

AVORIAZ

L'ÉTERNELLE



A challenge for visionaries

- In 1963, **Jean Vuarnet**, the Olympic gold medallist from Morzine, had the idea of fitting out a vast ski area on the Avoriaz plateau
- **Gérard Brémont**, a young property developer, designed a car-free resort with the help of three architects, Jacques Labro, Jean-Jacques Orzoni and Jean-Marc Roques
- In 2007, Avoriaz and Pierre & Vacances celebrated 40 years of success



Avoriaz

Harmonious architecture

- Unique architecture which is perfectly integrated with the surrounding countryside
- In complete harmony with the natural setting of the site: pyramid shapes, cascading rooftops, red cedar shingle facades
- In 1968, Jacques Labro was awarded the prestigious Equerre d'Argent architectural award
- In 2003, Avoriaz received the "20th century heritage" label



Avoriaz

Taking up the environmental challenge

- The only fully car-free resort in France
- Avant-garde, environmentally-friendly processes: external insulation, snow roofs
- **Ski-in-ski-out** moving in the resort
- **Horse-drawn sleighs** to get around the resort



Avoriaz

Amazing natural beauty

- South-facing resort
- Atop a cliff at 1800m altitude
- Guaranteed snow cover
- At the heart of the vast ski area of the Portes du Soleil



The Portes du Soleil: a boundless ski area

- 650km of slopes
- 288 waymarked runs
- 209 ski lifts
- 444 snow guns
- 3 Snowcross courses, 1 snow canyon trail
- The Stash: an untamped piste in the middle of the forest featuring environmental awareness information
- A ski area linking 14 French and Swiss resorts
- 49 high-altitude restaurants



Avoriaz



Avoriaz,
the resort of your
dreams...

Winter

- **Children's Village:** right at the heart of the resort, ski tuition based on Annie Famose's fun teaching methods
- **Entertainment and events throughout the season:** torch-lit "Descente aux flambeaux", Christmas in Avoriaz, Snow Carnival, **the Great Odyssey**, the Avoriaz Jazz Cabaret and more

Avoriaz



Avoriaz, the resort of your dreams...

Summer

- The benchmark resort for mountain sports: skate park, kayaking, mountain biking, paragliding, horse riding, tennis
- Proclou golf course: the course extends over 45 hectares of alpine meadows and forest, with panoramic views of the Aravis mountain chain.
- Street shows, dance evenings, musical shows

Avoriaz



The Aquariaz water fun area

- 2500sqm water fun area
- An exotic, tropical world
- Temperature: 28°C
- Pools, fun bubble river, swimming lane, paddling pool, water tree and sidewinder float
- Open summer and winter
- Right at the centre of the resort
- In perfect architectural harmony with the resort



Avoriaz



Project currently under development and subject to alteration - artists' impressions - this document is not legally binding

Avoriaz

Avoriaz: consistently committed to sustainable development

- Signature of the Mountain Resort Environmental Charter
- **Creation of new environmentally-friendly slopes:** Biotop, a new snowpark concept designed and built in partnership with the ONF (National Forestry Office)
- Organisers of the International "**Mountain resorts for the planet**" Forum since 2008.
- Belongs to the Alpine eco-region (a region of major interest for the preservation of biodiversity according to the World Wide Fund for Nature)
- SERMMA, the ski lift operator, has received the **ISO 14001 certification**



The Amara Residences

A new development in Avoriaz

- A new generation of luxury Tourist Residences
- Respecting the natural beauty of the site
- Built using sustainable development procedures



The Amara Residences

The new Amara district:

- On the edge of the resort, close to La Falaise district
- Comprising five residences and a beautiful Spa featuring a huge heated swimming pool
- South-facing, with magnificent views of the Morzine valley
- Shops and restaurants
- Ski-in-ski-out facility
- Underground car-park – a unique feature in Avoriaz



The Amara Residences

Amara

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The Amara Residences



The new Amara district

- Amara means "Eternal" – a very appropriate name given the peaceful calm of this exclusive area
- **5 residences:**
 - Ananda / Beatitude*
 - Chandra / Brilliant*
 - Prana / Breath*
 - Surya / Sun*
 - Shveta / White*

The Amara Residences



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The Amara Residences

Prestigious architecture

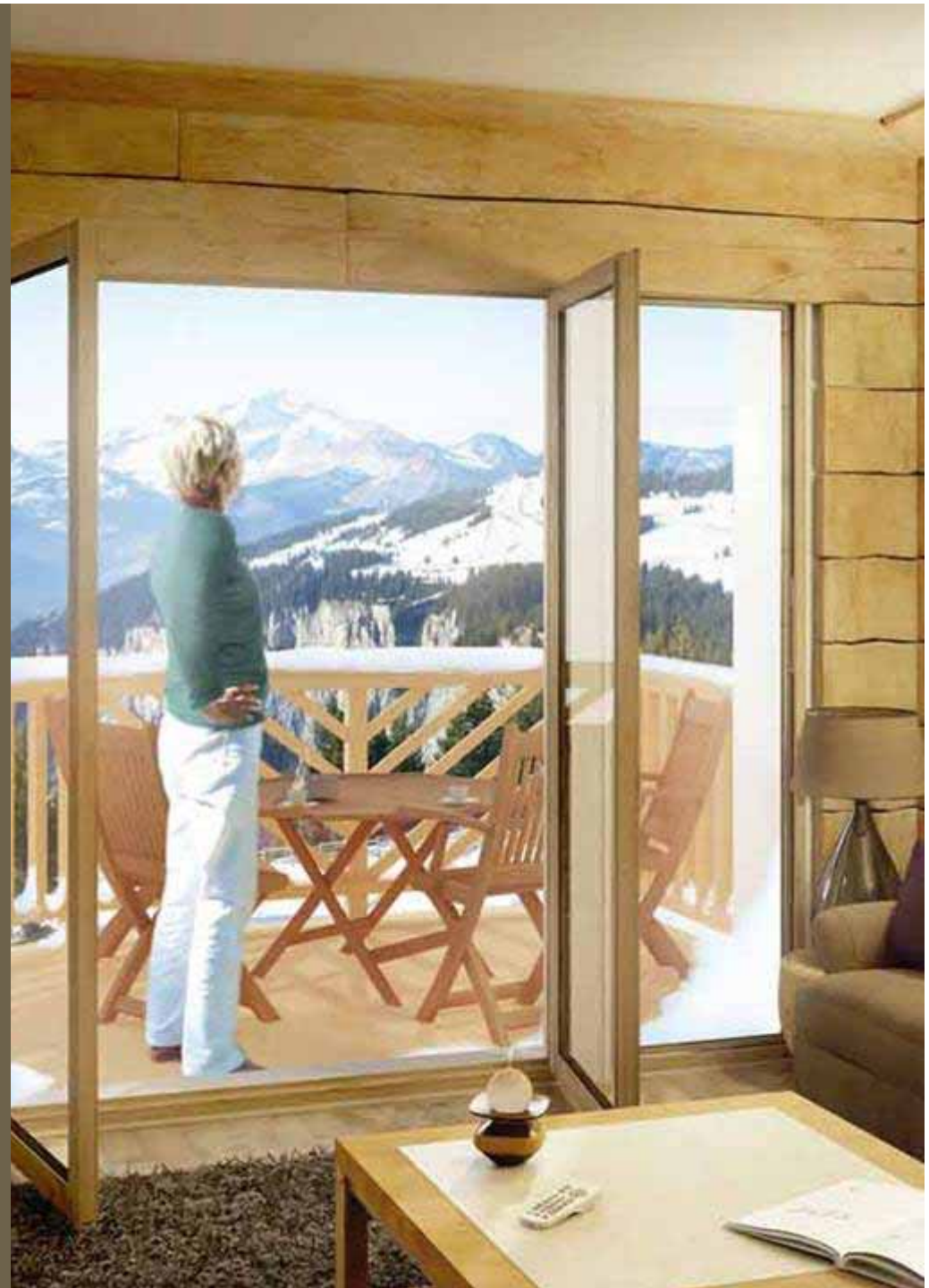
- 3 architects: Jacques Labro, the original architect for the resort, Christian Rey-Grange and Simon Cloutier
- Residences fully consistent with Avoriaz architecture
- Staggered rooftops keep them covered in snow.
- Stone and red cedar facades
- Insulating renderings
- Stepped balconies with large windows looking out over the Morzine valley
- Maximum sunshine



The Amara Residences

Luxury residences

- Very spacious volumes
- South/south-west-facing balconies
- Decor and furniture specially designed for this project
- High-quality services
- Heated ski store for each residence
- Private underground car-park



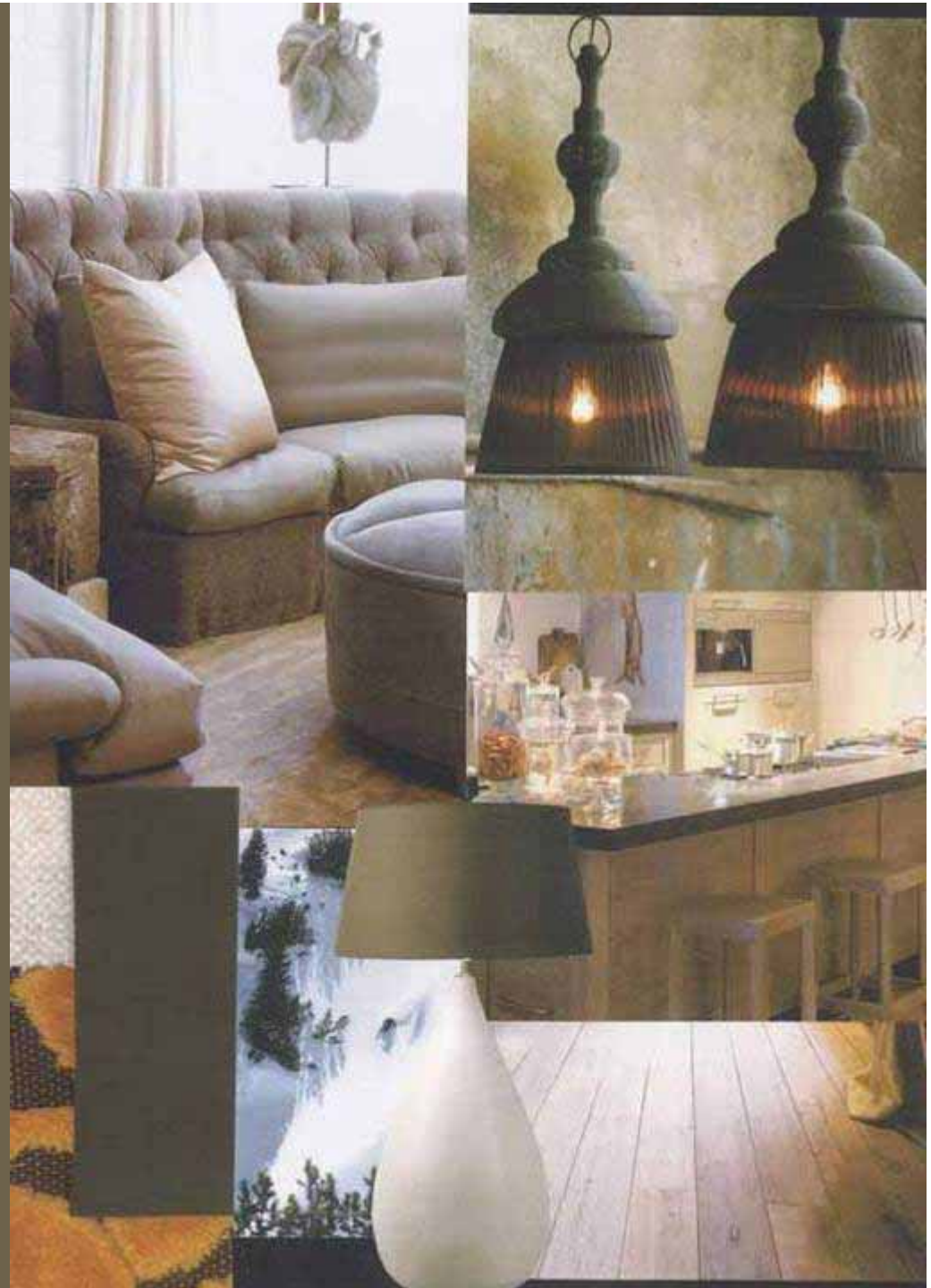
The Amara Residences

A refined lifestyle

*"A hybrid of styles combining
modernity and tradition,
blending design and lifestyle"*

Gilbert Kerdommarec, Interior Designer

- Smart, classic contemporary decor
- A mountain feel combining trendiness and tradition
- Raw or veneer-finish natural materials
- Subtle shades and colours
- Split wood trims



The Amara Residences



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The Amara Residences



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The Amara Residences

The Spa, a peaceful, perfumed decor

- One of the largest Spas in the Northern Alps
- Direct access from the apartments via covered walkways
- Wellness centre with massages, wraps, hydrojets and body modelling massages
- Hammam, sauna, jacuzzis® and fitness area
- Huge heated swimming pool
- Crèche
- Sensory pool



The Amara Residences

The swimming pool



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The Amara Residences



Limiting the environmental impact

- Ensuring the protection of natural areas by restricting the extension project to areas that have already been developed (where there are no woods, flora or fauna)
- Reducing the impact of construction, with a "green site" charter
- Constructing low-energy buildings at high altitude in accordance with French THPE (**Very High Energy Performance**) standards and using renewable energies
- Opting for renewable and recycled materials with 'ecolabel' certification
- Minimising water needs
- Landmark project in partnership with World Wide Fund for Nature-France



Usage formulae and timetable MGM properties

Reservation and deposit payment

September 08

Signature

Provisionally Q4 09

Delivery

Buildings C and D Q4 2011

Buildings A,B, E and F Q4 2012

3.5% index-linked	Pure investment	
3% index-linked	3 weeks	(HS,LS HS Summer)
2.8% index-linked	4 weeks	(HS,MS,HS Summer MS Summer
	20 weeks	(except 3 high season)*

* Ask you consultant for details of the weeks

AVORIAZ

L'ÉTERNELLE



The Crozats Residences

The Crozats: Close to the centre of the resort

- Dominant position
- 4 new apartment buildings named after stars: Atria, Altair, Alh ena and Electra
- Unobstructed view of the mountains and the lake
- Most of the site is south-facing
- Cardio-training room, sauna, hammam, jacuzzi®
- Ski-in-ski-out apartments



The Crozats Residences

The Crozats

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The Crozats Residences



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The Crozats Residences

Harmonious architecture

- 3 architects: Jacques Labro, who designed the resort, Christian Rey-Grange and Simon Cloutier
- Totally in keeping with the architectural style of Avoriaz
- Stepped roofs to retain snow cover
- Red cedar façades
- Cladding to provide insulation
- Projecting balconies with stunning views
- Maximum sunlight



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The Crozats Residences

Elegant décor

"A wonderful combination of warm wooden tones, natural materials and contemporary touches"

- Regional-style decoration in the Alpine tradition
- Wood is predominant
- Furniture with clean, simple lines
- Subtle colours: from slate grey to fawn
- Brightly lit interiors thanks to large window openings



The Crozats Residences



The Crozats Residences



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The Crozats Residences

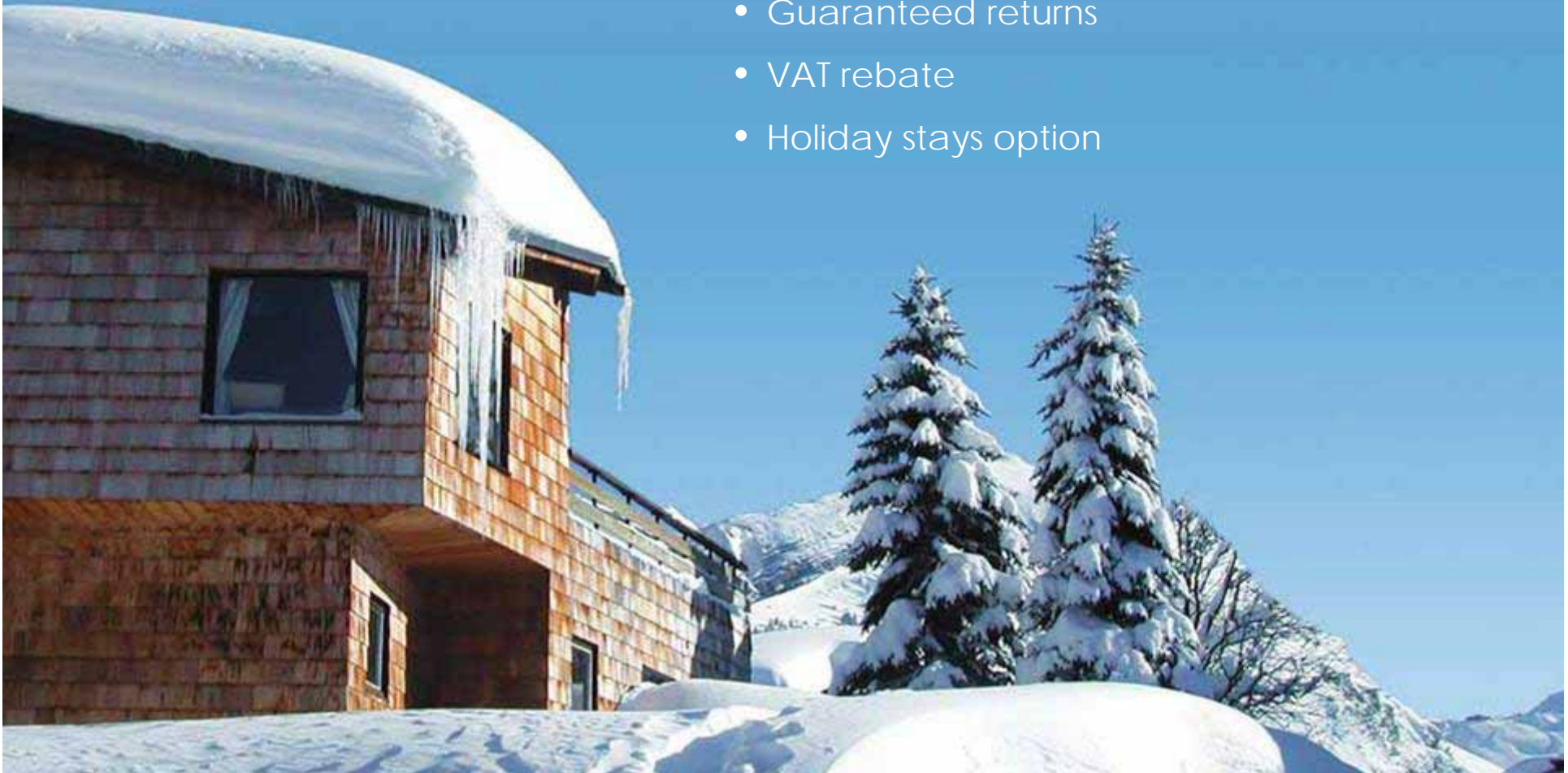


Minimising the environmental impact

- Protecting natural areas by restricting the project to already developed sectors (containing neither woodland, nor plant or animal life)
- Reducing the impact of construction work by adopting a “**green building site charter**”
- Constructing buildings designed for low energy consumption at high altitudes, in accordance with French **Very High Energy Performance (THPE)** standards, and integrating renewable forms of energy
- Giving priority to renewable or recycled materials with environment-friendly credentials
- Minimising water requirements
- Flagship project in partnership with World Wide Fund for Nature-France

The investment

- Freehold leaseback
- Guaranteed returns
- VAT rebate
- Holiday stays option





Usage formulae and timetable P&V properties

Reservation and deposit payment

September 08

Signature

Provisionally Q4 09

Delivery

Buildings C1 and C2 Q4 2011

Building C3 Q4 2011

3.5% index-linked	Pure investment	
3.2% index-linked	4 weeks	(MS or LS)
3% index-linked	3 weeks	(1HS, 2MS or LS)
	18 weeks	(except 3 high season)*

* Ask you consultant for details of the weeks

Avoriaz

A unique opportunity to invest in Avoriaz

- Exceptional sunshine and guaranteed snow cover
- Car-free resort
- Architecture perfectly in keeping with the environment
- State-of-the-art construction techniques
- Spacious apartments
- Very High Energy Performance buildings



AVORIAZ

L'ÉTERNELLE



La Résidence Electra

Les Crozats Electra

La Résidence Electra



Perfectly integrated architecture

- Totally integrated in the architectural style of Avoriaz
- Covered walkways and stairs
- Clad in red cedar
- Insulated for energy efficiency
- Balconies opening onto extraordinary panoramic views
- Huge levels of sunshine



La Résidence Electra

Welcoming,
contemporary interiors



La Résidence Electra




Projet en cours d'élaboration, susceptible de modifications. Illustration laissée à la libre interprétation de l'artiste - Document non contractuel



Avoriaz

Getting to Avoriaz

 Go towards Chamonix on the A41, take exit no. 18 for Cluses, and go towards Taninges on the D902, then towards Les Gets, Morzine and then Avoriaz

 Thonon-les-Bains railway station (43 km)
Cluses railway station (40 km)

 Genève-Cointrin airport (80 km)
Annecy airport (96 km)
Lyon-St-Exupéry airport (200 km)

Low-cost flights to Geneva from Paris, Bordeaux, Nice, Marseille, London, Berlin, Hamburg...

