



STERLING
GLOBAL FINANCIAL

Montage CAY

ABACOS, BAHAMAS



INTRODUCTION

STERLING MONTAGE CAY

- Formally Matt Lowes Cay
- Joint Venture of Sterling Global Financial and Montage International Hotel Group
- 53 Acre Island
- Mixed-use development comprising marina, hotel, residential, spa, meeting space, fitness and food & beverage space
- 33% of 53 acres developed



PROJECT COMPONENTS

- 46 slip marina
 - Already existing and operational
- 95 Key boutique hotel comprised of villas and guestrooms
 - Hotel Amenities (restaurants, spa, fitness center, meeting facilities)
- 26 Single Family Lots (half acre)
- 6 Over water structures
 - Currently seeking approval
 - Designed to the highest environmental standard. All services will be on land
- Sea Plane Floating Dock & Helipad
- Arrivals Center
 - Will be located in Marsh Harbour
- Back of House Facilities
 - Will be on island as well as Marsh Harbour



Sterling Montage Cay



Existing Marina



Mother's Beach

ECONOMIC IMPACTS

- **Multiple Service Provider Opportunities for Bahamians**
 - Many local consultants and suppliers already engaged.
 - Islands By Design- Environmental Consultants
 - BRON-Structural Engineers
 - Chee-a-Tow-Surveys
 - AMS-Architects
 - EDS-MEP Engineering
 - Riviere & Associates-Surveyors
 - TLD-Landscape evaluation and repair post Dorian
 - Diane Phillips & Associates- Marketing/PR

ECONOMIC IMPACTS (continued)

- **Construction Phase**
 - 2,970 persons will be hired during this phase.
- **Operational Phase**
 - 250 plus persons
- **Work Permits**
 - Will be requested during and after construction phase, with the goal of limiting the number being requested

MONTAGE CAY DRAFT MASTERPLAN



ENVIRONMENTAL COMPONENT

- Project approved previously in 2002
- Partially developed with some infrastructure
- Updated EIA submitted to Department of Environmental Planning and Protection (DEPP) in April 2021
- Drone photo taken September 2020



QUESTIONS?

CONTACTS

Sterling Montage Ltd
Sterling Commons West, Suite 200
1 Marina Drive
P.O. Box N1812
Nassau, The Bahamas
Phone: 242-677-1900
Fax: 242-677-1910

Khaalis E. Rolle
Senior Executive Vice President
krolle@sterlingglobaltd.com

Stacy Lubin
Project Manager- Environment and Operations
slubin@sterlingglobaltd.com

Department of Environmental Planning and Protection (DEPP)
Charlotte House, 1st Floor
Charlotte & Shirley Streets
P.O. Box N-7132
Nassau, Bahamas
Phone: 242-322-4546
Fax: 242-326-3509

Inquiries@depp.gov.bs