

We're all
about
you



Don't just own a piece of Gold Coast history. Capitalise on it.



Peppers Broadbeach. Luxury redefined.

It's about making history

It is a name synonymous with all that is irresistible, intriguing and indulgent about escapes. In the last 26 years, Peppers has become renowned for its unrivalled service and individuality. It is a smart brand, dependable, widely known and supported by a valued group of dedicated followers. Its promise? Simple and unswerving - at Peppers "We're all about you".

Now Peppers has arrived in Broadbeach - launching a new standard of luxury accommodation for the Gold Coast. Peppers Broadbeach. The ultimate all encompassing resort experience.



and using it
to elevate
your success

You already own your place in one of the world's most desirable ocean front beachside precincts. It is architecturally celebrated, the pinnacle of modernity, meticulously appointed with every object of earthly desire.

It is, of course, a Peppers - a premium Australian brand. Everything is in place to cocoon your guests in the intensely personal yet understated service they rightly expect.

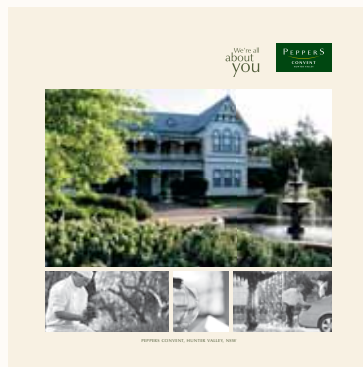
With the Peppers brand comes the strength and commitment of the Mantra Group, one of the most proven highly experienced hotel management teams in the business.

There is no doubt that choosing Mantra Group to manage your Peppers investment is the discerning choice to elevate the appeal of your investment and capitalise on its success.



It's about raising the bar

iPad. It's the technology of 'you'. Peppers Broadbeach guests will check in, view menus, read newspapers, magazines and books on iPads. They will be met with unparalleled service in-room and in-house, with sumptuous food and wine served in elegant restaurants or as room service; and exclusive access to the pools, the private cinema, Zen gardens and Tai Chi lawns. Every touch will be a quality experience, from the signature products sourced from the finest regions in Australia, to the full attention of an experienced Concierge. Indulgent but discreet it is the kind of service normally reserved for the great cities of the world. Why not in a great resort opposite the beach?



and the
highest level
of support

It's about more than a name. It's about the ability to connect with thousands of loyal followers and acquire thousands more through national exposure to the Peppers brand. As you can see, you will have a wide range of media channels supporting and growing the brand that drives your investment.

- ▶ Brochure and in-house collateral
- ▶ Brand TV and press campaigns
- ▶ Database management of 1.44 million current and past guests
- ▶ Media relations
- ▶ Gift voucher program
- ▶ Alliance and partnership marketing
- ▶ Online exposure
- ▶ Digital marketing
- ▶ E-Marketing
- ▶ Distribution channels
- ▶ Sales support
- ▶ Revenue and operations

We're all about maximising returns

Mantra Group is one of Australia's most successful hotel management companies. By combining the strength of the Peppers brand with the marketing prowess of the Mantra Group, your investment now has a premium opportunity for growth.

Following are our Forecasted Gross Rates. They are based on rates that Peppers reasonably believes are achievable for each upcoming seasonal period at Peppers Broadbeach¹. These Forecasted Gross Rates are subject to the costs, expenses and commissions (referred to in other documentation previously provided to you and the PAMD Form 20a Appointment of Agent) being deducted from the Forecasted Gross Rates.

Forecasted Gross Rates			
Season Periods	Low Season²	Mid Season³	High Season⁴
1 Bedroom Suite	\$228	\$281	\$414
1 Bedroom Ocean Suite	\$278	\$331	\$464
2 Bedroom Suite	\$286	\$341	\$503
2 bedroom Ocean Suite	\$326	\$391	\$553
3 Bedroom Ocean Suite	\$493	\$603	\$879

The following occupancies were achieved by a comparable property, managed by Mantra Group in Broadbeach, in the first full calendar year after opening. The following occupancy figures were reported by this resort for the period January 2009 - December 2009.

Historical Occupancy		
Season Periods	Low Season	High Season
1 Bedroom Standard	72%	95%
1 Bedroom Deluxe	53%	90%
2 Bedroom Standard	68%	98%
2 bedroom Deluxe	51%	91%
3 Bedroom	61%	91%

¹ Disclaimer: The Forecasted Gross Rates are an indication based on our assessment of the achievable market value of the rates, and should be used as a guide only. Peppers Leisure Pty Ltd and its associated entities does not guarantee these rates. Our assessment does not consider seasonal and/or economic fluctuations, which may affect rates. Investors are advised to seek their own professional legal, financial and taxation advice on the implications of letting the unit to their own particular circumstances. This document is not intended as a substitute for financial or other professional advice. It has not necessarily been prepared with reference to the needs of any particular investor, and should not be relied on as such.

² Low Season Dates -
12/04/11 - 26/05/11 & 30/05/11 - 15/09 -11 & 03/10/11 - 22/12/11 & 23/01/12 - 25/03/12

³ Mid Season Dates -
01/04/11 - 11/04/11 & 27/05/11 - 29/05/11 & 16/09/11 - 22/09/11 & 09/01/12 - 19/01/12

⁴ High Season Dates -
23/09/11 - 02/10/11 & 23/12/11 - 08/01/12 & 20/01/12 - 22/01/12 & 26/03/12 - 31/03/12



But first and foremost we're all about you

As you should expect, having your piece of Gold Coast history managed by the Mantra Group entitles you to certain privileges.

Peppers Owner Privileges

Enjoy exclusive access to the services of Peppers Broadbeach, valued at \$1,000 per year but complimentary as a Peppers managed investment property owner. Indulge in a level of sophistication, support and spa services on par with the great hotels of the world. Your Owner Privileges card unlocks everything from full concierge support to spa treatments, valet parking, discounted gourmet dining and much more.*

Mantra Group Partnership Program

In addition to your Peppers privileges you also receive membership to the Mantra Group Partnership Program. Access valuable discounts of up to 25% off accommodation at participating Peppers retreats, resorts and hotels; and Mantra and BreakFree hotels, resorts and apartments throughout Australia and New Zealand. And enjoy additional rewards through other Mantra Group alliance partners.

*Peppers Owner Privileges services are fee based and may be modified depending on availability.

We're all
about
you



RETREATS • RESORTS • HOTELS



Peppers and you. It's all about the perfect partnership.

Everything is in place. History is being made
and luxury redefined by Peppers Broadbeach.

To optimise your investment allow
us to welcome you to the Mantra Group.

**Please contact the Owner Relations Team
by calling 1300 559 232 or email
owners@mantragroup.com.au**