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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 en route 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 & 2 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. Ideal for families or groups seeking extra space, the two-bedroom suites combine a luxurious guest room with an adjoining one-bedroom suite in the heart of Marina Village. Accommodating up to six guests, these suites feature 2.5 baths, a gourmet kitchen, two large balconies, and breathtaking water views.

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. A petrol station dispenses both diesel and gasoline, while convenient pedestals 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.

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, all available to resort and marina guests.

IXORA SPA

Named for the native tropical shrub, 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 Ixora Spa leave minds peaceful, muscles relaxed and skin beautiful. Guests will also enjoy the expansive 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 neighboring islands, Cardamom & Co. is Scrub Island's signature fine dining restaurant, offering breakfast and dinner in an elegant island setting. Inspired by the historic spice trade and its influence on Caribbean cuisine, the menu showcases locally sourced seafood, ingredients harvested from the resort's own organic garden, premium steaks and thoughtfully crafted rum flights that celebrate the flavors of the region.

Donovan's Reef Marina Bar & Grill – Perched above the beach with panoramic views of the Caribbean Sea, Donovan's Reef serves fresh island-inspired cuisine and handcrafted cocktails for lunch and dinner. The open-air restaurant overlooks the marina, beach and multi-tiered resort pool, while its popular swim-up bar allows guests to enjoy the full menu and tropical drinks without ever leaving the water. Poolside service, sunset views and a relaxed atmosphere make it one of the resort's favorite gathering spots

Scrub Island Outpost – Conveniently located in Marina Village, the Scrub Island Outpost serves as both a casual café and full-service provisions market. Guests will find freshly brewed coffee, pastries, made-to-order sandwiches, pizzas, fresh salads and grab-and-go items, along with gourmet groceries, fresh produce, meats, seafood, premium wines, spirits and boating essentials. Whether provisioning a yacht, stocking a villa or grabbing a quick bite before an island adventure, the Outpost offers everything needed in one convenient location.

One Shoe Beach Bar & Grill – Nestled along the white sands of North Beach, One Shoe Beach Bar delivers the quintessential barefoot Caribbean experience. Guests can enjoy freshly prepared handhelds, light bites and tropical cocktails while relaxing beside the private beachside pool or in one of the waterfront cabanas. With its laid-back atmosphere and unbeatable oceanfront setting, One Shoe is the perfect place to unwind after a day on the water.

Marina Cay – Just off the shore from Scrub Island, the eight-acre island of Marina Cay has 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. In 1956, the island was purchased by Eugene "Gene" Tonkonogy, and a simple yet iconic resort operated over the years. In the early 1990s, Charles Tobias opened a Pusser's Restaurant and Outpost. Sadly, in 2017, Hurricane Irma devastated the island, and the restaurant was forced to close. Now operated by Scrub Island Resort, visitors once again can enjoy the island's charm with a bar & grill serving lunch and dinner, Sandy Chic retail boutique and a watersports operation for the more adventurous. Boaters exploring the British Virgin Islands

can safely stay overnight using the available mooring balls just off Marina Cay. Robb, Rodie and Gene would be proud.

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 internet 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 two private beaches. North Beach offers 1,200 feet of white sand and features lounge chairs and private cabanas with convenient access to One Shoe Beach Bar & Grill, as well as its own dedicated swimming pool.

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 on and off-island.

Marina Cay offers a variety of watersports with hourly and full-day rentals for eFoils, kayaks, paddleboards, and more. Open Tuesday through Sunday from 9 a.m. to 5 p.m. Access to Marina Cay is available via the Scrub Island Ferry.

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 – Direct flights from Miami to Tortola via American Airlines allow provide a seamless gateway to the British Virgin Islands.

Luis Muños Marin International Airport (SJU) – From San Juan, guests can take a 40-minute connecting flight via Tradewind Aviation, Cape Air and interCaribbean Airways to Tortola (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.

Mooring at Marina Cay is available via Boatyball.com.

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About Mainsail Lodging & Development

Mainsail Lodging & Development is an award-winning, Tampa, Florida-based company specializing in hotel, furnished housing, and resort property management and development, marketing and sales. An established company with a dynamic entrepreneurial spirit, Mainsail prides itself in finding unique lodging opportunities with a purpose and applying its passion and expertise to each project. Founded by President Joe Collier with a combination of daring vision and dogged determination, Mainsail has built an impressive portfolio of top-branded properties throughout the southeastern United States and Caribbean. Each Mainsail property inspires guests with a distinct character and meticulously crafted, sophisticated style, from a private island resort, and urban culinary showplaces, to waterfront marvels, boutique southern hotels, and a historic jazz era icon. Stay Sojo, Mainsail’s newest brand, provides short-term furnished living options across the country, while Mainsail Vacation Rentals manages a collection of private vacation homes in Florida and the Caribbean. To ensure long-term success and profitability, Mainsail relies on the

dedication of its high-performing associates, a growing group of enterprising investors, and a commitment to giving back, every step of the way. MainsailHotels.com