



Debut
DEVELOPMENT GROUP

The experience is
everything.

LEISURE AND HOSPITALITY
WORLDWIDE

CORPORATE PROFILE



We foster *signature* leisure experiences.

The world of hospitality is changing. Fast.
At dizzying speed.

Brands are proliferating. Experience differentiation is accelerating. Travelers, young and old, expect more, demand more, and value experience, cultural relevance, and authenticity above traditional guest practices.

Debut is a developer and operator who understands these changes, reacts to them, and creates bold, culturally relevant, hospitality experiences to satisfy the travelers of today.

We're drawn to unorthodox experiences and daring brands that bring something special to the table.
Brands that pull you in, and destinations that beg to be explored.

We create the places you can't wait to experience.

Debut



Deeply *invested* in everything we do.

The emotional and intellectual capital we put into every project is our most valuable asset. We don't just create projects. We fuel them with passion and commitment.

WE ALSO:

- Ensure that every design is original, appropriate, exciting and emotionally connected
- Take care of the details, the legals, entitlements, planning, financials and underwriting
- Build on budget (which also means on time)
- Look after all the minutia and every technicality before opening
- Manage for maximum revenue and ROI once operational

Debut

Grand Hyatt

Grand Cayman

Partner and co-developer

With sophisticated relaxation and seven exceptional food and beverage venues, the 375-room Grand Hyatt Grand Cayman puts everything any guest could desire at their fingertips in one astonishing destination. Scheduled to open late 2025, this fabulous \$300 million resort is now under construction with interior design by world-acclaimed Clodagh Design International.



3D COMPUTER RENDERING

Debut

Grand Hyatt

Grand Cayman



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Grand Cayman



FOGO DE CHÃO®

Bringing the Soul of Southern Brazil to the Heart of Canadian Cities

Exclusive Canadian Franchisee – Owner and Operator

Debut is the Exclusive Franchisee in Canada for world-renowned Fogo de Chão, the spectacularly successful Brazilian *churrasco* restaurant brand. With over 40 years of steady growth and proven profitability, and over 70 restaurants operating in Brazil, the USA, Dubai and beyond, Fogo de Chão is one of the world's most successful and durable restaurant brands. We are igniting fire and joy by bringing the unique Fogo combination of experiential dining and superb food and service to major Canadian cities.



Debut

FOGO DE CHÃO®



FOGO DE CHÃO®



Extreme Sports Resort

*Cabarete,
Dominican Republic*

Concept Creator and Developer

Extreme Sports, Extreme Relaxation. Debut is currently planning a one of a kind resort concept. Located on 30 acres of surfing paradise in Cabarete, we are creating a completely new type of resort, with accommodations ranging from glamping to tree houses to 5-star suites to shared lodging for young groups. Fantastic entertainment, organic food grown on our own farm, amazing cocktails, latest spa and wellness concepts, sunrise yoga, all on 800 feet of sub-tropical beach. Then – more sport than you can handle – surfing (with our own surf school), kite boarding, kite surfing, diving, mountain biking, running, high ropes courses, ATVs, skate boarding, hiking and more.



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Extreme Sports Resort

*Cabarete,
Dominican Republic*



INSPIRATIONAL IMAGE ONLY



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Nikki Beach Resort and Residences

Tulum, Mexico

Development Manager

Debut is developing a unique, five-star, lifestyle beachfront resort in Tulum with Nikki Beach's globally successful combination of great style, design, fashion, music, food and beverage, spas and pools, with inspirational Nikki Beach Branded Residences. In a dramatic setting overlooking the beach and the azure Caribbean Sea in one direction, and with unforgettable sunset views over sprawling mangrove jungles in the other direction, Nikki Beach Tulum is set to become one of the world's extraordinary destinations and experiences, expected to open in mid-2025.

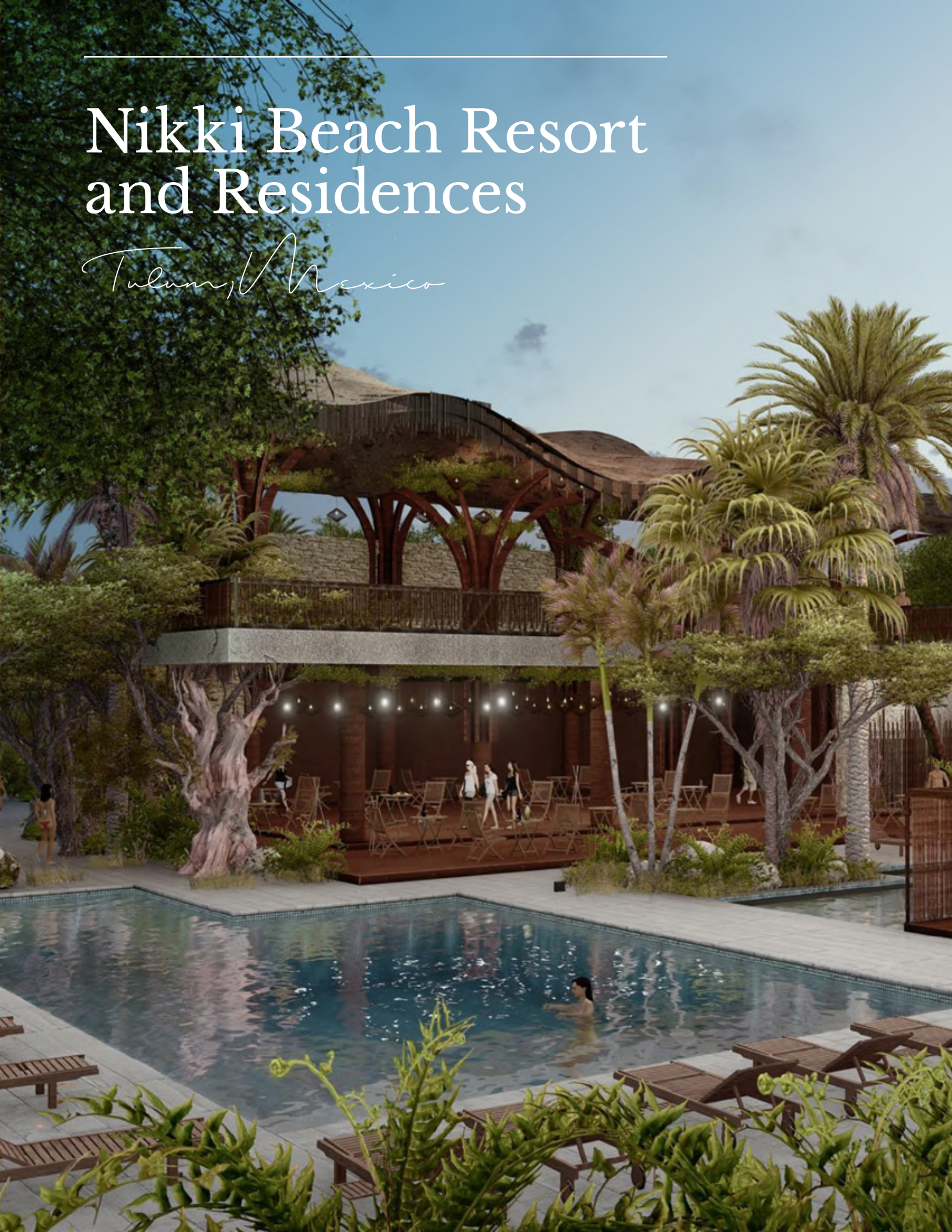


INSPIRATIONAL IMAGE ONLY

Debut

Nikki Beach Resort and Residences

Tulum, Mexico



Organic Eco Resort

Bermuda

Developer and Operator

Bermuda is one of the most bio-diverse places on planet Earth, with over 8,000 known species of marine and terrestrial life flourishing in the rich natural environment.

DEBUT is planning to develop an exclusive organic Eco Resort in association with the government on a protected area of crown land, to create a peaceful retreat where guests can enjoy nature unplugged, with fresh, locally grown and caught organic food, combined with multiple water and land-based sports and recreational activities.

The Eco Resort will promote a healthy lifestyle, with yoga and meditation classes, an elemental spa, and diverse but luxurious accommodations combining cottages, glamping and treehouses. Oceanside dining in a natural environment using only natural materials. Privacy will be paramount.



INSPIRATIONAL IMAGE ONLY

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Locale Hotel

Grand Cayman

Co-developer and Launch Operator

Cool, comfortable, and completely connected – LOCALE redefines the extended stay experience. With a genuine local vibe, welcoming common areas, and spacious living and working lofts, LOCALE invites you to settle in and be inspired. Enjoy impeccable service with a human touch, dig into creative food and drink tempting enough to draw visitors and locals alike, and swap stories with fellow travelers from around the world, or across the street. Stay with a sense of community – stay where experiences are authentic; stay LOCALE.



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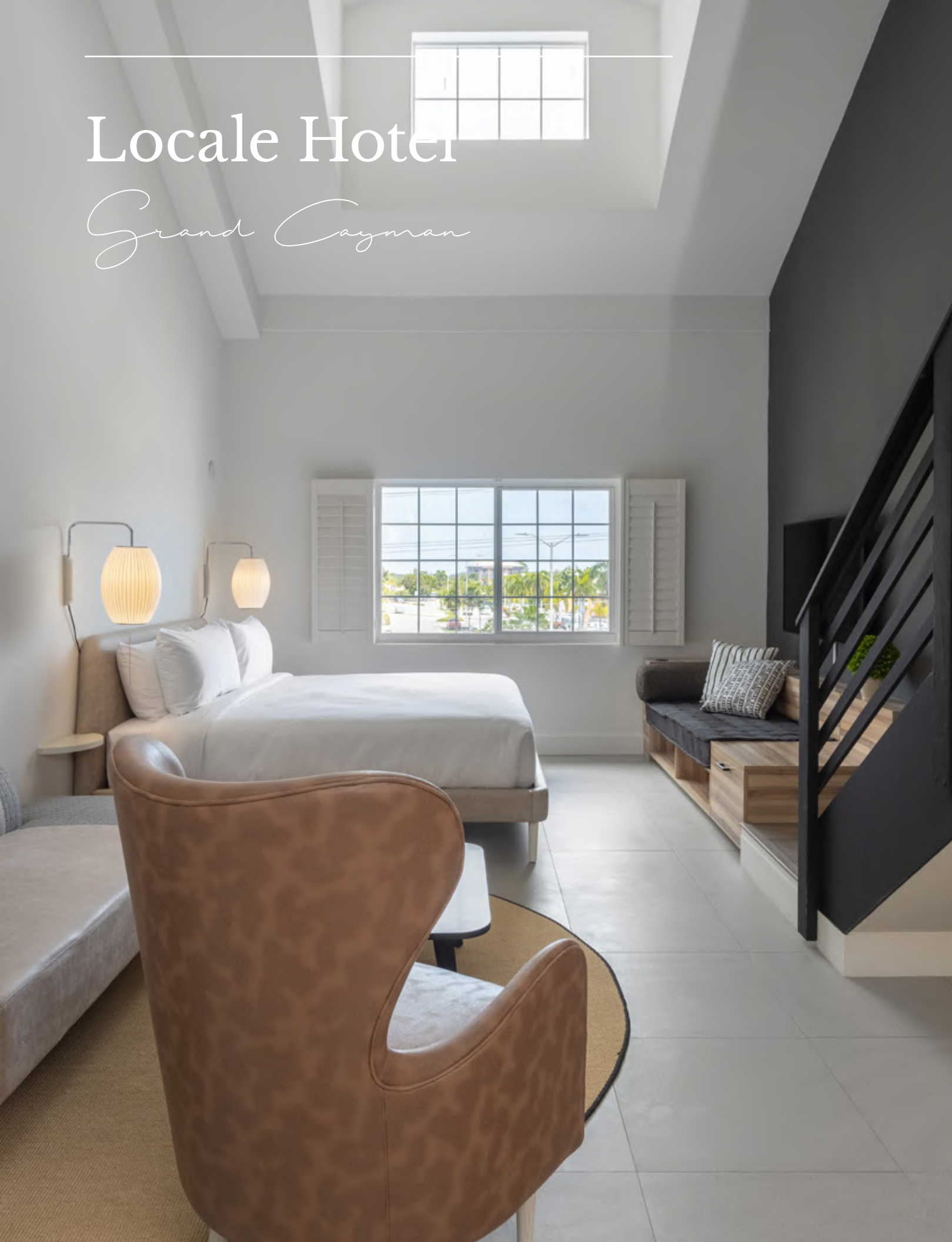
Locale Hotel

Grand Cayman



Locale Hotel

Grand Cayman



Five-star Lifestyle Resort and Beach Club

Tulum, Mexico

Development Manager

Debut is developing a beachfront, cool-branded, five-star Resort and Beach Club in Tulum, Mexico. With pools, rooftop bar, huge beach club, two restaurants and 120 luxurious rooms, this iconic branded resort-with-residences is expected to open in late 2025.



Debut

Five-star
Lifestyle Resort
and Beach Club
Tulum, Mexico



Five-star Lifestyle Resort and Beach Club

Tulum, Mexico



Bonfire Restaurant

Grand Cayman

Co-Developer and Launch Operator

In the mood for a quick bite of authentic Italian cuisine? BONFIRE specializes in speedy service and quality eats for on-the-go clientele. Centrally located and easy to pop in and out of, BONFIRE brings the tastes of Italy right to the heart of Grand Cayman. Take your pick of show-stopping pizzas cooked to bubbling, crispy-crust perfection in a traditional open-flame oven. Or choose from BONFIRE's impressive selection of fresh salads, and homemade pastas and sauces, with quality toppings you can mix and match to satisfy any craving. Quick and authentic Italian in the middle of Seven Mile. Now that's something to amore.



Debut

Bonfire Restaurant

Grand Cayman



Margaritaville Beach Resort

Grand Cayman

Concept Creation, Developer and Operator

If you're looking to escape to paradise, look no further than Margaritaville Beach Resort Grand Cayman. From its breezy open air lobby, to its spacious ocean view rooms and three pools, Margaritaville Beach Resort Grand Cayman wraps you in an easygoing, no worries vibe from the moment you arrive. Soak up some sun and authentic Caymanian hospitality at one of our laid back bars, or get a taste of one of our many exciting restaurants – all conveniently located, to give you more time to sit back, relax and ponder, say, the virtues of a certain frozen concoction.



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Margaritaville Beach Resort

Grand Cayman



Delta Urban Resort by Marriott

Georgetown, Guyana

Development Manager

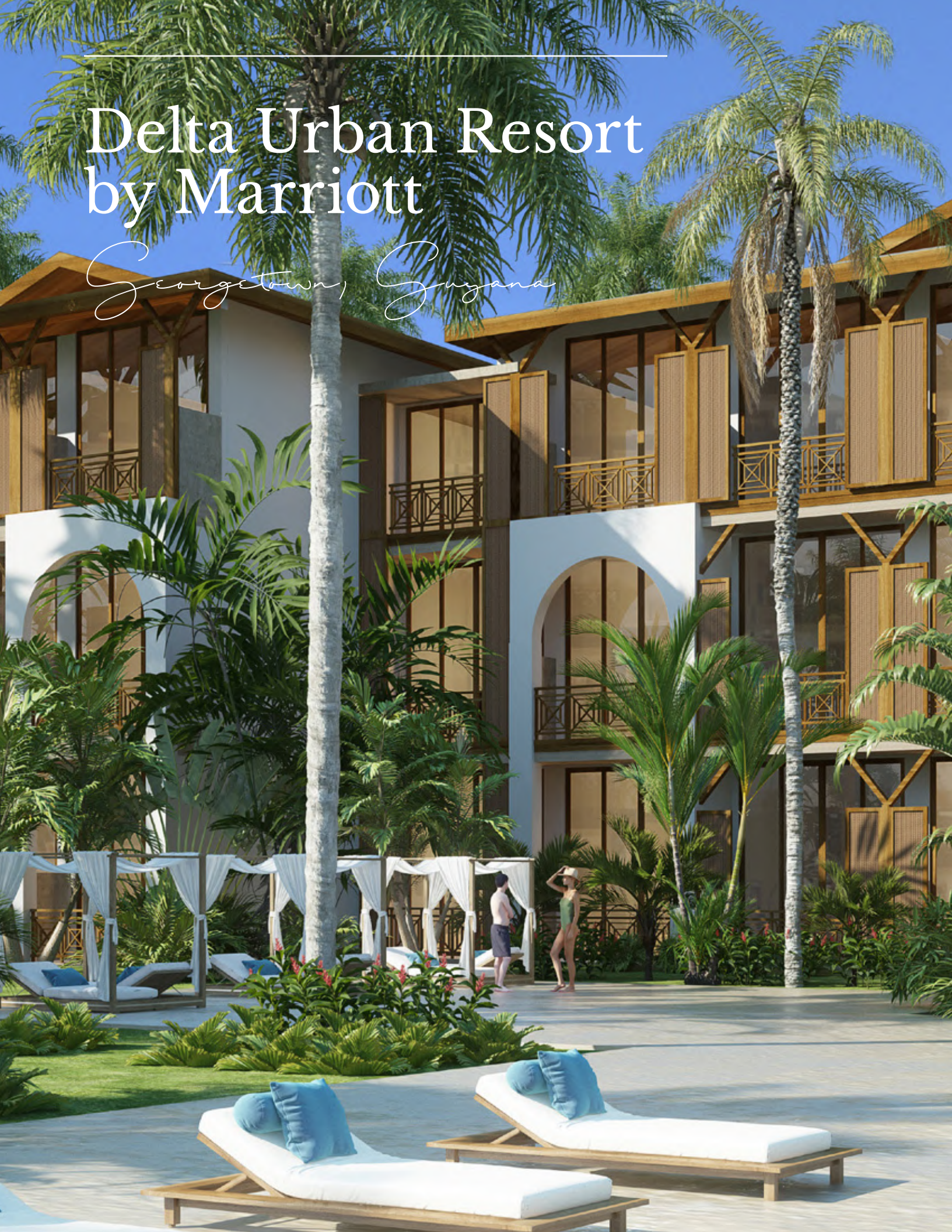
Debut was appointed to develop a 200 room four-star urban resort in Guyana's capital city, Georgetown, to be operated by Marriott as a Delta branded property. This 20-acre urban retreat includes a heliport, private members club with spa and fitness, three restaurants, a huge pool, and conference centre, all nestled in Guyana's naturally lush tropical gardens and greenery.



Debut

Delta Urban Resort by Marriott

Georgetown, Guyana



Yara Restaurant

Co-developer and Launch Operator

Inspired by the fusion of Manhattan-style mixologists, great music, and the refined tastes of the northern Caribbean, Yara is a casual dining concept with world class food and drinks. With its buzzing vibe and breathtaking contemporary design, this is destined to be everyone's favorite spot the moment you walk in. YARA is a feast for the senses. Smooth lounge beats mix with the ambient hum of laughter and clinking glasses, somehow making every delectable bite or sip more delicious than the last. And the mood doesn't end with dessert. At YARA you won't waste the night wondering where to go next; you've already arrived.



Debut

Yas Island

Abu Dhabi

Food & Beverage and Entertainment Developer

The government of Abu Dhabi imagined Yas Island to become the Emirate's leisure and entertainment destination for all of the UAE.

This dream has been made reality with one of the most dynamic and diverse concentration of entertainment and activities anywhere in the world. Ferrari World, Warner Bros World, Yas Waterworld, the world-famous Formula One motor racing track, the iconic Yas Island Hotel, golf, retail, the Yas Island yacht club, and other hotels have all combined to make Yas Island unique in the Middle East.

Debut played a significant role in the development and design of two major food, drink and entertainment venues on Yas Island — the Cipriani dining and entertainment complex, and Stars'N'Bars.

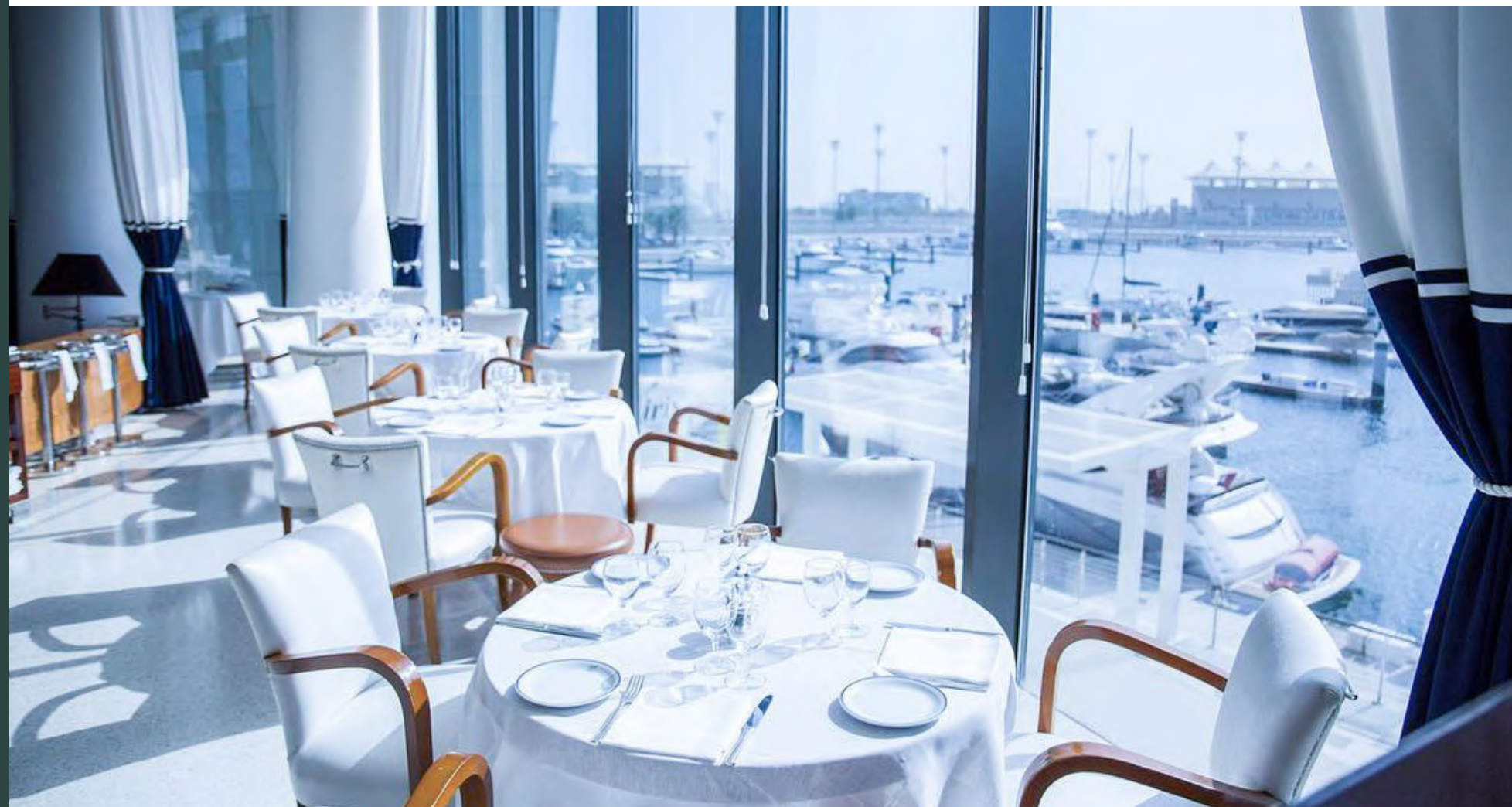


Cipriani, Dining & Entertainment Complex – Yas Island *Abu Dhabi*

Developer, Project Manager and General Design Consultant

Cipriani, Yas Island, is one of the world's largest dining and entertainment complexes. It comprises a Cipriani restaurant, Yotto Japanese restaurant, Allure exclusive nightclub, Cipriani Cigar Lounge, the exclusive and private Yas Marina Yacht Club, and private dining rooms.

Debut provided a fast-track turnkey solution to develop, design, build and fit out the entire complex. The multi-faceted project required daily coordination with concept designers in Italy and Thailand, architects in Dubai, owners and regulators in Abu Dhabi, and Cipriani in London and New York. It opened successfully on time and under budget.



Cipriani, Dining & Entertainment Complex – Yas Island *Abu Dhabi*



Allure by Cipriani

Abu Dhabi

Developer and General Design Consultant

Allure by Cipriani is the driving force of the UAE's high-end club culture, inviting the world's best talent, alongside the most exciting local musicians, entertainers and DJs to perform overlooking the glamorous crowd against the backdrop of the iconic Yas Island Hotel. The elegant and sophisticated Cipriani signature style is evident throughout the nightclub, reflected throughout the two unique spaces: The Terrace (outside) and The Main Room (inside).

The Terrace emits a natural glow and energy, giving guests priceless views of the Abu Dhabi Grand Prix circuit. Exclusive VIP Tables and PODs are available for the elegant and sophisticated to truly indulge at the most fashionable outdoor experience in the UAE.



Debut

Stars'N'Bars

Abu Dhabi

Project Manager and Designer

Stars'N'Bars is an American Sports Bar concept that was born on the coast of Monte Carlo in Monaco. Known world wide as a haven for celebrities, it's where the stars come to eat and drink while catching their favorite sports. You'll find sports memorabilia, 76 HDTVs and a huge selection of draft beers along with great food. Stars'N'Bars is adorned with video game and pin ball machines and foosball tables, it's not only a great place to go and catch a game, it's also a great place to hangout with friends and family.

Stars'N'Bars at Yas Island brings the glamour, excitement and prestige of Monte Carlo to Abu Dhabi. Located adjacent to the Cipriani complex, Stars'N'Bars completed a power line up of international venues overlooking the superyacht marina and the Formula One race track.



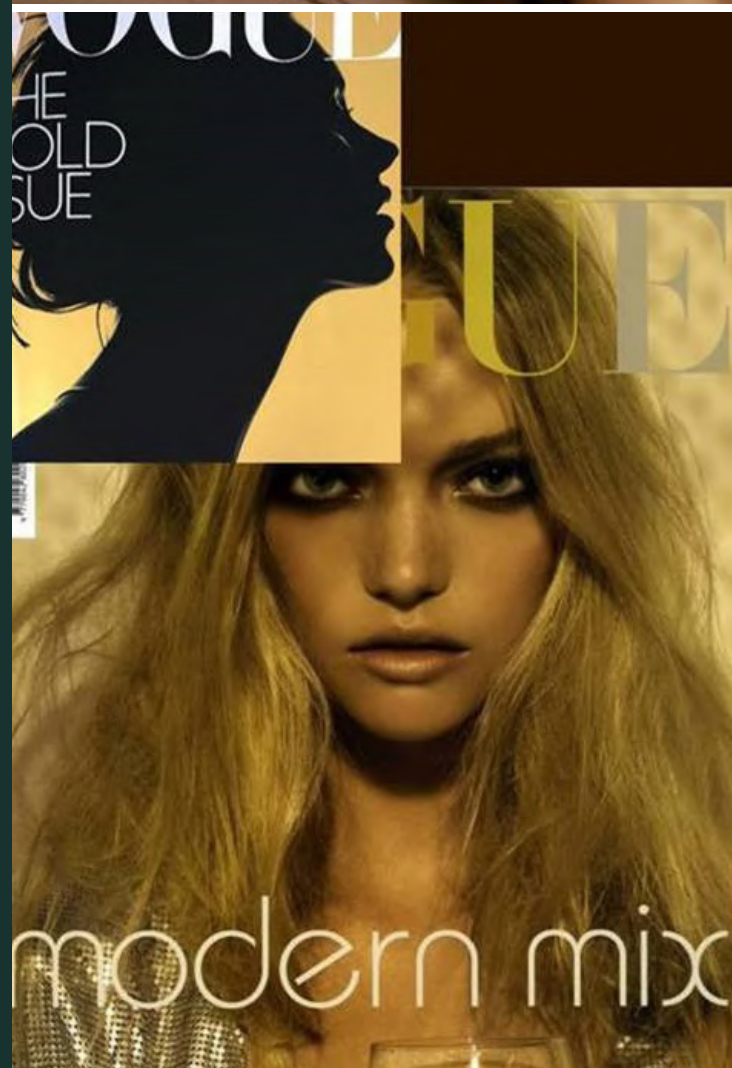
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Vogue Club and Restaurant

Dubai

Concept Developer

Debut was the lead consultant in the creation of the design and operating concept for the proposed Vogue Club in Dubai. We developed the design, the operational planning and the financial analysis for a 1,600 square metre high-glamor Vogue-branded dining and entertainment destination at the world-famous Meydan Hotel, coordinating at all times with Vogue head office.



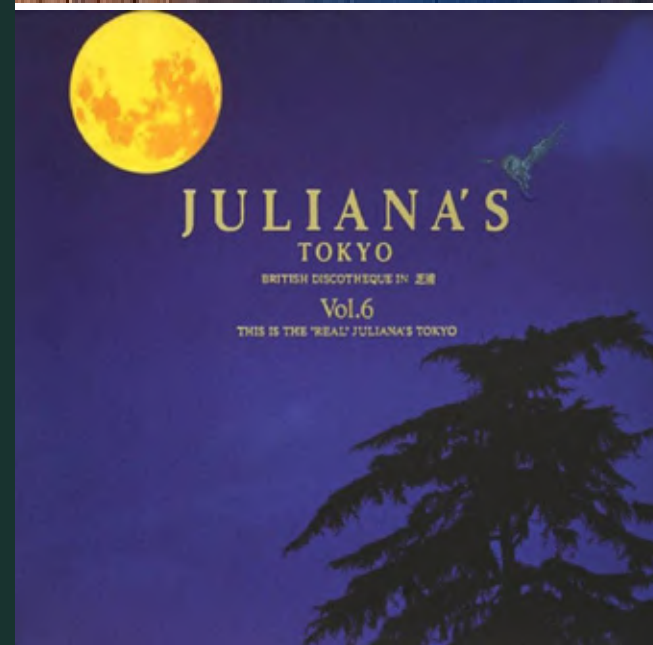
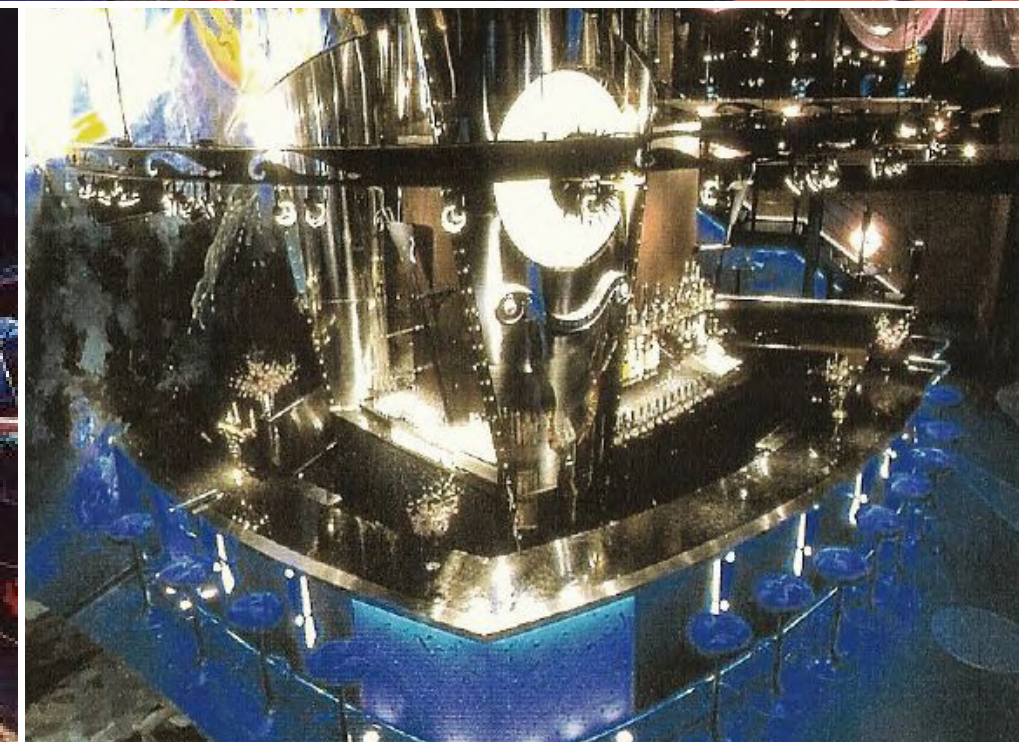
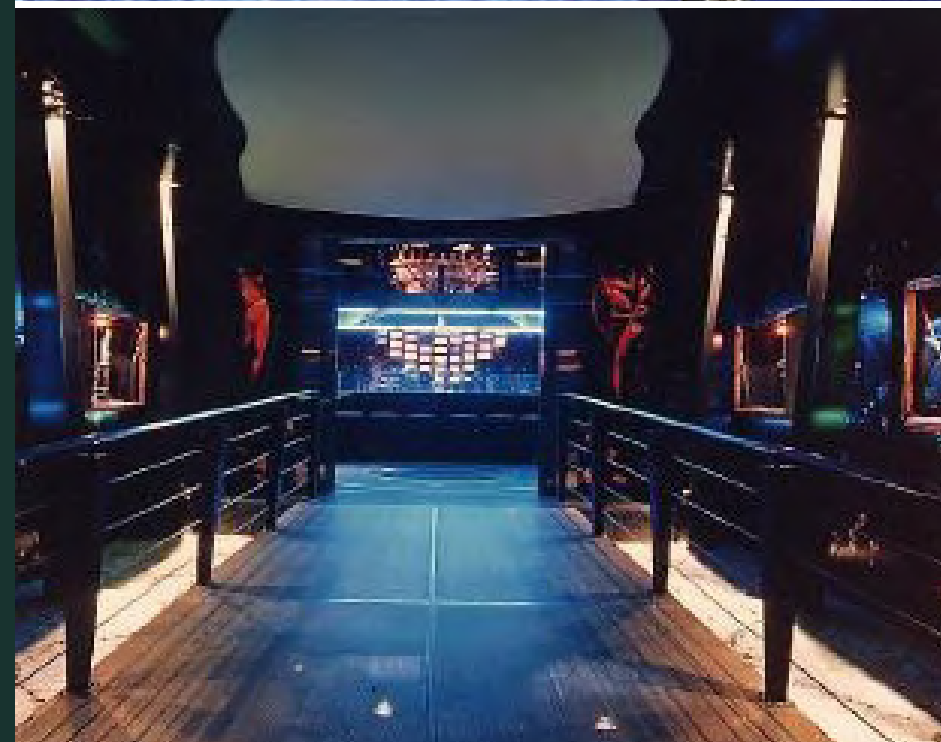
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Juliana's Tokyo

Japan

Developer, Designer and Operator

Juliana's Tokyo was a defining nightclub in Japan in the early 1990s, not only a massive financial success, but also a cultural phenomenon that came to symbolize the new freedom wave of young people across the country, breaking social barriers in music, fashion and dance.



Debut

Our global experience

East

ABU DHABI, UAE

ALLURE-BY-CIPRIANI
FAIRMONT HOTELS
CIPRIANI
STARS'N'BARS

DUBAI, UAE

EMAAR HOTELS
VOGUE CLUB
IT'SUGAR
HED KANDI CLUB
JUMEIRAH GROUP
PARIS HILTON
ELISABETTA GUCCI
BARBACOA

HONG KONG, CHINA

HANG LUNG
SHANGRI LA HOTELS
JULIANA'S CLUB

ISTANBUL, TURKEY

JULIANA'S CLUB

JAKARTA, INDONESIA

MINISTRY OF SOUND

KUALA LUMPUR, MALAYSIA

EUPHORIA CLUBS
HILTON INTERNATIONAL
SHANGRI LA HOTELS

KUWANA, JAPAN

MYCAL CORPORATION

KYOTO, JAPAN

KYOTO PREFECTURE

LAGOS, NIGERIA

SHERATON HOTEL

MONTENEGRO

FERRAGAMO RESORT

MUSCAT, OMAN

AJIT KHIMJI GROUP

NAIROBI, KENYA

HILTON INTERNATIONAL

NEW DELHI, INDIA

TAJ PALACE
WESTIN HOTELS

NIIGATA, JAPAN

MAGIC CITY

OSAKA, JAPAN

SUNTORY MUSEUM
PANASONIC
OSKA LIVE
MYCAL CORPORATION

QATAR

KATARA HOSPITALITY

SHANGHAI, CHINA

SHANGRI LA HOTEL
HENDERSON LAND
BRIDGE STREET ENTERTAINMENT

SINGAPORE

HILTON INTERNATIONAL
MINISTRY OF SOUND

SUN CITY, SOUTH AFRICA

SUN INTERNATIONAL

YOKOHAMA, JAPAN

MYCAL CORPORATION

TOKYO, JAPAN

ITOCHU CORPORATION
SUMITOMO CORPORATION
TRIZEC HAHN CORPORATION
NISSHO IWAI CORPORATION
SEGA CORPORATION
NIKKO HOTELS
JULIANA'S TOKYO

TOYOTA, JAPAN

MYCAL CORPORATION

WARSAW, POLAND

LUCID CLUBS

Debut

Our global experience



West

- AMSTERDAM, NETHERLANDS**
JULIANA'S CLUB

ATLANTA, GA
MARIO ANDRETTI

BERMUDA
JULIANA'S CLUB

CALGARY, CANADA
FOUR SEASONS HOTEL

CANNES, FRANCE
CARLTON HOTEL

CHICAGO, IL
HYATT CORPORATION
RITZ CARLTON HOTEL

DALLAS, TX
FOUR SEASONS LAS COLINAS

EDMONTON, CANADA
FOUR SEASONS HOTEL

GRAND CAYMAN, CAYMAN ISLANDS
MARGARITAVILLE BEACH RESORT
LOCALE HOTEL
BONFIRE RESTAURANT
YARA RESTAURANT

HONOLULU, HI
WESTIN HOTELS

HOUSTON, TX
FOUR SEASONS HOTELS

IBIZA, SPAIN
PACHA
- LAKE PLACID, NY**
GLENEAGLES HOTELS
MARK PHILLIPS
SIR JACKIE STEWART
JEAN CLAUDE KILLY
JACK NICKLAUS

LAS VEGAS, NV
BALLYS HOTELS
MGM GRAND
MINISTRY OF SOUND

LONDON, UK
MINISTRY OF SOUND
EXTREME SPORTS CO
THE BERKELEY
THE DORCHESTER
RAFFLES CLUB

LOS ANGELES, CA
OLYMPIC GAMES
CONCORDE HOLLYWOOD
EL CENTRO CLUB

MANCHESTER, UK
LUCID CLUBS

MIAMI, FL
BONGOS CUBAN CAFÉ BY GLORIA
ESTEFAN

MILAN, ITALY
ROBERTO CAVALLI

MONTREAL, CANADA
FOUR SEASONS HOTELS

NASSAU, BAHAMAS
PARADISE ISLAND RESORT
- NEW YORK, NY**
WALDORF ASTORIA
GANSEVOORT HOTELS
ROBERTO CAVALLI
STORK CLUB
NEW YORK HILTON
SYBILS CLUB

PUERTO RICO
HILTON INTERNATIONAL DORADO
BEACH RESORT & CLUB
CERROMAR BEACH RESORT

PARIS, FRANCE
THE RITZ

SAN FRANCISCO, CA
WESTIN ST. FRANCIS HOTEL
JULIANA'S CLUB

SÃO PAULO, BRAZIL
JULIANA'S CLUB

ST. MORITZ, SWITZERLAND
BADRUTTS PALACE

TORONTO, CANADA
MÖVENPICK RESTAURANT
IMAX
WOLFGANG PUCK CAFÉ
LUCID CLUBS
INN ON THE PARK
LE CLUB

VANCOUVER, CANADA
FOUR SEASONS HOTELS
ANNABEL'S CLUB

WASHINGTON, DC
FOUR SEASONS HOTELS
DESIREE CLUB

WHISTLER, CANADA
ALPENROCK HOUSE

Debut

our team



Michael Wilkings
President

Michael is an experienced executive in the global hospitality industry, with over 200 project developments completed on five continents. He has chaired both public and private companies, and has held leadership positions in various organizations, including, Debut Development Group, Wilkings Hospitality Group, Ministry of Sound International, Juliana's International, and Leisure Resources Group. Michael has lived and worked in London, New York, Tokyo, Dubai and Toronto, and currently resides in Toronto. He holds an honours degree from the University of Leicester and completed post-graduate studies at the London School of Economics.

Debut

our Team



Jim Bowen
Chief Development Officer

Jim is a retail and entertainment real estate development professional with over 30 years of experience. Jim's expertise in market analysis, project conceptualization, financial modeling, partnership negotiations, and international business development has contributed to the launch of several operating businesses as anchors for innovative real estate developments. He expanded DI Design and Development Group in Asia, leading the design and planning of over 30 mixed-use retail developments. Jim has held executive positions at TrizecHahn and IMC Group, partnering with Morgan Stanley in a large retail development in Seoul. He is a recognized speaker and authority on special-purpose retail and lifestyle developments in emerging and specialized markets. Jim earned his MBA from McGill University in Montreal and currently resides in Toronto..



Tita Gonzalez
Senior Vice President

With 25 years of experience in senior planning and administration positions, Tita has a strong background in the international hotel, real estate, and entertainment industries. She specializes in public company corporate compliance and governance policies and is currently responsible for all of Debut's corporation administration and planning internationally. Tita will be responsible for ensuring that FDCC follows the highest standards of corporate compliance and reporting, including reporting requirements to the various Canadian securities commissions. Tita will also oversee corporate administration and financial reporting, ensuring that compliance and reporting processes are conducted to the level of public company transparency from the beginning.

our Team



Fiona Leslie-Ayers
Vice President Operations

Fiona has over 25 years of international experience in hotel, resort, and food & beverage management and pre-opening execution. She served as Hyatt Hotels general manager, where she developed her career over 15 years. Most recently Fiona was head of development planning for the Grand Hyatt hotel in Grand Cayman and two 5-star resorts in Mexico's Riviera Maya, working with Nikki Beach and The Standard resort brands. Fiona's primary responsibility will be to oversee all aspects of Fogo de Chão pre-opening operations, working in close coordination with Fogo de Chão head office. This will include staff recruitment and training, operating systems and procedures, promotions and marketing, menu programming and launch preparations.



Marco Mauthner
Vice President Food & Beverage

Marco has 25 years of international experience in the hospitality industry, having worked in hotels, resorts, and free-standing restaurants. Marco has previously held the position of General Manager for Trader Vics and senior executive roles with Hilton Hotels and Intercontinental Hotels. During Marco's career, he was responsible for overseeing the complete food and beverage planning for the Grand Hyatt Resort and Margaritaville Resort in Grand Cayman. Marco has specialized in cost-effective restaurant, club, and bar operations.

Debut



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