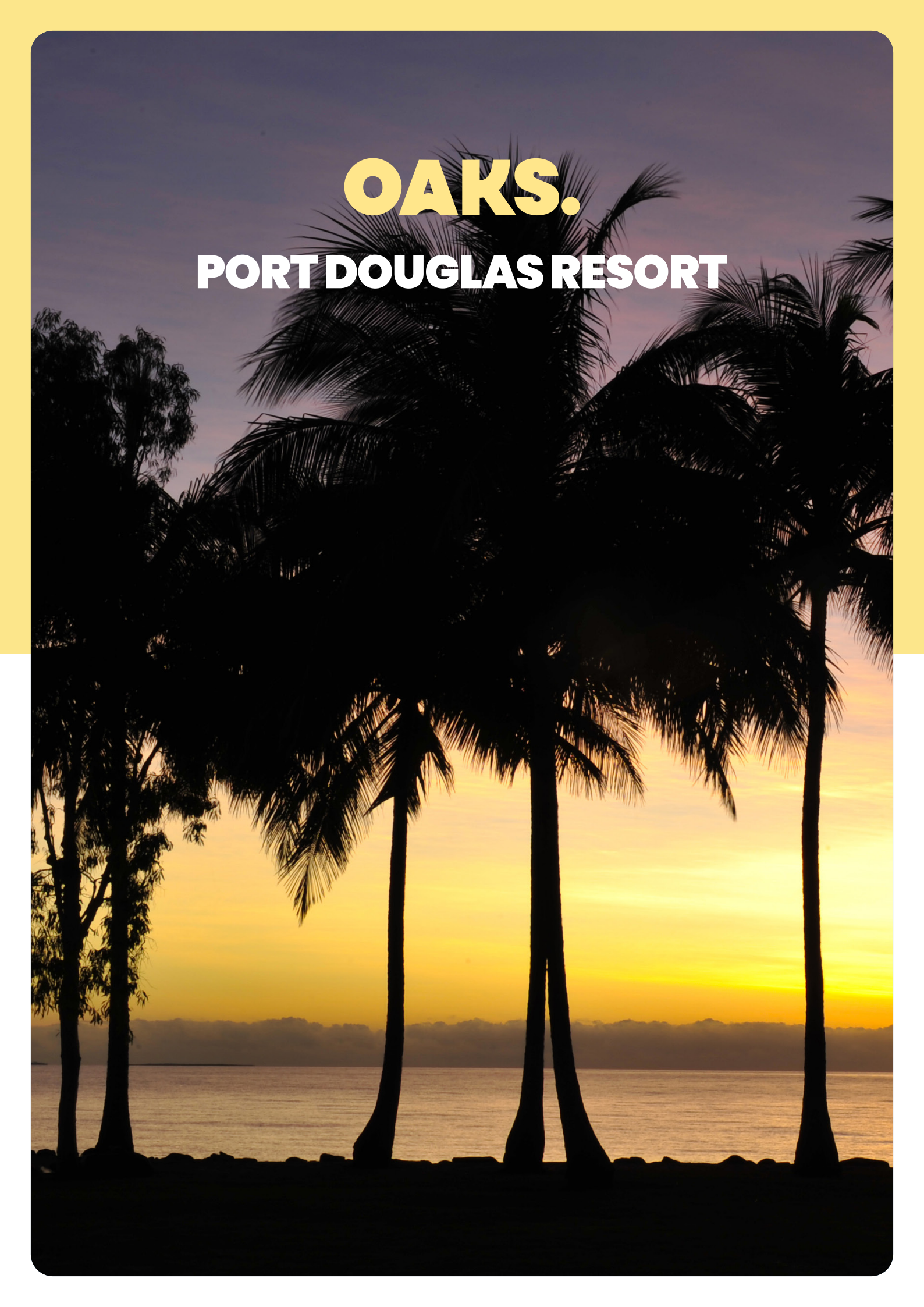


The background of the entire image is a photograph of a tropical beach at sunset. Several palm trees are silhouetted against a bright orange and yellow sky. The ocean is visible in the distance, and the foreground shows the dark silhouettes of the trees and the beach. The text is overlaid on the upper portion of the image.

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PORT DOUGLAS RESORT

Port Douglas is calling.

Step into the enchanting realm of Port Douglas in far north Queensland where luxury meets adventure against the backdrop of untouched natural wonders.

Nestled amidst the breathtaking allure of UNESCO World Heritage-listed sites, including the iconic Great Barrier Reef and the majestic Daintree Rainforest, this laidback tropical haven promises an unforgettable escape for holiday makers.



Own part of Australia's most recognised tropical destination.

Oaks Port Douglas Resort is located just an hour's drive north of Cairns in the tropical region of Far North Queensland.

Picture-perfect Oaks Port Douglas Resort offers chic indulgence, while the vibrant dining scene along Macrossan Street tantalises the palate with culinary delights. Opportunities to acquire strata-titled resort apartments are very limited.

60	42	70	18
Minutes Drive to Cairns Airport	Minutes Drive to Palm Cove	Minutes Drive to Cairns CBD	Minutes Drive to Mossman Gorge

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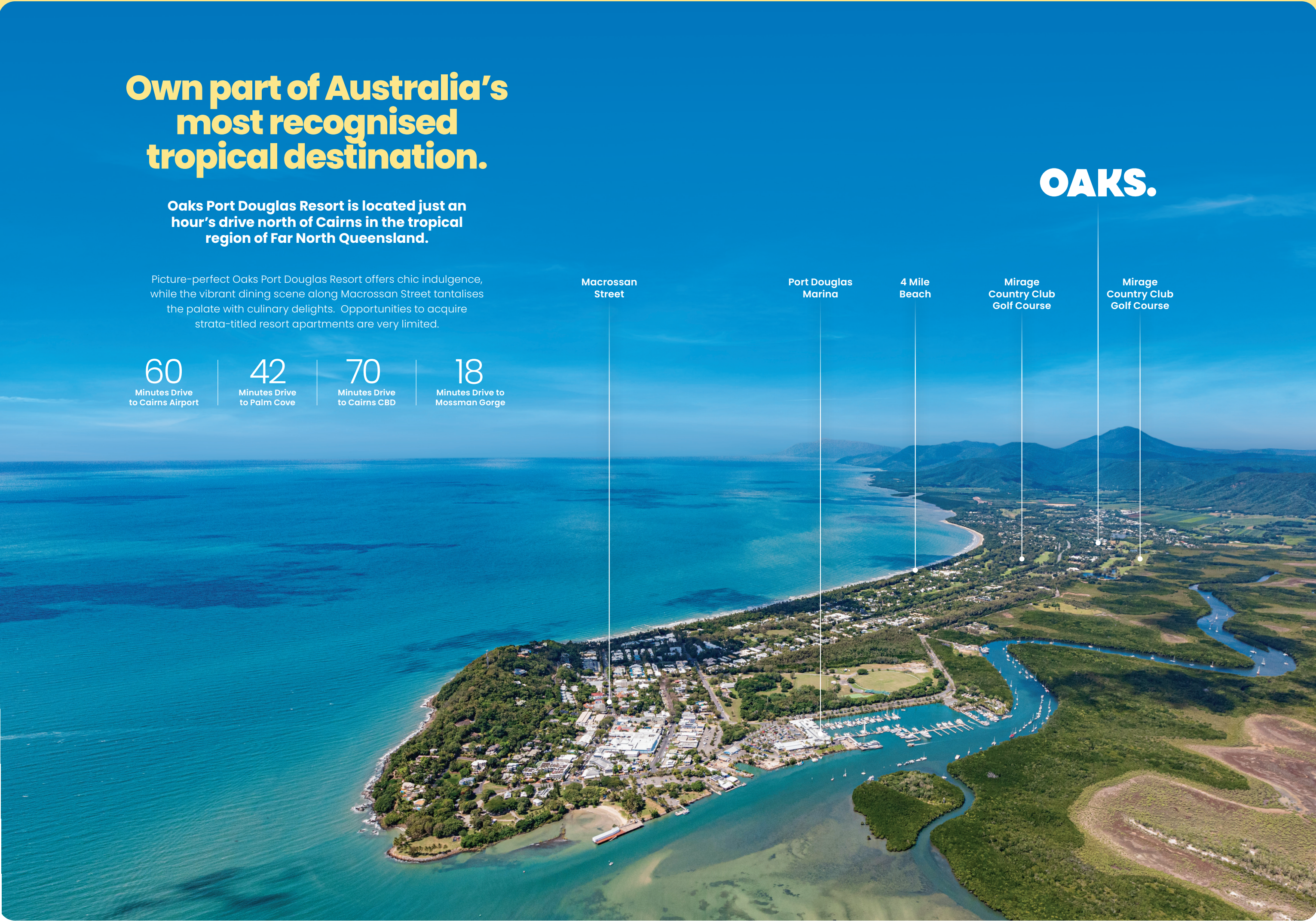
Macrossan Street

Port Douglas Marina

4 Mile Beach

Mirage Country Club Golf Course

Mirage Country Club Golf Course



A property investment backed by tourism, lifestyle and popular demand.



Oaks Port Douglas Resort offers the perfect blend of resort facilities and tranquillity. Just moments from the iconic Four Mile Beach, you'll have easy access to Port Douglas' sun-kissed shores and vibrant coastal charm.

Hotel guests indulge in the ultimate tropical lifestyle with our freshly refurbished apartments. From intimate studios to spacious two bedroom retreats, each holiday apartment boasts contemporary designer finishes and private balconies or courtyards, offering sweeping views of lush nature or shimmering pools.



Some investment properties wait for demand. This one lives inside it.

- ✓ Lagoon-Style Pool & Swim-up Bar
- ✓ All-Day Restaurant + Cocktail Bar
- ✓ Day Spa & Treatments
- ✓ Meeting & Event Spaces



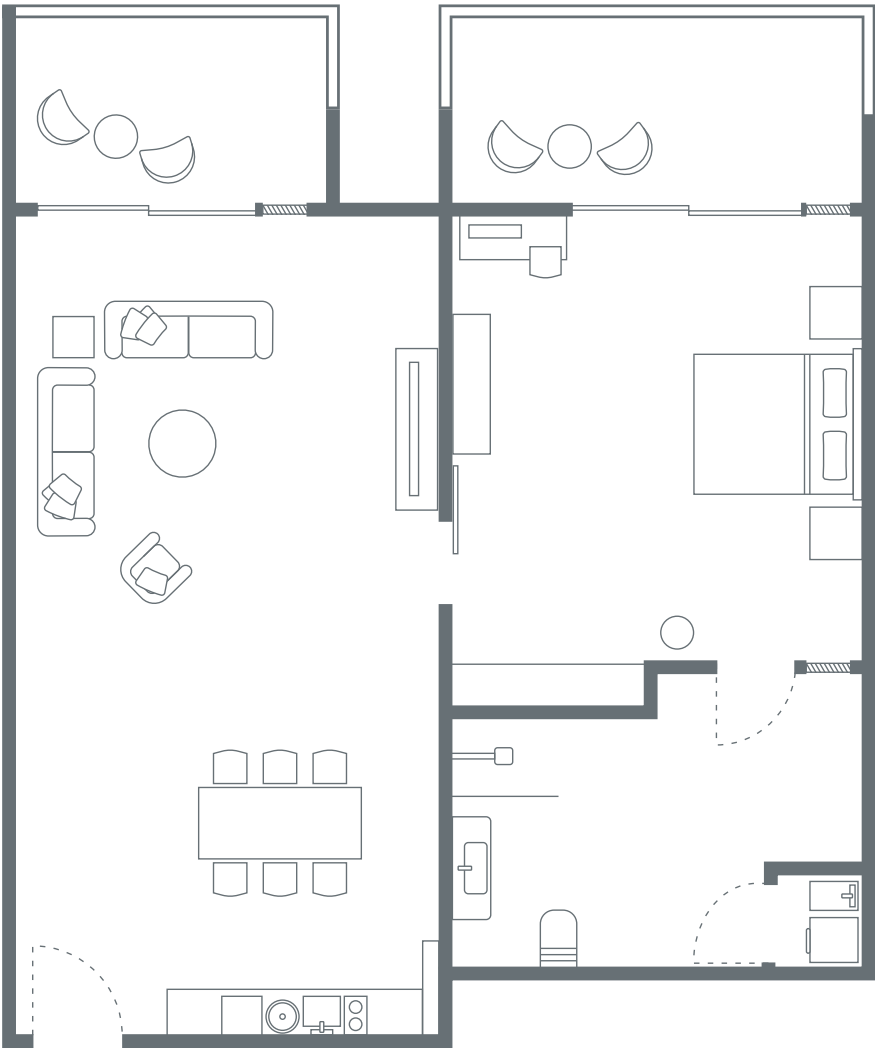


1 Bedroom Apartments

Type 1

This elegantly designed and spacious one-bedroom apartment is the perfect retreat for couples. Brimming with all the creature comforts of home, this self-contained gem boasts a kitchenette, a cozy dining table, a stylish lounge, and a bespoke bathroom equipped with just the right amount of modern amenity. Step onto the private balcony to soak in the breathtaking views of the lush tropical landscape that envelops the resort, creating a serene and picturesque escape.

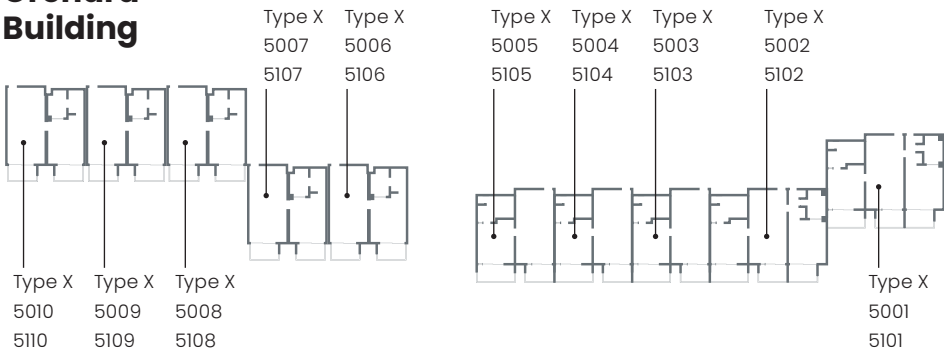
- Fully renovated and refurbished
- Spacious Bedroom with modern ensuite
- Private balcony or courtyard
- Garden or Pool views
- Smart TV/HD on demand (Wi-Fi inclusive)
- Air conditioning



Internal area	58m ²
External area	12m ²
Total area	70m ²

**Balcony or patio size may vary.*

Orchard Building



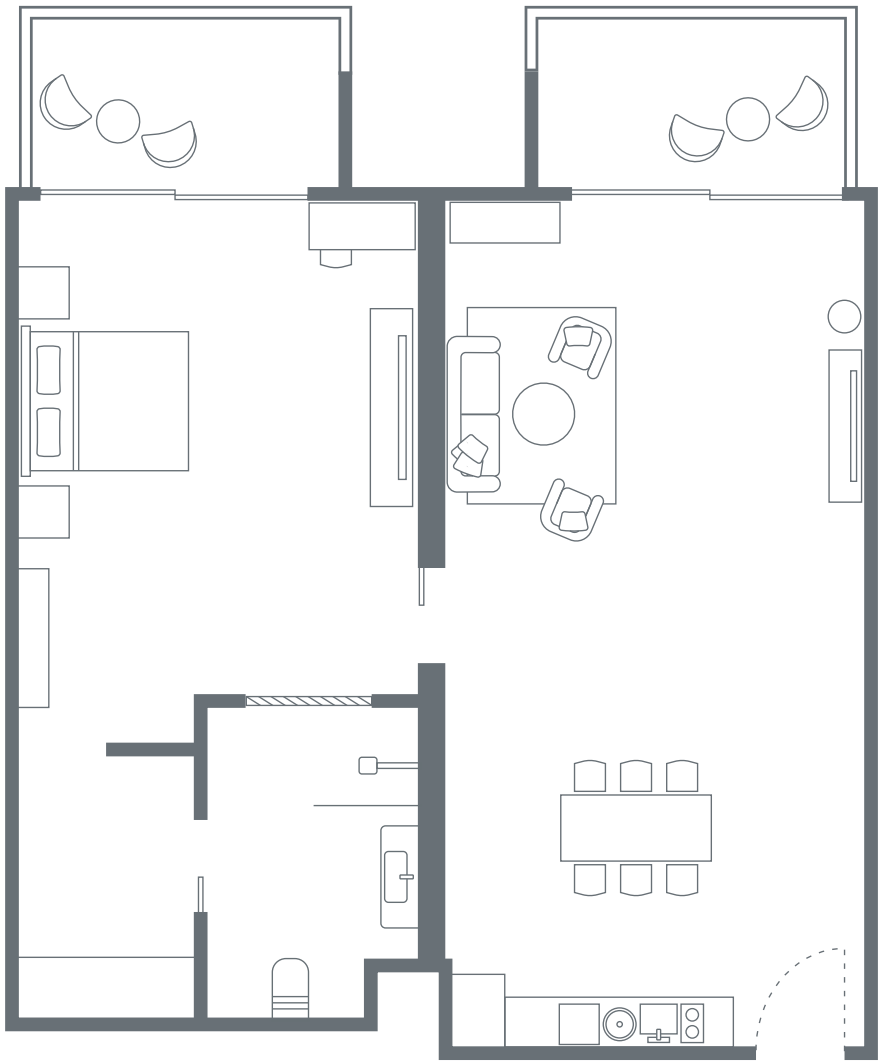


1 Bedroom Apartments

Type 2

This elegantly designed and spacious one-bedroom apartment is the perfect retreat for couples. Brimming with all the creature comforts of home, this self-contained gem boasts a kitchenette, a cozy dining table, a stylish lounge, and a bespoke bathroom equipped with just the right amount of modern amenity. Step onto the private balcony to soak in the breathtaking views of the lush tropical landscape that envelops the resort, creating a serene and picturesque escape.

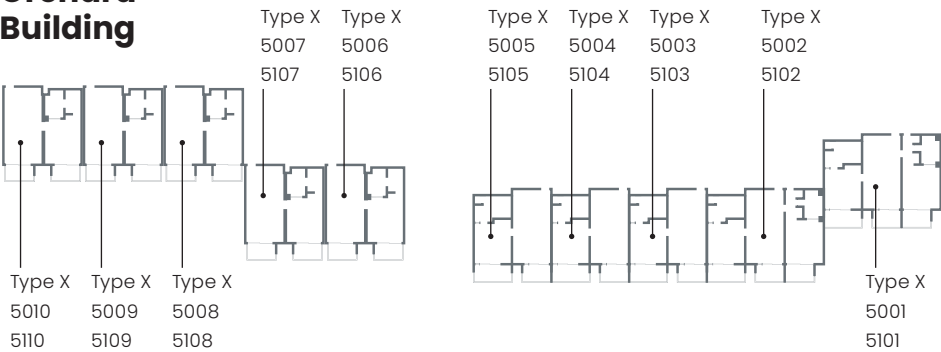
- Fully renovated and refurbished
- Spacious Bedroom with modern ensuite
- Private balcony or courtyard
- Garden or Pool views
- Smart TV/HD on demand (Wi-Fi inclusive)
- Air conditioning



Internal area 54m²
External area 7m²
Total area 61m²

**Balcony or patio size may vary.*

Orchard Building



Your investment, backed by one of Australia’s strongest tourism destinations and global hotel group.

BUNDLED REVENUE SHARE AGREEMENT

Owning an apartment in a landmark holiday destination is a significant investment. Choosing the right rental strategy is key to maximising returns while maintaining peace of mind. Minor Hotels and MINT Residential offer a range of tailored management, including short-stay accommodation, designed to suit ownership goals and deliver strong, sustainable outcomes.

As an on-site manager with decades of proven experience across Australia and New Zealand, Minor Hotels provide advantages that off-site property managers and standalone Airbnb operators cannot match, thus maximising your return potential.

Furniture Package includes:

Lounge

- Resort Arm Chair - Blue
- Sofa Bed 2.5 Seater
- Scatter Cushion Nc
- Scatter Cushion Bd
- Scatter Cushion Nv
- Tv Unit
- Coffee Table 90cm
- Dining Artwork - Whale
- Lounge Artwork - Boating
- Floor Lamp
- TV Lounge 55

Bedroom

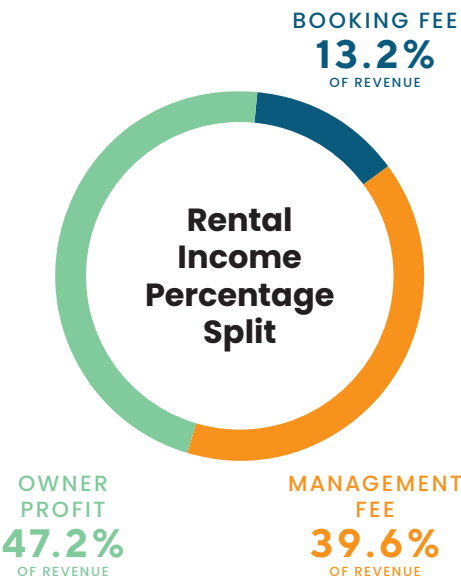
- Bedhead King
- Bedside Lamp
- Bedside Table
- Split King Base
- Split King Mattress
- Bedroom 1 Art
- Luggage Rack
- Bedroom TV

Dining

- Dining Table Medium
- Dining Chair

Outdoor

- Sky Chair
- Sky Dining Table 80x80
- Total Furniture
- Sky Side Table
- Kitchen Pack
- Fridge
- Microwave
- Kettle/Toaster



Bundled Revenue includes:

Basis of Return

- Owner returns are based on the accommodation revenue generated by their unit.

Fees (ex GST)

- Bundled Fixed Fee: 52.8% of Revenue.
- Includes Online Travel Agent (OTA) Commission, cleaning, admin fees, operation of reception, employment/management of staff, trust account management, advertising/marketing, video media, and room communication systems.

Owner Expenses

- Typical landlord expenses such as body corporate fees, rates, land tax, and utilities.

Furniture

- Minor includes a commercial-quality turn-key furniture pack as an incentive.
- Furniture transfers to the owner at the start.
- Owners have depreciation benefits from the start.
- If the agreement ends within 5 years, owners must pay the furniture's value at that time.

Repairs and Maintenance

- Minor pays repairs and maintenance up to \$100.

Owner Benefits

- Owners can stay in their apartment at any time (subject to availability). Cleaning expenses are deducted from the return.
- Complimentary Minor Discovery Platinum Membership
- Exclusive discounts on accommodation at Minor Hotels properties in Australia and New Zealand.



MINOR | DISCOVERY

More than **800 hotels**
with over **78,000 rooms**
across **63 countries**
and **26,000,000 loyalty members**

Be part of the Minor Hotel Group loyalty programme that lets you indulge in generous rewards, exclusive privileges, special rates and more at 800+ hotels, resorts and palaces from 40 hotel brands in 100+ countries.

MINOR Discovery Platinum

When your apartment is professionally managed by Oaks Port Douglas Resort, a complimentary Minor Discovery Platinum Status membership is offered to you. This Platinum Status membership remains active for your enjoyment for the duration of your Oaks Port Douglas Resort apartment ownership.

How the program works

Our one-of-a-kind hotel loyalty programme will unlock a wealth of unexpected benefits and rewards from Day One, with or without a stay.

Simply book direct and save with Member Rates at participating Minor Group hotels. Earn D\$ on purchases across the hotels, including a wide selection of magnificent hotel rooms, luxury dining options, and specially curated activities – there are tons of gratifying ways to earn D\$ with us.



Highlights of Minor Discovery membership privileges include:

- Earn and spend DISCOVERY Dollars across the hotel
- Member Rates at participating hotels
- Local Offers and Experiences
- Room upgrades
- Early check-in and late check-out
- Welcome amenity for elite levels
- Status sharing with family and friends
- Partner Benefits

ANANTARA
HOTELS & RESORTS

elewana
COLLECTION

The WOLSELEY
HOTELS

TIVOLI
HOTELS & RESORTS

MINOR
RESERVE
COLLECTION

COLBERT
COLLECTION

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HOTELS & RESORTS

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AVANI
Hotels & Resorts

OAKS.
Hotels, Resorts & Suites

iStay
Hotels

A lifestyle investment that ticks all the boxes

✓ Proven Hotel Operator

Minor Hotels demonstrate operational confidence, consistent occupancy strategies, and enduring demand in Port Douglas' accommodation market.

✓ Solid, Evidenced Returns

A reliable income structure, supported by the strong performance of the hotel and the quality of amenities and upkeep. A well-maintained asset delivers better potential for returns and reduced capital risk.

✓ Premium Facilities Enhance Investment Value

Hotel guests enjoy quality amenities including pool, gym, dining, security and reception, helping maintain the property's reputation and appeal. This maintains both tourism popularity and future resale confidence.

✓ Highly Rated Hotel Experience

Consistently strong guest satisfaction, including high rankings on independent platforms, signals a trusted, well-performing resort, making it a more attractive and resilient investment.



OAKS.

IMPORTANT DISCLAIMER. PLEASE READ CAREFULLY. This document has been prepared by Minor Hotels Australasia Ltd for the purpose of [the sale of units at Oaks Darwin Elan Hotel] and, to the extent permitted by law, Minor Hotel Australasia Ltd and its associated and related entities (Minor Group) provide no warranties or representations as to the accuracy of the information contained in this document. All pictures, plans and other visual representations are indicative only and not to scale. Dimensions, footprints, specifications, facilities, landscape and paved areas are indicative only and subject to change without notice.

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