyment
- One flagship activity: Aqua Mundo, a tropical water paradise, with water heated to 29° C all year round



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P&V CONSEIL
IMMOBILIER

GERMANY

Park Bostalsee

The Park

At the heart of the Saarland, one of Europe's most dynamic and prosperous regions, the 5th Center Parcs destination in Germany draws on a population catchment area of 43 million within three hours' drive. On the borders of France and Luxembourg, Park Bostalsee is an oasis of calm, nature and relaxation.



Key figures:

120 hectare lake
335 hectare leisure park
Aqua Mundo with water at 29° C all year round

Nearby:

Saarlouis and Saarbruck, archaeological sites, gourmet restaurants.
27-hole golf course at St-Wendel.

Aqua Mundo



Aqua Mundo with its tropical setting, its pools and water games. Plus over 13,000 m² of indoor amenities: miniature golf, bowling, etc.

The fantastic leisure park



Spacious, attractive beaches, sailing and windsurfing; swimming pools; diving; angling, etc. and its 7km cycling track around the lake.

The Cottages

Contemporary in design, laid out in hamlets, built from eco-friendly, sustainable wood.

Roomy and full of light pouring through large windows, each cottage occupies two floors.



Cottages come in three styles of decoration:

VIP, Premium and Comfort. All include a terrace opening onto the natural surroundings. Over half the cottages enjoy full or partial lake views.

Key points

Cottage prices

2 to 6 rooms
€105,700 to €244,200

(*) The sale price of each lot depends on the cottage type. Prices do not include acquisition costs or cost of furniture.
Subject to availability.

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Fotolia, www.tourismus.saarland.de
Examples of Moselle decoration.
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