

DART REALTY (CAYMAN) LTD.

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22 July 2016

The Proprietors, Strata Plan Nos. 79, 147, and 215 (the "**Strata Corporations**")
The Britannia Estates Home Owners Association Ltd ("**BEHOAL**")
All proprietors of the Strata Corporations
All members of BEHOAL
(together "**Britannia Proprietors**")

Dear Britannia Owners

Re: The former Hyatt properties and Britannia Golf Club (Block 12D parcel 108) and the Grand Cayman Beach Suites (Block 12C Parcel 27) (together the "Properties")

Dart Realty (Cayman) Ltd. ("**Dart Realty**"); wrote to you earlier as set out below:

- (a) letter dated 5 May 2016 from Dart Realty (Cayman) Ltd to all Britannia Proprietors advising of the acquisition of the Properties by Cayman Shores Development Limited ("**CSDL**"), an affiliate of Dart Realty; and
- (b) letter dated 11 May 2016 from Embassy Investments Limited (on behalf of CSDL) to Britannia Proprietors communicating the terms for use of the beach and golf amenities on the Properties by Britannia Proprietors.

As advised in the letter dated 5 May 2016, Dart Realty is in the process of considering the future design of a master plan for the development and use of the Properties. Dart Realty is confident that consistent with Dart's established record of design and thoughtful project delivery the future development of the Properties will significantly enhance the Britannia and Camana Bay communities.

After careful consideration however it has become clear to Dart Realty that any plans for the future development and use of the Properties will be affected by the restrictive agreements registered as encumbrances on the land register for each of the Properties. In response to our correspondence referred to above Dart and CSDL have received correspondence on behalf of the Strata Corporations and BEHOAL asserting a legal position as to the effect of the restrictive agreements which is contrary to the advice that Dart and CSDL have received on the issue from their attorneys and from specialist Leading Counsel.

Dart Realty considers that it would be in the best interests of Dart Realty, CSDL and Britannia Proprietors that the legal position be clarified. Consequently, Dart Realty and CSDL have instructed our attorneys Mourant Ozannes to issue proceedings in the Grand Court, which proceedings will determine the legal effect of the restrictive agreements. Our attorneys will communicate further with you or your designated representatives regarding these proceedings.

Pending the commencement of court proceedings, and in order to facilitate our further consideration of the various options for the design and future development of the Properties, all operations of the Grand Cayman Beach Suites and the Britannia Golf Club will be closed on 31 August 2016. As a result of this closure, effective Thursday 1 September 2016 there will be no further access to the gym, beach and watersports facilities at the Grand Cayman Beach Suites and golf playing activities at the Britannia golf course.

As we regard it in the interest of all concerned that the legal status of the restrictive agreements be clarified, all reasonable steps will be taken to ensure that the proceedings are issued and concluded as expeditiously as practicable.

Dart Realty is very keen to keep open the avenues for dialogue with Britannia Proprietors regarding the master plan for the Properties. As previously stated, Britannia Proprietors are welcome to submit their ideas and suggestions for the master plan to us at masterplanning@drcl.ky. Please note that this letter and all communication with Britannia Proprietors regarding the future development and use of the Properties are entirely without prejudice to Dart's and CSDL's legal rights generally and in the proposed legal proceedings.

Yours faithfully

Dart Realty (Cayman) Ltd.

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