



Investor Presentation Longbeach Hotel

THE PURPOSE OF THIS DOCUMENT IS TO
PROVIDE INFORMATION ABOUT THE PROJECT AS
A GUIDE TO THE INVESTOR. PLEASE CONTACT US
FOR FULL AND FINAL INFORMATION.

SUMMARY

- The project, developed by Group of Companies, has a total capacity of 372 rooms, can be operated as a 5 stars+ hotel (TRNC Ministry of Tourism, Hotels Regulation), located in Long Beach Iskele, one of the most developing are of N. Cyprus.
- Hotel construction square meter is 34,850 m², land area: 36,687m².
- The project has been designed in accordance with the TRNC Ministry of Tourism, Hotels Regulation, and since it is in incentive zone, the Income Tax exemption provided by the State Planning Organization for up to 10 years in investments to be made here.
- The project completion period has been calculated as 30-36 months.

The Project



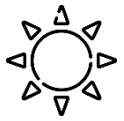
NORTH CYPRUS



Every corner of Northern Cyprus with 300.000 inhabitants, consisting of five districts, is worth seeing.



We invite you to Northern Cyprus to enjoy 12 months in; A Historical, Cultural, Natural, Authentic and Romantic holiday.



Typical Mediterranean Climate is dominant in Northern Cyprus, which has a very healthy climate. The summers are long and hot and the winters are short and little rain. Cold winds, frost and snow concepts are not familiar things for Northern Cyprus. Snow rarely falls on Five Finger Mountains. The coldest January average is 10 degrees, the warmest average is July 40 degrees.





LONGBEACH HOTEL PROJECT

- ✓ The project is located in İskele which is the rising value of the Long Beach area.
- ✓ The front of the building is completely open and is located at the beach and seafront. All rooms has a sea view.
- ✓ The hotel project was prepared by considering two plots together, approval was obtained, the permission of the Chamber of Engineers and Architects were received.
- ✓ The project has 372 double rooms and many social facilities.
- ✓ Project is designed in an integrated manner with nature and sea thus providing us with a dynamic image.
- ✓ Project has a unique beach and deep blue sea along the border of the south east facade.

→ The project is very advantageous considering its capacity of beds, construction area and social facilities.

→ The legislation in force in the region will change after the zoning law is published. With the new zoning law, construction can be done on a land of the same size in the region area will be considerably reduced. Nearly 35-40% loss in construction area in new projects. Expansion of the protection band in the region and social effectiveness of such areas would make it near impossible for future new hotel permit as it will be evaluated as its areas.

→ Salamis Hotel cannot meet the accommodation needs of Famagusta. Project Salamis Bay Conti is the first big hotel project after the hotel. Detail of our project with these advantages information is presented below.







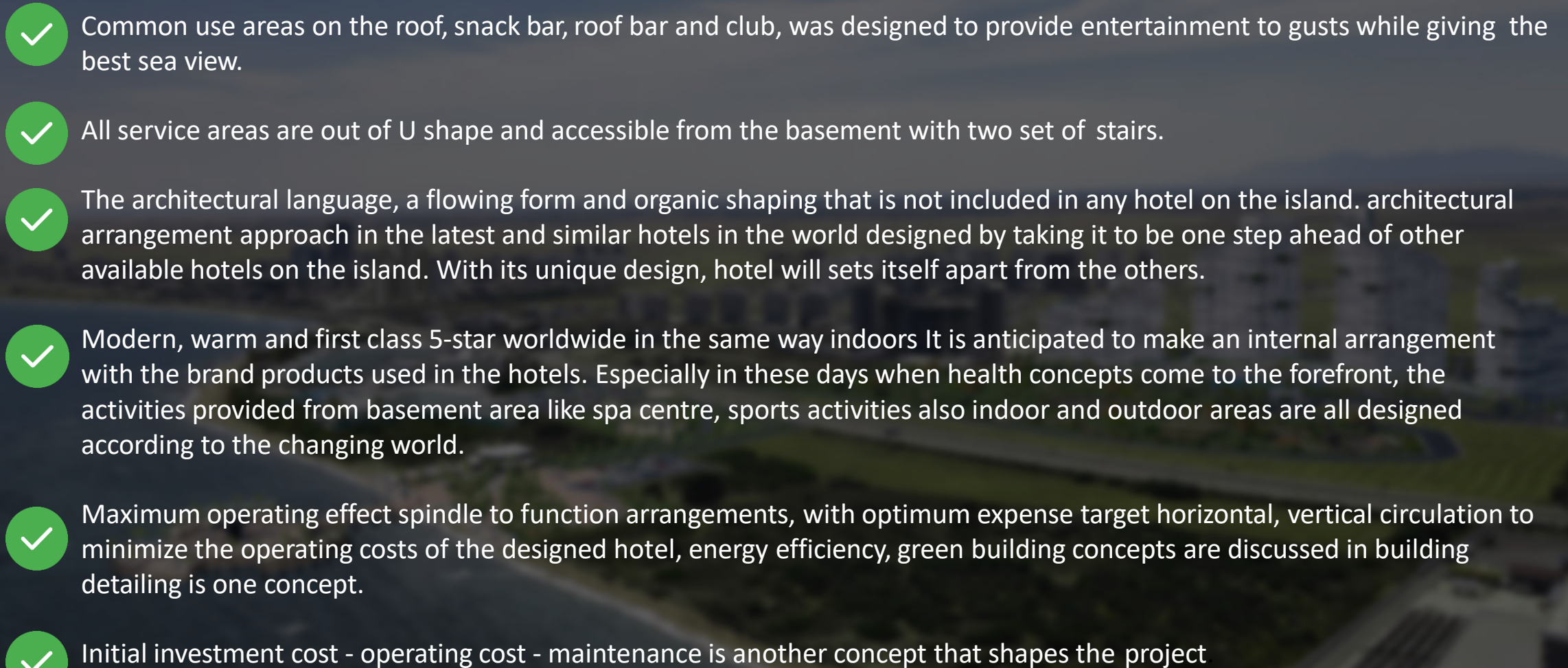


LONG BEACH HOTEL PROJECT CONCEPT

- The hotel bed floors, consisting of two L blocks, are located in short arms, taking a U shape which aims to create an inner courtyard facing the sea in the central area.
- An impressive 5-storey gallery space entrance at the junction of two arms - Lobby - in the inner courtyard a visual by meeting the jetty / deck axle to be built on the linear pool and the sea creating a mesmerizing image.
- All common activities are located in the inner courtyard and overlooking the sea, and on the sea truck trailer (with wooden deck on the pole).



- On the ground floors, outside functions and opening to the courtyard, the most functions integrated with the courtyard resettled. Some of them, lobby, bar, snack bar, main restaurant, a la carte restaurants, etc.
- There are more introverted functions in the basement floors. Parking garage, casino, Turkish bath and spa, gyms, conference hall and ballroom, indoor swimming pool children playground fields, day-care, cinema, etc. Exits directly to the inner courtyard are provided for functionality.
- The bed floors on the upper floors, are organized with fluid regulation giving all of them sea view. All balconies will have glass balustrades and will perceive the sea from inside the rooms.

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- ✓ Common use areas on the roof, snack bar, roof bar and club, was designed to provide entertainment to guests while giving the best sea view.
 - ✓ All service areas are out of U shape and accessible from the basement with two set of stairs.
 - ✓ The architectural language, a flowing form and organic shaping that is not included in any hotel on the island. architectural arrangement approach in the latest and similar hotels in the world designed by taking it to be one step ahead of other available hotels on the island. With its unique design, hotel will set itself apart from the others.
 - ✓ Modern, warm and first class 5-star worldwide in the same way indoors. It is anticipated to make an internal arrangement with the brand products used in the hotels. Especially in these days when health concepts come to the forefront, the activities provided from basement area like spa centre, sports activities also indoor and outdoor areas are all designed according to the changing world.
 - ✓ Maximum operating effect spindle to function arrangements, with optimum expense target horizontal, vertical circulation to minimize the operating costs of the designed hotel, energy efficiency, green building concepts are discussed in building detailing is one concept.
 - ✓ Initial investment cost - operating cost - maintenance is another concept that shapes the project.

An aerial photograph of a coastal area. A large plot of land is outlined in red, situated between a road and a beach. The plot contains some trees and a small building. A blue dot is marked in the water near the beach. The background shows a road, some buildings, and a large body of water.

LAND SPECIFICATIONS

- ➡ Total Land are of the project is 36,687 sqm.
- ➡ Land is sandy beachfront and has its own private beach to offer their guests.
- ➡ Beach is 223m along the project.
- ➡ Freehold land (Private Ownership) 27,563 sqm.
- ➡ Leasehold land (Government) 9,124 sqm.
(10 years lease agreement signed, It has the right to extend the long-term lease up to 99 years.)


Longbeach Hotel Summary

Main Restaurant - 825sqm
A La Carte Restaurant – 175sqm
Main Restaurant Cooking Space (Kitchen) – 545sqm
Bar Lounge – 360sqm
Outdoor Swimming Pool – 1100sqm
Outdoor Kid's Pool – 320sqm
Indoor Pool Area – 745sqm
Indoor Pool – 190sqm
Indoor Kid's Pool – 40sqm
Mini Club – 105sqm
Beauty Saloon – 60sqm
Laundry – Iron – 27sqm
Tailor – 27sqm
Indoor Car Park – 5000sqm (135 cars capacity)
Outdoor Car Park – 178 cars capacity
Office Spaces – 355sqm

Rooms Total – 372 – 744 bed capacity
272 rooms main building – 30sqm room size
100 rooms side building – 30sqm room size
Casino – 1200sqm – 5.5m height
Entrance Lobby – 410sqm
Multi Purpose Hall – 600sqmx2 =1200sqm – 5.5m height
(two separate halls)
Spa center – 1350sqm
8 Massage Rooms
4 Hammam
3 Sauna
2 Steam Room
GYM - 285sqm
Staff Eat & Rest Areas – 210sqm
Playroom + Gusto Room – 280sqm
Shop – 60sqm

*Plus 6000 sqm building right in total in the Side Building basement floor.
(To enlarge Casino, Multi Purpose Hall, New Restaurant, etc.)*

MAIN BUILDING ARCHITECTURAL DRAWING AND SITE PLAN

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- ✓ Basement Floor
 - ✓ Ground Floor
 - ✓ 1 st Floor
 - ✓ 2 nd Floor
 - ✓ 3 rd Floor
 - ✓ 4th Floor
 - ✓ Roof
 - ✓ Building Side Views (Left and Right)
 - ✓ Building Front and Back Views
 - ✓ Site Plan

INVESTMENT PLAN, COST AND PAYMENT PLAN

There is two types of Investment Plan for the project.

1. Turnkey Delivery
2. Project Concept & Land