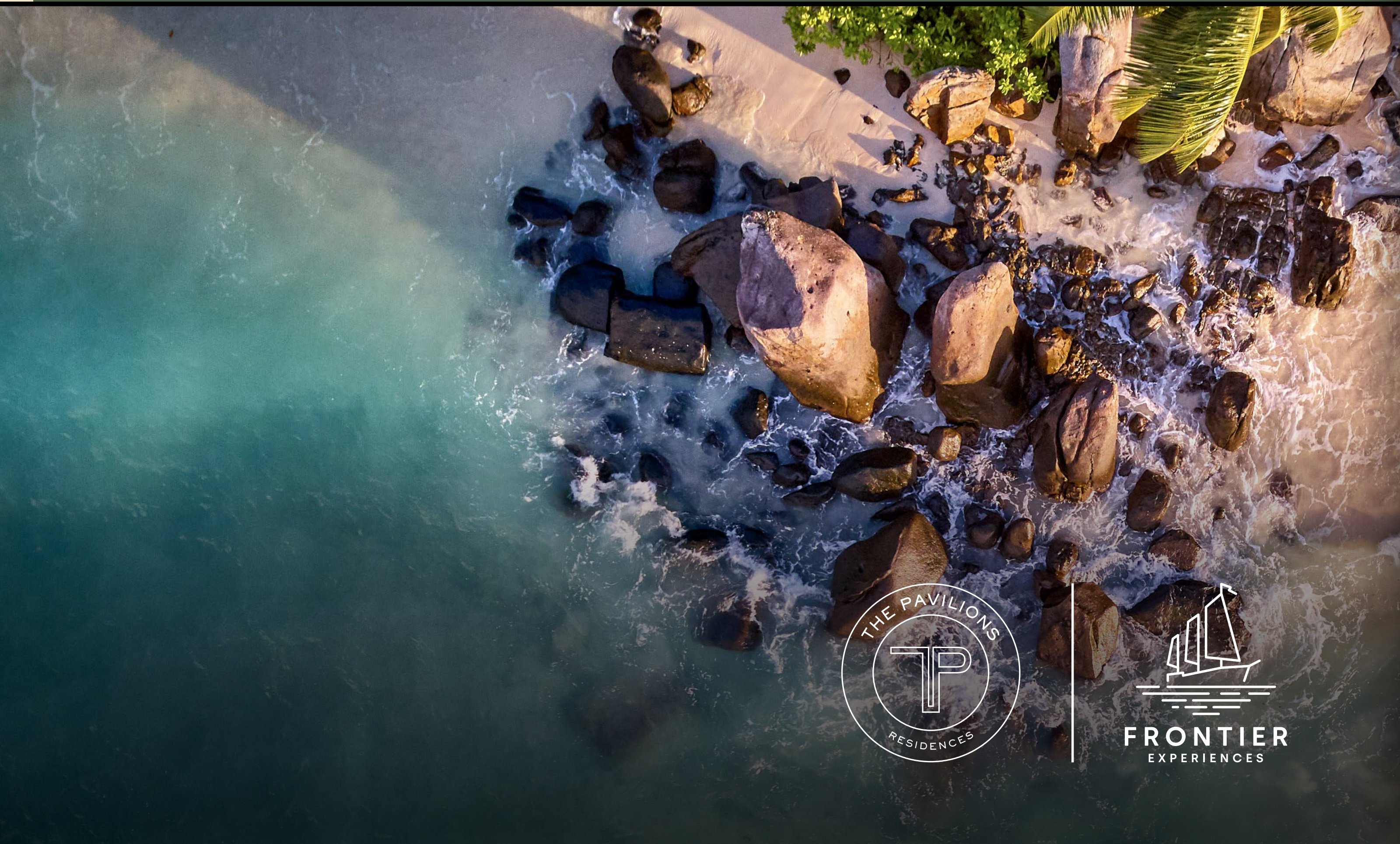




# The Pavilions *Anambas*



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**01**

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# **EXECUTIVE SUMMARY**

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# EXECUTIVE SUMMARY 1/2

**A unique opportunity has arisen to become the owner of a luxury oceanfront residence forming part of a 5 star resort situated on a private island in the Anambas Archipelago, Indonesia**

- » Frontier Experiences, a leading hotel developer focused on creating unique luxury boutique hotels in frontier locations, is currently developing a luxury Resort on a private island in the Anambas Archipelago, Indonesia
- » Phase 1 of the Resort is scheduled to be completed in 2025 and there are currently 10 luxury Residences available for sale as part of the overall development
- » Anambas is around an hour's flight from Singapore and is growing very rapidly with very strong capital appreciation of real estate assets projected over the next ten years
- » The Anambas islands offer stunning landscapes, pristine beaches, diverse flora and fauna, clear waters with vibrant coral reefs, and opportunities for immersive experiences and investment in dive tourism
- » The Resort will be operated as a 5 star luxury resort by The Pavilions – a leading luxury hotel operator specializing in unique boutique hotels in adventurous destinations
- » Each of the Residences will be delivered and managed on a turn-key basis and represent the ultimate in luxury with spacious interiors, pools and outdoor areas, traditional Indonesian woodcraft and architectural designs, and modern amenities fitted to 5 star standards

Returns on investment based on current pricing are estimated at up to 3.4x over a 5 year period

# EXECUTIVE SUMMARY 2/2

- » Prices for a whole Residence range from around US\$800,000 to US\$1.5 million and we also have a limited number of fractional ownership opportunities starting at US\$100,000
- » An investment into one of the Residences provides the potential for premium private equity style returns as a result of a confluence of various key value drivers
- » Anticipated key value drivers include 10% annual capital appreciation, a 50% uplift in value following completion of construction, and a 20-30% uplift in value following stabilization of operations
- » Overall investment returns over a 5 year period are estimated to be up to around 3.4x including an annual cash yield of 12-17% paid quarterly (with a 5% minimum guarantee for the first three years) combined with strong capital appreciation as a result of underlying growth in the economy and ongoing development of the resort

## Media

- » <https://vimeo.com/833990018>
- » <https://vimeo.com/755269578>
- » <https://vimeo.com/560162317>

**02**

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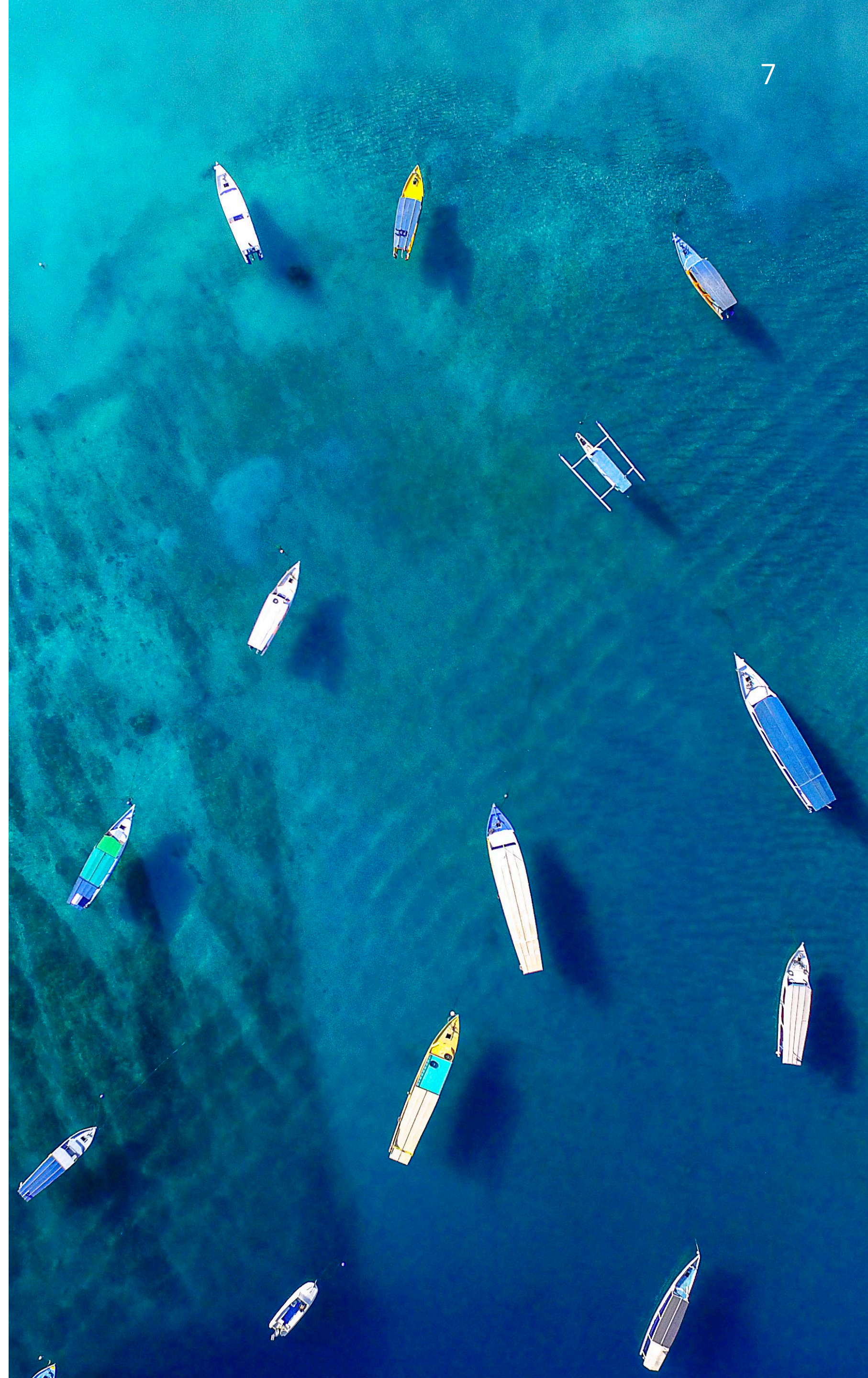
**WHY INVEST IN ANAMBAS?**

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# WHY INVEST IN ANAMBAS? 1/2

**Real estate prices in Indonesia are rising rapidly as a result of strong economic growth, increasing investments, and a burgeoning middle class**

- » Indonesia's economy has been growing steadily since 2015
- » According to the World Bank, the country's gross domestic product (GDP) reached over USD 1,300 billion in 2019, with an annual growth rate of 5.0%
- » This growth rate is higher than the average of 4.5% for the five previous years
- » In terms of sectoral composition of the country's GDP, the services sector accounts for the largest share (48.7%), followed by the industrial sector (34.6%) and the agricultural sector (16.7%)
- » Real estate prices in Indonesia are expected to continue to trend upward in the years to come, primarily due to the country's strong economic growth, increasing investments, and a growing middle class population
- » Over the next five years, Indonesia's real estate prices are expected to increase by an average of 5-7% annually and this rate of growth is expected to accelerate as the country's economy continues to expand
- » Emerging areas such as Anambas are particularly well positioned to benefit from strong capital appreciation of real estate assets



# WHY INVEST IN ANAMBAS? 2/2

**Strong macroeconomic factors, infrastructure investment, a stable political regime, and a reliable legal system combine to drive strong growth and price appreciation in the Anambas real estate market**

- » Against a backdrop of strong overall growth in the Indonesian economy Anambas is currently experiencing particularly favourable growth drivers as a result of strategic local initiatives, particularly relating to infrastructure development
- » The government's proactive approach to attracting foreign direct investment and implementing favorable investment regulations further supports the region's economic growth and real estate investment dynamics
- » Significant investments in transportation, including airports, seaports, and roads, have improved connectivity, trade, and tourism, all of which have led to spillover effects on the local economy, driving up real estate prices
- » Driven by its pristine natural beauty and vibrant marine life, the Anambas tourism industry is currently experiencing particularly rapid growth with ongoing increases in occupancy and room rates across hotel assets expected to continue moving forward

Underlying capital appreciation of real estate assets in Anambas is anticipated to be around 10% per annum over the next 5 years





**03**

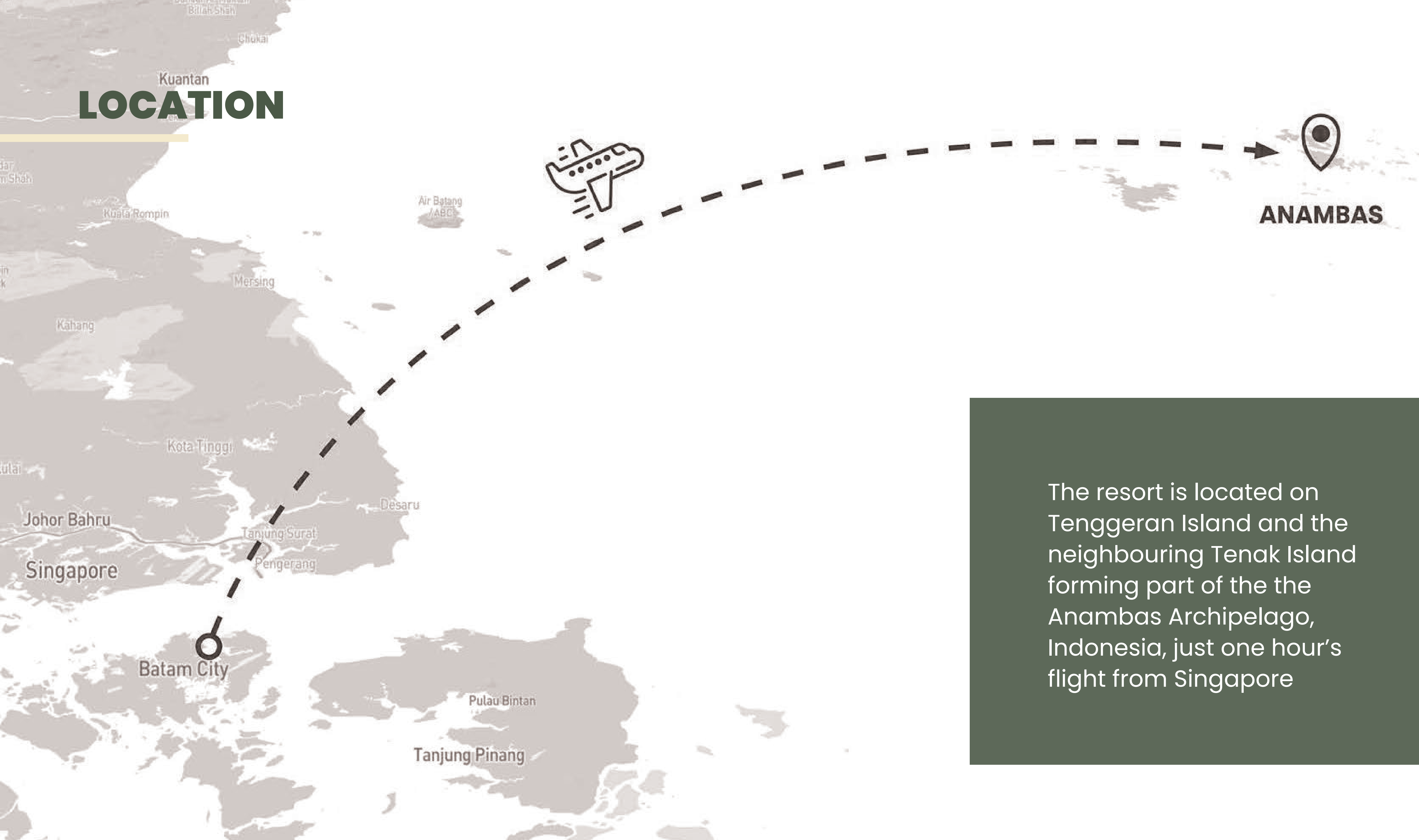
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# **LOCATION & ATTRACTIONS**

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# LOCATION



The resort is located on Tenggeran Island and the neighbouring Tenak Island forming part of the the Anambas Archipelago, Indonesia, just one hour's flight from Singapore

# ATTRACTIONS 1/2

The Anambas islands offer stunning attractions with picturesque landscapes, pristine beaches, lush vegetation, and granite headlands, providing a breathtaking visual experience from the air and water

- » Elevated views and outlooks in the archipelago allow for the creation of villas with panoramic views or buildings over lagoons, offering direct access to the vibrant coral below. The absence of environmental pollution enhances the tranquility, providing a peaceful and immersive experience
- » The archipelago is renowned for its rich biodiversity of flora and fauna, including turtles, monkeys, butterflies, monitor lizards, and a variety of birdlife
- » Turtles play a crucial role in maintaining the delicate ecological balance as their nests, carefully dug in the warm sands, become incubators for future generations. Conservation efforts focus on protecting these nesting grounds, ensuring the survival of these incredible creatures
- » Abundant marine life, including colorful fish and dolphins, can be witnessed in the pristine marine ecosystem. Boating and cruising are popular, with regattas starting from Singapore and Malaysia, and snorkeling allows for up-close exploration of vibrant coral reefs and encounters with diverse marine creatures
- » Designated as a marine conservation area, the archipelago offers clear waters and thriving coral reefs, perfect for engaging in water activities like snorkeling, diving, and boating



## ATTRACTIONS 2/2

- » Exploring the local villages and main town of Terempa provides an opportunity to immerse oneself in authentic Indonesian culture and cuisine.
- » Anambas is not only blessed with breathtaking beaches but also hosts a vibrant Padang Melang beach festival that showcases local and international artists, creating a harmonious blend of music and natural beauty.
- » Beyond the festival, Anambas is a paradise for diving enthusiasts, home to vibrant coral reefs teeming with a kaleidoscope of marine life.
- » Diving spots like Kataoka Reef, Malang Biru, and Tokong Reef offer stunning underwater vistas, where divers can encounter colorful fish, graceful manta rays, and even elusive whale sharks.



The Anambas islands offer stunning landscapes, pristine beaches, diverse flora and fauna, clear waters with vibrant coral reefs, and opportunities for immersive experiences and investment in dive tourism



**04**

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## **DEVELOPER & OPERATOR BACKGROUND**

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# FRONTIER EXPERIENCES

**Frontier Experiences is a prominent luxury developer and real estate company that offers exquisite tropical havens in some of the world's most stunning locations**

- » Our portfolio includes a diverse range of luxurious accommodations, private villas, and breathtaking resorts, providing travelers with the opportunity to immerse themselves in paradise
- » From secluded beachfront villas to private island retreats and luxury resorts nestled amidst lush greenery, we strive to offer only the finest options to our clients
- » We connect discerning buyers with prime tropical properties and provide guidance throughout the purchasing process and share valuable insights into the local real estate market
- » With our expertise, attention to detail, and dedication to customer satisfaction, Frontier Experiences serves as a trusted partner in transforming aspirations into reality
- » Going beyond luxury accommodations, Frontier Experiences goes above and beyond to curate unforgettable experiences for their customers. We arrange private yacht charters, helicopter tours, personalized excursions, wellness retreats, and cultural immersions, ensuring that every aspect of the trip is tailored to meet the unique desires and preferences of each client

Frontier Experiences specializes in tailored and high-end property solutions for tropical destinations, offering luxurious accommodations, curated experiences, and exclusive real estate opportunities



# THE PAVILIONS HOTELS AND RESORTS

The Pavilions Hotels and Resorts is a distinguished hospitality brand renowned for crafting unforgettable travel experiences that excels in delivering personalized services due to its portfolio of exceptional properties

- » At The Pavilions, we create intimate and secluded havens for our guests, with each property thoughtfully designed to provide privacy and tranquility.
- » Whether it's a tropical beachfront resort or an urban sanctuary, our destinations embody our distinctive style and allure
- » We pride ourselves on delivering unparalleled hospitality, ensuring impeccable service tailored to each guest's unique preferences
- » From the moment of arrival, our dedicated team goes above and beyond to exceed expectations, arranging personalized experiences and catering to individual desires
- » Embracing sustainability, we champion eco-friendly practices and initiatives. and by minimizing our carbon footprint and engaging with local communities, we actively work to make a positive impact on the environment and society
- » With our unwavering commitment to creating extraordinary experiences, we redefine luxury hospitality. We invite guests to embark on a curated journey of indulgence and relaxation, leaving a lasting impression at every moment



The Pavilions Hotels and Resorts offer intimate and secluded havens, embracing sustainability, and redefining luxury hospitality through exquisite properties and personalized service

**05**

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**THE RESORT**

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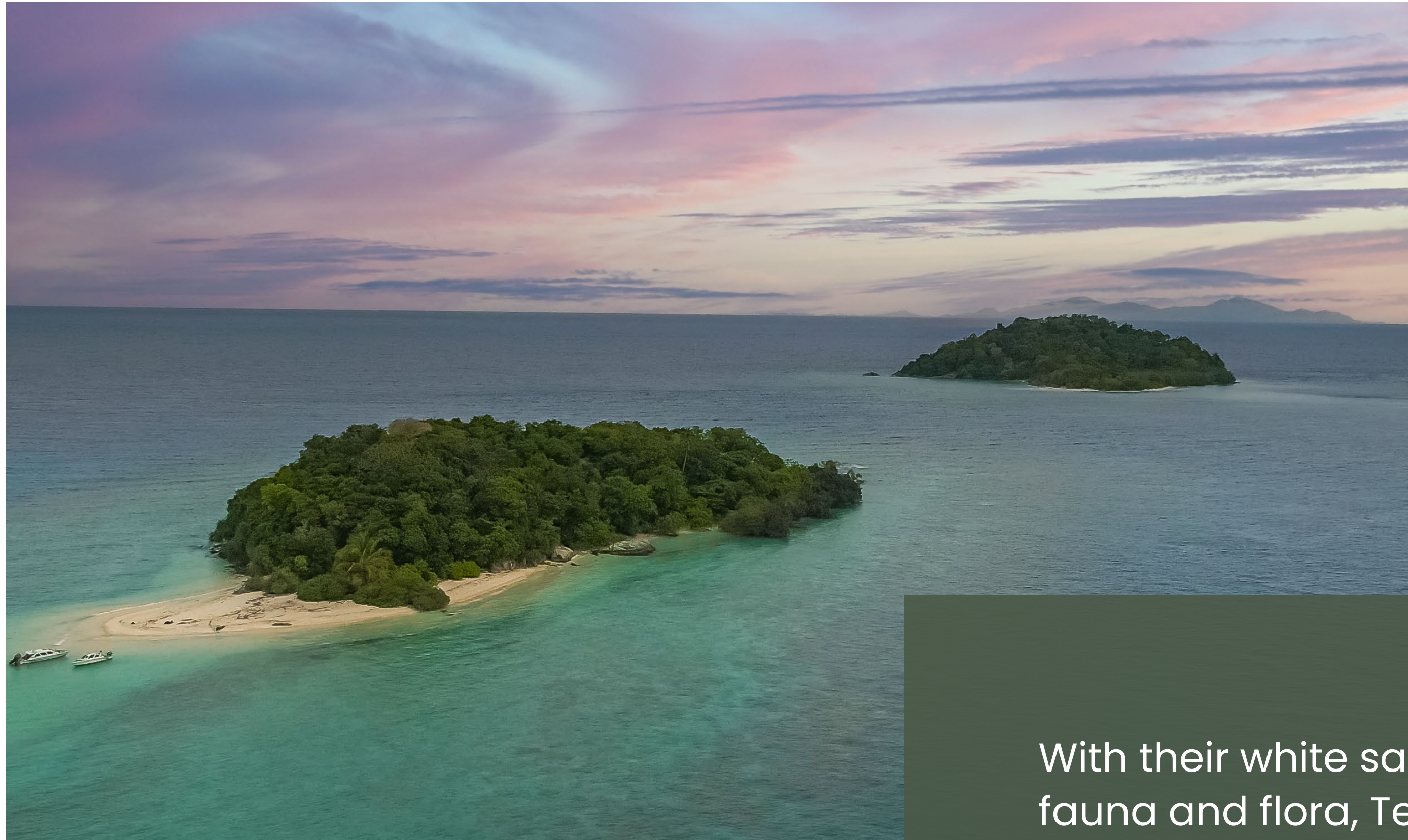


# SUMMARY

- » The Resort is situated across Tenggeran Island and the neighboring Tenak Island
- » Amenities at the resort include a clubhouse with a gourmet restaurant and saltwater pools, a seafood beach bar, a state-of-the-art spa, multiple wellness and relaxation amenities, world-class diving opportunities, a motoryacht available for owners' use, various watersports options (jetski, windsurfing, kayaks, etc.), organized private charters via air and water, private white sandy beaches, beautifully landscaped common areas, security and CCTV, and a party and events space



# THE ISLANDS

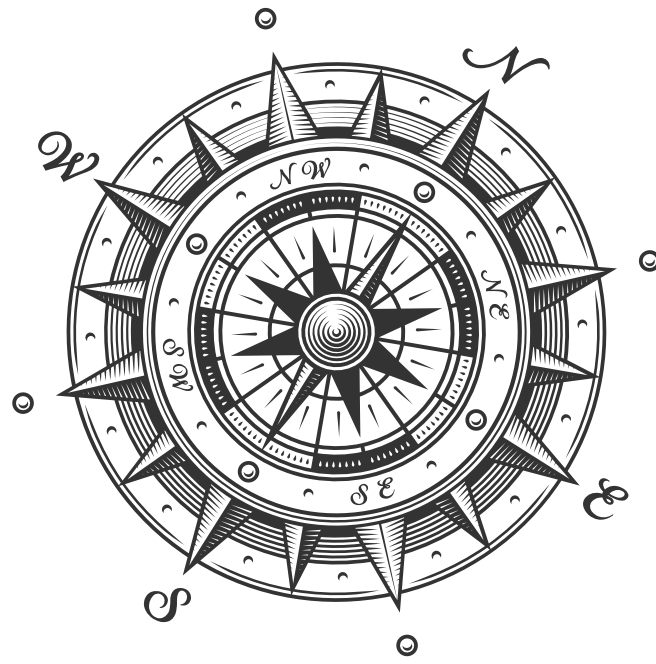


## Statistics:

- » Phase 1 of the Resort is built on Tenggeran Island and the neighbouring Tenak Island, located just a 3 minute boat ride apart
- » The two islands cover a total of 60,000 sqm and are located in the south eastern part Anambas Archipelago benefitting from a warm tropical climate and seasonal monsoon rains

With their white sandy beaches, clear azure waters, and exotic fauna and flora, Tenggeran Island and Tenak Island represent the ultimate luxury getaway for the discerning traveler

# MASTER PLAN



## TENGERAN ISLAND

HELIPAD

RESIDENCE 10

RESIDENCE 09

RESIDENCE 08

RESIDENCE 07

VILLA 01

VILLA 03

RESIDENCE 06

CLUBHOUSE

RESIDENCE 01

VILLA 02

RESIDENCE 02

RESIDENCE 04

RESIDENCE 03

RESIDENCE 05

A boat ride between the islands takes a mere 3 minutes

## TENAK ISLAND

VILLA 07

VILLA 06

VILLA 05

VILLA 04

BEACH  
BAR

VILLA 08

VILLA 09

VILLA 10

VILLA 11

### Phase 1:

- » 2 Islands
- » 10 Residences
- » 11 guest villas
- » 1 clubhouse
- » 1 helipad

### Phase 2:

- » 3rd island 5 minutes away
- » 30 land plots and Residences for sale
- » Marina

### Phase 3:

- » Tenak overwater villas

The Resort covers Tenggeran Island and the neighboring Tenak Island and includes a clubhouse, 10 luxury residences which are available for sale, and 11 additional luxury guest villas

# AMENITIES 1/2



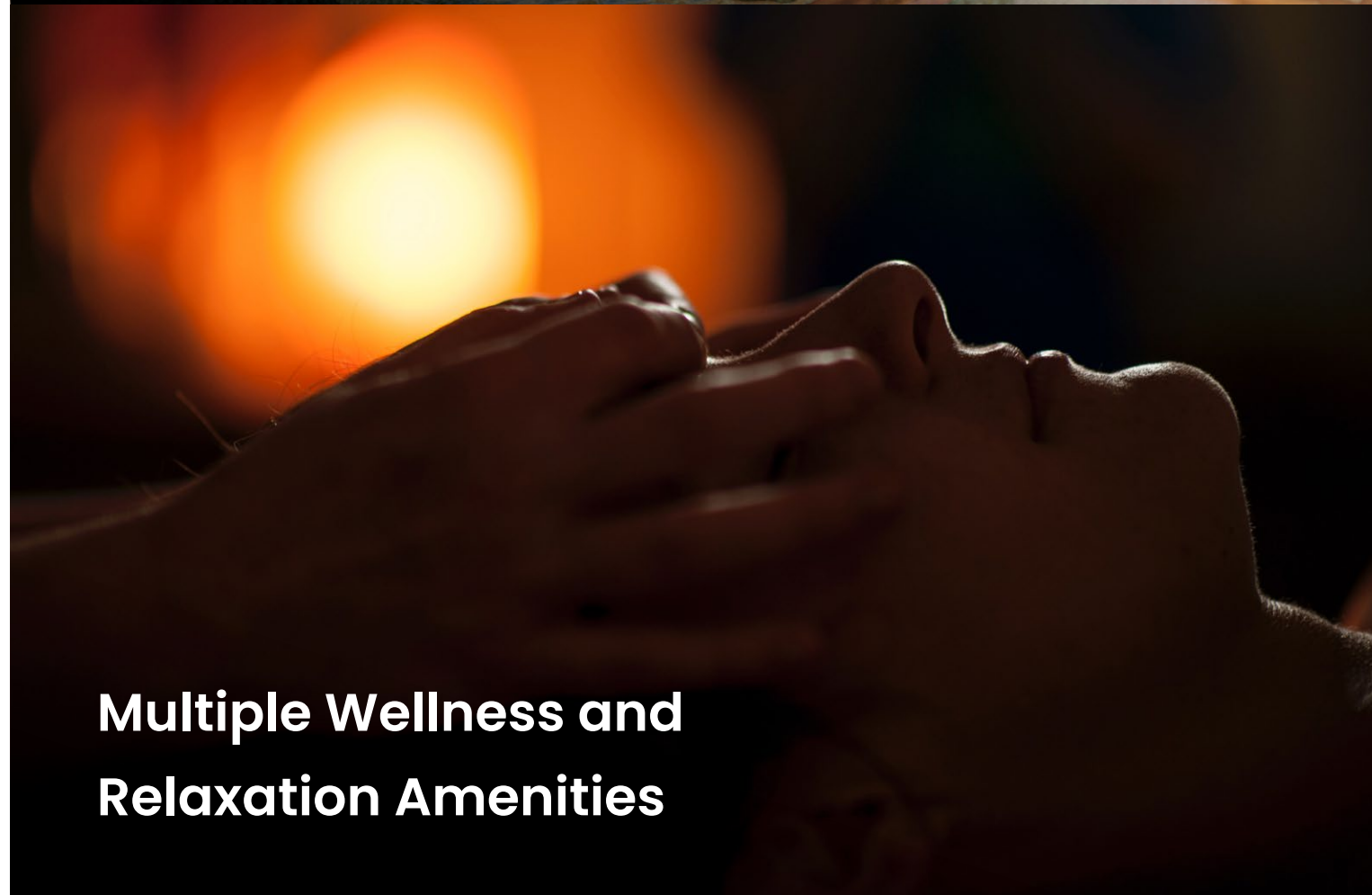
Clubhouse with Gourmet Restaurant and Salt Water Pools



Seafood Beach Bar



State of the Art Spa



Multiple Wellness and Relaxation Amenities



World Class Diving Opportunities



Motoryacht at Owners' Disposal

# AMENITIES 2/2



Many Watersports Options  
(Jetski, Windsurfing, Kayaks Etc)



Organised Private Charters  
via Air and Water



Private White Sandy Beaches



Beautifully Landscaped  
Common Areas



Security and CCTV



Party and Events Space

# SUSTAINABILITY

We intend to build around the environment, instead of changing it, providing full synergy with local culture and context



## Youth Employment

- » The Resort is recruiting, training and employing staff from local communities as much as possible – our Resort has gathered some extensive experience in this field
- » The youth's future is directly related to their countries future and prosperity



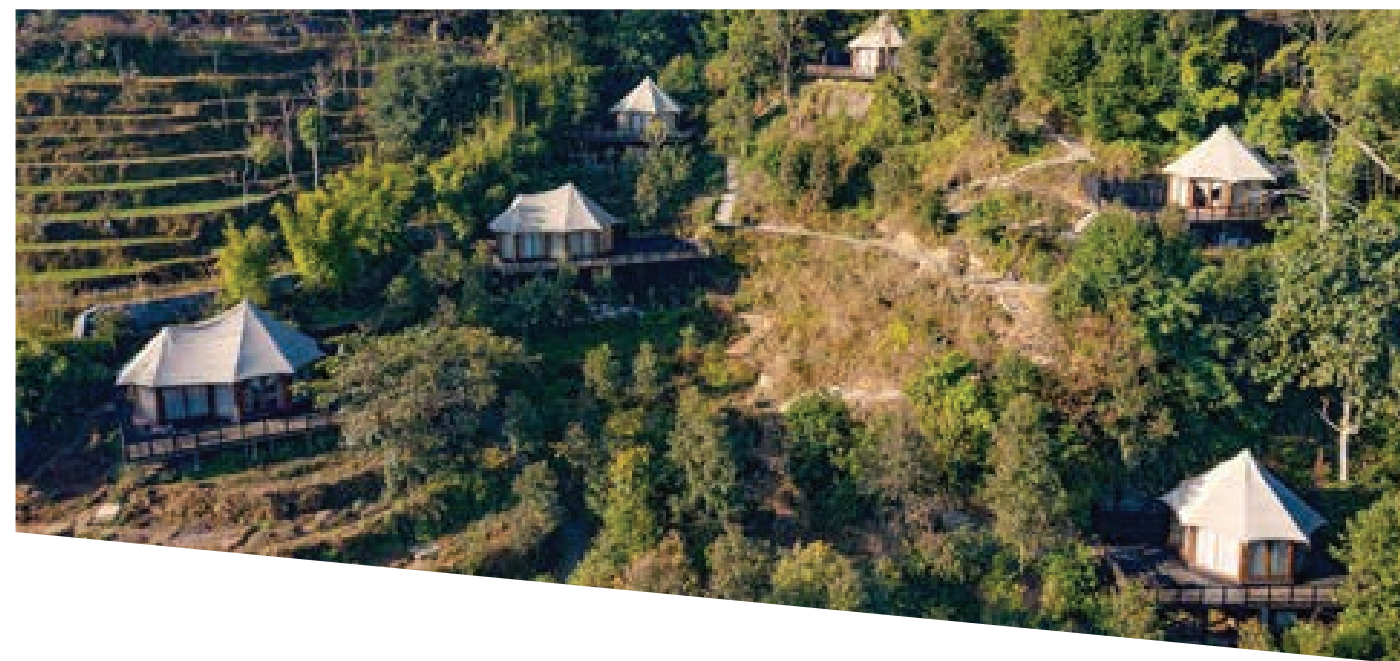
## No Plastic Policy

- » The Resort aims to adopt a 100% no plastic consumables policy Bio-degradable or multi-use alternatives for each and every consumable item
- » exist and we will make sure no plastic is being thrown away in our properties



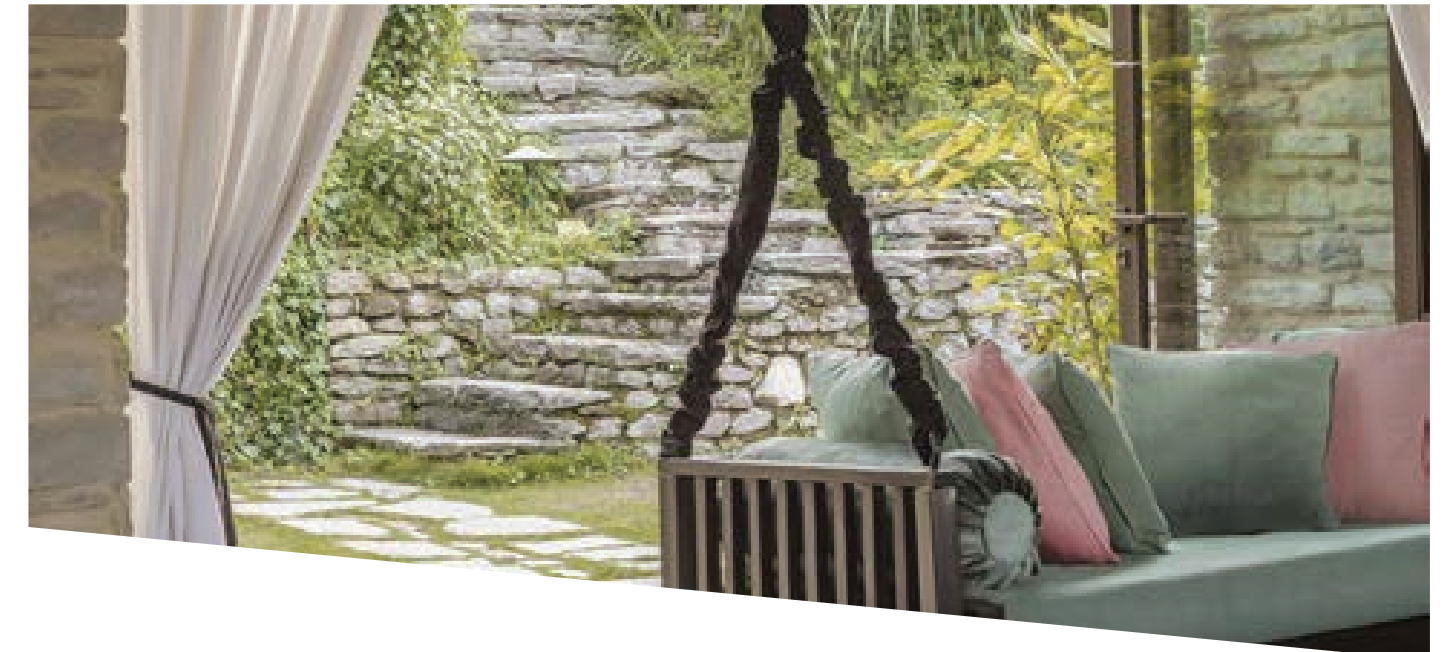
## Water and Waste Management

- » The Resort's mission is to incorporate the world's best solutions for harvesting rainwater, grey water recycling and eco-friendly human waste processing
- » We successfully introduced it in the past and could not be happier with the results



## Organic Farming

- » Remote, often rural areas have a big potential for organic farms
- » It allows the Resort to introduce a true "farm to plate" experience, guarantees freshness of the products, control over the use of pesticides and reduces the CO2 footprint



## Modern and Sustainable Energy Sources

- » Technology allows for off-grid electricity systems or networks with the backup only power generator connection - resort's water needs are 100% supplied using desalination systems powered only by solar panels.
- » Our Resort's target is to be as independent and sustainable as possible



## Hospitality Education

- » We believe that we can give back our know how to the local communities by creating extensive hospitality training programs in the properties and in the long-term funding separate projects like hotel and hospitality schools

**06**

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# **THE RESIDENCES**

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# THE RESIDENCES – OVERVIEW



## 3 ROYAL RESIDENCES

- » 2 bedrooms (optional 3rd bedroom) with private beaches
- » up to 515,17 sqm total built area



## 3 GRAND RESIDENCES

- » 2 bedrooms (optional private beach with exclusive access)
- » up to 491,42 sqm total built area



## 4 DELUXE RESIDENCES

- » 1 bedroom
- » up to 422,82 sqm total built area

- » The Residences are meticulously designed with a fusion of traditional woodcraft, Indonesian architectural principles, and exquisite natural materials
- » Finely crafted stonework integrates details from the local tradition of stonemasonry and master craftsmanship, imbuing the Residences with an element of refinement and balance
- » Each Residence includes a range of opulent fixtures befitting the elegance and luxury of a 5 star resort
- » The interiors have been meticulously curated, paying close attention to every detail, resulting in an environment that evokes a harmonious and alluring atmosphere
- » Each Residence offers a tranquil and secluded sanctuary, affording residents the opportunity to bask in the natural splendour of their surroundings while enjoying the comfort of the latest in contemporary elegance and luxury

Each of the residences will be delivered and managed on a turn-key basis and represent the ultimate in luxury with spacious interiors, pools and outdoor areas, traditional Indonesian woodcraft and architectural designs, and modern amenities fitted to 5 star standards



# ROYAL RESIDENCE EXTERIORS

515,17 SQM



# ROYAL RESIDENCE INTERIORS

304,06 SQM

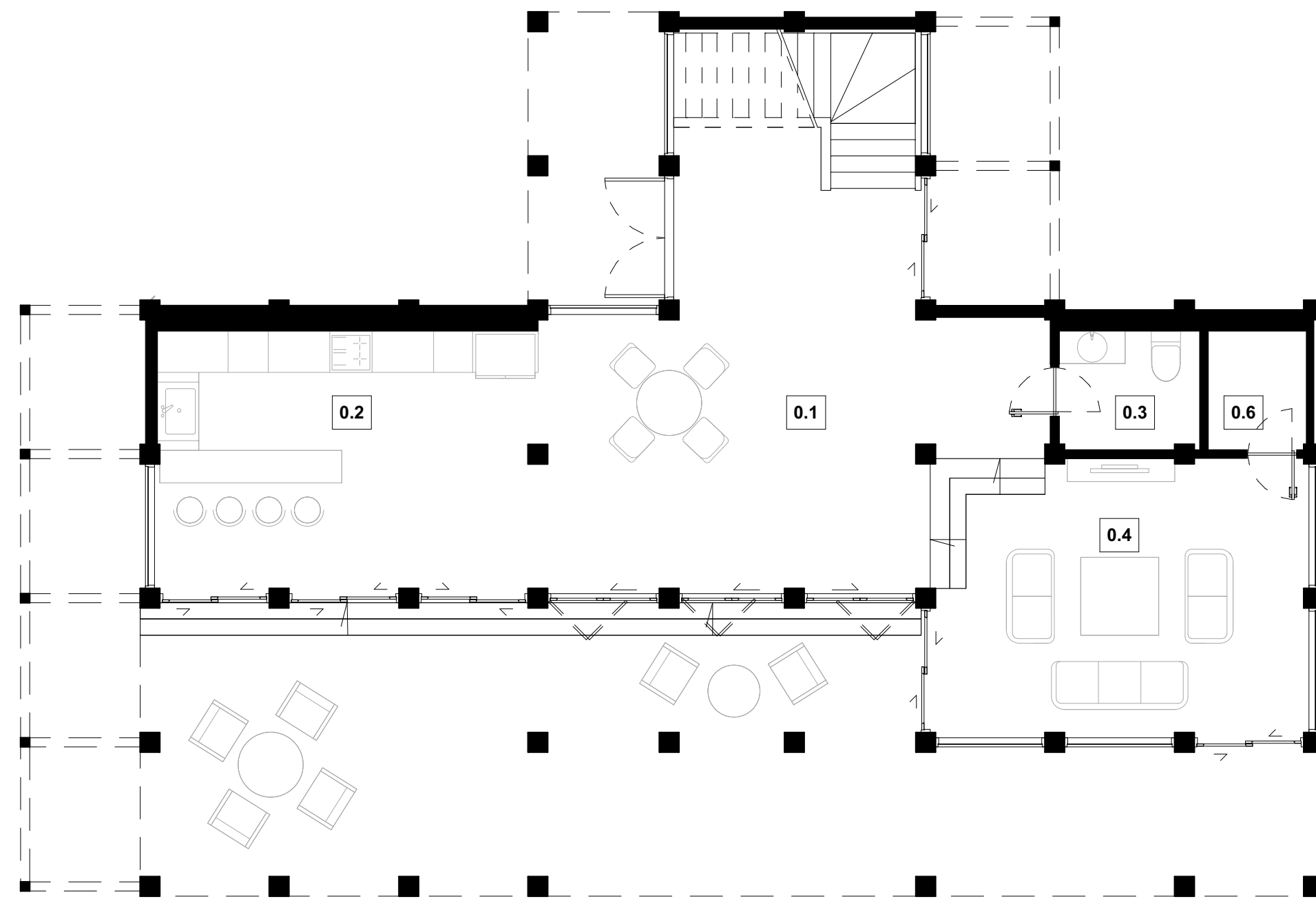


# ROYAL RESIDENCE FLOORPLANS

304,06 SQM

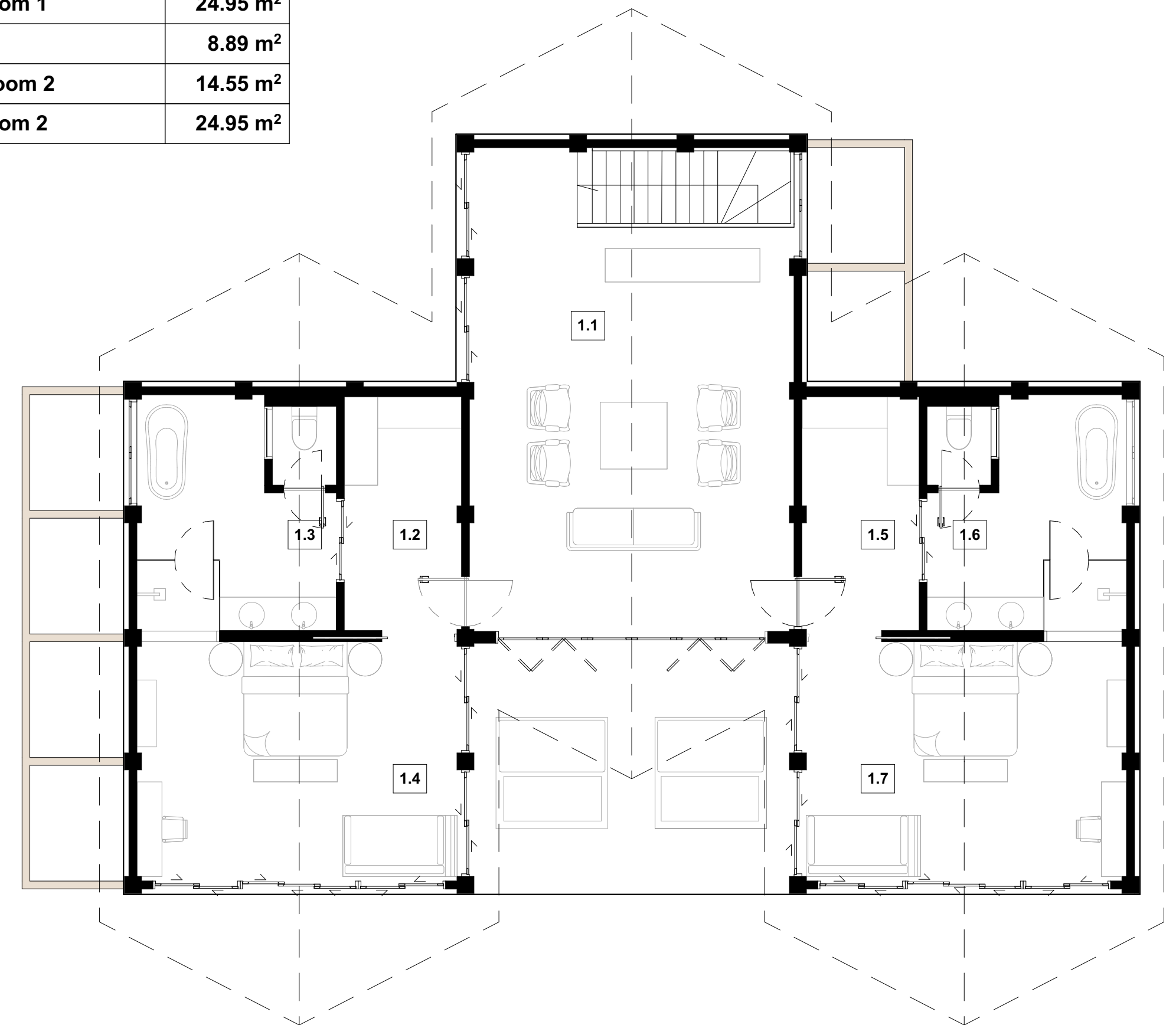
## GROUND FLOOR plan

0.1	Foyer Entrance & Stairs	13.12 m <sup>2</sup>
0.2	Kitchen and dining	52.46 m <sup>2</sup>
0.3	Bathroom	3.88 m <sup>2</sup>
0.4	Living area	24.85 m <sup>2</sup>
0.5	Store	2.73 m <sup>2</sup>



## FIRST FLOOR plan

1.1	Living room	45.10 m <sup>2</sup>
1.2	Foyer 1	8.89 m <sup>2</sup>
1.3	Master Bathroom 1	14.55 m <sup>2</sup>
1.4	Master Bedroom 1	24.95 m <sup>2</sup>
1.5	Foyer 2	8.89 m <sup>2</sup>
1.6	Master Bathroom 2	14.55 m <sup>2</sup>
1.7	Master Bedroom 2	24.95 m <sup>2</sup>



# ROYAL RESIDENCE OUTDOOR

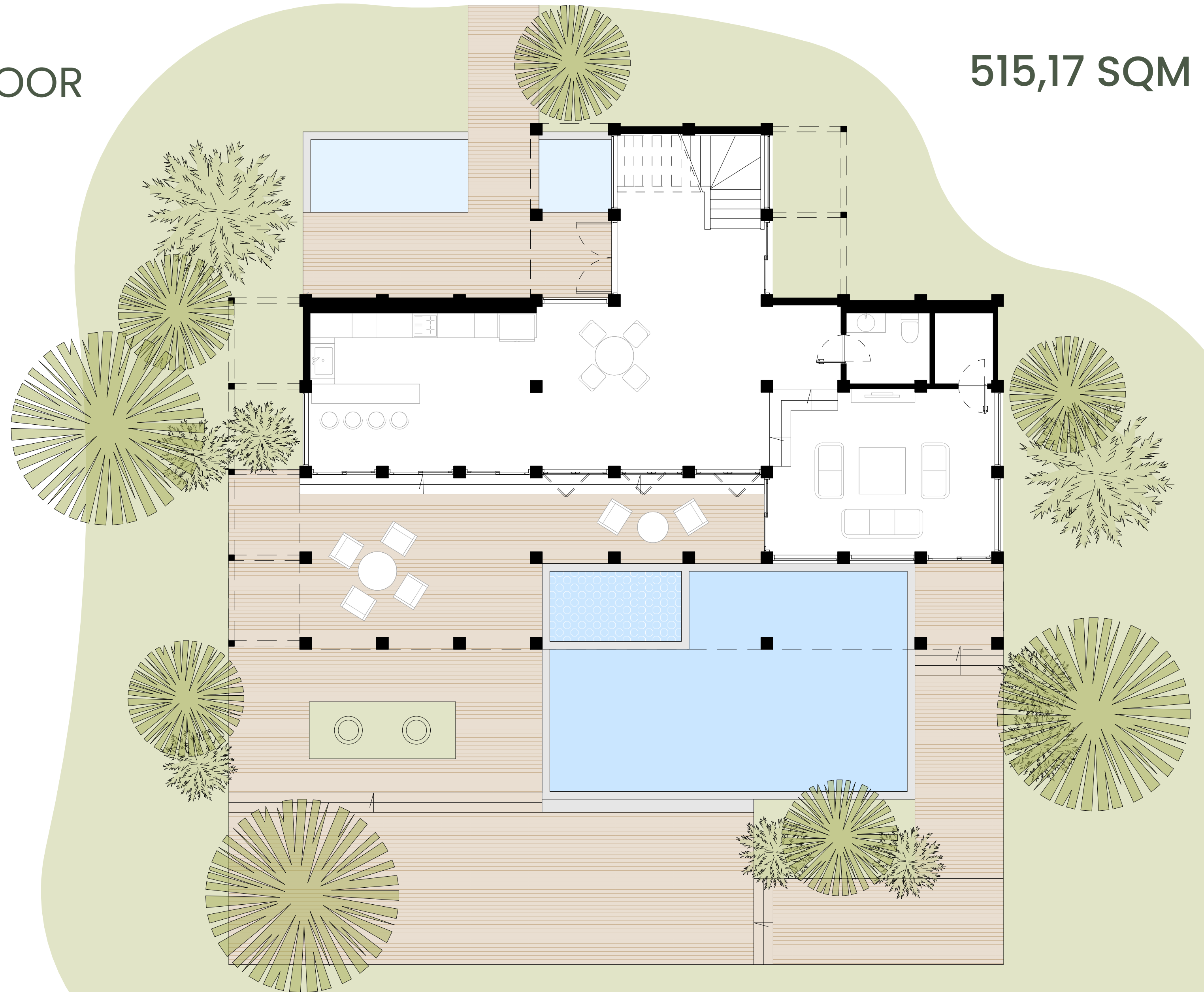
515,17 SQM

## Approx. size of ground floor outdoor areas

Decks	159.61 m <sup>2</sup>
Pool	45.3 m <sup>2</sup>
Jacuzzi	6.2 m <sup>2</sup>

## Approx. size of 1st floor outdoor areas

Tarrace	25.94 m <sup>2</sup>
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# GRAND RESIDENCE EXTERIORS

491,42 SQM



# GRAND RESIDENCE INTERIORS

282,81 SQM

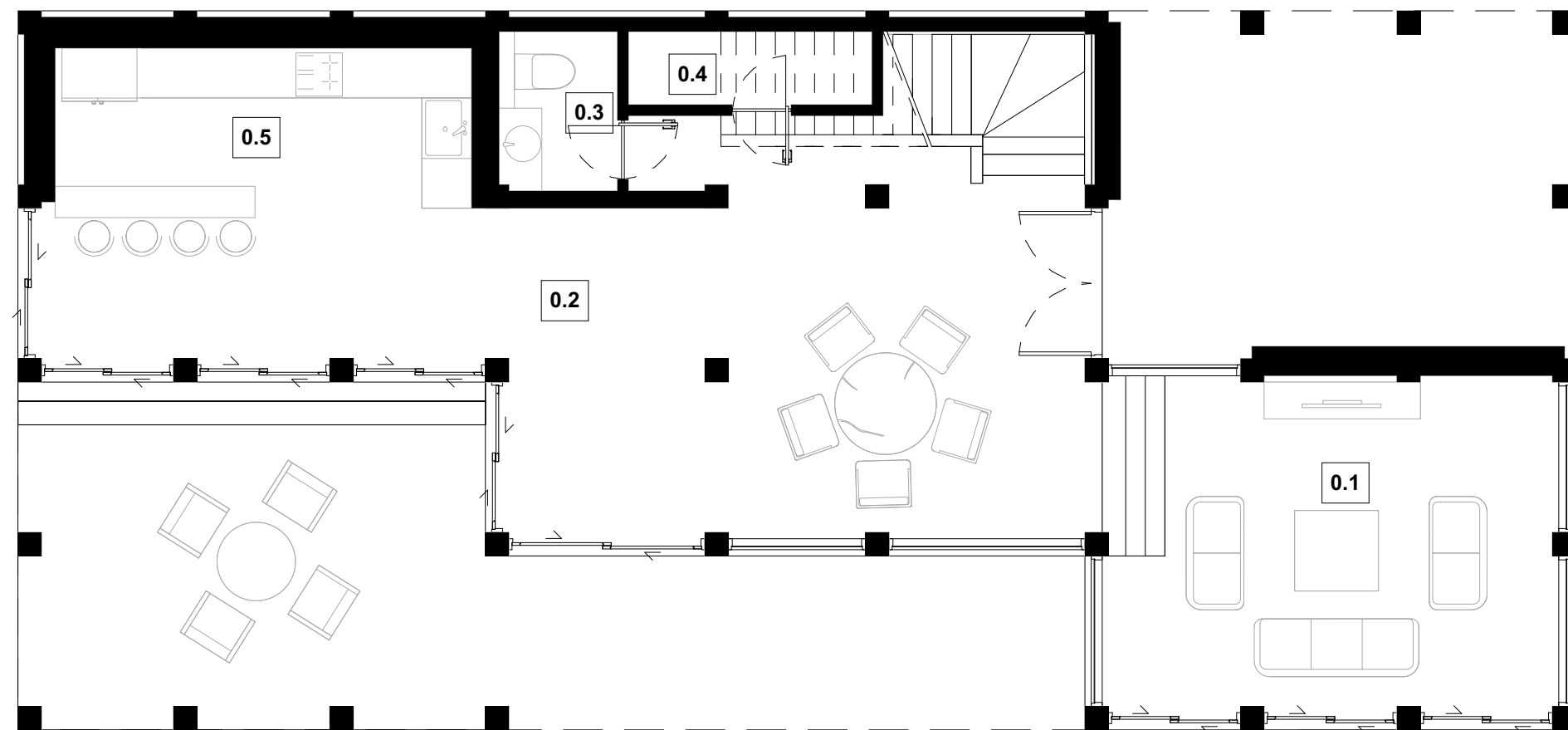


# GRAND RESIDENCE FLOORPLANS

282,81 SQM

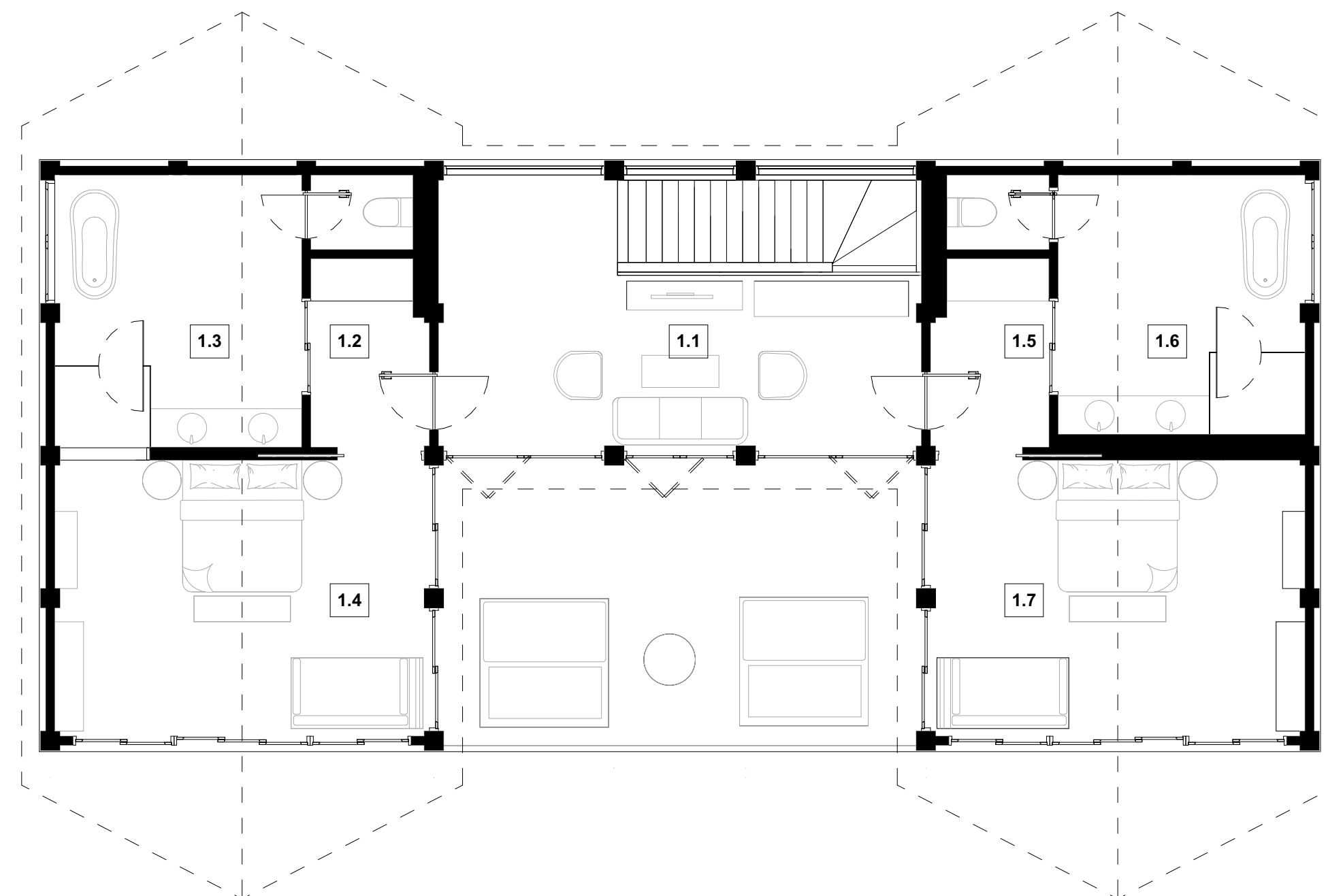
## GROUND FLOOR plan

0.1	Living room	25.27 m <sup>2</sup>
0.2	Kitchen and dining	50.56 m <sup>2</sup>
0.3	WC	3.07 m <sup>2</sup>
0.4	Storage	2.90 m <sup>2</sup>
0.5	Kitchen	10.43 m <sup>2</sup>



## FIRST FLOOR plan

1.1	Common area	21.99 m <sup>2</sup>
1.2	Foyer 1	5.17 m <sup>2</sup>
1.3	Master Bathroom 1	18.19 m <sup>2</sup>
1.4	Master Bedroom 1	24.97 m <sup>2</sup>
1.5	Foyer 2	5.17 m <sup>2</sup>
1.6	Master Bathroom 2	17.42 m <sup>2</sup>
1.7	Master Bedroom 2	24.97 m <sup>2</sup>



# GRAND RESIDENCE OUTDOOR

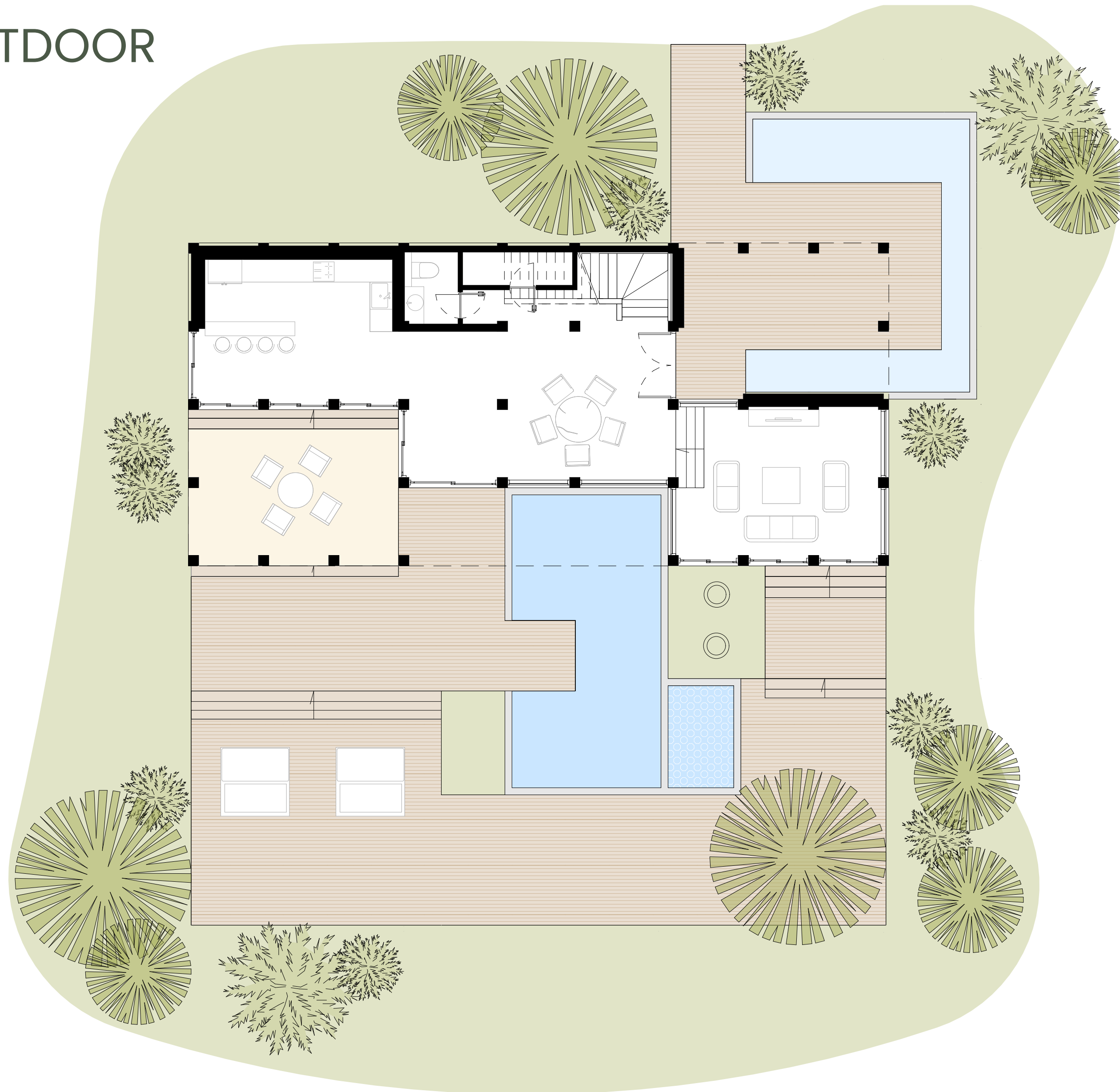
491,42 SQM

## Approx. size of ground floor outdoor areas

Decks	168.01 m <sup>2</sup>
Pool	35.2 m <sup>2</sup>
Jacuzzi	5.4 m <sup>2</sup>

## Approx. size of 1st floor outdoor areas

Tarrace	33.17 m <sup>2</sup>
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# DELUXE RESIDENCE EXTERIORS

422,82 SQM



# DELUXE RESIDENCE INTERIORS

159,13 SQM

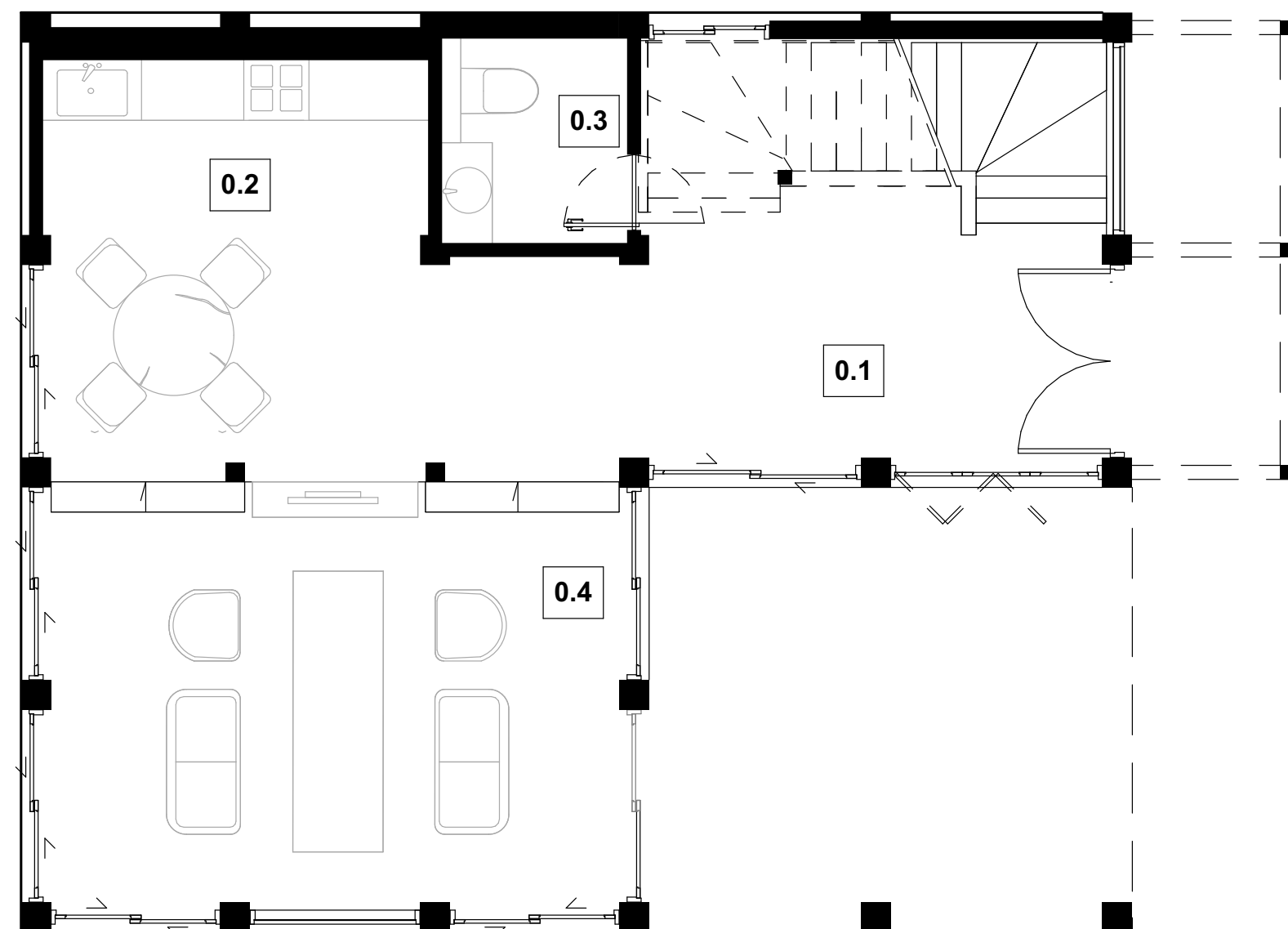


# DELUXE RESIDENCE FLOORPLANS

159,13 SQM

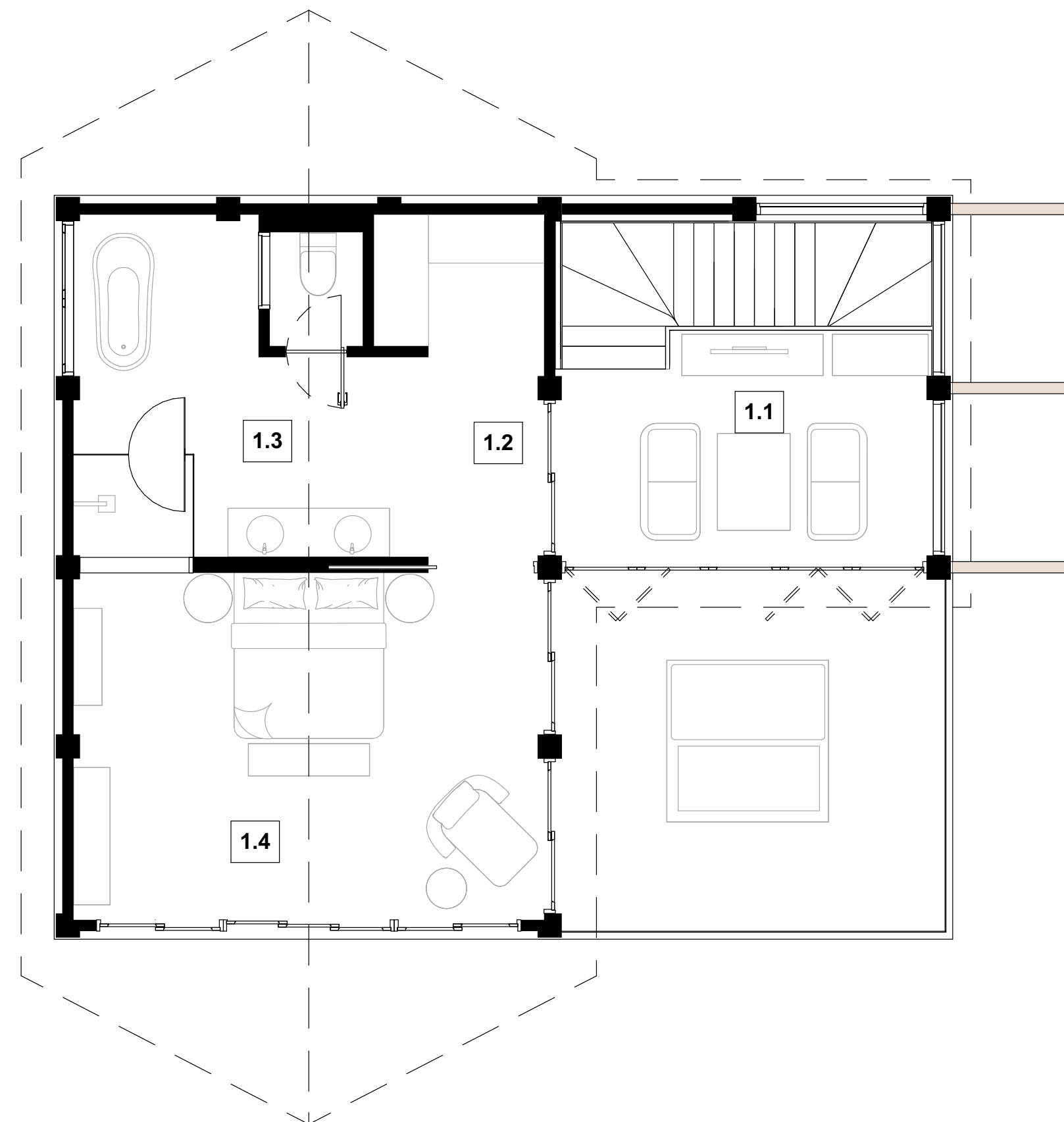
## GROUND FLOOR plan

0.1	Foyer Entrance & Stairs	17.03 m <sup>2</sup>
0.2	Kitchen and dining	20.65 m <sup>2</sup>
0.3	WC	3.75 m <sup>2</sup>
0.4	Living room	24.76 m <sup>2</sup>



## FIRST FLOOR plan

1.1	Living room	12.67 m <sup>2</sup>
1.2	Foyer	7.21 m <sup>2</sup>
1.3	Master Bathroom	16.46 m <sup>2</sup>
1.4	Master Bedroom	24.96 m <sup>2</sup>



# DELUXE RESIDENCE OUTDOOR

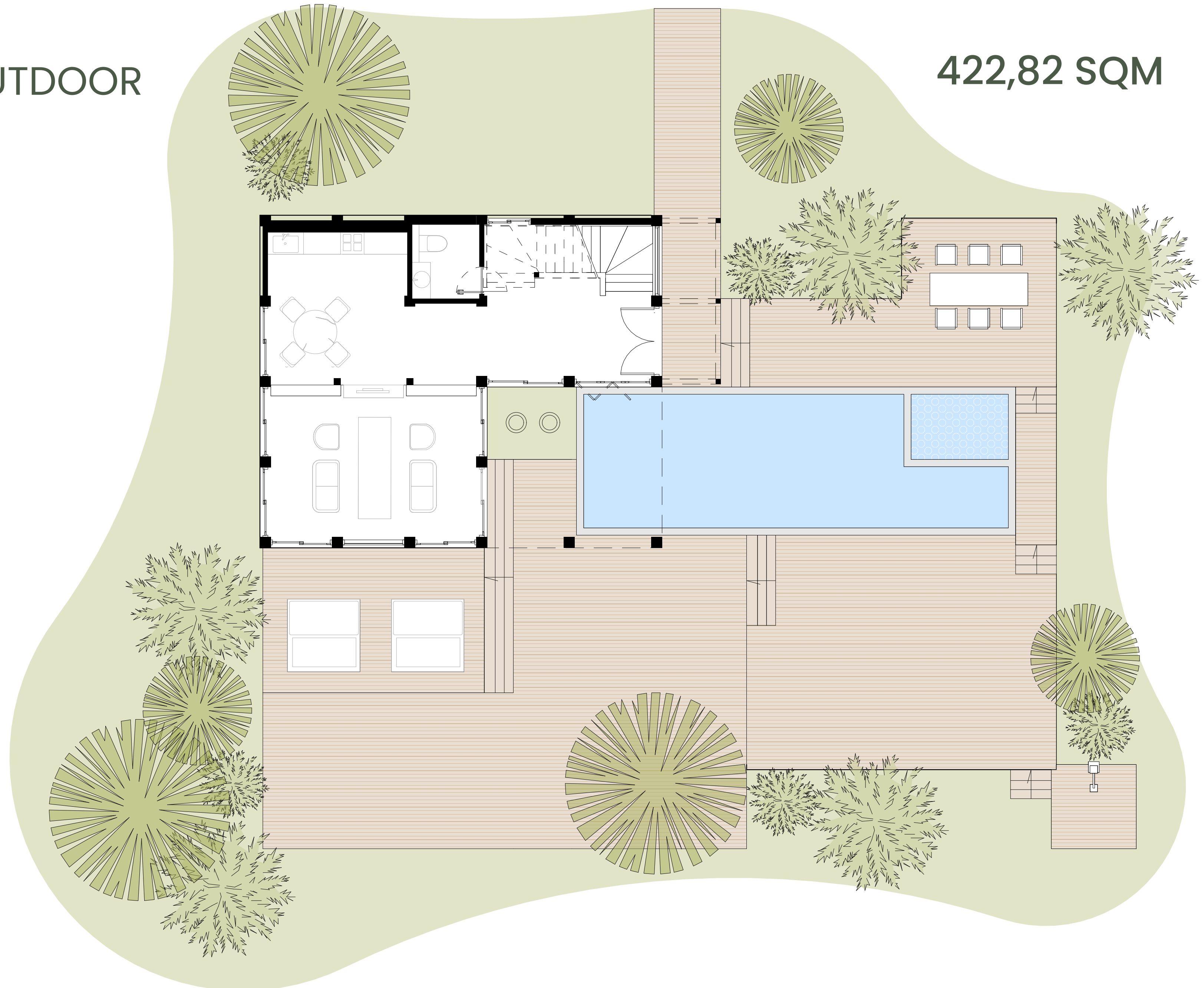
422,82 SQM

## Approx. size of ground floor outdoor areas

Decks	221.49 m <sup>2</sup>
Pool	37.4 m <sup>2</sup>
Jacuzzi	4.8 m <sup>2</sup>

## Approx. size of 1st floor outdoor areas

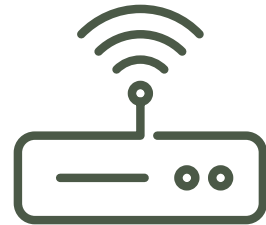
Tarrace	21.31 m <sup>2</sup>
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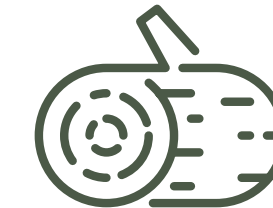
# SPECIFICATIONS



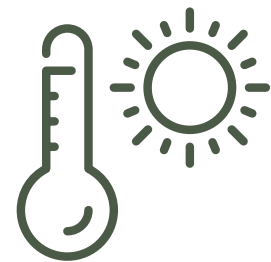
Private Pool and Outdoor  
Jacuzzi in Every Residence



State Of The Art, Knx Based  
Home Automation



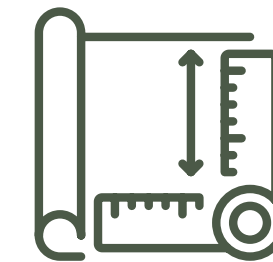
Bangkirai Wood Structure,  
Decks and Floorings



Central AC  
System



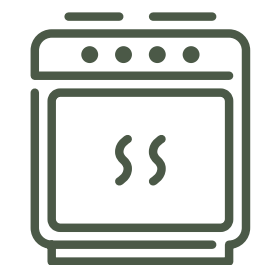
CCTV Surveillance  
Cameras



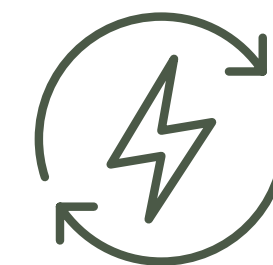
Extra Large  
Glass Openings



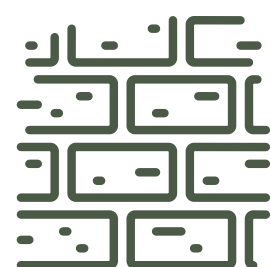
High Class Wall and  
Roof Insulations



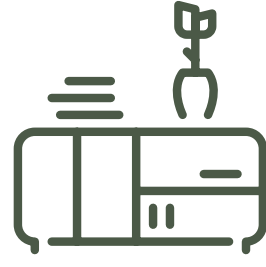
Fully Fitted Kitchens with World  
Class Fittings and Appliances



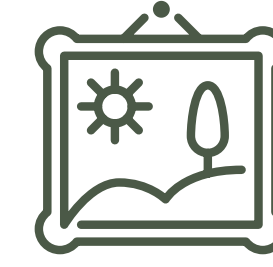
100% Sustainable,  
Independent Electrical Systems  
with Photovoltaic Panels  
and Powerwalls



Natural Stone  
Tiling



Bespoke Luxury  
Furniture



Landscaped Garden  
with Large Terrain

**07**

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**MANAGEMENT & ADVISORS**

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# MANAGEMENT & ADVISORS

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## ANDRZEJ ADASZEWSKI

CEO

- » Prior to co-founding Frontier Experiences Developments, Andrzej was the co-founder (2010) of a private aviation charter company, since 2017 responsible for business growth as a member of the Board of Directors. During this period the company grew from 1 to 7 aircraft with many more acquisitions planned for 2024. The company, now called Via Air Group, has its own maintenance base on the international airport in Katowice, Poland, offices in 3 African countries and HQ in Dubai, UAE. Its operating model consists mainly of high risk and difficulty operations on African continent, with main clients being UN, multilateral organizations and HNWI
- » Andrzej, with his business partner Douglas Maclagan have successfully built and launched two luxury, sustainable eco-resorts in Nepal in 2015 and 2018 (Pavilions Himalayas – The Farm and Lake View)

# MANAGEMENT & ADVISORS

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## WIKTOR SCHMIDT

Co-Founder

- » Wiktor is an active investor, YPO'er and Executive Chairman of Netguru, a software development and software consultancy working for both early-stage startups and corporate clients
- » With more than 650 people on board and clients all around the globe Netguru landed three times in Deloitte's Technology Fast 50 Central Europe ranking, and twice on the "FT 1000," the Financial Times' list of fastest-growing companies in Europe
- » Wiktor is passionate about building global sustainable brands and shaping the world through software and innovation



# MANAGEMENT & ADVISORS

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## GORDON OLDHAM

### Advisor

- » Asian Markets Expert, Hotel Groups Owner and Manager
- » Gordon is widely recognised as one of the top commercial lawyers in Hong Kong where he has lived and worked for the past 44 years, 32 of which have been a senior partner of Oldham, Li & Nie which he created in 1987. He has extensive knowledge of commercial transactions throughout Asia. He was the creator of EZ TV what subsequently became MTV Asia, as well as holding extensive publishing interests including Action Asia, Asia Spa, Forbes - in Chinese, Playboy - Chinese edition, Hong Kong Stock Exchange Journal, Luxury Properties
- » He is the creator, founder and owner of The Pavilions Hotels, a group having a number of hotels in Europe and Asia, as well as Revivo, a Wellness Resort group operating in Bali and under construction in Barcelona, France and Japan
- » He also has interests in other ventures including software and online learning systems such as Vinciworks
- » Gordon was formerly a principal of John Hardy, a well-recognized jewellery brand in the US and Canada

# MANAGEMENT & ADVISORS



## DOUGLAS MACLAGAN

Advisor, Sustainability Guru, Hotelier

### HIGHLIGHTS

- » Social worker – Social innovator – Social entrepreneur – Businessman Founder Child Welfare Scheme Nepal (CWSN) 1995
- » Founder Child Welfare Scheme United Kingdom 1997 (now: KidAsha) Founder Child Welfare Scheme Hong Kong 2003
- » Co-Founder Right4Children 2013
- » Co-Founder & owner Pavilions Himalayas – The Farm, 2015 Co-owner of Pavilions Himalayas – Lake View, 2018

### AWARDS AND RECOGNITION

- » Gusi Peace Prize – The Philippines
- » The Unsung Heroes AWARD – Celebrity Guild Great Britain The World of Children Award (Health)
- » Letter of Appreciation from the CGI and President Clinton (Clinton Global Initiative)
- » The World of Children Humanitarian Award

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## ILLUSTRATIVE FINANCIAL ANALYSIS

# RESIDENCES INVESTMENT SUMMARY


	Unit type	Living space (sqm)	Outdoor decks area (sqm)	Hot tub + pool area (sqm)	Total area (outdoor + indoor + pools)	Land plot area (+-5%) sqm	No of bedrooms	No of bathrooms	Additional features	Official price USD (JAN2024)
<b>Residence 1</b>	Royal	304,06	159,61	51,50	515,17	1440	2/3*	3	private beach, big lagoon in front	1 544 400
<b>Residence 2</b>	Grand	282,81	168,01	40,60	491,42	1390	2	3	beautiful reef in front, private beach and jetty	1 081 080
<b>Residence 3</b>	Deluxe	159,13	221,49	42,20	422,82	1230	1	2	build on stunning rocks, private jetty, beautiful corals	726 570
<b>Residence 4</b>	Deluxe	159,13	221,49	42,20	422,82	1330	2	3	secluded in the lush jungle	726 570
<b>Residence 5</b>	Royal	304,06	159,61	51,50	515,17	1920	2/3*	3	build on stunning rocks, private jetty, beautiful corals	1 404 000
<b>Residence 6</b>	Deluxe	159,13	221,49	42,20	422,82	1255	1	2	build on stunning rocks, private jetty, beautiful corals	807 300
<b>Residence 7</b>	Deluxe	159,13	221,49	42,20	422,82	1200	1	2	build on stunning rocks, private jetty, beautiful corals	807 300
<b>Residence 8</b>	Grand	282,81	168,01	40,60	491,42	1280	2	3	private beach, big lagoon in front	982 800
<b>Residence 9</b>	Royal	304,06	159,61	51,50	515,17	1800	2/3*	3	private beach, big lagoon in front	1 404 000
<b>Residence 10</b>	Grand	282,81	168,01	40,60	491,42	1400	2	3	private beach, big lagoon in front	982 800

# ASSUMPTIONS

**An investment into one of the Residences provides the potential for premium private equity style returns as a result of a confluence of various value drivers as set out below**

- » Underlying capital appreciation of 10% per year
- » 50% uplift in value following completion of construction
- » A further 20-30% uplift in value in years 3 and 4 following stabilization of operations and cash flow
- » Average Daily Rate (ADR) equivalent to approximately 0.1% of sales price, rising in line with underlying capital appreciation rate at 10% per annum
- » Occupancy of 40% in first year following completion of construction, rising to 50% and 65% in following two years
- » 45% revenue split payable to owner on a quarterly basis
- » Minimum guaranteed yield of 5% in each of the first 3 years following investment
- » Annual rental yield of around 9% upon completion of construction rising to around 12% and 17% in years 4 and 5 respectively
- » Professionally managed for peace of mind with no maintenance or repairs
- » Fully passive investment

N.B. Figures are presented on an illustrative basis only and are based on assumptions. Real results may vary.



Key value drivers include 10% annual capital appreciation, a 50% uplift in value following completion of construction, and a 20-30% uplift in value following stabilization of operations

# ROYAL RESIDENCE

- » **Potential 3.4x cash on cash multiple (237.8% ROI) over 5 year period**
- » Example based on Residence 1 (Royal)
- » Other Residences are anticipated to show similar returns



Royal (US\$)	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Investment	1,544,400					
Underlying Capital Appreciation	-	10.0%	10.0%	10.0%	10.0%	10.0%
Construction Completion	-	22.5%	22.5%	-	-	-
Stabilization of Operations	-	-	-	12.5%	12.5%	-
Aggregate Value Uplift	0.0%	32.5%	32.5%	22.5%	22.5%	10.0%
Asset Value	1,544,400	2,046,330	2,711,387	3,321,449	4,068,775	4,475,653
Average Daily Rate	1,544	1,699	1,869	2,056	2,261	2,487
Occupancy	0.0%	0.0%	0.0%	40.0%	50.0%	65.0%
Total Revenues	-	-	-	300,117	412,661	590,105
Owner Revenue Split	-	-	-	135,053	185,697	265,547
Owner Minimum Guaranteed Yield (%)	0.0%	5.0%	5.0%	5.0%	0.0%	0.0%
Owner Minimum Guaranteed Yield	-	77,220	77,220	77,220	-	-
Owner Total Revenues	-	77,220	77,220	135,053	185,697	265,547
Yield On Investment	0.0%	5.0%	5.0%	8.7%	12.0%	17.2%
Cash Yield	-	77,220	77,220	135,053	185,697	265,547
Cumulative Cash Yield	-	77,220	154,440	289,493	475,190	740,737
Asset Value + Cumulative Cash Yield	1,544,400	2,123,550	2,865,827	3,610,942	4,543,966	5,216,391
ROI		37.5%	85.6%	133.8%	194.2%	237.8%
Cash on Cash Multiple		1.4x	1.9x	2.3x	2.9x	3.4x

N.B. Figures are presented on an illustrative basis only and are based on assumptions. Real results may vary.

# GRAND RESIDENCE

- » **Potential 3.4x cash on cash multiple (237.8% ROI) over 5 year period**
- » Example based on Residence 2 (Grand)
- » Other Residences are anticipated to show similar returns



Grand (US\$)	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Investment	1,081,080					
Underlying Capital Appreciation	-	10.0%	10.0%	10.0%	10.0%	10.0%
Construction Completion	-	22.5%	22.5%	-	-	-
Stabilization of Operations	-	-	-	12.5%	12.5%	-
Aggregate Value Uplift	0.0%	32.5%	32.5%	22.5%	22.5%	10.0%
Asset Value	1,081,080	1,432,431	1,897,971	2,325,015	2,848,143	3,132,957
Average Daily Rate	1,081	1,189	1,308	1,439	1,583	1,741
Occupancy	0.0%	0.0%	0.0%	40.0%	50.0%	65.0%
Total Revenues	-	-	-	210,082	288,863	413,074
Owner Revenue Split	-	-	-	94,537	129,988	185,883
Owner Minimum Guaranteed Yield (%)	0.0%	5.0%	5.0%	5.0%	0.0%	0.0%
Owner Minimum Guaranteed Yield	-	54,054	54,054	54,054	-	-
Owner Total Revenues	-	54,054	54,054	94,537	129,988	185,883
Yield On Investment	0.0%	5.0%	5.0%	8.7%	12.0%	17.2%
Cash Yield	-	54,054	54,054	94,537	129,988	185,883
Cumulative Cash Yield	-	54,054	108,108	202,645	332,633	518,516
Asset Value + Cumulative Cash Yield	1,081,080	1,486,485	2,006,079	2,527,659	3,180,776	3,651,473
ROI		37.5%	85.6%	133.8%	194.2%	237.8%
Cash on Cash Multiple		1.4x	1.9x	2.3x	2.9x	3.4x

N.B. Figures are presented on an illustrative basis only and are based on assumptions. Real results may vary.

# DELUXE RESIDENCE

- » **Potential 3.4x cash on cash multiple (237.8% ROI) over 5 year period**
- » Example based on Residence 3 (Deluxe)
- » Other Residences are anticipated to show similar returns



Deluxe (US\$)	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Investment	807,300					
Underlying Capital Appreciation	-	10.0%	10.0%	10.0%	10.0%	10.0%
Construction Completion	-	22.5%	22.5%	-	-	-
Stabilization of Operations	-	-	-	12.5%	12.5%	-
Aggregate Value Uplift	0.0%	32.5%	32.5%	22.5%	22.5%	10.0%
Asset Value	807,300	1,069,673	1,417,316	1,736,212	2,126,860	2,339,546
Average Daily Rate	807	888	977	1,075	1,182	1,300
Occupancy	0.0%	0.0%	0.0%	40.0%	50.0%	65.0%
Total Revenues	-	-	-	156,879	215,709	308,464
Owner Revenue Split	-	-	-	70,596	97,069	138,809
Owner Minimum Guaranteed Yield (%)	0.0%	5.0%	5.0%	5.0%	0.0%	0.0%
Owner Minimum Guaranteed Yield	-	40,365	40,365	40,365	-	-
Owner Total Revenues	-	40,365	40,365	70,596	97,069	138,809
Yield On Investment	0.0%	5.0%	5.0%	8.7%	12.0%	17.2%
Cash Yield	-	40,365	40,365	70,596	97,069	138,809
Cumulative Cash Yield	-	40,365	80,730	151,326	248,395	387,204
Asset Value + Cumulative Cash Yield	807,300	1,110,038	1,498,046	1,887,538	2,375,255	2,726,750
ROI		37.5%	85.6%	133.8%	194.2%	237.8%
Cash on Cash Multiple		1.4x	1.9x	2.3x	2.9x	3.4x

N.B. Figures are presented on an illustrative basis only and are based on assumptions. Real results may vary.



# FAQS

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## 1. Why should I consider investing in Anambas?

- » Real estate prices in Indonesia are rising rapidly as a result of strong economic growth, increasing investments, and a burgeoning middle class
- » Strong macroeconomic factors, infrastructure investment, a stable political regime, and a reliable legal system combine to drive strong growth and price appreciation in the Anambas real estate market
- » Underlying capital appreciation of real estate assets in Anambas is anticipated to be around 10% per annum over the next 5 years

## 2. How accessible is Anambas?

- » Anambas is approximately one hour's flight from Singapore with direct flights from Batam airport on Batam Island, Indonesia, located just off the coast of Singapore, to Letung Airport, Anambas
- » Plans are currently underway to develop Letung into an international airport

## 3. What is The Pavilions Anambas?

- » The Pavilions Anambas is a luxury Resort located on Tenggeran Island and Tenak Island in the Anambas Archipelago covering 60,000 sqm as part of Phase 1 of the development
- » Phase 1 of the development includes a clubhouse, 10 luxury Residences, and 10 luxury guest villas
- » Phase 2 and 3 of the development include extending the Resort to a third neighbouring island, construction of a marina and an additional clubhouse, and development of 30 additional residences together with a number of overwater villas

## 4. What is the timeline for opening the Resort?

- » Phase 1 of the Resort is scheduled to be completed in 2025

## 5. Who will be managing and operating the Resort and the Residences?

- » The Resort will be operated as a 5 star luxury resort by The Pavilions – a leading luxury hotel operator specializing in unique boutique hotels in adventurous destinations

## 6. What investment opportunities are available as part of The Pavilions Anambas?

- » As part of Phase 1 there are 10 luxury Residences available for sale
- » Prices for a whole Residence range from around US\$800,000 to US\$1.5 million and we also have a limited number of fractional ownership opportunities starting at US\$100,000

## 7. What kind of return on investment can I get if I become the owner of one of the Residences?

- » An investment into one of the Residences provides the potential for premium private equity style returns as a result of a confluence of various key value drivers
- » Anticipated key value drivers include 10% annual capital appreciation, a 50% uplift in value following completion of construction, and a 20-30% uplift in value following stabilization of operations
- » Overall investment returns over a 5 year period are estimated to be up to around 3.4x including an annual cash yield of 12-17% paid quarterly (with a 5% minimum guarantee for the first three years) combined with strong capital appreciation as a result of underlying growth in the economy and ongoing development of the resort

# CONTACT US

## SALES INQUIRIES



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**Gordon Oldham**

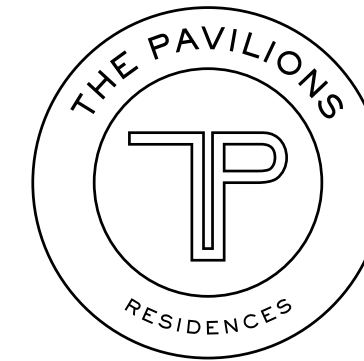
Legal Advisor, Residences Sales

for all questions related  
to legal aspects of the purchase

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