

JESSICA BATAILLE

# EL TOSALET

Health & Sports Club

Private Members Club · Lifestyle Residence · Spa & Wellness

Jávea, Spain · Since 1967

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Investment Memorandum · Phase 1 Capital Call · March 2026

CONFIDENTIAL

# Executive Summary

60 years of legacy. The first private members club in Costa Blanca Norte. El Tosalet is a once-in-a-generation opportunity to acquire, restore and reposition a 32,700 m<sup>2</sup> heritage compound in Jávea — Spain's most desirable coastal enclave — into an ultra-premium Health & Sports Club with integrated lifestyle residences, spa, wellness centre, and F&B operations.

The project has been independently validated by EY Parthenon (Ernst & Young Servicios Corporativos S.L., Strategy and Transactions) through a comprehensive Commercial Due Diligence and Business Plan Assessment completed in March 2026.

**€10.2M**

Project Value

**€33.2M**

GDV

**€42.8M**

Exit Value Y4

**~25%**

IRR

**2.7x**

MoIC

## Phase 1 — Capital Call Terms

Minimum Ticket	<b>€100,000</b>
Annual Return	<b>12%</b>
Term	<b>24 months</b>
Structure	<b>Loan</b>
Equity Option (Phase 2)	<b>€1M+ loans only · at future value</b>

INDEPENDENTLY VALIDATED BY



Commercial Due Diligence — March 2026

# The Opportunity



Costa Blanca Norte is experiencing an unprecedented convergence of demographic growth, international wealth migration, and infrastructure investment. Jávea sits at the epicentre of this transformation — a municipality where 47% of the 36,000+ registered residents are international, drawn by 300+ days of sunshine, the Montgó Natural Park, and a lifestyle that blends Mediterranean authenticity with Northern European standards.

Despite this affluent, health-conscious population, there is no integrated private members club, wellness resort, or lifestyle residence compound in Costa Blanca Norte. El Tosalet fills this void with a proven concept validated by EY Parthenon.

## Market Dynamics

- +18.79%** Property price growth in Alicante province (YoY 2024–2025)
- 14,126** Foreign residents registered in Jávea municipality
- 300+** Days of sunshine per year — highest in continental Europe
- €10.6B** Annual tourist expenditure in the Comunitat Valenciana
- \$5.6T** Global wellness economy (Global Wellness Institute, 2024)

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DEVELOPMENT OVERVIEW

## The Project

**32,700 m<sup>2</sup>**

Total Land

**56**

Units

**4**

Parcels

**5,881 m<sup>2</sup>**

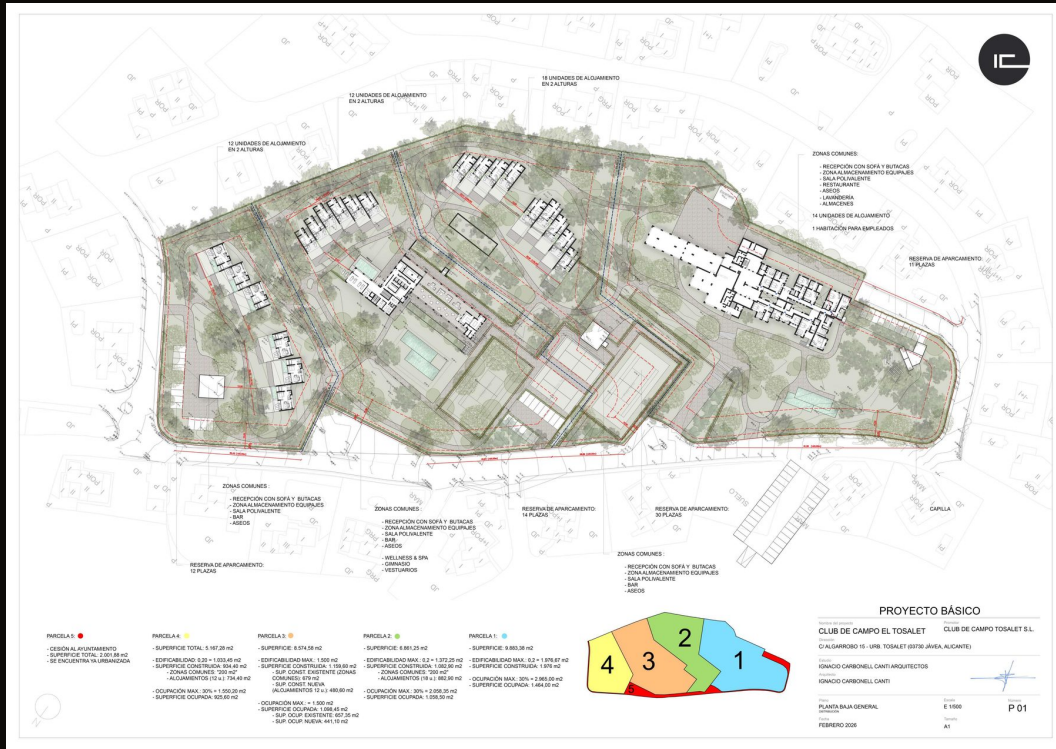
Buildable

### Plot Breakdown

Plot	Area (m <sup>2</sup> )	Units	Key Features	Buildable
Plot 1	9,883	14	Residences	1,483 m <sup>2</sup>
Plot 2	6,881	18	Residences + Spa & Wellness	932 m <sup>2</sup>
Plot 3	8,574	12	Residences + Restaurant + Club	929 m <sup>2</sup>
Plot 4	5,167	12	Residences	1,437 m <sup>2</sup>

ARCHITECT

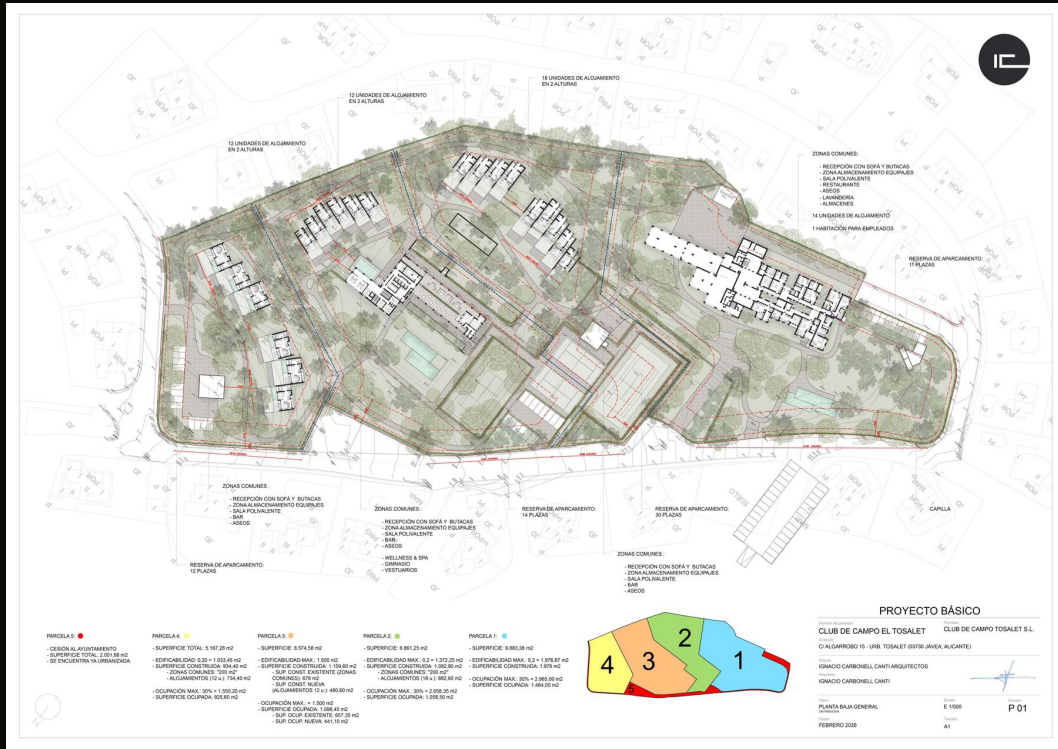
**Ignacio Carbonell Cantí Arquitectos**



Ground Floor Plan — Planta Baja

## Architectural Plans

### GROUND FLOOR — PLANTA BAJA



### BASEMENT — PLANTA SÓTANO



INDEPENDENT VALIDATION

# EY Parthenon



## Commercial Due Diligence & Business Plan Assessment — March 2026

Ernst & Young Servicios Corporativos S.L., Strategy and Transactions, Torre Azca, Paseo de la Castellana 259-D, 28046 Madrid  
Led by Félix Villaverde (Partner, MRICS) and Alberto De Miguel (Manager)

**€10.2M**

Project Value

**€33.2M**

GDV

**€42.8M**

Exit Value Y4

**~25%**

IRR

**2.7x**

MoIC

**€3.5M**

EBITDA Y5

### Report Structure

1. Scope of Work
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VALUATION

# Project Valuation

The project valuation was conducted by EY Parthenon using a Dynamic Residual (DCF) methodology, RICS-compliant, considering both the operating income potential and the development upside of the 32,700 m<sup>2</sup> compound.

**€10.2M**

Purchase Price

**€33.2M**

Gross Dev. Value

**€42.8M**

Exit Value Y4

## Valuation Parameters

Discount Rate (Operating)	<b>11%</b>
Discount Rate (Development)	<b>18%</b>
Exit Yield	<b>8%</b>
Methodology	<b>Dynamic Residual (DCF)</b>
Compliance	<b>RICS Red Book</b>
Valuation Date	<b>March 2026</b>



Tosalet Lodges — Lifestyle Residences

## FINANCIAL PROJECTIONS

# Revenue Model

### Club Operations — Year 5

Total Revenue	€6.86M
Members	800
Annual Fee	€5,000 / year
Joining Fee	€25,000 Early Bird → €30,000

#### REVENUE MIX



### Hotel Operations — Year 5

Total Revenue	€5.58M
Rooms	56
ADR Range	€250 – €450

<b>Combined Revenue Y5: ~€12.4M</b>	<b>EBITDA Margin: 28%</b>
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### EBITDA Progression



## DUE DILIGENCE

# Risk Assessment

EY Parthenon conducted an independent risk assessment across six key dimensions. The overall risk profile is favourable, with five of six categories rated LOW and only Brand Awareness (as a new entrant) rated MEDIUM.

● LOW

### Wellness & Clubs Demand

Strong macro tailwinds. \$5.6T global wellness economy. Growing demand for integrated wellness lifestyle in Mediterranean.

● LOW

### Hospitality KPIs

Conservative assumptions. ADR €250-450 benchmarked against comparable luxury hospitality in Costa Blanca and Balearics.

● LOW

### Location & Catchment

Prime location. 47% international residents. 14,126 foreign nationals. 300+ sunshine days. Zero direct competitors.

● LOW

### Project Concept

Validated concept. Members club + lifestyle residences + wellness + F&B. Proven models in UK, Balearics, and Southern France.

● MEDIUM

### Brand Awareness

New brand in the market. Mitigated by Jessica Bataille's 15+ year reputation in Costa Blanca luxury interior design.

● LOW

### Business Plan

Conservative projections. EBITDA margins 25-28%. Revenue ramp modelled over 5 years with prudent occupancy assumptions.

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INVESTMENT STRUCTURE

# Phase 1 — Loan

Minimum Ticket	€100,000
Annual Return	12%
Term	24 months
Structure	Loan
Project Value (EY)	€10.2M
Total Investment	€21.4M
GDV	€33.2M
Exit Value Y4	€42.8M
IRR	~25%
MoIC	2.7x

Construction: October 2026 → Opening: May 2028

# JESSICA BATAILLE

LEADERSHIP

## The Team

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**Jessica Bataille**

Founder & CEO, Creative Director



**Jean Claudeaux**

COO / General Manager



**Ferdinand Bestebreurtje**

Founding Member



**Monica Olivares**

CFO Strategic Projects



**Sara Gigante**

Project Manager & Business Operations



El Tosalet — The Vision

HERITAGE

# Historia — Since 1967

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## 60 Years of Legacy

El Tosalet was founded in 1967 by Julia Jiménez Muro, a visionary entrepreneur who created the first private leisure club in Costa Blanca Norte. What began as a social and sports club for the emerging international community of Jávea grew into an institution that defined the social fabric of the town for six decades.

The compound — nestled in the prestigious El Tosalet urbanisation on the road between Jávea's old town and the Arenal beach — encompasses 32,700 m<sup>2</sup> of mature Mediterranean gardens, existing structures, a swimming pool, tennis courts, and panoramic views of the Montgó mountain.

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### Timeline

- 1967** Founded by Julia Jiménez Muro — first private club in Costa Blanca Norte
- 1970s** Club de La Guardia — the social heart of Jávea's international community
- 1980s–2000s** Expansion of facilities, tennis courts, restaurant, social events
- 2024** Acquisition by Jessica Bataille Group — vision for rebirth
- 2025** EY Parthenon Due Diligence & Business Plan Assessment commissioned
- 2026** Phase 1 Capital Call — Investment Memorandum published
- 2027–28** Construction & Opening — El Tosalet Health & Sports Club



Julia Jiménez Muro — Founder, 1967

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# Reserve Your Position

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