



THE CHEDI
RESIDENCES

ANDERMATT, SWITZERLAND

PARADISE HAS A SWISS ADDRESS



The Chedi Andermatt Night Facade

THE CHEDI ANDERMATT

The Chedi Andermatt is a contemporary 5-star hotel and apartment development set in the natural beauty of the Swiss Alps. The project comprises 50 hotel rooms and 119 residences for sale – these include 64 hotel residences, 42 apartment residences and 13 penthouse residences. The luxurious one- and two-bedroom residences, ranging from 95 to 240 square metres living space are fully furnished. Penthouses range from 189 to 616 square metres living space and come unfurnished. All residences are impeccably presented, combining the traditionally alpine with contemporary design.

FREEHOLD OWNERSHIP WITH NO RESTRICTIONS

Swiss Federal law prevents foreigners from acquiring residential property in Switzerland without a permit. The 21 December 2007 decision by the Swiss Federal Council granted The Chedi Andermatt an exemption from the terms of the Lex Koller Act, giving international buyers the rare opportunity to buy residential property in Switzerland with no restrictions. Accordingly, foreign and Swiss buyers are now granted identical, unrestricted rights and obligations to buy residences within The Chedi Andermatt project.

SECOND HOME INITIATIVE

The 'second home initiative' was adopted by the Swiss electorate. This provides that holiday homes may not represent more than 20% of total residences in any single commune. If the current proportion in a community already exceeds this

figure, no more building permits will be granted for second homes. The Chedi Andermatt project is excluded from the scope of the second home initiative.

VALUE CREATION OVER TIME

Given the Lex Koller exemption and The Chedi Andermatt's exclusion from the 'second home initiative', coupled with the steady appreciation of Swiss residential real estate value over the last few years, we expect residences to generate 1.5%-2% net yield before taxes and expect a yearly capital appreciation of 3% to 5% in the next 7 to 10 years once the Andermatt Swiss Alps project further develops to its full potential.

ACQUISITION

The acquisition of a residence in The Chedi Andermatt is subject to a land registration duty of 0.2% on the purchase price, up to a maximum of CHF 10,000. Notary fees will amount to a maximum of 0.2% on the transaction price, with CHF 2,000 as a minimum.

FINANCING

Arrangements have been made with leading Swiss banks to provide financing to qualified buyers at attractive interest rates. The typical loan to value (LTV) rate is 50 to 60% of the purchase price, although the actual LTV is determined at the bank's discretion.

TAXATION

The buyer holding a residence directly will be subject

to Andermatt income tax on the net rental income of the residence. The income tax rate, depending on the individual tax situation of the buyer, is approximately 27%. An annual net wealth tax on the residence after deduction of debt will be levied in Andermatt. The tax rate is approximately 0.2%. In addition, an annual tax of CHF 14 per square metre net-living space will be levied unless the buyer rents out the residence on a permanent basis. The capital gain (difference between sales price and purchase price) will be subject to Swiss real estate capital gains tax of approximately 11% to 31% depending on the size of the gain and the holding period of the investment.

RENTAL PROGRAMME

The buyer will be able to participate in the rental programme proposed by The Chedi Andermatt hotel. The residence owner will receive 50% of the gross rental revenue of his/her residence. The following costs will be deducted from the residence owner's share: administration fee of 12% of gross rental revenue, and a marketing and reservation fee of 4% of gross rental revenue.

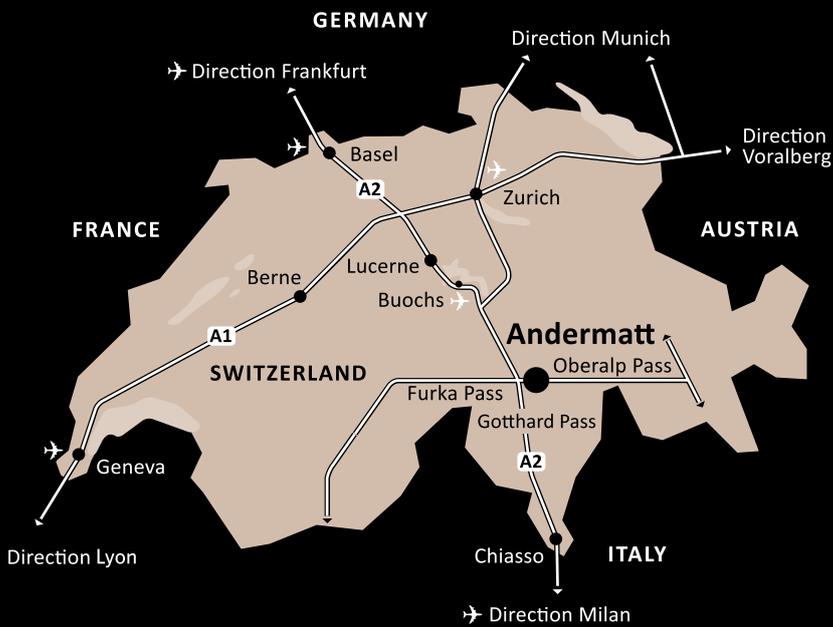
RESERVATIONS

To make a reservation for a residence in The Chedi Andermatt, a potential buyer will need to complete and sign a reservation form, at which point a reservation fee of 3% of the total purchase price is due. The reservation fee will be refundable within 8 weeks from signing the reservation form minus a handling fee.



The village of Andermatt in winter, Uri, Switzerland

© Karin Müller



ANDERMATT

The village of Andermatt, 1,444 metres above sea level in the alpine valley of Urseren is home to 1,300 residents. It is centrally located in Switzerland and offers excellent connections to major airports such as Zurich (1.5 hours), Basel (2 hours) and Milan (2 hours). The cities of Lucerne, Lugano, Locarno and Ascona are all up to 1.5 hours away. There is also an airfield in Buochs for private aircrafts, 45 minutes from Andermatt by car. The village is very well connected by train and is also where the famous Glacier Express panoramic train connecting Zermatt with St Moritz stops.



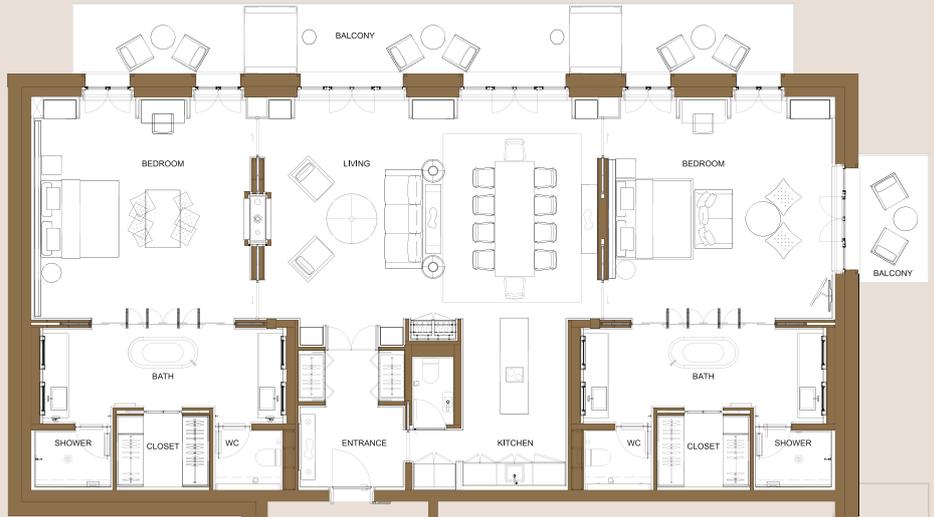


Bedroom

EXAMPLE OF FLOORPLANS



One-bedroom Hotel Residence



Two-bedroom Apartment Residence



The Bar

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FACILITIES

The hotel features two gourmet dining facilities – a Japanese signature restaurant and the main restaurant which serves a selection of the best of Western and Asian cuisine.

In addition, there is a spacious lounge, wine and cigar libraries, an après-ski bar, a health club, and an indoor/outdoor pool. Spread throughout the common areas of The Chedi Andermatt are 68 fireplaces, presenting an inviting and relaxing ambience in the hotel.

The Spa will showcase exquisite spa suites, a Tibetan-themed relaxation lounge, a pilates/ yoga studio and extensive hydrothermal facilities. This retreat for relaxation and rejuvenation will pamper with its oriental-inspired treatments.

The Chedi Andermatt stands for luxury, quality and outstanding personalised service. The hotel offers 24-hour room service, round-the-clock concierge service, valet parking, complimentary transport to the ski slopes and the village, an in-house ski centre with a dedicated team of ski butlers to ensure the most memorable alpine holidays.



Bathroom



OVERVIEW PLAN



The Restaurant



Masterplan of the Andermatt village

ANDERMATT SWISS ALPS DEVELOPMENT

The Chedi Andermatt is the first landmark of the new Andermatt Swiss Alps development, set to emerge over the next 10 years on a 1.4-million square metre land area. The development includes six 4- and 5-star hotels, 42 apartment buildings, 25 exclusive luxury villas, a shopping promenade with restaurants, an 18-hole championship golf course, a sports centre with wellness services, concert and event facilities, and underground car parks. The Andermatt ski facilities will be modernised and connected with the neighbouring ski area of Sedrun to create a first-class ski arena. This well-serviced facility with around 120 kilometres of superb slopes will keep skiers content and challenged in wintertime.

PROJECT PARTNERS

ANDERMATT SWISS ALPS AG

Andermatt Swiss Alps is responsible for the development, planning, implementation and operation of the newly integrated holiday resort in the Swiss mountain village of Andermatt. The company, based in Altdorf, canton Uri, now employs around 50 people. Andermatt Swiss Alps can rely on Orascom Development Holding AG as a strong partner with extensive experience in the development of integrated holiday resorts.

GENERAL HOTEL MANAGEMENT LTD

The Chedi Andermatt is managed by General Hotel Management Ltd. GHM is known for conceptualising, developing and operating an exclusive group of hotels and resorts. With an expansive portfolio and more projects in the pipeline, GHM prides itself in providing guests with an unrivalled lifestyle experience.

DENNISTON INTERNATIONAL

The project is designed by award-winning architect Jean-Michel Gathy for Denniston International Architects and Planners in Kuala Lumpur, Malaysia. Denniston specialises in the design of luxury resorts worldwide including renowned brands such as GHM, Aman Resorts, Banyan Tree, One and Only Resorts and Park Hyatt.

For more information, please contact:

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