

Membership fees 2026

We are pleased to report that 2025 is shaping up to be another successful year for the Club. Whilst remaining historically high, we have seen a little weakening in occupancy during the second half and, against a volatile global background, the Board believes that prudence is appropriate in setting the budget and membership fees for 2026.

A 3.0% increase in membership fees has been approved for 2026. The Club's position remains strong, and Members have been instrumental in achieving this position, with the vast majority settling their fees promptly.

Tiered fees

Member fees for this year based on the tiered system can be seen below.

Villa type	Period (Weeks)	Euro fee 2026	Euro fee 2025	% inc fees
Two bedroom townhouse (2/3)	29 - 34	1.295	1.257	3,00
	25 - 28	1.261	1.224	3,00
	10 - 24 / 35 - 43 / 51 - 52	1.229	1.193	3,00
	44 - 50 / 1 - 9	1.196	1.161	3,00
Two bedroom apartment (2/2)	29 - 34	1.268	1.231	3,00
	25 - 28	1.234	1.198	3,00
	10 - 24 / 35 - 43 / 51 - 52	1.202	1.167	3,00
	44 - 50 / 1 - 9	1.169	1.135	3,00
One bedroom apartment (1/1)	29 - 34	1.071	1.040	3,00
	25 - 28	1.041	1.011	3,00
	10 - 24 / 35 - 43 / 51 - 52	1.011	982	3,00
	44 - 50 / 1 - 9	979	949	3,00

Average rates 2020 – 2026

Unit Type	2020	2021	2022	2023	2024	2025	2026	Increase % 25/26
T3	1053,67	1053,67	1053,67	1116,51	1170,24	1193,55	1229,57	3,0%
T2	1031,18	1031,18	1031,18	1092,51	1144,73	1167,55	1202,57	3,0%
T1	866,51	866,51	866,51	918,35	962,49	981,69	1011,00	3,0%

Rental receipts

We kindly remind members that revenue proceeds from rental agreements is posted to your membership account **only if the receipt that was sent to you has been returned to the Club, duly signed.**

Sliding scale discounts

Sliding scale fees based on volume ownership have had considerable success since their inception in 2015, as it encouraged members to enjoy longer stays during the winter weeks between week 44 and week 9. Owners of one or two weeks will pay the full amount of the membership fee. For owners with 3 or more weeks, capped at 5, a sliding scale discount based on the number of weeks owned is applied; 15% for members owning 3 weeks, 20% for members owning 4 weeks and 25% for members owning 5 weeks or more.

We would however like to remind you that the discount though only applies to ONE contract so if ownership is held under different contracts the discount does not apply. If you would like to consolidate existing contracts into one please contact the resales office at sales@fscqdl.com.

It is also important to clarify that if any of the weeks falling under this promotion are sold in the year of occupancy, the sliding scale discount will be affected. This means that the discount applied will be deducted from the refund of the membership fees related to that week. As an example, if a Member has 4 weeks falling under the sliding scale discount, a 20% discount applies to the fees. However, if the Member sells two of those weeks, in the current year of occupancy, then, he/she will cease, in that year, to have 4 weeks in that period and only have 2 weeks. As an owner of 2 weeks, the discount is no longer applicable. The amount that was given as a discount will then be deducted when the membership fees of the sold weeks are refunded. If the unit week has been occupied by the vendor in the year of its sale, then the discount still applies.

The opposite also applies, in that a member buying a week falling under the sliding scale interval will also have a discount applied to the member fees for the entire period. For example, a member owning 2 weeks under that period and buying a third one also within that period will be entitled to a 15% discount on the fees of those same three weeks.

In assessing eligibility for the sliding scale discount when weeks are bought and sold, the principle is that a discount can only be claimed once in respect of any villa week during a calendar year.

Members behavior in the Club

We would like to remind all members that maintaining a respectful and considerate environment is essential to the comfort and enjoyment of everyone. As clearly stated in the Club Rules, members are required to conduct themselves in a manner that reflects the values and standards of Four Seasons Country Club. This includes showing respect towards fellow members, guests, and staff at all times, adhering to dress codes and facility guidelines, and ensuring behaviour that does not disturb or inconvenience others. The management will take appropriate action should behaviour fall short of these expectations, as it is our shared responsibility to preserve the quality, tranquillity, and reputation of the Club for all.

Sinking fund and capital expenditure

The team at the Club have been undertaking a number of projects during 2025 as part of our ongoing commitment to maintaining and enhancing the quality of our facilities. We are progressing with the replacement of air-conditioning units, bed frames, and headboards in the villas, substituting the leatherette with a more durable fabric. We are also installing new televisions in the lounge area of the villas and completed the new pool bar, Nalu.

The construction of the new villa 97 and outdoor pool is now materially complete as planned. However, we will not be able to open these facilities until Loule Council finalise their licensing process. We have been engaged with the Council on this process for many months but, frustratingly, do not have a timeline for final approval.

We had planned to close the main pool in December 2025 to allow it to be resurfaced but, unless we receive approval from the Council for the new pool in the very near future, this work will be deferred until next winter.

Villa 97 features redesigned kitchen units which we have started to roll out to the existing villas. We plan to complete 30 villas this winter, with the rest being installed over the following two winters with full completion by Easter 2028.

We had to undertake a very important, albeit unplanned project, to construct a new laundry facility following the September fire.

Lastly, we have just started to refurbish the toilets and changing rooms in the clubhouse, starting with the toilets in the bar.

Ongoing investment remains a cornerstone of the Club's success and reflects our continued confidence in its future.

The Board of Directors November 2025

Process for Membership Fee payments

We would also like to remind you that all member fee payments should **ONLY** be remitted to **Portugal** and in **EUROS** only. To facilitate this, we have a system in place with Santander Bank (Portugal) for each member to have an individual, unique, IBAN number linked to their membership number. This makes it very simple for us to identify payments. The IBAN number for you to use is on the membership fee advice note that you receive from the club with this letter, and this is the **only** account number that you should use to pay your fees.

If you are using an exchange company to make your euro payment we cannot recommend any particular company but a number of UK (sterling) based members have successfully used them to make euro transfers in the past. They offer very good rates of exchange and are likely to be more cost effective than say using your local bank.

With the IBAN procedure we can identify your payment, however, for the sake of clarity, we would also ask that with the payment of the fees that you also include your membership number (and name if possible) as the reference. If using one of the exchange companies then please use the IBAN provided on your remittance advice and then forward the e-mail confirmation that you will receive from them to clientaccounts@fscqdl.com, confirming your transaction. This will make it easier for us to identify receipts and ensure that payments are allocated speedily and accurately. Please ensure that, whatever form of payment you choose, the club receives the full amount of the member fee **NET** of any bank, administration or any other charges.

It is possible to pay for multiple contracts with one payment i.e., if you own weeks separately (have different contract numbers) you can pay for them with ONE transfer using one of the IBAN numbers provided. However, we would ask that you **always** then advise us, by e-mail, that you have done so with the detail of what villa(s)/week(s) are being paid for with that single payment. Similarly, it is possible to pay the remittance advice of someone else and include it with your own but again we do need to know what villa(s)/week(s) are being paid for with the additional amount. Failure to do this can lead to delays in crediting payments because we have to find out who they apply to.

Member fee remittance advices are sent by e-mail only, except in any cases where we do not have an e-mail address on file.

Please ensure that you always keep the club up to date with any changes to your contact details. Updating your details can be done in the Members Area at <https://www.fourseasonscountryclub.com/members>. Once logged in, simply click on the "Profile" header on the top banner and then choose "Request update details".