

WHY LAGI SEA VIEW TOWN?

MACRO-ECONOMIC OPPORTUNITIES

- ✓ the warming up property market
- ✓ improving living standard and rising personal income
- ✓ a young and dynamic demographic
- ✓ a huge potential market of 15 million people
- ✓ the tendency to spend more on relaxation and recreation
- ✓ the complete absence of a market for 3-4 star condotels that are affordable to the majority of the population



THE LOCATION

Lagi is a small town in Binh Thuan, a coastal province with clear blue sea 60 km to the south of the famous Phan Thiet beaches, 170 km East of Ho Chi Minh city with connecting roads going south-north and east-west.

THE CONCEPT

Lagi Sea View Town brings about a game changing factor and redefines the recreational business with a brand new concept of resort, targeting the 3-star client segment while providing 4-star quality amenities and services.

THE SCALE

Whilst other neighboring projects range from 4-5 ha to 10 ha, Lagi Sea View Town roams a vast area of 123 ha with a complete range of facilities and entertainment at its boundary that include:

CONDO-HOTELS

LARGE POOLS

RESTAURANTS, BARS & CAFES

BEAUTY CARE & SPA

SPORTS

- ✓ Beach Volley Ball/Soccer
- ✓ Driving range
- ✓ Badminton/Tennis/Ping-Pong
- ✓ Pools/Billiard
- ✓ Beach game for Kids

ENTERTAINMENT

- ✓ Live Music
- ✓ Game Show, Performance
- ✓ Game Center
- ✓ Exotic Tropical Garden
- ✓ Karaoke

SHOPPING

- ✓ Shops
- ✓ Convenience stores

Project Lagi Sea View Town encompasses a 4,530 seafront housing units for 20,000 residents.

THE LEGAL STATUS

Project Initiator has gained principal approval for our development concept of Lagi Sea View Town from Lagi Town local authority.

WHAT DO WE NEED?

Project Initiator is looking for partners to build a project consortium which will apply for the investment license.

INVESTMENT VALUE

Item	Value
Investment per 1 sqm	VND 2.9 mil
Total project investment	VND 3,538 bil

MILESTONES



REVENUE PROJECTIONS

Kind of land	sqm	Unit Price	Revenue
Residential land	586,400	VND 20 mil	VND 11,728,000 mil
Commercial land	29,500	VND 16 mil	VND 236,000 mil
Compensation for relocation	29,200	VND 8 mil	VND 233,600 mil
TOTAL			VND 12,197,600 mil

FINANCING PLAN

Total required capital: VND 3,538 bil			
Equity: 30%		Debt: 70%	
Bidico: 51%	Others: 49%	Bank Loans & Corporate Bonds: 50%	Clients' prepayment: 50%

EXPECTED RETURNS

As equity investor	an IRR of min. 25% with exit plan within 5-7 years
As corporate bond buyer	5-7 year corporate bond with annual coupon of 10%
As whole sale buyer	discount rate to be determined