

WAVERLEY GATEWAY GUIDE

Connecting International Capital with Emerging & Frontier Markets

ANGUILLA

America Caribbean

Dialogue | Trust | Partnership

office@lordwaverley.com

www.lordwaverley.com

WHERE AND HOW TO ENTER

KEY INVESTMENT LOCATIONS

Location / Region	Strategic Importance	Priority Sectors
The Valley (Capital & Administrative Hub)	Seat of government and home to the Anguilla Financial Services Commission, the Constitutional Review Commission, and the core of the island's administrative and professional-services activity.	Financial services, government contracts, professional services
Port Nimara & Maundays Bay Corridor	Site of Anguilla's first dedicated superyacht marina (118 berths for yachts up to 240ft), under construction with Phase 1 welcoming yachts in early 2027, alongside a planned five-star hotel and beachfront villas.	Marina development, luxury hospitality, branded residences
Clayton J. Lloyd International Airport	Undergoing a runway extension intended to improve direct international access, supporting both tourism growth and Port Nimara's superyacht clientele.	Airport infrastructure, aviation services, tourism connectivity
Shoal Bay & Rendezvous Bay	Prime beachfront corridors anchoring Anguilla's luxury villa, boutique resort and short-term rental markets amid limited available beachfront land.	Luxury real estate, hospitality, short-term rental management
Blowing Point (Ferry Terminal)	Anguilla's main ferry gateway connecting to Saint-Martin/Sint Maarten, central to regional visitor and cargo connectivity.	Ferry and port logistics, regional transport services
Financial Services District	Regulated by the Anguilla Financial Services Commission, offering International Business Companies, LLCs, Limited Partnerships and trusts within a zero-corporate-tax framework.	International financial services, fund administration, digital/fintech structuring
Island-Wide Coastal Zone	Like all low-lying Caribbean islands, Anguilla sits within the Atlantic hurricane belt and faces recurring seasonal storm exposure.	Relevant to climate and insurance due diligence across all coastal development

INVESTOR ENTRY ROUTES

- Register an International Business Company, LLC, Limited Partnership or trust through the Anguilla Financial Services Commission.
- Secure an Alien Land Holding Licence, described by practitioners as a predictable, routine process, for non-Anguillian real estate investment.
- Pursue marina, hospitality or residential development partnerships linked to the Port Nimara project and the broader Maundays Bay corridor.
- Engage government on airport-expansion and broader infrastructure public-private partnership opportunities.
- Register technology, fintech, digital-asset or intellectual-property holding structures, a growing niche within Anguilla's financial services sector.
- Leverage Anguilla's associate membership in the Organisation of Eastern Caribbean States for regional trade and investment facilitation.

MARKET-ENTRY OBSERVATION

Anguilla in October 2026 presents one of the more stable, well-governed small-island investment cases in the Caribbean. Visitor arrivals reached a 33-year high of 229,734 in 2025, up 11.2% year-on-year and 38.1% above 2019 levels, with the United States supplying roughly 70% of tourist arrivals. The island offers no corporate income, capital gains, inheritance, or dividend and interest withholding taxes, and the Anguilla Financial Services Commission regulates a flexible, increasingly compliance-forward financial services sector. Major infrastructure is advancing in parallel: the first phase of Port Nimara, Anguilla's first superyacht marina, is on track for an early 2027 opening and is expected to create 300-500 jobs, while a runway extension at Clayton J. Lloyd International Airport aims to improve direct international access. The February 2025 general election delivered a clear, peaceful mandate to the Anguilla United Front under Cora Richardson-Hodge, Anguilla's first woman head of government, who has since launched a constitutional review process aimed at shifting some powers from the UK-appointed Governor to local government.

The caveats are structural rather than acute. As a low-lying Caribbean island, Anguilla carries genuine, recurring hurricane and climate exposure that shapes insurance costs and development planning across the economy. The constitutional reform process, while collaborative and consistent with similar moves across other UK Overseas Territories, remains unresolved and adds a degree of governance-structure uncertainty over the medium term. The economy's concentration in tourism and financial services leaves it exposed to shifts in global travel demand or international regulatory standards, and rising economic substance, beneficial ownership and AML/CFT compliance requirements add cost even as they strengthen the jurisdiction's credibility.

INVESTOR RISK & MARKET ACCESS

KEY ENTRY BARRIERS

Issue	Potential Impact	Possible Mitigation
Hurricane and climate exposure	As a low-lying Atlantic island, Anguilla faces recurring seasonal hurricane risk, shaping insurance costs and resilience planning for any coastal development.	Build climate-resilient design standards and adequate insurance coverage into any coastal or hospitality investment.
Ongoing constitutional reform process	The new government's push to shift powers from the UK-appointed Governor to local government is collaborative but unresolved, with no fixed timeline announced.	Monitor Constitutional Review Commission developments for any effect on long-term regulatory or governance continuity.
Narrow economic base	Tourism and financial services together dominate the economy, leaving limited diversification into other sectors.	Assess investment resilience against global travel-demand or financial-services-regulation shifts specifically.
Limited land supply and high real estate costs	Prime beachfront land is scarce, driving high development and acquisition costs relative to other Caribbean destinations.	Factor premium land costs into feasibility studies; consider hillside or mixed-use alternatives to pure beachfront development.
Rising international compliance requirements	Economic substance rules, beneficial ownership reporting and strengthened AML/CFT measures have increased compliance obligations for financial services entities.	Budget for ongoing compliance costs as a standard cost of doing business in the sector.
Small domestic labor market	Work permits are required where local skills are scarce, under the Labour Act framework.	Plan workforce strategies around work-permit timelines for specialized or technical roles.
Heavy reliance on U.S. source market	Roughly 70% of tourist arrivals originate from the United States, concentrating demand-side risk in a single source market.	Consider diversified marketing toward European and regional Caribbean visitor segments to reduce single-market dependence.

INVESTOR RISK NOTE

Anguilla presents a genuinely stable, high-end investment case: a zero-direct-tax regime, English common law, a flexible financial services sector, record tourism arrivals, and substantial new infrastructure in Port Nimara and the airport expansion. Its risks are the structural ones common to small, high-end Caribbean islands - hurricane exposure, a narrow tourism-and-finance economic base, and a constitutional reform process that, while amicable, is still working through its early stages. Waverley Gateway views Anguilla as one of the more straightforward and well-governed destinations in this series, suited to patient capital in luxury hospitality, marina-linked real estate, and financial services.

MARKET ACCESS

Anguilla is a British Overseas Territory and an associate member of the Organisation of Eastern Caribbean States, operating under English common law with strong UK institutional and regulatory ties. It has no direct taxation on corporate income, capital gains,

inheritance, or dividends and interest, and the Alien Land Holding Licence process provides a clear, established pathway for foreign real estate investment.

WHO SHOULD THE INVESTOR MEET?

INSTITUTIONAL LANDSCAPE

Actor	Why It Matters	Waverley Engagement Angle
Anguilla Financial Services Commission (FSC)	Regulates International Business Companies, LLCs, Limited Partnerships and trusts, and oversees AML/CFT and economic-substance compliance.	Primary counterparty for financial services registration and regulatory compliance.
Office of the Premier (Cora Richardson-Hodge)	Leads the Anguilla United Front government elected in February 2025, driving the current constitutional reform initiative.	Engage on policy direction and infrastructure-linked investment priorities.
Office of the Governor	Represents the UK government and currently holds certain reserved powers that are the subject of the ongoing constitutional review.	Monitor for any shift in reserved powers affecting regulatory or governance continuity.
Constitutional Review Commission	Newly established body consulting locally, with the diaspora, and with the British government on proposed constitutional reforms.	Track commission recommendations as a leading indicator of medium-term governance structure.
Port Nimara Joint Venture (TEI Inc., SF Investments, Antillean Developments)	Developer of Anguilla's first superyacht marina and associated luxury residential and hospitality phases.	Explore subcontracting, hospitality management or residential partnership opportunities tied to the project.
Clayton J. Lloyd International Airport Authority	Overseeing the runway extension project central to improving Anguilla's direct international connectivity.	Engage on aviation-linked infrastructure and service opportunities.
Anguilla Tourist Board	Promotes the island's tourism sector and supports high-end hospitality development initiatives.	Coordinate on tourism-linked marketing and development incentive opportunities.

CURRENT INTERNATIONAL BUSINESS CHANNELS

Formal entry generally proceeds through Financial Services Commission registration for corporate structures, combined with an Alien Land Holding Licence for real estate acquisition. Large hospitality and marina developments typically proceed through direct government development agreements, as seen with Port Nimara, while smaller-scale real estate and short-term rental investment follows standard licensing and planning permission processes.

INVESTOR PROFILE BEST SUITED

Anguilla suits luxury hospitality and real estate investors targeting the branded-residence and superyacht market, financial services investors seeking a flexible, zero-direct-tax structuring jurisdiction, and infrastructure investors engaged with the airport and marina expansion. It is less suited to investors seeking a broad-based consumer economy, low-cost real estate entry, or complete insulation from hurricane-season planning considerations.

FROM INTELLIGENCE TO ENGAGEMENT

STEP 1: Register through the Financial Services Commission

Establish the appropriate corporate structure (IBC, LLC, Limited Partnership or trust) for the planned investment.

STEP 2: Secure an Alien Land Holding Licence for real estate investment

Follow the established, predictable licensing process for any property acquisition.

STEP 3: Explore Port Nimara-linked development partnerships

Evaluate marina, hospitality or residential opportunities tied to the superyacht marina's phased build-out.

STEP 4: Build climate-resilient design into any coastal investment

Incorporate hurricane-resilient construction standards and adequate insurance coverage from the outset.

STEP 5: Monitor the constitutional reform process

Track Constitutional Review Commission developments for any effect on long-term governance and regulatory continuity.

WAVERLEY'S ROLE

- Direct coordination with the Financial Services Commission on corporate structuring and compliance.

- Engagement support with Port Nimara-linked marina, hospitality and real estate development opportunities.
- Independent climate and insurance-risk assessment for coastal and hospitality investments.
- Governance monitoring of the constitutional reform process and its implications for long-term regulatory continuity.

INVESTOR CALL TO ACTION

Waverley Gateway recommends active engagement with Anguilla's luxury hospitality, marina-linked real estate and financial services sectors, supported by a stable governance environment and substantial new infrastructure investment.

Register via the Financial Services Commission → Secure Alien Land Holding Licence for real estate → Position in Port Nimara-linked development → Build climate-resilient design standards → Scale with airport and marina infrastructure completion

WAVERLEY INVESTOR INTELLIGENCE & OPPORTUNITY PIPELINE

Near-term opportunities concentrate in Port Nimara-linked marina, hospitality and residential development, and financial services structuring tied to growing fintech and digital-asset interest. Medium-term opportunities include broader tourism infrastructure expansion following the airport runway extension and continued luxury real estate development, contingent on continued hurricane-season resilience and the constitutional reform process proceeding smoothly.

POSITIONING

Anguilla's position in October 2026 is built on genuine stability and high-end momentum: record 2025 tourism arrivals, a zero-direct-tax financial services regime, and substantial new infrastructure in Port Nimara's superyacht marina and the Clayton J. Lloyd Airport runway extension. The February 2025 election delivered a clear, peaceful democratic mandate, and the current constitutional reform process reflects a collaborative, not contentious, evolution of Anguilla's relationship with the UK.

The caveats are the structural ones inherent to any small, high-end Caribbean island: hurricane exposure, a narrow tourism-and-finance economic base, and rising international compliance requirements. Waverley Gateway's view is that Anguilla rewards patient capital in luxury hospitality, marina-linked real estate and financial services, with fewer of the acute political or security risks that define other markets in this series.

SELECTED SOURCES

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