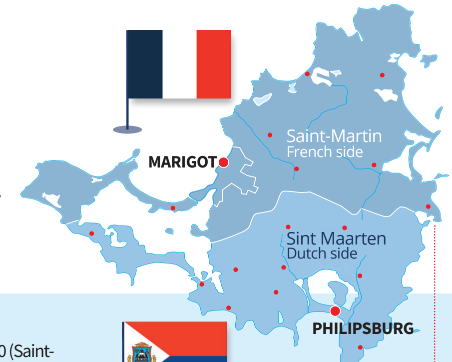
SINT MAARTEN/SAINT-MARTIN: Bridging Regions for Growth and Prosperity

| By Camelia Raoui |



Nicknamed "The Friendly Island," Sint Maarten and Saint-Martin are forging new pathways for growth by strengthening economic and tourism ties with the United States. This twin-nation territory is undergoing a transformation driven by both public and private sector initiatives, focusing on infrastructure upgrades, sustainable development and diversification.

According to Dr. Luc Mercelina, prime minister of Sint Maarten, "The resilience of this island lies not just in its recovery from natural disasters, but in our ability to look toward the future, diversifying the economy and promoting sustainable development." Since the devastation of Hurricane Irma in 2017, reconstruction efforts have laid the groundwork for a more robust economy. Major infrastructure projects, such as the revitalization of Princess Juliana International Airport, the ongoing construction of a new hospital, and strategic future plans for the energy sector, have been crucial in attracting investments. Meanwhile, improvements to the road network remain a top priority, with active plans underway to enhance connectivity and drive economic growth. The Trust Fund for Sint Maarten, funded by grant from the Netherlands and managed by the World Bank, has been instrumental in supporting these initiatives.

Tourism remains the backbone of Sint Maarten's economy. "Tourism is our lifeblood, but we are also cultivating new sectors," says Grisha S. Heyliger-Marten, minister of tourism, economic affairs, transport and telecommunications. Efforts to enhance air connectivity and port facilities aim to position Sint Maarten as a major hub in the Caribbean, particularly for the U.S. market.

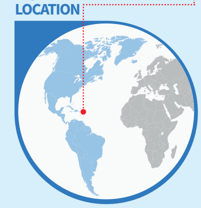
> **"Our focus is on building a more livable, eco-friendly Sint Maarten that offers both opportunities and quality of life for residents and visitors alike."**

The private sector is also driving change. Brian Mingo, CEO of Princess Juliana International Airport, sees the airport as "a gateway to the region," with expansion plans set to increase passenger capacity and improve services. These efforts are expected to boost high-end tourism and create new business opportunities.

MAIN DATA

Capitals: Philipsburg (Dutch side) and Marigot (French side)
Population: Approximately 91,500
GDP: Around $2.2 billion (2023)
GDP per Capita: $39,432.64 (Sint Maarten, Dutch side)
• $18,500 (Saint-Martin, French side) in 2023
Currency: Netherlands Antillean Guilder (ANG) on the Dutch side; Euro (EUR) on the French side
Visitor Arrivals: 1,822,856 (2023)
Area: 34 sq mi

WORLD LOCATION



Patrice Gumbs, the minister of public housing, spatial planning, environment, and infrastructure, is dedicated to improving living conditions on the island. "The environment and infrastructure go hand in hand," says Gumbs. "Our focus is on building a more livable, eco-friendly Sint Maarten that offers both opportunities and quality of life for residents and visitors alike."

On the French side, Alain Richardson, 1st vice-president in charge of attractiveness, economy, and employment for the Collectivity of Saint-Martin, emphasizes the need for a diversified and resilient economy. "We're not just focused on tourism but on creating a sustainable, diversified economy that can withstand the impacts of climate change and global economic shifts," he states.

Louis Mussington, president of the Collectivity of Saint-Martin, is committed to shaping a prosperous and sustainable future beyond rebuilding after Hurricane Irma. Since taking office in 2022, his administration has fostered an investor-friendly environment through attractive fiscal policies, employment programs and initiatives like BOOST and Mon Beau Commerce to support small businesses. Infrastructure improvements, including road resurfacing and expanded accommodations, aim to enhance tourism while the island also promotes the blue economy, agriculture and digital industries. Investments in local agriculture, maritime sectors, film production and smart city initiatives further diversify economic growth. Strengthening ties with key markets in North, Central and South America remains a priority.

As Sint Maarten and Saint-Martin look ahead, their shared vision is clear: to drive economic resilience, sustainability and innovation. With the support of local leadership, international partnerships and private investment, the island is set to solidify its standing as a dynamic force in the Caribbean.

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ALEXANDER GUMBS
CEO OF THE PORT SINT MAARTEN GROUP

Sint Maarten: Where Maritime Innovation Meets Caribbean Charm

A Leader in Sustainability and Connectivity

| By Camelia Raoui |

> "The cruise industry alone contributes 25% to GDP, with yachting adding another 15%."

As a cornerstone of Sint Maarten's economy, the maritime sector is both a challenge and an opportunity, says Alexander Gumbs, CEO of the Port Sint Maarten Group. "The cruise industry alone contributes 25 percent to GDP, with yachting adding another 15 percent," Gumbs notes. Post-pandemic recovery has focused on revitalizing infrastructure and creating experiences that elevate the island's appeal.

Sustainability lies at the heart of the port's ambitions. Gumbs highlights initiatives like shore power, enabling cruise ships to connect to the local grid instead of running engines. "Achieving carbon neutrality by 2050 is challenging for small islands, but we're committed to partnerships and upgrading infrastructure," he explains. Investments of over $70 million include greener energy systems, expanded facilities and smarter technology to support operations.

With a 10-year development plan underway, the port also emphasizes connectivity, facilitating seamless travel to neighboring islands like Anguilla and St. Barth. "We're creating tours and experiences that draw cruise passengers beyond the port, benefitting the broader economy," says Gumbs.

As Sint Maarten celebrates 60 years in the cruise industry, the port is poised for a sustainable, inclusive future. "Our vision is to remain a leader in Caribbean maritime, fostering partnerships, investing in human capital, and embracing innovation. Whether visiting or investing, Sint Maarten offers a melting pot of cultures and opportunities," Gumbs concludes.

George Pelgrim: Sint Maarten's Maritime Future with INTERMAR and SSS

Driving Maritime Excellence: How INTERMAR and SSS Are Shaping Sint Maarten's Port Future

| By Camelia Raoui |

GEORGE PELGRIM
PRESIDENT OF INTERMAR

ST. MAARTEN SHIPPING & STEVEDORING N.V. | INTERMAR

George Pelgrim, Sint Maarten businessman and founder of Caribbean International Maritime (INTERMAR) and St. Maarten Shipping & Stevedoring (SSS), is at the helm of Sint Maarten's maritime transformation. Since launching his businesses 40 years ago, Pelgrim has seen the island's port grow from a small facility with a single finger pier to one that handles over 100,000 TEUs annually.

However, challenges remain. As the shipping industry shifts toward larger vessels powered by liquified natural gas (LNG) and low-emission engines, Sint Maarten's current port infrastructure faces limitations. "To stay competitive, we must continue investing in infrastructure," Pelgrim stresses, highlighting the need for expansion to accommodate these larger vessels.

Despite these challenges, Sint Maarten's strategic location gives it a significant edge. "We're often the first stop in the Caribbean for vessels coming from Europe," Pelgrim explains. The island's efficient port and relatively low bureaucracy make it an attractive transshipment hub, and this growing business is closely tied to the island's broader economic expansion.

INTERMAR and SSS, founded in 1985, has expanded its services from ship agency and cargo handling to include 3PL warehousing and inland transportation logistics and today processes a throughput of 1200-1500 TEUs weekly.

The organization has grown from 10 employees in 1985 to 150 employees, reflecting the company's broader success. Looking ahead, Pelgrim plans to invest in electric trucks and emission-controlled equipment, though challenges remain with the local grid.

With 60 percent of imports coming from the U.S., Pelgrim views the American market as vital. "Sint Maarten offers natural beauty and strong economic potential," he concludes. For investors, now is the time to act.

Building the Future: How FT Development is redefining Sint Maarten

In Sint Maarten, where turquoise waters meet golden sands, a quiet transformation is reshaping the island's future. Frank and Alexia Teboul, founders and directors of FT Development, are leading this change, blending resilience, ambition and innovation. For investors, their work—and the island they call home—offers an invitation to imagine the possibilities.

| By Camelia Raoui |

When Hurricane Irma struck in 2017, it left the island in ruins. For the Tebouls, it was a call to rebuild, not just structures, but confidence. "After Irma, rebuilding wasn't just about construction—it was about restoring belief," Frank explains. Their answer came in the form of a bold project: two 20-story towers, named Fourteen Towers, which became a symbol of resilience and hope. "We needed to show that Sint Maarten wasn't just surviving—it was thriving." Today, they stand as both a landmark and a testament to the strength and vision defining the island's resurgence.

With over 20 years of experience, FT Development has injected millions of dollars into the local economy through its foreign investors. Their projects, such as the residential and commercial complex The Hills Résidence (opening in 2025), Aqua Resort and Dolce Beach Residence—one located on the lagoon and the other by the sea—combine elegance with functionality. The company is also expanding into hospitality, with plans for hotels and restaurants under renowned brands in Simpson Bay. "Our goal is to elevate Sint Maarten as a destination for living, investing and thriving," Alexia says.

> **"Our goal is to elevate Sint Maarten as a destination for living, investing, and thriving."**
>
> ALEXIA TEBOUL


Aqua Resort (scheduled for 2026)


FT Development team in front of Fourteen

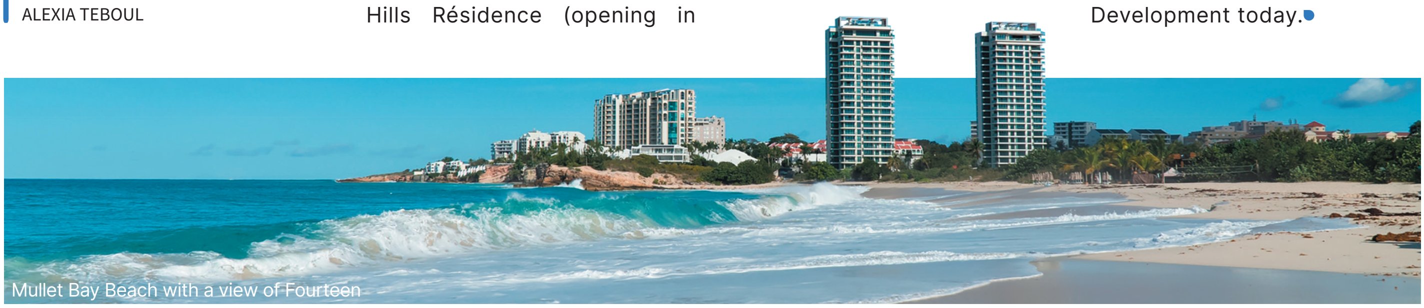
> **"Sint Maarten is just a short flight away, but it feels like another world, Its energy is unmatched."**
>
> FRANK TEBOUL


Dolce Beach Residence (scheduled for 2026)

Frank sees vast potential for American investors. The island's proximity to the U.S., no property taxes for non-residents and a vibrant multicultural community create a perfect environment for growth. "Sint Maarten is just a short flight away, but it feels like another world," Frank notes. "Its energy is unmatched."

FT Development properties combine durability with timeless design, built to withstand hurricanes with reinforced structures and windows capable of withstanding winds up to 400 km/h. Sint Maarten is more than an island; it's a symbol of resilience and opportunity. For investors, it's a chance to be part of an extraordinary story. FT Development invites you to build a future in paradise.

Learn more about investment opportunities with FT Development today.


Mullet Bay Beach with a view of Fourteen

Windward Roads Infrastructure: Paving Sint Maarten's Future with Innovation & Resilience

Building Resilience and Innovation in Caribbean Infrastructure

| By Grégoire Asselin |

As Sint Maarten continues to expand its footprint as a regional tourism and investment hub, infrastructure remains a critical component in shaping its economic trajectory. Leading the charge in this sector is Windward Roads Infrastructure, a company deeply embedded in the Caribbean's development since its establishment in 1986. Director Michiel Witteveen is at the helm, guiding the company's efforts to modernize roads, supply top-tier concrete and spearhead major construction projects across the island.

The Morgan Hotel

Indigo Bay

MICHIEL WITTEVEEN
DIRECTOR OF WINDWARD ROADS INFRASTRUCTURE

"The infrastructure in Sint Maarten needs significant attention," Witteveen acknowledges. Years of expansion have not always been met with corresponding maintenance efforts, but Windward Roads is tackling this head on. With a $3.2 million government-funded road resurfacing project that is currently ongoing and critical work being carried out at the airport, the company is positioning itself as the go-to provider for sustainable infrastructure solutions.

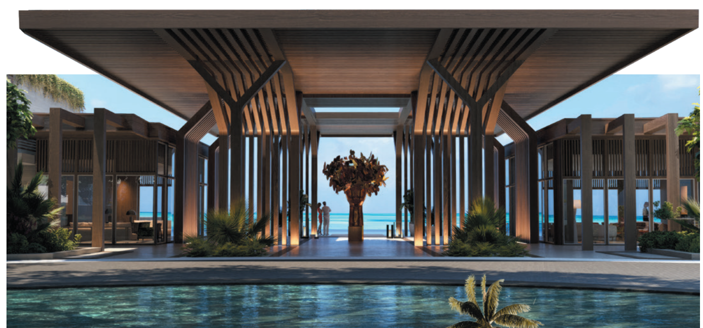
Beyond public works, Windward Roads is making strides in the private sector, supplying materials for high-end developments like Aqua Resorts and the five-star Vie L'Ven, which will feature a Michelin-starred restaurant led by Alain Ducasse. The company also plays a vital role in disaster recovery, having led major rehabilitation efforts after Hurricane Irma in 2017.

With an eye on the future, Witteveen is pushing for greater digitization, sustainability and workforce development. "We believe in creating a skilled, motivated team to deliver excellence," he says. As Sint Maarten's infrastructure evolves, with a commitment to innovation and sustainability, Windward Roads is not just paving roads but laying the foundation for Sint Maarten's long-term prosperity.

Vie L'Ven: Where Culture Meets Luxury in Sint Maarten

A visionary resort blending French elegance, Dutch craftsmanship and Caribbean soul, debuting in 2028.

| By Camelia Raoui |



Nestled on 25 acres of Sint Maarten's pristine coastline, Vie L'Ven Resort & Residences is poised to redefine Caribbean luxury. Developed by Altree Developments, this project will feature a 200-room five-star hotel, 90 private residences ranging from $900,000 to over $3 million and an array of exceptional amenities.

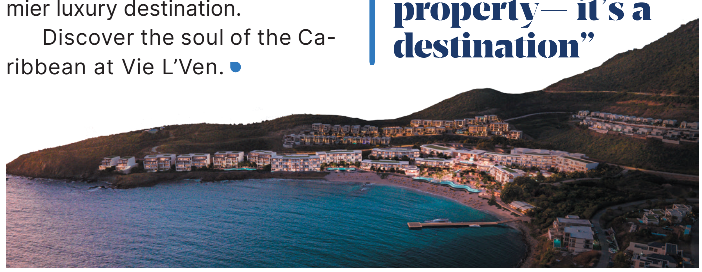
According to CEO Zev Mandelbaum, the resort reflects a personal connection to the island. "Sint Maarten holds a special place in my heart. My family has been visiting since 1991, and I wanted to create a destination that celebrates its unique blend of cultures," he shares. The project fuses French sophistication and Dutch craftsmanship, with architectural designs that mirror the island's vibrant dual heritage.

Vie L'Ven offers unparalleled luxury, featuring three swimming pools, a restaurant by Michelin-starred chef Alain Ducasse, a world-class spa with outdoor bathing gardens, tennis and pickleball courts, and even a private dock. But it's also designed to engage guests with nature through its six-acre nature reserve for yoga and eco-friendly farming.

Sustainability is a key focus, with initiatives such as green roofs, advanced water recycling systems, and research into cutting-edge Eco-Wave energy technology. Mandelbaum describes the resort as "more than a property—it's a destination," one that will elevate Sint Maarten as the Caribbean's premier luxury destination.

Discover the soul of the Caribbean at Vie L'Ven.

> "More than a property— it's a destination"



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