

## ▶ LOCATION

Project Ocean Park Lagi encompasses a 1,000-unit seafront condotel complex in Lagi town, 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.

## ▶ LARGE AREA

Whilst other neighboring projects range from 4-5 ha to 10 ha, Ocean Park Lagi roams a vast area of 50ha with a complete range of facilities and entertainment at its boundary that include:

## ▶ LEGAL STATUS

The management of Ocean Park Lagi has established a bonding relation and have worked closely with local authorities on the establishment of the project since 2012, which brought and compensation activities are being carried out extensively.

- 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
  - ✓ Night market

No.	Item	USD
1	Infrastructure (Connecting Roads)	2.5 mil
2	Land Clearance, Compensation & Relocation	4.0 mil
3	Land Use Right Fees	2.5 mil
4	Construction	70.0 mil
5	Surrounding Facilities	1.2 mil
6	Management & Consulting Costs	7.5 mil
7	Provisions	3.5 mil
<b>TOTAL</b>		<b>91.2 mil</b>



## ▶ WHY OCEAN PARK LAGI?

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

Ocean Park Lagi 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.

### FINANCING PLAN

Total Required Capital: USD 91.2 mil

Equity: 20%

Debt: 80%

Bidico: 51%

Others: 49%

Bank Loans & Corporate Bonds: 50%

Clients' prepayment: 50%

### PARTICIPATION OPTIONS

As equity investor

an IRR of min. 30% with exit plan within 5 years

As corporate bond buyer

3-5 year corporate bond with annual coupon of 12%

As whole sale buyer

discount rate to be determined

### REVENUE PROJECTION

Unit	Quantity	Unit Price	Revenue
1 bedroom	720	USD 75,000	USD 54.0 mil
2 bedroom	240	USD 114,000	USD 27.4 mil
3 bedroom	90	USD 150,000	USD 13.5 mil
Penthouse	21	USD 320,000	USD 6.7 mil
Commercial Space for long-term Lease	21,700 m2	USD 1,000	USD 21.7 mil
<b>TOTAL</b>			<b>USD 123.3 mil</b>

## ▶ Project Development Consortium

Developer and major shareholder: BIDICO

Architecture Consultants: Space Matrix & Phu Gia Hoa

Main contractor: Hoa Binh

International operator: Swiss Bell Hotel

Partner banks: An Binh Bank, Saigon Commercial Bank

