

BLUE BOOK

INVESTMENT OPPORTUNITIES IN

BARBADOS



INTRODUCTION

Barbados is Ready to Welcome You!

Let's get acquainted. We are so much more than just an island in the sun – peel back the layers and Barbados will surprise you. From becoming a Republic to Rihanna, modern Barbados boasts a vibrant culture, diversified and growing economy with exciting investment opportunities, and an enviable lifestyle.

Barbadian Economy & Business Environment

Barbados is open for business. We have a reputation as a trusted international business centre that facilitates global growth and profitability. The country offers a well-regulated, transparent and supportive environment for investment. There are no restrictions on foreign ownership of businesses or real estate, and the government works to make it as easy as possible for you to invest and do business here.

The country is English-speaking with a dynamic and well-educated workforce and is considered one of the most developed countries in the region. We have one of the most reliable internet services globally and according to Statista Research Department, the highest internet broadband speeds in the Caribbean.

Our economy was able to maintain its resilience during the global pandemic due to the government's mobilisation of external funding, building up reserve buffers and strengthening the safety net of the most vulnerable. The decline in revenue from the tourism sector, one of the country's leading engines of economic growth, was somewhat cushioned by the use of hotels as quarantine facilities, staycations by locals and the introduction of the Barbados Welcome Stamp, a 12-month visa for non-nationals to work remotely in Barbados.

Besides tourism and a strong international business sector, the other main contributing industries are financial services, agriculture and manufacturing.

Barbados has accelerated its drive towards digitisation with a thrust to also increase digital payments and transactions across the private and public service to further enhance the ease of doing business.

Barbados ranked 5th in the Americas for economic freedom in the Index of Economic Freedom 2023.

Barbados Lifestyle & Society

The Barbados lifestyle is hard to beat. Our island offers a productive place to do business, in the most beautiful and enviable location. And yes, one of our biggest draws is that image of relaxing on an idyllic beach, refreshing beverage in hand. This alone tips the balance for many people. But when it's time to dust off the sand, you'll see so much more on offer, and our small island packs a punch. Barbados offers high-quality healthcare and education. You'll find a wide range of attractive accommodation and endless entertainment options, with welcoming and friendly Barbadians to enjoy them with.

Most Barbadians, also known as *Bajans*, are of African descent with a minority of the mixed-race, Caucasian or European descent, East Indian, Oriental, and Middle Eastern. Our culture is mainly a blend of West African and British influences. While English is the official language, a Bajan dialect is widely spoken. Barbados is predominantly a Christian nation, although other religions are represented, and religious freedom is established by law.



WHY BARBADOS

We know you have options. But we're confident you'll agree that Barbados is the sweet spot. We have everything your business needs, and everything your heart desires.

1. Barbados Lifestyle

Life in Barbados is never dull. Our warm climate and beautiful natural surroundings evoke a healthy outdoor lifestyle – think cricket, golf, yachting, hiking, surfing, and more. We host an exciting calendar of events – from cultural to international sporting fixtures. And you'll be spoilt for choice with entertainment – endless dining options, exciting nightlife, and more.

2. High Quality of Life

Everything you need to live a good life is available in Barbados. Accommodation options vary from luxury beachfront villas, welcoming family homes, to compact modern apartments. Our healthcare system is one of the best in the region and we have top-quality schools and universities. Barbados is a safe place to live and work, and we're confident you'll be happy here.

3. Political and Economic Stability

You can also be confident that your investment here is safe – Barbados is one of the most stable countries in the Caribbean. We have a parliamentary republic with a long history of political stability and a mature jurisdiction with a proven track record – Barbados has been a top choice for global business since the mid-1960s.

4. Well-Regulated Jurisdiction

We have a robust regulatory framework for doing business in Barbados. This is underpinned by effective legislation based on English common law, providing strict guidelines for governance, enforced by regulators in each sector. We also have a long tradition of transparency and intergovernmental cooperation.

5. Expanding Treaty Network

Doing business in Barbados means you have access to the country's international tax and investment treaties: double taxation agreements (DTAs), bilateral investment treaties (BITs), and tax information exchange agreements (TIEAs), which simplify and protect cross-border investments.

6. Human Resources & Corporate Services

You'll have access to an educated, talented and available pool of industry professionals – ready to join your team – having benefited from free tertiary level education and a literacy rate of 99.7%. Additionally, our business support services are excellent, with experienced tax advisors, reputable international banks, global accounting firms, lawyers, management companies, and more – all available on island to support your establishment and growth.

7. Real Estate & Infrastructure

Barbados has the physical space for your business or development with prime commercial land and existing developments for sale. That's complemented by top-notch infrastructure, utilities, and connectivity, including a modern fibre-optic network and high-speed 4G LTE data services. Historically we've embraced solar water heating and that's been paired with a national goal of sustainability for the year 2030.

Key Economic Indicators 2023

Gross Domestic Product: US\$6.7B

GDP per capita: US\$25,250

Unemployment Rate: 7.9%

Average Inflation: 5.0%

MAIN PURPOSE

Barbados currently has a wide selection of rewarding projects and innovative investment opportunities spanning the various sectors of our diversified economy.

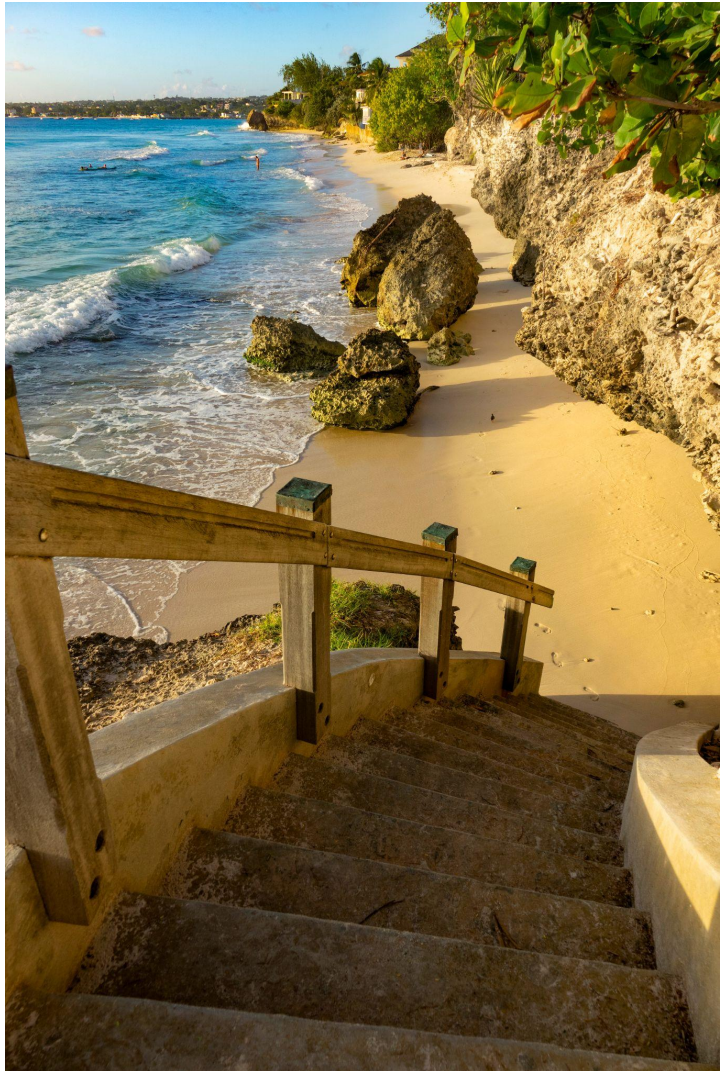
Be part of our exciting future from the traditional to the emerging – join our drive towards renewable energy, get involved in the well-established, yet evolving tourism sector, or the exciting world of technology.

This document outlines the various sectors and some of the specific opportunities immediately available to investors – giving you an overview of what's happening in Barbados, as well as details on projects and investment opportunities.

If any project or sector featured here captures your interest our team is available to provide details – and where necessary, offer tailored packages and solutions.

It's a live document so keep checking back, and get in touch with the key contacts to explore the opportunities, continue the conversation and start your investment journey.

We'll see you soon in Barbados; a warm and welcoming investment climate waits.



ABOUT THE PUBLISHERS

Invest Barbados is the economic development agency of the Government of Barbados. Our remit is to attract, win and sustain international business for Barbados. So whether you're considering coming to Barbados to do business, or you're already here and need support – we are here to help.

**INVEST
BARBADOS** 

www.investbarbados.org



MESSAGE FROM PRIME MINISTER OF BARBADOS



The Hon. Mia Amor Mottley S.C., M.P.
Prime Minister of Barbados

Thank you for your interest in being a partner in our development. We are pleased to extend to you the Barbadian warmth of old friends, and look forward to you becoming part of the Barbados story.

It's an exciting time to invest in Barbados, with opportunities spanning our diversified economy. Emerging sectors are growing exponentially around the world and it's a race to stay competitive, get products to market, and develop new technologies; Barbados is well-positioned to be a part of this. We have the infrastructure, highly-skilled workforce, competitive costs and tax structure and, perhaps more importantly – a supportive government and regulatory framework wanting you to succeed.

My Government has been busy making it easier to do business in Barbados. We have overhauled our tax system. Our fiscal incentives regime is also being overhauled and we will switch to a system of rapid approvals with firm verification. Our old Town and Country Planning Act has been replaced with a new Planning and Development Act with a presumption in favour of development, which emphasises speed and predictability. We further make a commitment that any applications not initially approved are responded to with recommendations that would secure approval. In rethinking planning, we have adjusted our previous height restrictions to both maximise economic return and preserve windows to the sea. Given their location and perspective, this is the approach we have adopted for some of the sites included in our Blue Book, which already have planning approval for these new configurations.

At the centre of our real estate redevelopment plans is Carlisle Bay: the crescent bay in front of a historic capital city with a white sandy beach and clear blue sea – a winning formula for anyone with vision. Yet, this prime spot has not been part of our tourism offering, currently fronted by empty lots, warehouses and car parks.

We have worked with local and external experts to outline a beautiful mix of hotels, restaurants and promenades that will completely transform the area and Bridgetown with approximately 12 new hotels and 5 sites for significant expansions – some of which are already underway. We invite you to be part of this expansion.

With innovations and advances in technology, there are also exciting opportunities for investors in agriculture, life sciences, renewable energy and more. We are working on the introduction of a modern life sciences park, with the aim of being the regional hub for this sector. We have ambitious targets for renewable energy and commitments to protect and sustainably utilise opportunities in the Blue Economy. There is a real buzz in these sectors, and we're ready to welcome you on board.

Our traditional attractions remain. Barbados is still the most sophisticated destination in the Caribbean with some of the highest average daily spends, ranking for quality and number of repeat visitors in the world. We have strong airlift with 1.35 million passenger traffic, and many daily direct flights from the USA, UK, Canada, Germany and Panama. And we have the Caribbean's best telecommunications infrastructure to keep you connected.

What these numbers do not tell you is the reason why our visitors keep on coming back. High investment in public education, health and communities means that visitors have a unique, safe, relaxed yet sophisticated experience – the same idyllic setting that awaits the savvy investor, your family and friends. The developments captured here present you with a historic opportunity to join us as we transform and modernise Barbados while maintaining those things that make us uniquely special. I am excited to work with you on these new opportunities – together, let's make it happen. I assure you that a warm and welcoming investment climate awaits.

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REAL ESTATE

Real Estate continues to be a smart investment move in Barbados, with the country's economic and political stability giving confidence to the markets. While we have seen steady investment and development over the decades, there is still prime beachfront land available for tourism-related development and expansive plots in designated commercial zones. We also have many stunning turnkey properties for sale and existing structures available for redevelopment – ready to have new life breathed into them.

Ready to get started? There are no restrictions on foreign ownership of businesses or real estate in Barbados. Our newly digitised Planning & Development Department ensures that the planning permission process is efficient and seamless, so there are no delays laying that first brick. And Barbados has efficient and competitive building contractors, consultants and everything else you need, ready to bring your vision to life.

For additional information on real estate investment opportunities, contact Invest Barbados at +1 (246) 626-2000 or info@investbarbados.org.



The Carlisle Bay Development Project

This is Barbados' major transformational real estate investment opportunity. It spans over 2 km of beachfront land, set in a beautiful crescent bay. Some of the sites are within a UNESCO heritage site and part of the historic capital of Bridgetown. There are many investment opportunities within the area including 5 new hotels, an iconic performing arts / conference facility, a marina and entertainment facilities.

This development will be the anchor for the complete regeneration of the communities in this urban corridor: livelihoods, infrastructure and sustainable futures for all. Because of this, Barbados is seeking not just investors, but partners in this transformation.



REAL ESTATE

Project name: Trevor's Way: Immigration Development

Ref: IB001

PROJECT OVERVIEW

Set along the primary corridor leading to and from the Barbados Cruise terminal, this site is divided in two: the current Immigration Building (0.9 acres) and the Pelican Village retail area (1.6 acres).

The proposal is for adaptive reuse of the current Hincks Street parking deck and Immigration Department into a mixed use 6-storey development, which will create a buzz and bring new life to Hincks Street. This includes the opportunity to bring 60 housing units back to Bridgetown in an upper two levels of this adapted complex, along with retail, office and parking uses spread across the two sites.



PROJECT ACTIVITY TYPE

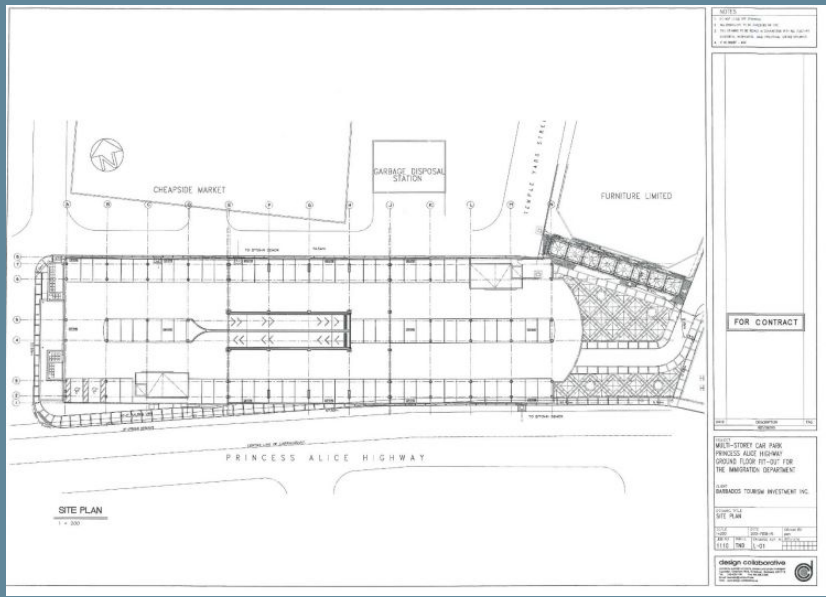
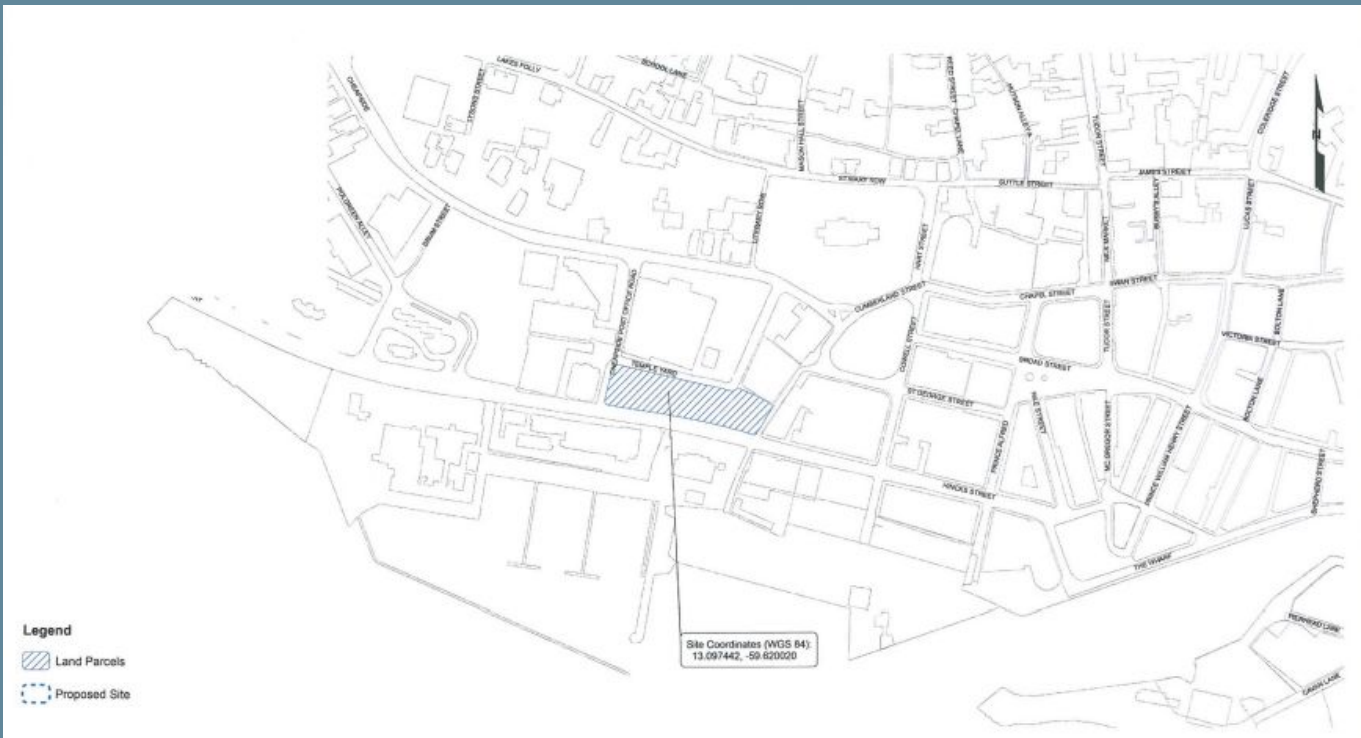
Venture: Private

Planning permission: Outline planning permission granted for a mid-rise building (max 6 storeys) for residential, commercial and mixed use. Full permission pending submission of detailed proposal

Activity type:

Considerations:

Financials:



KEY CONTACT

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REAL ESTATE

Project name: Trevor's Way: Hotel & Amenities

Ref: IB002



PROJECT OVERVIEW

This is an infill development opportunity for three 5-storey, 50-unit hotel and amenity projects. There is huge potential for this area, including the chance to capture the high cruise traffic from the nearby Cruise Terminal and take advantage of the picturesque waterfront park setting of Trevor's Way. There is also potential to further develop food tourism in Bridgetown Fish Market and Cheapside Food Market and adaptive reuse of the abattoir site as a local food hall for culinary experiences introducing visitors to authentic Bajan cuisine.

PROJECT ACTIVITY TYPE

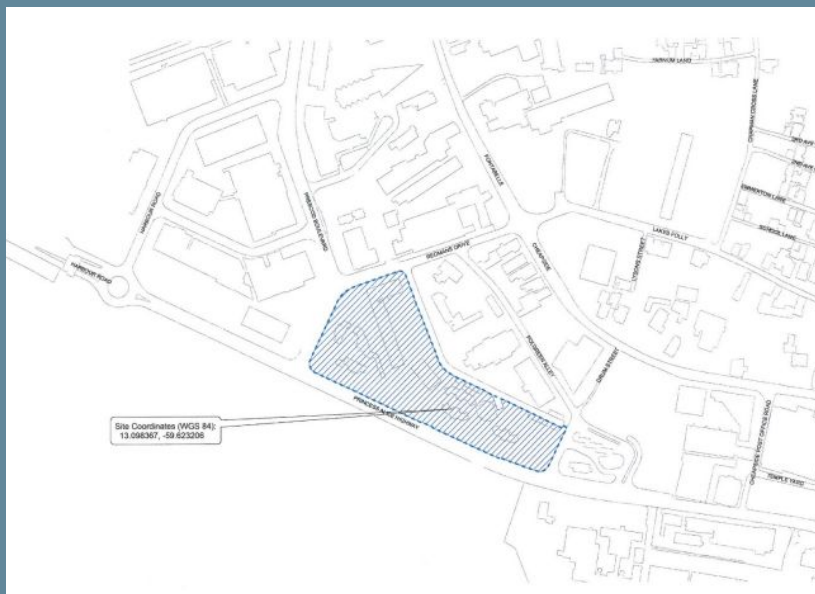
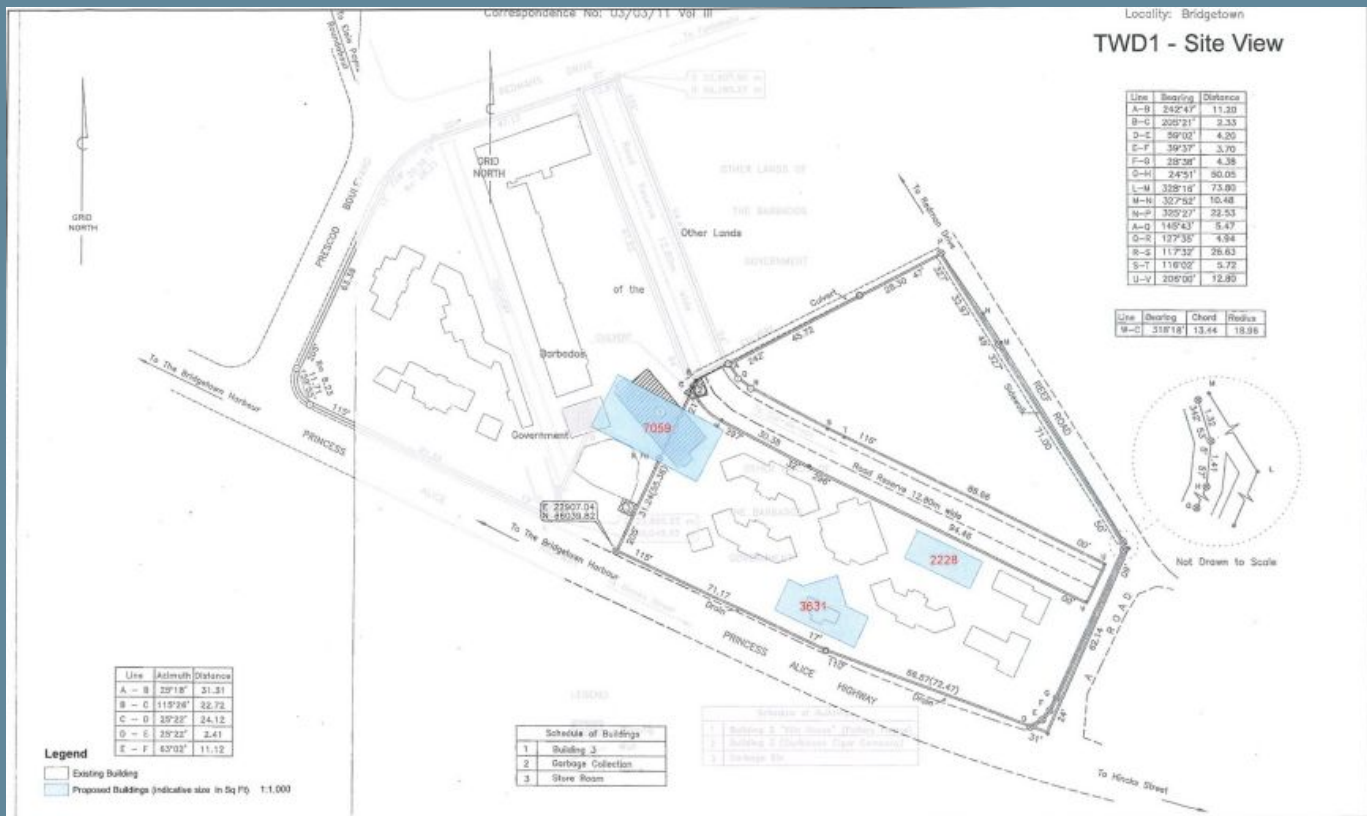
Venture: Private

Planning permission: Outline planning permission granted for a mid-rise building (max 6 storeys) for hotel and mixed use. Full permission pending submission of detailed proposal.

Activity type:

Considerations:

Financials:



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REAL ESTATE

Project name: Jemmotts Lane

Ref: IB003



PROJECT OVERVIEW

The former location of the Barbados Hospital Complex, this 6.4 acre site can accommodate a mixed-use project, set in a campus environment at the key junction of Jemmotts Lane and Bay Street. With Carlisle Bay beach access and potential for pavilion space across Bay Street, the combined spaces create a unique environment for a multi-phased project. There is the possibility to develop the property as multiple sites for local entrepreneurs to participate in providing residential or 'bed and breakfast' style accommodation and/or a learning and health focussed campus.

The first phase envisions a hotel development (up to 6 storeys) anchoring the Bay and Jemmotts corner, with an opportunity to expand along Jemmotts to a total of 750 hotel/condo units supported by mid-rise buildings hosting a range of hotel, residential learning, health and wellness facilities.

The transformation of Bay Street into a pedestrian priority boulevard animated by cafes and restaurants and a highly walkable environment is also envisaged for the area.



PROJECT ACTIVITY TYPE

Venture: Private

Planning permission: Outline planning permission granted for a mid-rise building (max 6 storeys) for hotel and mixed use. Full permission pending submission of detailed proposal

Activity type:

Considerations:

Financials:

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REAL ESTATE

Project name: Hincks Street - Harbour Blocks

Ref: IB004

PROJECT OVERVIEW

An opportunity for a 150-unit residential, office, retail and tourism development as part of this key urban waterfront site (1.6 acres). This is envisioned as a mix of townhouse and villa-style accommodation with a tower element up to 15-storeys, set facing an expanded carenage boardwalk. This new urban infill offers potential to local residents and long term stay visitors. A new waterfront community can access the historic core and walking streets of Bridgetown and adjacent Fish Market and Cheapside Market.

Venture: Private

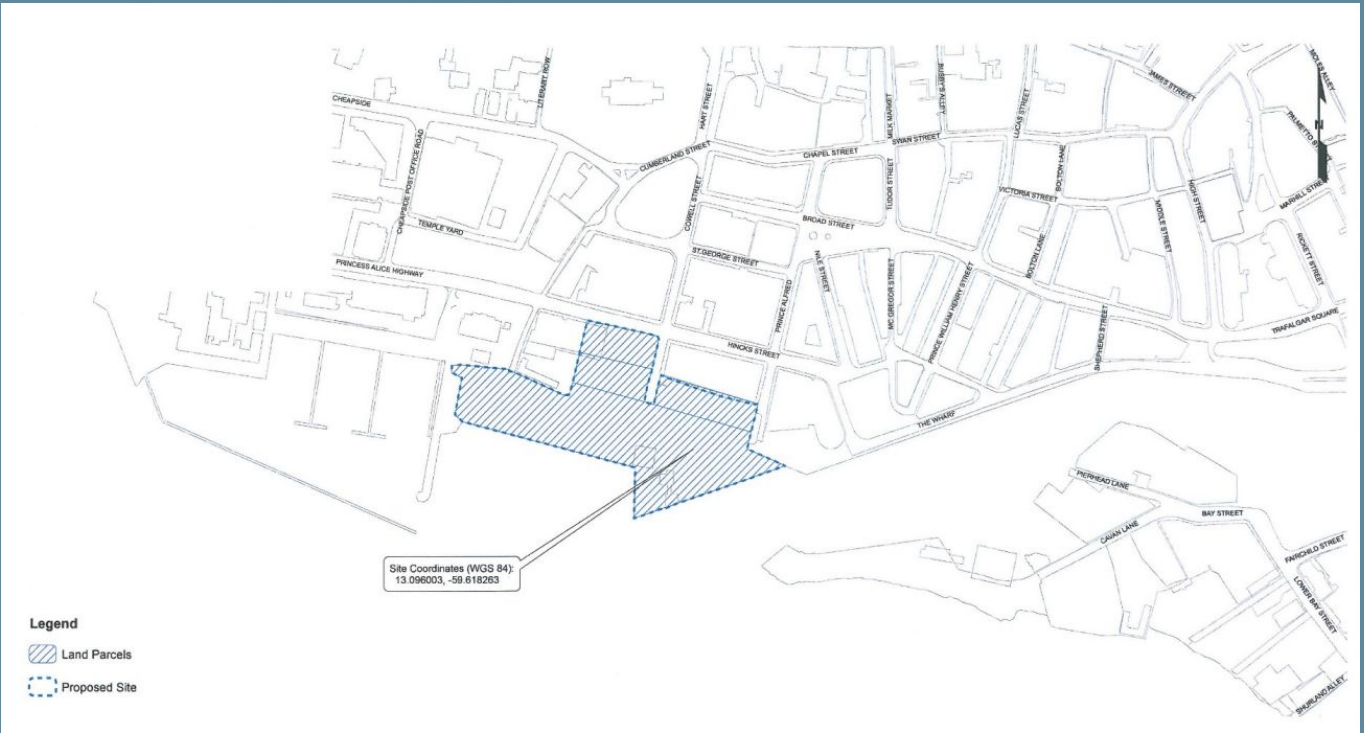
Planning permission: Outline planning permission granted for a mid-rise building (max 15 storeys) including hotel, residential, office, retail and ancillary purposes. Full permission pending submission of detailed proposal

Activity type:

Considerations:

Financials:





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REAL ESTATE

Project name: Hincks Street - Carlisle Bond Block

Ref: IB005

PROJECT OVERVIEW

This development opportunity combines the adaptive reuse of the historic Carlisle Bond building and a 10-storey infill tower to create over 70 hotel/condo units in a landmark redevelopment site (1.2 acres). Set within the historic core and adjacent to new open spaces and an expanded waterfront promenade, this development will offer urban living and visitation experience to the heart of Bridgetown.

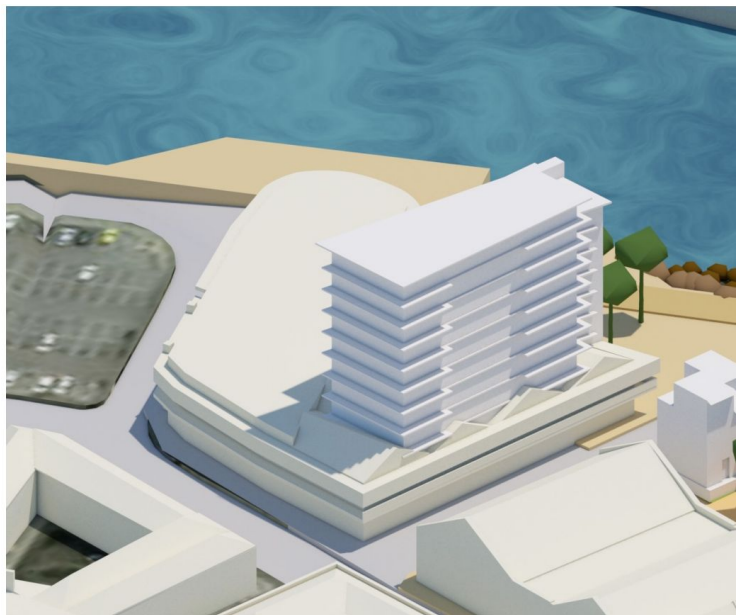
Venture: Private

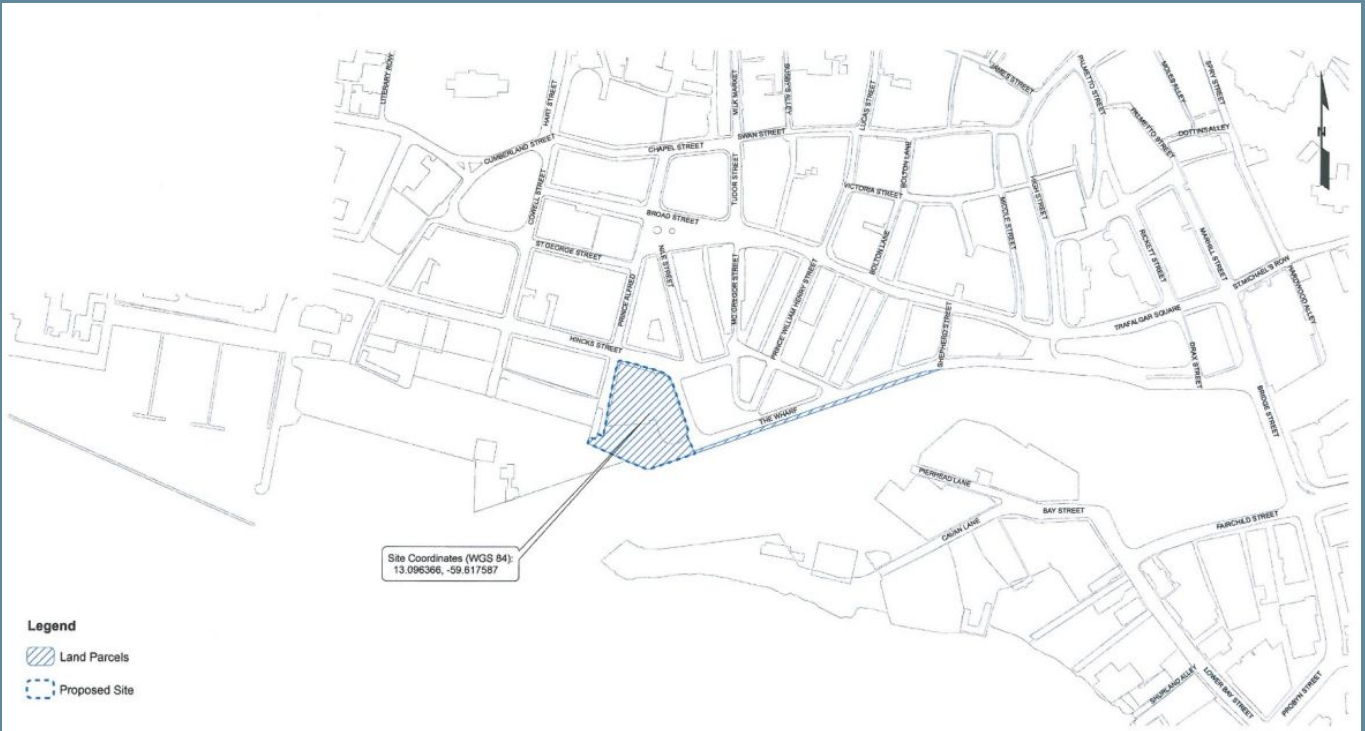
Planning permission: Outline planning permission granted for a mid-rise building (max 10 storeys) including hotel, residential and ancillary purposes. Full permission pending submission of detailed proposal

Activity type:

Considerations:

Financials:





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BLUE ECONOMY

Wherever you go in Barbados you're never far from the sound of crashing waves and the sight of turquoise waters. Our relationship with the ocean is one of co-dependence. A World Bank report estimated that the oceans contributed over US\$ 400 billion to the Caribbean. But with rising sea levels, coral bleaching and more, we also have a responsibility to protect this majestic and irreplaceable asset. Barbados therefore has an ambitious plan to establish the island as a global hub for sustainable projects in climate resilience and ocean innovation, with policies and solutions that could be scaled and distributed globally.

This is an exciting sector to invest in. There are so many new technologies in renewable energy, with Barbados providing excellent conditions for exploring offshore wave energy, coastal solar energy, ocean thermal energy conversion and more. Innovations in sea transportation offer investment opportunities at Barbados' ports and marinas. And within the food industry there are opportunities for sea moss farming, aquaculture and fish offal processing.

Export Barbados and Compete Caribbean continue to provide technical and financial assistance to the winners of the 2022 Oceans Innovation Challenge, to assist them in executing their business proposals in the areas of data capture, traceability and underwater recreational and educational experiences.

For additional information on Blue Economy investment opportunities, contact Invest Barbados at +1 (246) 626-2000 or info@investbarbados.org.

BLUE ECONOMY

Project name: Cargo Freight Station & Central Container Examination Facility

Ref: IB010

PROJECT OVERVIEW

This project involves construction of a new Cargo Freight Station (CFS) and Central Container Examination Facility (CCEF), on the perimeter of the Port, located west of the existing Administration Buildings.

Barbados Port Inc. has developed a strategy for the relocation of the CFS operations which currently takes place at Shed 2 (Non-commercial cargo) and Shed 4 (Commercial cargo). The CCEF provides for the consolidation of agency resources for inspection of LCL and FCL cargo. The decision to construct the CFS/CCEF at the perimeter of the Port also removes the need for customers to traverse the operational areas, resulting in a safer and more secure port facility.

Specifically, the project involves:

- the demolition of Shed 4 (creating an additional two acres of container space),
- the construction of both a 60,000 sq ft complex for commercial and non-commercial warehouse space, and
- the construction of a 30,000 square ft complex for a CCEF. The CCEF will involve physical inspection of containers consigned as direct delivery.

The new CCEF will achieve efficiencies in handling the increased volume of TEUs projected and will lower operating costs with reduced overtime and traveling expenses for Custom Officers as well as reduced offsite inspections.



Venture: Joint (public/private)

Planning permission:

Activity type:

Considerations: nil

Financials: Project has potential for PPP Investment (US\$20 million)

Timeline: Project is scheduled to be completed within 24 months.

KEY CONTACT



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AGRICULTURE

Barbados imports about 80% of the food consumed. The government is determined to change this, with a focus on food security and mitigating the effects of climate change. There is limited space available for conventional agriculture (approximately 27,000 acres) so we need to be smart about how we grow our food and other consumables. Because of this, there are great opportunities to invest in fast-growth and high-yield methods such as hydroponic farming and aquaculture.

There is growing momentum for this shift. The University of the West Indies, Cave Hill Campus announced plans to develop the “UWI-Dukes Agri-business Development Park”. It is envisaged that the park will be used for farming, agro-processing, cutting-edge agri-business research, chocolate manufacturing, and cotton processing and will also include a training facility and food standards laboratory, among other services.

For additional information on agriculture investment opportunities, contact Invest Barbados at +1 (246) 626-2000 or info@investbarbados.org.



EDUCATION

Barbados has long had a reputation for excellent education. Our literacy rate is one of the highest in the world at 99.6%. There is good quality education at all levels, with both public and private schools, including an International Baccalaureate School.

The country has grown in significance as an attractive location for global education services, and in particular, medical education. Barbados is now home to four offshore medical schools – the [American University of Barbados](#), [Victoria University of Barbados](#), [Bridgetown International University of Medicine](#) and [Ross University](#), as well as one teaching and research institution – [Bellairs Institute](#).

For additional information on global education investment opportunities, contact Invest Barbados at +1 (246) 626-2000 or info@investbarbados.org.



LIFE SCIENCES

The life sciences sectors are responsible for a large share of Barbados' top export products such as paper, baked goods and margarine. Further, the island's largest untapped export potential exists within life sciences related sectors such as medical devices. Barbados is therefore seeking to leverage the existing capacity in this area to build a globally competitive industry.

A highly-skilled STEM workforce and excellent infrastructure and facilities make Barbados an ideal location for investment in the life sciences. Barbados is already home to a host of biotech companies and R&D centres, with potential for continued growth in this sector.

Our workforce is well-educated, with skilled science, technology, engineering and mathematics (STEM) graduates from the University of the West Indies – Cave Hill Campus. Each year there are 1,500 graduates with biology-based or biochemistry-based degrees. This means we have the scientific capacity and strong research capabilities needed to be a global player in this industry.

Barbados offers well-planned industrial zones to accommodate laboratories and manufacturing plants. Infrastructure and utilities are readily available, including a world-class fibre optic telecommunications network. And our location, in the heart of the Americas means excellent sea and air transport routes give an advantage for exporting goods.

To stimulate and grow the industry, the government offers attractive incentives including duty-free imports on raw materials and equipment and more. And if your goods satisfy origin criteria as a Barbadian product, you'll be able to export them with duty-free access to CARICOM countries and preferential access to a host of other countries.

For additional information on life sciences investment opportunities, contact Invest Barbados at +1 (246) 626-2000 or info@investbarbados.org.

LIFE SCIENCES

Ref: IB017

Project name: Life Sciences Park

PROJECT OVERVIEW

This project seeks to expand and rebrand the Export Barbados (BIDC) owned lands and infrastructure in Newton Industrial Park to a Life Sciences Park. Export Barbados is therefore seeking to attract investment from leading biotechnology companies and high potential startups focused on high-value products and services rather than bulk/high-volume production. These firms can be from a range of life sciences product and services sectors such as pharmaceutical products, laboratory and testing services, biomedical research and development, medical services, etc.



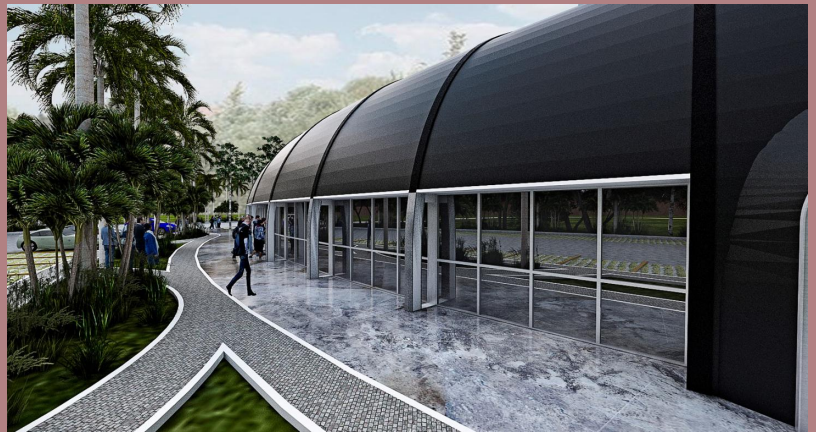
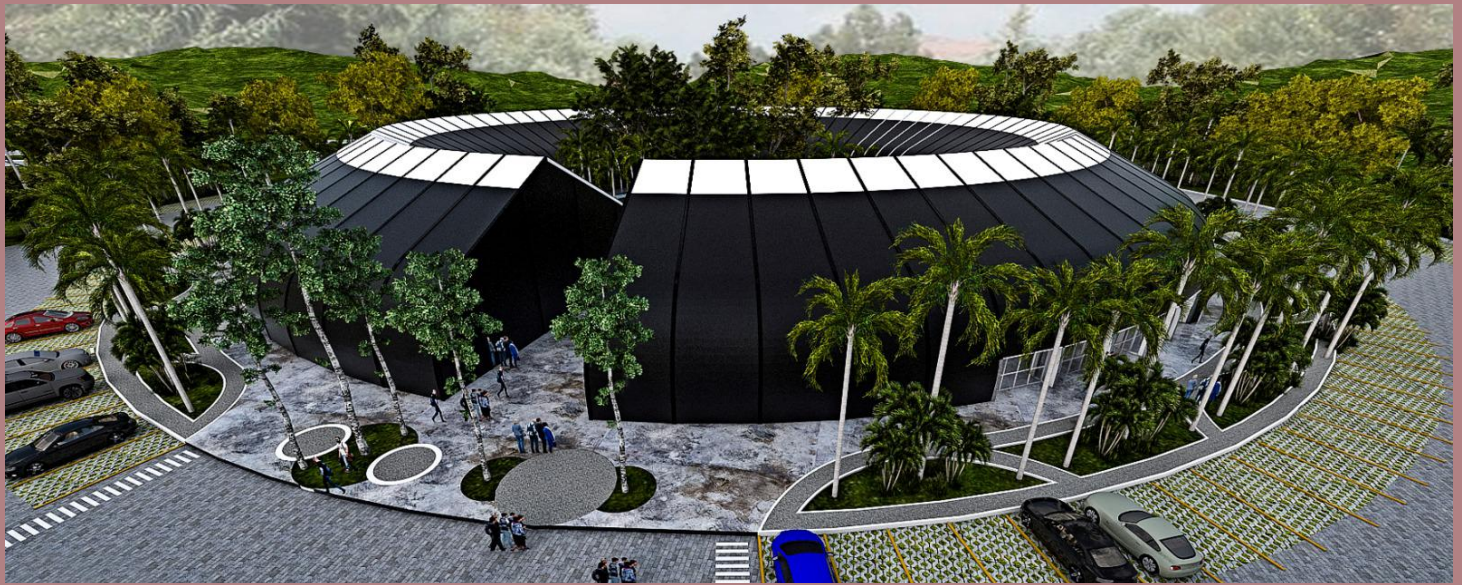
Venture: Joint (public/private)

Planning permission: No

Activity type: Greenfield investment / turnkey operations

Considerations: nil

Timeline: TBC



KEY CONTACT



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DONATE

CHARITY

PHILANTHROPY

Barbados has over 1,400 registered charities, exempt charities and nonprofit organisations. These organisations undertake significant work in the arts; culture and heritage; family; children and youth; education and training; environmental sustainability; special needs; and social welfare and development.

The corporate sector is a significant source of funding for these organisations, along with trusts, foundations and private donors. If you'd like to contribute, see the link below for a list of major charities and nonprofits. Contributions to tourism projects can also be made to the Tourism Development Corporation (TDC), a non-profit organisation established in 1987. It offers community-minded, commercial enterprises with an excellent opportunity to contribute to the sustainable growth and further development of the Barbados tourism industry. This is achieved through overseas marketing and on-island product enhancement initiatives.

For additional information on these projects, please feel free to contact the TDC directly at:

Jacqueline Gill
Executive Officer
Telephone: (246) 228-8900
Email: tourismdev@outlook.com
Website: <https://tdcbarbados.com/>
Facebook: <https://www.facebook.com/tourismdevelopmentcorporation/>

Also see the link for a list of charities:

<https://www.investbarbados.org/investment-opportunities-for-the-diaspora/>



TOURISM

Visitors love to come to Barbados for the sun, sand and sea. But we have so much more on offer with a highly-diversified and expanding tourism product.

Tourism is the backbone of Barbados' economy, contributing between 12 and 13 per cent to our GDP and directly employing around 13 per cent of the workforce. Our exclusive, luxury brand sets us apart and keeps our repeat guests loyal. The four major markets for the Barbados tourist industry are the UK, USA, Continental Europe, and Canada.

There are many investment opportunities in the tourism sector, from luxury beachside hotels to services and entertainment options for our visitors. But our tourism product is evolving, and there's room to expand into these new spaces. Eco-tourism offers huge potential – both to generate income and to support conservation efforts. From stunning marine life on coral reefs to migratory birds in our protected wetlands – there's something for everyone.

Medical tourism is another expanding area. Can you think of a more perfect destination to undergo and then recover from a procedure? Barbados has high medical healthcare standards with world-class medical facilities and skilled medical practitioners. The island is home to an accredited JCI fertility centre.

Investing in Barbados tourism is a smart move. We have progressive legislation such as the [Tourism Development Act \(2002\)](#) and the [Special Development Areas Act](#) to offer a range of customs duty and income tax concessions for approved tourism development projects.

For additional information on tourism investment opportunities, contact Invest Barbados at +1 (246) 626-2000 or info@investbarbados.org.

TOURISM

Ref: IB018

Project name: Sam Lord's Castle Estate

PROJECT OVERVIEW

The historic Sam Lord's Castle property, constructed in 1820, was once the flagship hotel of Barbados and an iconic property throughout the Caribbean. The Government of Barbados through the BTII, is developing the estate, subdivided into five lots. A 420-room resort, built to 5-diamond specs, and to be managed by Wyndham Grand Resort, has been completed.

BTII is now seeking proposals from interested developers for the purchase and subsequent development of a tourism-related project or projects on three adjacent parcels (lots 3, 4 and 5) which measure approximately 17.3 acres in total. These lots have full beach access.



Wyndham opens an all-inclusive resort in Barbados. (Photo Credit: Travel Weekly)

Venture: Private

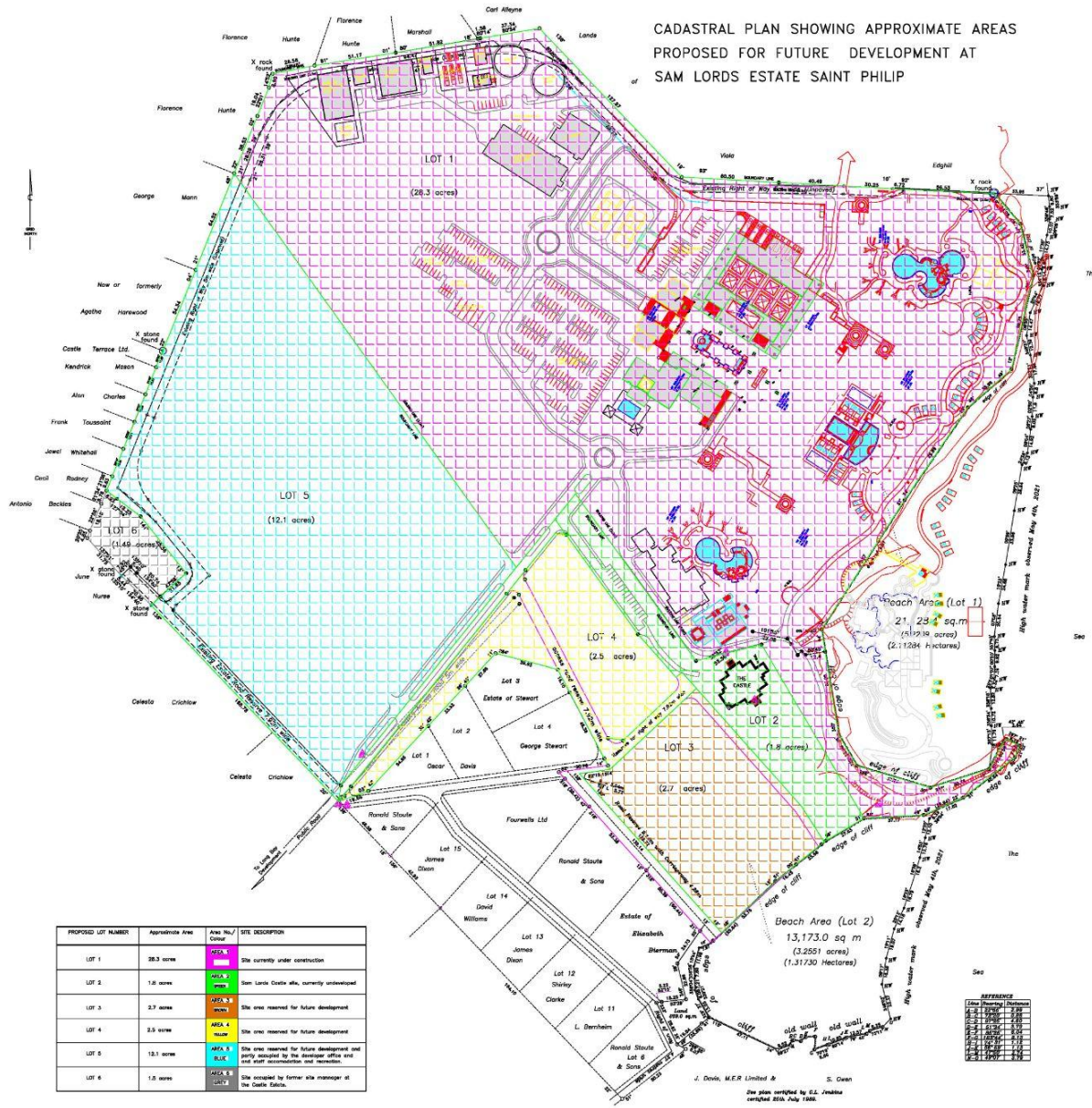
Planning permission: No

Activity type: Outright sale of property

Considerations: Investors must show evidence of funds for the purchase of land and the development of tourism-related projects(s)

Financials:

CADASTRAL PLAN SHOWING APPROXIMATE AREAS PROPOSED FOR FUTURE DEVELOPMENT AT SAM LORDS ESTATE SAINT PHILIP



PROPOSED LOT NUMBER	Approximate Area	Area No./ Colour	SITE DESCRIPTION
LOT 1	28.3 acres	AREA 1 (Pink)	Site currently under construction
LOT 2	1.8 acres	AREA 2 (Green)	Stan Lord's Castle site, currently undeveloped
LOT 3	2.3 acres	AREA 3 (Yellow)	Site area reserved for future development
LOT 4	2.5 acres	AREA 4 (Orange)	Site area reserved for future development
LOT 5	12.1 acres	AREA 5 (Blue)	Site area reserved for future development and partly occupied by the developer office and staff accommodation and recreation
LOT 6	1.5 acres	AREA 6 (Grey)	Site occupied by former site manager at the Castle Estate.

PREPARED BY: LP INTEGRATED SURVEYS INC.
ON BEHALF OF: BARBADOS TOURISM MANAGEMENT INC.
SCALE: 1:1250m
JULY 2021

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TOURISM

Ref: IB019

Former Mobil Oil Refinery, Needham's Point

PROJECT OVERVIEW

This 12.1 acre site of prime waterfront land on the Needham's Point peninsula offers panoramic views of Bridgetown and Carlisle Bay. Formerly owned by Mobil Oil, the site was used as an oil refinery and storage facility up to the beginning of the 21st century. After Mobil Oil ceased operations in Barbados, ownership of the site passed to the Government of Barbados.

There are many redevelopment opportunities for this attractive site, including a premium tourism development or conference facilities. There are two adjacent hotels, to the north and south.

Given the previous usage, the site requires extensive remedial work to remove storage tanks, pipelines and other equipment, and to ensure that any contaminants are removed, making it fit for redevelopment as soon as possible.

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MANUFACTURING

TECHNOLOGY

TOURISM

GLOBAL FINANCIAL SERVICES

PHILANTHROPY

LIFE SCIENCES

EDUCATION

AGRICULTURE

BLUE ECONOMY

REAL ESTATE

TOURISM

Ref: IB020

Project name: Government HQ

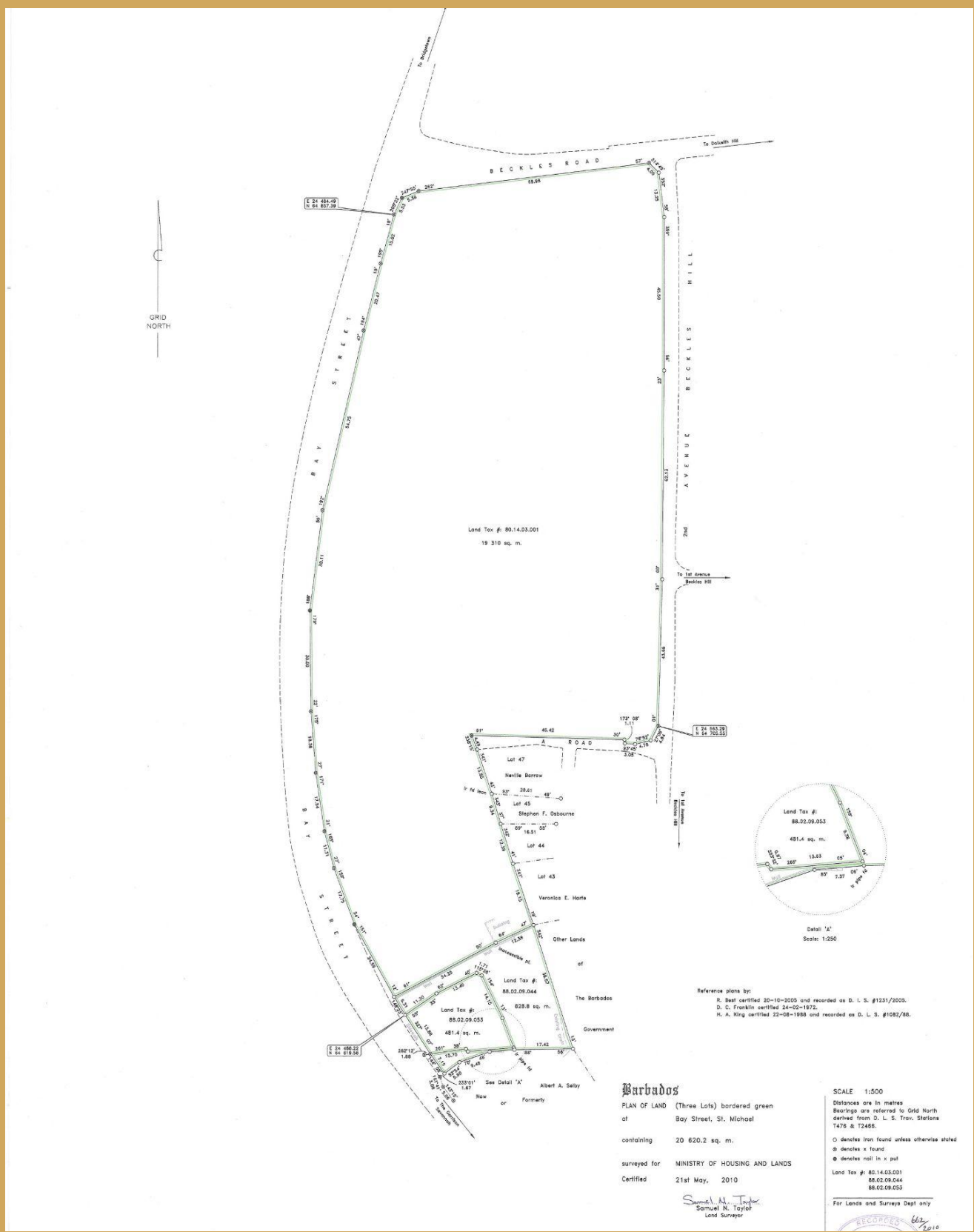
PROJECT OVERVIEW

The Barbados Government Headquarters situated in Carlisle Bay, one of the most stunning bays in the Caribbean and just minutes walk from the historic Bridgetown, has been identified for redevelopment as a conference and hotel facility.

The site actually sits across the road from a huge white sand beach with turquoise waters. This protected bay is a popular spot for yachts to anchor in. The view from the conference facility will be one of the most stunning in the region. This site is also within walking distance to other hotels making it a very viable site for a conference facility.

The site already has outline planning permission for a Conference Centre, something that Barbados is lacking, and offers potential to attract and host large international events and conferences.





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GLOBAL FINANCIAL SERVICES

Barbados is highly regarded as a hub for global financial services, thanks to attractive conditions for doing business and a well-regulated sector.

While tourism is the mainstay of the Barbados economy, international business is certainly a driving force, making a huge contribution. As of September 2023, we have 17 foreign currency earning banks (FCEBs) in Barbados, with many globally recognised names in the mix.

Barbados has modern business legislation and is a well-regulated jurisdiction. All financial institutions are governed by the [Financial Institutions \(Amendment\) Act](#). Read more about the formation and requirements of foreign currency earning banks, and the advantages of locating them in Barbados.

There are great investment opportunities in this sector because of the competitive tax regime, exemptions from exchange control restrictions, the availability of world-class business services and human resources, and our reliable networking infrastructure to support financial transactions. Another pull factor is our expanding tax and investment treaty network, giving investors confidence and security in terms of taxation.



TECHNOLOGY

Barbados embraces disruptive technology – it's an evolving and fast-paced sector with many opportunities for investors in Barbados.

The future is here. When technology like AI, blockchain and data science enhances or automates financial services, the benefits for consumers and businesses are endless. This translates to speed and convenience, simplified payments, wider choice, cheaper transactional costs, safer and more secure data exchange and more. This disruptive technology is redefining services like money transfers, mobile banking, and the way financial services are delivered.

Barbados gave the green light to the region's first Fintech company in 2013 – Bitt.com – a blockchain start-up. Since then many investors have come to Barbados, as more and more countries and businesses embrace Fintech.

And to encourage further investment and innovation, the Central Bank of Barbados and the Financial Services Commission, the country's two financial regulators, have established a Regulatory Sandbox for live testing new Fintech products and services.

Investment opportunities include:

- Crowdfunding platforms
- Blockchain technology
- Cryptocurrencies
- Mobile payments
- Financial apps
- Stock-trading apps

For additional information on technology investment opportunities, contact Invest Barbados at +1 (246) 626-2000 or info@investbarbados.org.



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MANUFACTURING

Barbados is the ideal choice for manufacturing products that require a world-class infrastructure with excellent air and seaport facilities, as well as a highly-educated and skilled workforce.

Everything you need is right here. Commercial space in well-planned industrial parks can be rented or leased. Infrastructure and utilities are reliable and cost-effective.

The Barbados government offers incentives to the manufacturing industry including exemptions on import duties for components, raw materials and production equipment. You can also benefit from capital allowances on fixed assets, and training grants to upskill your workforce in the initial operating period.

When it's time to export and sell your products, our well-connected sea and airport make shipping efficient and cost-effective. And once your products satisfy origin criteria, and are proudly confirmed as 'made in Barbados', you can benefit from duty-free access to CARICOM countries and [preferential market access](#) to various global markets.

Investment opportunities include:

- agro-processing
- electronic components and sub-assemblies
- high fashion apparel
- jewellery
- leather items
- medical supplies
- optical devices
- pharmaceuticals.

For additional information on manufacturing investment opportunities, contact Invest Barbados at +1 (246) 626-2000 or info@investbarbados.org.

About Barbados: Fast Facts

Get to know all about our island with these Barbados facts at a glance.

Geography

Land area: 430 sq km (166 sq miles)

Location: Most easterly Caribbean island, [13.1°N, 59.32°W](#).

Time zone: GMT-4 hours (no daylight saving time)

Capital city: Bridgetown

Climate: Tropical, average daytime high 21-30°C (70-85°F), relative humidity 60-70%

Socio-political

Political status: Independent member of the British Commonwealth

Government: Parliamentary republic

President: His Excellency The Most Honourable Jeffrey Bostic

Prime Minister: The Honourable Mia Amor Mottley, SC, MP

Language: English

Literacy Rate: 99.6%

UNDP Human Development Index 2023-2024: 62nd of 193 countries; 11th in the Americas

People

Population 2023 (est): 265,332

Population growth rate 2022: 0.6%

Infant mortality rate 2022: 8.48 per 1,000 births

Life expectancy: 79 years

Labour force December 2023 (est): 134,300

Unemployment rate 2022: 7.9%



Economy

GDP (market prices) 2023 (p): US\$6.7 billion

Per capita GDP 2023 (p): US\$25,250

Annual inflation rate 2022: 5.0%

Major Industries: Tourism, financial services, sugar, agriculture and manufacturing

Major trading partners: CARICOM, USA, UK, Canada, Germany, Japan

Imports 2021: US\$950 million (excludes petroleum imports)

Domestic exports 2021: US\$104 million (excludes petroleum exports)

Tourist arrivals 2022: 540,000

Currency: Barbados dollar, fixed at Bds\$2.00=US\$1.00

Measures: Metric system

IMPORTS



The top imports of Barbados are Refined Petroleum, Crude Petroleum, Passenger and Cargo Ships, Packaged Medicaments, and Cars, importing mostly from United States, Trinidad and Tobago, Guyana, Japan and United Kingdom.

EXPORTS



The top exports of Barbados are Hard Liquor, Packaged Medicaments, Cement, Pesticides, and Orthopedic Appliances, exporting mostly to United States, Jamaica, Guyana, Trinidad and Tobago, and China.



BARBADOS TOURISM PRODUCT

Barbados saw significant growth in its tourism sector, with tourist arrivals rising for three consecutive years, reaching over 680,000 visitors before the pandemic. Although the COVID-19 pandemic caused a sharp decline in arrivals, the island has experienced a steady recovery since then, with each year showing an upward trend. As of the first nine months of 2025, Barbados welcomed 537,897 visitors.

Apart from being recognised as an international destination for pleasure, the island is a destination of choice for business in the Caribbean.

Unlike our regional neighbours, which are highly reliable on the USA market, Barbados has an excellent mix of visitors from around the globe.

Barbados
TOURISM
SEASON starts
mid-DECEMBER
and ends
mid-APRIL



704,300 VISITORS
ANNUALLY (2024)



US\$1.1B
VISITOR SPEND (2022)



621,878 (2024)
CRUISE SHIP PASSENGER
ARRIVALS/IN TRANSIT



194,522 (2024)
CRUISE PASSENGERS
LANDED

GLOBAL ACCESS

Barbados being further south than most islands is a major aviation hub with extensive airlift from around the globe. Barbados remains the airlift center of the Eastern Caribbean, with daily flights to and from major cities in the US, Canada, UK and Europe as well as to most of the Caribbean.



PARTNER ORGANISATIONS

The following are partners on the development of this Blue Book.
If you have any questions, please do not hesitate to contact us.



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