Membership fees 2027

We are pleased to report that 2026 has been another positive year for the Club, with overall performance remaining strong despite some softer trading conditions during the early part of the year. While the wider economic and geopolitical environment continues to present uncertainties, the Board remains confident in the Club's financial position and committed to maintaining the high standards of service and facilities that Members have come to expect.

Against this background, the Board has approved a 3.5% increase in Management Fees for 2027, reflecting the need to address rising operating costs whilst safeguarding the Club's long-term financial stability. We would also like to thank Members for their continued support and, in particular, for the prompt settlement of their fees, which makes an important contribution to the Club's financial strength.

Tiered fees
Member fees for 2027 based on the tiered system can be seen below:

Villa type	Period (Weeks)	***Euro fee 2027***	Euro fee 2026	% inc fees
Two bedroom townhouse (2/3)	29 -34	***1.340***	1.295	3,50
	25 - 28	***1.305***	1.261	3,50
	10 - 24 / 35 - 43 / 51 - 52	***1.272***	1.229	3,50
	44 - 50 / 1 -9	***1.238***	1.196	3,50
Two bedroom apartment (2/2)	29 -34	***1.312***	1.268	3,50
	25 - 28	***1.277***	1.234	3,50
	10 - 24 / 35 - 43 / 51 - 52	***1.244***	1.202	3,50
	44 - 50 / 1 -9	***1.210***	1.169	3,50
One bedroom apartment (1/1)	29 -34	***1.108***	1.071	3,50
	25 - 28	***1.077***	1.041	3,50
	10 - 24 / 35 - 43 / 51 - 52	***1.046***	1.011	3,50
	44 - 50 / 1 -9	***1.013***	979	3,50

Average rates 2021 – 2027

Unit Type	2021	2022	2023	2024	2025	2026	***2027***	Increase % 26/27
T3	1053,67	1053,67	1116,51	1170,24	1193,55	1229,57	***1272.60***	3,5%
T2	1031,18	1031,18	1092,51	1144,73	1167,55	1202,57	***1244.66***	3,5%
T1	866,51	866,51	918,35	962,49	981,69	1011,00	***1046.39***	3,5%

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

Introduced in 2015, the sliding scale discount scheme continues to encourage longer stays during the winter period (Weeks 44 to 9). Members owning three qualifying weeks under a single contract benefit from a 15% discount on Management Fees, increasing to 20% for four weeks and 25% for five or more weeks.

Discounts apply only to weeks held under the same contract. Members wishing to consolidate contracts may contact sales@fsccqdl.com.

Where qualifying weeks are bought or sold during the year, discounts will be adjusted accordingly, taking into account any weeks already occupied. A discount may only be applied once to each villa week per calendar year.

Members behaviour 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.

Golf contract update

Effective 16 November, the new golf agreement introduces revised preferential rates for Members, now including Laranjal at significantly more competitive prices.

Sinking fund and capital expenditure

As part of our ongoing commitment to maintaining and enhancing the Club's facilities, phase II of the villa kitchen refurbishment programme resumed in September 2026 and will continue until early summer 2027. Works will recommence in September 2027, with the programme scheduled for completion by summer 2028, when all 97 villas will benefit from fully redesigned and modernised kitchens.

On 16 November, work also commenced on replacing the bar conservatory to address existing insulation issues, with a new, more contemporary design offering improved comfort and energy efficiency.

In January 2027, work will commence on the expansion of the gymnasium and Clubhouse Bar. Squash Court No. 2 will be converted into additional gym space, allowing the bar to be extended above the new gym area, whilst Squash Court No. 1 will remain fully operational. The project is expected to be completed by mid-April. During the same period, the restaurant's existing awning will be replaced with bioclimatic pergolas, providing greater comfort and allowing Members to enjoy terrace dining throughout the cooler months.

The resurfacing of the outdoor pool has been postponed until winter 2027/2028. Given the extended duration of the works, the project would need to commence well before mid-November to ensure completion ahead of Easter, which falls particularly early in 2027. This was not feasible due to the Club's 40th anniversary celebrations and the busy festive period, and the decision was therefore taken to defer the project to minimise disruption to Members.

Continued investment in our facilities and services remains central to the Club's long-term success and reflects our confidence in its future.

The Board of Directors
November 2026

IMPORTANT - 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@fsccqdl.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. You can also log into the Members Area on the website at https://www.fourseasonscountryclub.com/ and then choose "Members Area" on the top of the page. Once there, simply click on the "Profile" header on the top banner and then choose "Request update details".