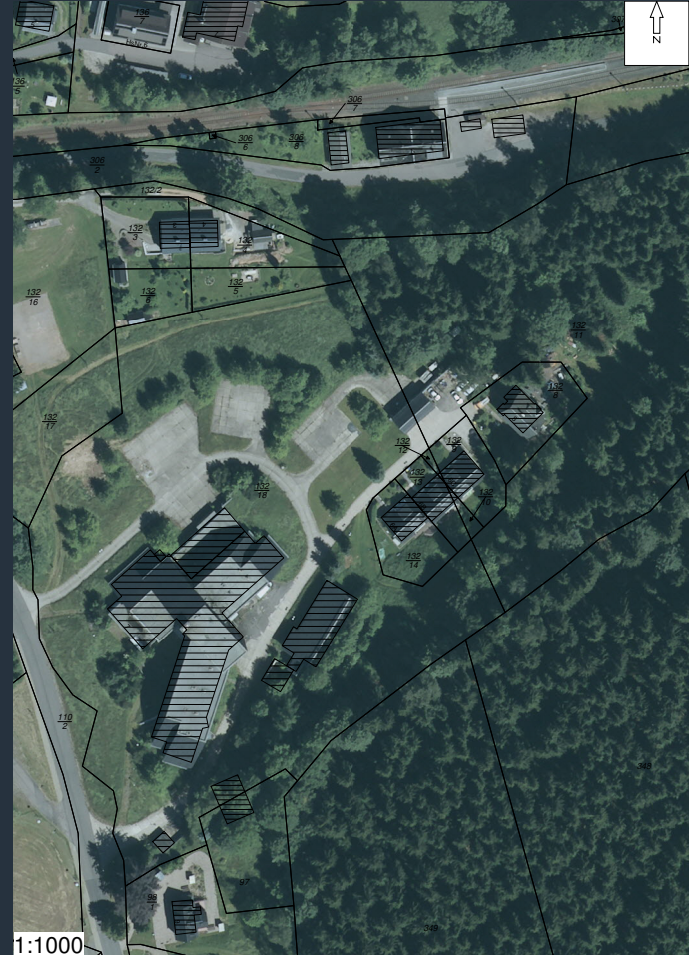


The Claremont Group

Sports Academy and Retreat

Germany





TO THE CLAREMONT COMMUNITY,

At Claremont, we firmly believe that collaboration, ambition, and a sound strategy are essential for excellence—whether in the hospitality industry or in this Sports business venture.

Our success is built on our 30 years of experience, assessment of strengths and weaknesses, and a careful examination of the competition. Like many of our endeavours, success at the Claremont Sports Academy and Retreat relies on trust, transparency, and teamwork at every turn. Effective execution, open communication, and a willingness to adapt are paramount.

As we developed the strategic plan for the Claremont Sports Academy and Retreat, we embraced extensive research, careful planning, consensus-building, and transparency. Through focus groups, surveys, one-on-one conversations, and a series of planning meetings, we incorporated diverse perspectives and created a plan to propel the Sports business forward.

Our vision is to deliver the premier soccer-focused hospitality and training experience, providing an exceptional environment for soccer players, teams, and enthusiasts.

Claremont is a special place, and our supporters are incredible people. We appreciate your passionate support. Guided by this strategic plan, we are Growing Forward.



MISSION

The mission of the Claremont Sports Academy and Retreat is to provide an unparalleled experience for soccer Injury rehabilitation, Sports Education and Football training, combining luxury accommodation with world-class soccer facilities and International University / College program twinning.

We aim to foster an environment of integrity, excellence, and community.

PROMISE OF EXCELLENCE

Claremont Sports Academy and Retreat delivers on a promise of excellence through:

- Exceptional accommodation and integrated soccer facilities.
- Hosting successful soccer events and training camps.
- Sports Education and Sports Rehab Clinics.
- Emphasis on integrity and exceptional service.
- Commitment to diversity, inclusion, and personal development.



OPPORTUNITIES FOR FUTURE SUCCESS

- Invest in soccer and training facilities Expand career development resources
- Enhance communication and engagement with Sponsors.
- Increase self-generated funding through new revenue streams and improved offerings.

FACILITIES

The Claremont Sports Academy and Retreat features:

- 70 ensuite rooms designed for comfort and luxury, offering a serene environment for relaxation and recovery.
- A swimming pool for both leisure and training purposes, equipped to meet the needs of professional athletes.
- Classrooms dedicated to academy and college program students, facilitating a blend of academic and athletic excellence.
- A modern gymnasium fitted with the latest fitness equipment to ensure comprehensive physical training.
- Spa areas designed for relaxation and recovery, providing a range of therapeutic services.
- Consultation rooms for rehabilitation from sports injuries, staffed by industry-renowned practitioners and supported by academy students specializing in sports rehab.
- Communal areas for relaxation, providing comfortable spaces for socialising and unwinding.
- Restaurants and cafeteria areas offering a variety of healthy and nutritious meals to cater to the dietary needs of athletes.
- Bar areas dedicated to health and nutritional drinks, promoting wellness and recovery through expertly crafted beverages.



STRATEGIC FOCUS AREAS

The Experience

- Optimize the experience through superior service, luxurious amenities, and personalised engagement.
- Provide a seamless blend of comfort and functionality, ensuring every one enjoys a premium experience tailored to their needs.



Stakeholder Engagement

- Foster strong relationships with sportspersons, partners, and institutes through active engagement and collaboration.
- Develop a network of strategic partnerships with sports organisations, educational institutions, and businesses to enhance our offerings and reputation.



Community Integration

- Strengthen our ties with the local community through outreach, events, and inclusive initiatives.
- Promote local culture and activities in Germany, ensuring our operations positively impact the surrounding area.



Soccer Excellence

- Provide top-tier facilities and programs to support soccer players in achieving peak performance.
- Collaborate with international universities and sports programs to bring students to our facility for high-level soccer interaction with European soccer legends and training regimes.
- A unique site created by Ex-professional players, a facility for career enhancement and post-injury, cared for by industry-renowned practitioners and academy students specializing in sports rehabilitation education.
- Providing coaching and other sports diplomas.
- One of our Soccer Legends Franchise site.



Sports Representation

- Claremont and its affiliates provide professional sports representation services, helping athletes navigate their careers in the sports industry.
- We offer contract negotiation, sponsorship acquisition, and career management services to ensure our athletes achieve their professional goals.
- Our network of industry professionals and partnerships with leading sports organisations enable us to offer unparalleled support and opportunities.

Job Opportunities

- We help provide job placement services for our academy students and graduates, helping them secure positions within the sports and hospitality industries.
- Through our partnerships with international universities and sports programs, we facilitate internships, apprenticeships, and full-time employment opportunities.
- Our commitment to personal and professional development ensures that our students are well-prepared for successful careers.

COMMITMENT TO GROWTH

Our growth strategy is centred on delivering excellence in all aspects of our operations, ensuring that every guest experience is memorable, every soccer player's needs are met, and every community interaction is positive. By adhering to our strategic plan, we are committed to making the Claremont Sports Academy and Retreat the premier destination for soccer and leisure in Germany.



Investment Opportunity

Industry : Hospitality, Education and Sports.

Investment : \$3 M for 50% of the real estate ownership of the property and land.

Investment : \$4 M in a further redevelopment and renovation of the property.

Capital Gain : The asset will be worth as a business valuation and asset valuation.

Potential Business valuation : \$10 M >

Potential Asset valuation : > \$15 M >

Use of Funds ;

Operations, Renovation, Development Expansion and Equipment.

