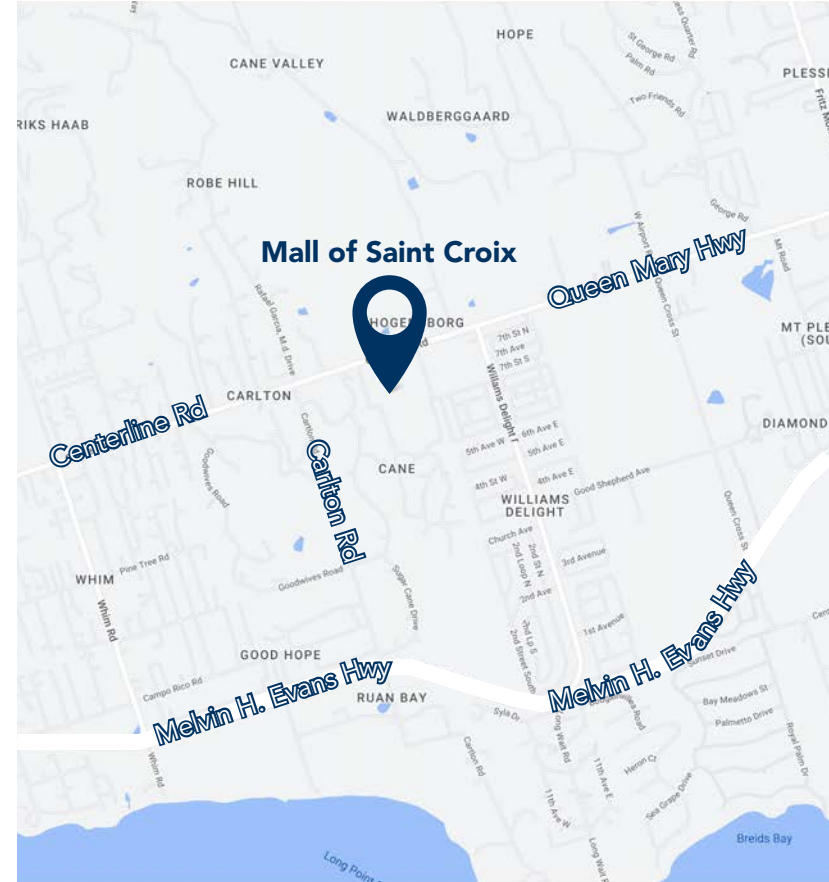


NEW MALL of SAINT CROIX

1 Estate Cane, Frederiksted, St Croix 00840, U.S.V.I



PROPERTY HIGHLIGHTS

- Anchor Spaces available: 105,019 SF & 54,000 SF
- The Mall and Anchors are primed and ready for multi-million dollar redevelopment.
- National retail chains doing business in Saint Croix/USVI have historically thrived due to a lack of major national competitors. This limited competition has fueled their exceptionally high sales volume.
- Existing National tenants hold a dominant position, controlling a significant share of the market and outperforming their stateside stores

- Tax exemption benefits passed through to the tenant
- USVI GDP grew 6.1% from 2020 to 2021
source: www.usviber.org
- USVI population is approximately 100,000 and growing!

last updated: 03/21/24 P1



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ABOUT SAINT CROIX

St. Croix is the largest of the islands that comprise the United States Virgin Islands (USVI). It is approximately 26 miles by six miles (at the widest part). The Virgin Islands are located between the Caribbean Sea and the North Atlantic Ocean and are part of the larger Antilles. The islands are a territory of the United States of America and U.S. currency is used here just like it is in the states.

The island is 43 miles from St. Thomas, 119 miles from Puerto Rico and 1,100 miles south east of Miami, FL. English is the official language spoken on the island.



sources: (Worldometer.info) (www.gotostcroix.com) (www.usviber.org)

- USVI Population: Approximately 100,000 residents and growing.
- Median age: 43 yr old
- Annual average gross income 2021: \$47,980 and increasing.
- USVI Gross Domestic Product (GDP) grew 6.1% in 2021 to reach four billion four hundred forty million usd.
- The labor force grew 8.2 % from 2020 to 2021 to reach 46,175 people
- **St Croix Tourism brings over 322,000 people annually**
- Cruise passengers: over 160,000 /year.
- Air passengers: over 163,000/year

There's no less than 500K people living and visiting STX annually. All want a stateside retail experience and this has been supported through personal interviews and surveys and the very strong past performance.

The demographics don't tell the story
National retailers dominate the Island's market, leading to exceedingly high sales volumes. This success is due to the fact that all the national chains operating here consistently rank among the top performers within their respective companies.

last updated: 03/21/24 P2



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WHY COME TO SAINT CROIX?

THE WORKFORCE
THE INFRASTRUCTURE
THE US JURISDICTION

last updated: 03/21/24 P3



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THE WORKFORCE

Highly Skilled and Reliable Talent

With a population of 112,800, the U.S. Virgin Islands is known for its available, trainable and primarily English-speaking workforce. Due to the Territory's history of industrial and services experience, Virgin Islanders have expertise in a wide array of sectors, including:

- Financial and professional services
- Call centers and back office operations
- Knowledge based and e-commerce activities
- Shipping and port activities
- Marine
- Tourism and hotel development
- Real estate development
- Energy and renewables
- Rum distilling
- Advanced manufacturing

An Educated Workforce

In addition to local residents, The University of the Virgin Islands graduates more than 330 students each year from its associates, bachelors and masters programs.

The nationally accredited university also delivers graduates from its five schools and colleges: Business Administration, Education, Liberal Arts & Social Sciences, Nursing, and Science & Mathematics. It is common for local USVI high school graduates to return to the islands after travelling to the mainland for post-secondary training and education.

Securing and Training Your Workforce

Through the U.S. Virgin Islands Department of Labor's One Stop Centers, employers will find multiple resources for securing employees, including:

- Employee recruitment and screening
- Receiving and forwarding applicant resumes
- Pre-screening and referral of qualified job seekers
- Tax credit information
- Labor market information
- Labor law compliance information
- Additional resources on issues that affect employers

The One Stop Centers also offer training programs for workforce applicants, including:

- Basic skills training (including GED preparation)
- Occupational skills training
- On-the-job training
- Customized training
- Combined workplace and classroom training
- Skills upgrading and retraining
- Entrepreneurial training
- Readiness training

sources: (www.usvieda.org)

last updated: 03/21/24 P4



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THE INFRASTRUCTURE

Modern, Globally Connected Infrastructure

With access to major shipping routes and the Panama Canal, the U.S. Virgin Islands provides strategic market access to the U.S., Latin America, Europe and Asia.

Companies will find that state-of-the-art infrastructure and communication systems are already in place in the USVI, including:

- International airports with direct cargo and passenger flights
- Container and bulk shipping
- One of the deepest natural water harbors and most modern highway systems in the Caribbean
- Developed freight and transportation systems
- Fiber-optic broadband for high-speed Internet access, Territory-wide.

Not to mention, a strategic Caribbean location and time zone makes servicing clients in Asia, South America, Europe and the mainland United States seamless.

Airports

The U.S. Virgin Islands is home to two international airports with direct and connecting flights from the United States, and other international and Caribbean airports:

- The Henry E. Rohlsen Airport (STX), located in Christiansted, St. Croix
- The Cyril E. King Airport (STT), located on the western end of St. Thomas

Daily non-stop flights to both St. Thomas and St. Croix are offered to/from major U.S. locations such as New York, Newark, Baltimore, Atlanta, Miami, Philadelphia, Boston, Charlotte, Detroit, Chicago and Fort Lauderdale.

Commuter airlines, such as Bohlke International Airways, Cape Air, Seaborne Airlines and on-demand charter Sea Flight can transport you between islands in as little as 17 minutes.

Ports

The U.S. Virgin Islands hosts numerous ports with different functions, including St. Thomas harbor—one of the deepest natural water harbors in the Caribbean and St. Croix's "The Containerport"—a transshipment center and hub for commercial and industrial marine activity.

Thanks to the Jones Act Exemption, the USVI is exempt from the Jones Act, a cabotage law which requires freight moving between U.S. ports to be carried on U.S. flag vessels. Freight between U.S. ports (including Puerto Rico) and the USVI may also be carried on foreign flag vessels.

Telecommunications

Residents of the U.S. Virgin Islands enjoy some of the most advanced communications networks in the Caribbean, including The Virgin Islands Next Generation Network (viNGN, Inc.) Fiber Optic Network, which provides reliable high-speed Internet connections at affordable prices to all residents, businesses and government agencies.

sources: (www.usvieda.org)

last updated: 03/21/24 P5



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THE US JURISDICTION

All the Benefits of Being Part of the United States

As an unincorporated United States Territory, the U.S. Virgin Islands has all the benefits of being a Caribbean location with key U.S. benefits.

This unique territory status enables St. Croix, St. John, St. Thomas and Water Island to utilize U.S. currency, courts and flag protection. Local affairs are led by the Governor and Legislature. Being within a U.S. jurisdiction also provides the following benefits to companies operating in the islands:

- “Made in USA” labeling
- Shipping advantages
- Duty-free imports
- Duty free and quota free exporting of USVI-made goods into the U.S.
- No state or territory tax

sources: (www.usvieda.org)



last updated: 03/21/24 P6



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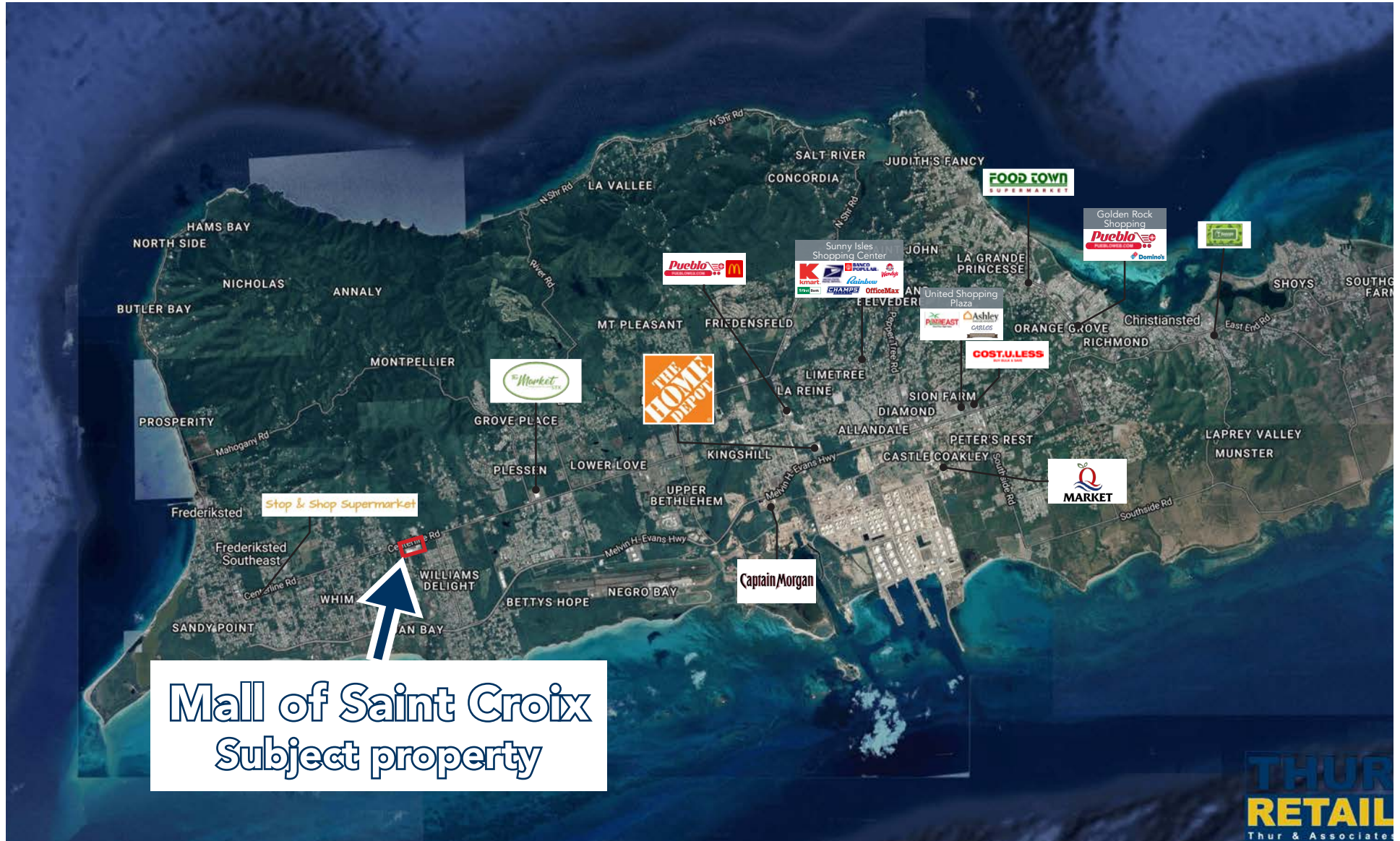
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NEW MALL of SAINT CROIX

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Mall of Saint Croix
Subject property

last updated: 03/21/24 P7



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NEW MALL of SAINT CROIX

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NEW MALL of SAINT CROIX

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NEW MALL of SAINT CROIX

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