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RESORT FACT SHEET

OVERVIEW

This luxury, private-island resort and AAA Four Diamond hotel features 52 guest accommodations, as well as a collection of two-, three-, four-, and six-bedroom villas, Ixora Spa, world-class restaurants, two private beaches and a 55-slip marina.

OPENED

July 2010

LOCATION

The resort is named after its location on Scrub Island, a serene 230-acre haven situated one mile from the east end of Tortola in the British Virgin Islands. Scrub Island was discovered by Christopher Columbus nearly 500 years ago while serving as a stopping point for European explorers enroute to new lands. Legend has it the name came from pirates who dropped anchor in the area to “scrub” barnacles off their boats. The island remained relatively untouched for centuries.

Scrub Island is fringed by pristine beaches that shelve gently into the Caribbean Sea. It features protected coves, nature trails and stunning scenery. Extreme care has been taken in every aspect of development to ensure protection of the island’s natural ecosystem. In fact, the island is virtually vehicle-free, with resort shuttles serving as the primary form of transportation.

Average temperatures range from 80 F (26.67 C) to 92 F (33.33 C). Currency is U.S. dollars.

ACCOMMODATIONS

Scrub Island Resort accommodations consist of 26 guest rooms; 26 one-bedroom suites; and a collection of 13 luxury villas. All offer dramatic views of the Caribbean Sea. Interiors evoke a West Indies feel, furnished in tropical woods with white accents and island touches. Complimentary Wi-Fi is available throughout the property.

Ocean View Guest Rooms – Each 357 sq. ft. room has its own private balcony or terrace offering marina and ocean views; king-size bed with premium bedding and pillowtop mattresses; plasma television; and bathroom with separate shower and tub.

Ocean View Suites (1 Bedroom) – Our one bedroom suites are 960 square feet; and offer gourmet kitchens with full-size appliances from SubZero® and Wolf®; an extra half bath; an over-sized balcony, as well as the convenience of a washer/dryer. Governor Suites are 1,370 sq ft and feature much larger living spaces.

Luxury Villas – Offering 3,000 to more than 6,000 sq. ft of space, villas range from two to six bedrooms and offer expansive views of the Caribbean Sea. They feature large balconies and terraces, as well as SubZero® and Wolf® appliances, outdoor rain showers and private pools. Villas can accommodate up to 12 guests. Private chefs and attendants are available upon request.

MARINA SERVICES

Scrub Island offers a 55-slip marina available for lease or transient docking, including five for mega yachts up to 160 feet. Recent renovation highlights include a petrol station, pumping both diesel and gasoline, as well as pedestals that provide access to power and water. Sailing enthusiasts will appreciate the area's fair weather, constant gentle winds and easy access to more than 60 additional nearby islands.

Scrub Island is the closest destination to the North Drop, known as the "honey spot" for tuna and world-record Blue Marlin fishing. Guests can book full- or half-day fishing excursions complete with boat, guide and equipment. A variety of watercraft is available for group and private charters.

The shallows surrounding Scrub Island, as well as many nearby coves, bays, reefs and inlets, are ideal for snorkelers and divers. Snorkeling and diving trips may be arranged with Dive BVI located on property. Sightseeing charters may also be coordinated by resort hosts.

Scrub Island is home to Dream Caribbean Blue, an all-inclusive charter company inviting guests to enjoy a luxury crewed experience exploring the surrounding Caribbean waters.

Scrub Island's Marina is also home to America's #1 Sailing School®, Colgate Offshore Sailing School. For more than 60 years, Offshore Sailing School has taught more than 160,000 adults and families to sail or sail better. First-time sailors or guests wanting to sharpen their sailing skills also have several learning vacation options at Scrub Island Resort, including Learn to Sail, Performance Sailing and Fast Track to Cruising courses.

The on-site Harbor Boutique offers high-end resort wear, accessories, and sundries. Scrub Island Outpost is a full-service provisions store with gourmet foods, fresh produce, meats, seafood, beer, wine, spirits and more are all available to resort and marina guests.

IXORA SPA

Named for the native tropical shrub, the Ixora Spa is perched on a hillside overlooking the crystal-clear waters of the Caribbean Sea, offering a haven to relax, refresh and re-energize. As a testament to the island's namesake,

signature scrubs are a requisite for spa goers seeking a true experience that embraces its cliffside sense of place. The 3,000-sq.-ft. facility features fully renovated treatment rooms offering breathtaking views unlike any other. The highly trained therapists deliver masterful Ayurvedic experiences enticing the senses while rejuvenating the mind and refreshing the body. Featuring antioxidant-rich products crafted with natural botanicals and anti-aging formulations, the treatments of the Ixora Spa leave minds peaceful, muscles relaxed and skin beautiful. Guests will also enjoy the new yoga terrace that overlooks the Caribbean.

A fitness center with 24-hour access in Marina Village is equipped with 15 Life-Fitness machines and free weights.

DINING & LOUNGES Guests may choose from a selection of venues and take advantage of private chef services and in-room dining.

Cardamom & Co. – Overlooking the marina and pool, the resort’s signature restaurant features an exciting menu telling the story of the spice trade and its impact on the diversity of cultures and flavors found throughout the Caribbean.

Donovan’s Reef Marina Bar & Grill – This outdoor grill offers popular Caribbean favorites and features a thatched roof and open-air views of the resort and neighboring islands.

Scrub Island Outpost – Located in Marina Village, the café offers a deli menu with fresh fruit salad, made-to-order sandwiches and pizzas and a wide assortment of provisions – including coffee and baked goods – plus deli meats and cheeses, snacks, sweets, premium wines and liquor.

One Shoe Beach Bar – Located on North Beach, One Shoe features a private pool and refreshing cocktail service.

Marina Cay – Just off the shore from Scrub Island, the eight-acre island of Marina Cay has had an interesting history. In the late 1930s it was home to newlyweds Robb and Rodie White. His best-selling book of 1953, *Our Virgin Island*, chronicled their life on Marina Cay, which later became a film starring Sidney Poitier and John Cassavetes. For 20 years the island sat uninhabited until the early 1990s when a small resort with gift shop and Pusser’s Restaurant opened. Devastation from Hurricane Irma caused another closing. Now operated by Scrub Island Resort, visitors will once again be able to enjoy the island when a bar & grill serving lunch and dinner opens this summer (2023).

WEDDINGS Scrub Island Resort offers custom wedding packages as well as an on-site wedding coordinator. Venues include beachfront and poolside locations, or an elegant ballroom that can accommodate up to 120 people.

MEETINGS / EVENTS Scrub Island Resort offers 7,000 sq. ft. of function space, including 2,100 sq. ft. of indoor contemporary meeting space – the most in the British Virgin Islands. The air-conditioned Columbus Ballroom, featuring natural stone flooring, accommodates up to 150 people and can be divided into three rooms. The latest in audio-visual is available including video conference capabilities, projection screens, LCD projectors, staging, lighting and wireless microphones. Just outside the ballroom, groups can make full use of the Grand Patio for lunches, breaks, receptions, or an impromptu al fresco breakout. Excursions for groups can easily be coordinated to achieve collaboration and team building, or to instill a sense of wonder, adventure and fun.

Complimentary wireless service is offered throughout the property.

OTHER AMENITIES Scrub Island Resort also features a lagoon-style, four-tiered pool with waterfalls, a slide and swim-up bar that has walk up access to Donovan’s Reef Marina Bar & Grill. Sea kayaks and paddle boards are also available for guests’ enjoyment.

Guests can relax on three private beaches. North Beach offers 1,200 feet of white sand and features lounge chairs and convenient access to One Shoe Beach Bar, as well as its own dedicated swimming pool.

Scrub Island’s lookout platform at the top of Big Scrub “wows” guests with 360-degree views from its 400-foot vantage point.

Shopping is available in the resort’s upscale Harbor Boutique. Resort hosts can arrange excursions, boat rentals, spa treatments, restaurant reservations and personalized experiences for guests.

AIRLIFT / ENTRY A valid passport is the principal entry requirement into the BVI. All U.S. and Canadian citizens must present a valid passport for all travel, whether by air or sea, to the islands.

Terrence B. Lettsome (Beef Island) Airport (EIS) – Upon arrival to the Beef Island Airport on Tortola, a Scrub Island representative will greet and drive guests to the Trellis Bay Dock, just a two-minute drive from the airport, where travelers will board the resort’s private launch to Scrub Island. Scrub Island is just a 10-minute ferry ride from Tortola’s Trellis Bay Dock. The complimentary ferry departs from Trellis Bay 45 minutes after the hour, every hour starting at 5:45 a.m. From Scrub Island, the ferry departs every 30 minutes after the hour, every hour until 10:30 p.m.

Miami International Airport – Beginning summer 2023, American Airlines will introduce seasonal non-stop flights from Miami to Tortola (Terrence B. Lettsome Airport/EIS).

Luis Muñoz Marín International Airport (SJU) – From San Juan, guests can take a 40-minute connecting flight to the Terrence B. Lettsome (Beef Island) Airport

(EIS). Scrub Island is just a 10-minute ferry ride from Tortola via the resort's complimentary private launch.

Cyril E. King Airport (STT) – Upon arrival to St. Thomas via Cyril E. King Airport (STT), guests can catch a short taxi ride to the Charlotte Amalie Ferry Dock. Convenient private service is available through the resort's partners at Dolphin Water Taxi and Island Time, offering seamless connections from Red Hook directly to Scrub Island. Regional airlines also offer connecting flights to Tortola (EIS) from St. Thomas.

Scrub Island also has two heliports available to guests.

DEVELOPER Mainsail Lodging & Development LLC – Tampa, Florida

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- Scrub Island Resort, Spa & Marina -