

**THE WESTSHORE,
LOMBOK, INDONESIA**



INVESTMENT SUMMARY

The Project

- Development, construction, commissioning, and operation of the first and only of its kind Integrated Tourism Project located in the upcoming top holiday destination Lombok, Indonesia.
- The Project has three hotels: 2 star Fave, 3/4 star Neo+ Hotel and 5 star The Royal Kamuela Private Pool Villa Resort, with a total capacity of 700 in-house guests and 1,500 outside guests across the entertainment facilities surrounding the hotels.
- The three hotels will be surrounded by:
 - Fifteen F&B outlets.
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 - Two Beach Clubs (1 signature club, 1 low density high end club with Tapas eatery).
 - Sports Centre & Spa.
 - Convention Centre in Fave Hotel for events with capacity of up to 400 pax.
 - Shopping Walk with exclusive shopping facilities including up to 30 boutiques and F&B outlets - designed to serve the increasing demand of locals & tourists for high quality shopping experience in Lombok.
 - Water Park, to become one of the attracting facilities designed to draw international as well as domestic tourists.
- The three hotels are located only few minutes from the capital of Mataram and the vibrant tourism centre of Senggigi. The exotic holiday island is well known for its breath taking sunsets and direct views to Mount Agung of Bali as well as Mount Rinjani of Lombok.
- The Project sits on almost 600 meter of beach and is adjunct to the main road between Mataram and Senggigi.

Mission: To offer the most exciting tourism experience in Lombok - by creating a fully integrated playground, meeting top international hospitality standards and further rising Lombok as a globally recognized holiday destination.

Investment Opportunity

- Equity Stake of 70% in Latitude 8.1 Group, owner, developer and manager of a highly developed hotels project "The Westshore" for USD 106M in Lombok, Indonesia on almost 14 hectares of beachfront land with 30% still owned by LATITUDE 1.1 Group Pte Ltd, Singapore.
- The investment will be used in to clear all existing liabilities of LATITUDE 8.1 GROUP and to bring the Project to Grand Opening.
- Revenues generated during the 3 years of construction are designated to fill the gap between the capital injection and the actual investment needed.

Key Investment Highlights

Lombok, a Rising Star

Recently, Lombok held the position of number 5 spot across top holiday Asian Island by the famous travel review site Trip Advisor. The up and coming destination managed to generate over 65K



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online reviews from global visitors mentioning positively the destination's sights, local people and food.

The numbers have proved that Lombok is the new cool destination, the sharply increasing number of visitors over the years with an absolute peak summer season in 2014 with over 1.4 visitors' arrivals (close to 100% occupancy by most of the hotels).

The emerging holiday destination has ambitious goals to compete with global holiday destination, the work from the Indonesian government and local business has already started in improving the infrastructure, with new access roads from airport, Epicentrum Mall opened successfully in 2015 and a number of new hotels opened in Mataram and on the South/West coast.

Excellent Target Markets

Latest reports included that during the first three months of 2016, the statisticians recorded 18,702 foreign tourist arrivals through the Lombok International Airport.

A strong indication that led to Emirates Airline launching direct flights from Dubai to Lombok, which puts the destination under the spotlight to be the next big spot in the tourism industry.

Lombok International Airport (LIA) in West Nusa Tenggara is now included in the list of airports with free-visa facilities for foreign citizens from 159 countries, making more attractive for visitors.

Lombok has seen massive investments from Qatar in the recent years, i.e. the financing of the New Islamic Communication Centre, the largest of its kind in the world.

Not a big different from its famous Bali neighbour, Lombok has been creating a lot of interest lately throughout the media and also after few major airlines announcing the direct flights to the island.

"The Westshore" – the designated Number one Holiday Spot

The concept behind the Westshore project is to create a new holiday destination in Lombok, with existing shortage of accommodation and lack of entertainment as of today in the island, the Westshore will offer a great potential for an integrated tourism concept as presented here.

While designed to meet highest expectations of the international tourism community The Westshore will also tap in to the "Sharia" tourism, which according to recent reports is experiencing a strong growth and expected to be worth \$192 billion a year globally by 2020 (\$140 billion in 2013).

By using the right global travel partners and marketing campaigns, The Westshore will raise Lombok profile as the new Bali targeting the domestic market, close-by agglomerations like Singapore, KL etc., the Middle East, Europe, the Far East and Australia.

A carefully balanced concept and well diversified portfolio of hospitality units and attractions in a top location on the island paired with a top level management by Latitude 8.1 Group grants for steady above market yields of return and exceptional value growth for the investor.

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Status and Timeline

- The first phase ("The Royal Kamuela") has been successfully completed to 60% of construction, with only an estimated 8 months to finish construction and a total of 12 months until official opening.
- The estimated project timeline to officially launch the entire "Westshore Project" is 36 months. However, the completed units will be opened in a sequence of 4-6 months to raise profile and maximise revenue, while completing the rest of the units.
- Upon raising the capital, phase two will start to finalize the architectural plans, application for permits and selection of General Contractors for turn-key contracts to complete the Project.
- MPL and pro-opening preparation has been completed.

Transaction Schedule

- After signing a confidentiality agreement, interested parties will receive further information on the project and the investment process.
- All communications relating to the investment process must be directed exclusively to Strategic Investments Asia Ltd and to the contact indicated above.

About LATITUDE 8.1 GROUP

The Group is comprised of 3 Indonesian companies, namely:

- PT Latitude 8.1 Property Development Group (owner and developer of the project).
- PT Latitude 8.1 Hotel Management (designated manager of the project).
- PT Longitude 118 Property Development (engineering company with technical staff).

The 3 companies are owned by Latitude 1.1 Group Pte Ltd, Singapore, which in turn is privately owned by Dr. Tom Haeusler, who is also the President Director in all companies.

The 3 Indonesian Companies are designed to develop and manage future projects, but currently focus on "The Westshore" only

All companies are fully licensed

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