



INVESTMENT TEASER

Hyatt Regency Danang Resort and Spa

PRIVATE AND CONFIDENTIAL



Investment Opportunity

Hyatt Regency Danang Resort and Spa





Investment Opportunity

Key Reasons to Invest



OPPORTUNITY TO ACQUIRE ONE OF VIETNAM'S BEST OPERATING ASSETS

- 1) Located in Vietnam's premier tourism hub, with rapidly growing international tourist arrivals;
- 2) Award winning asset and one of Vietnam's top performing resorts since opening in 2011;
- 3) Excellent resort with a wide array of product types and facilities to maximize profit generating opportunities;
- 4) Great physical asset that has been well-maintained through effective capex expenditure, with strong upside and potential for re-positioning;
- 5) Managed and operated by Hyatt International – one of the world's best hotel operators;
- 6) High quality development – built by Vietnam's leading resort developer, Indochina Land;
- 7) Available for immediate transaction via offshore share transfer;
- 8) Ideal timing – limited opportunities to acquire or develop new resorts along Danang's famed Danang Beach.



Location Analysis

Danang's Premier 5-Star Resort

DANANG: THE ECONOMIC AND TOURISM CENTER OF VIETNAM'S BURGEONING CENTRAL COAST



GDP growth in 2018:
7.68%, making it one of
Vietnam's fastest growing
economies

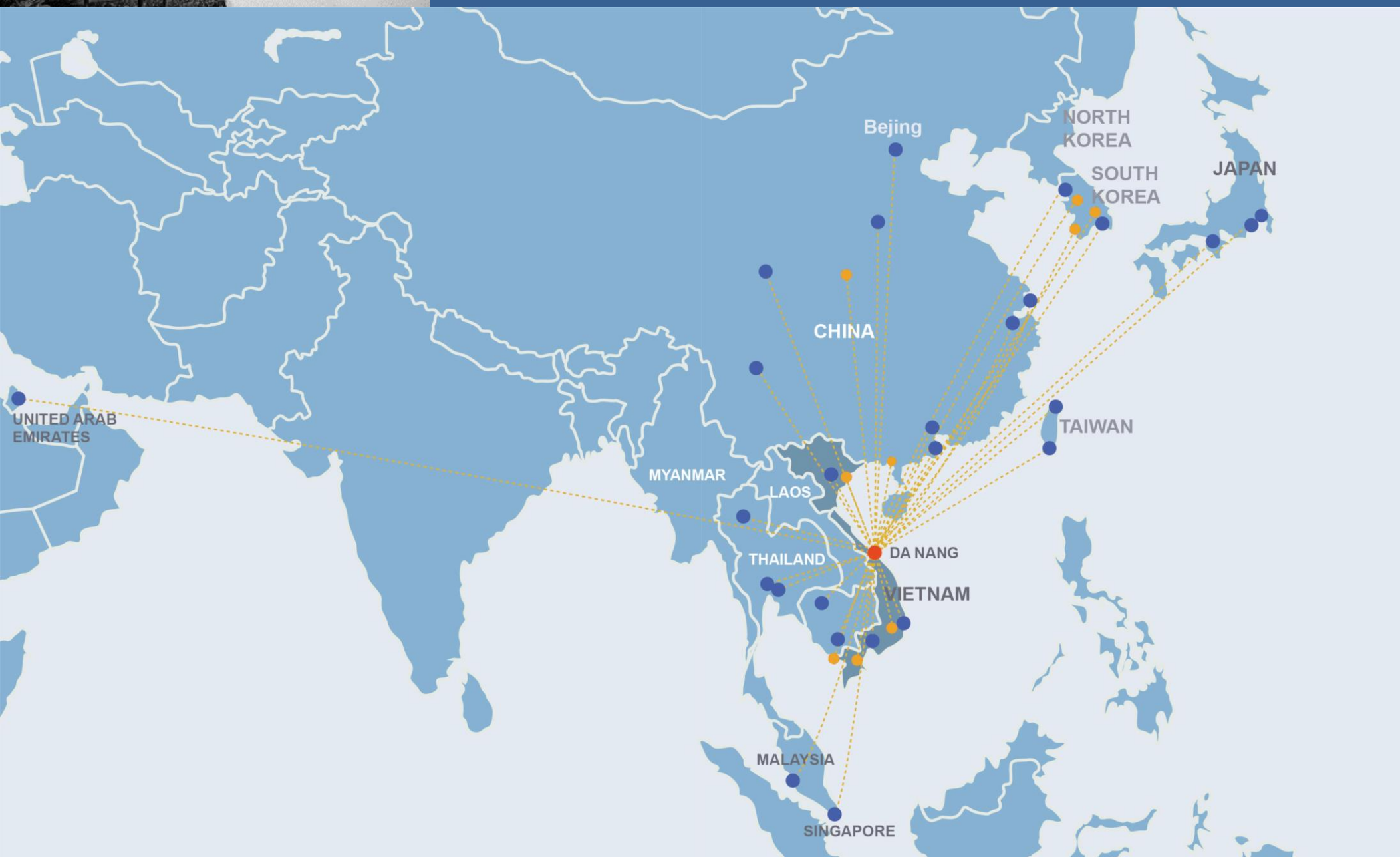
FDI 3Q 2019:
\$416 million registered, more
than 8x the level recorded in
2018

Tourism Arrivals:
7.17 million visitors in
3Q 2019, an increase of 18.4%
y-o-y



Location Analysis

Danang's Premier 5-Star Resort



- *Danang International Airport has non-stop passenger flights to 39 destinations in 11 countries*
- *There are currently nine domestic flights from and to Danang*

Flights Per Week

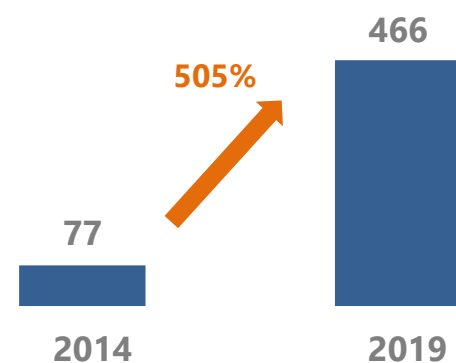
DOMESTIC

655

INTERNATIONAL

466

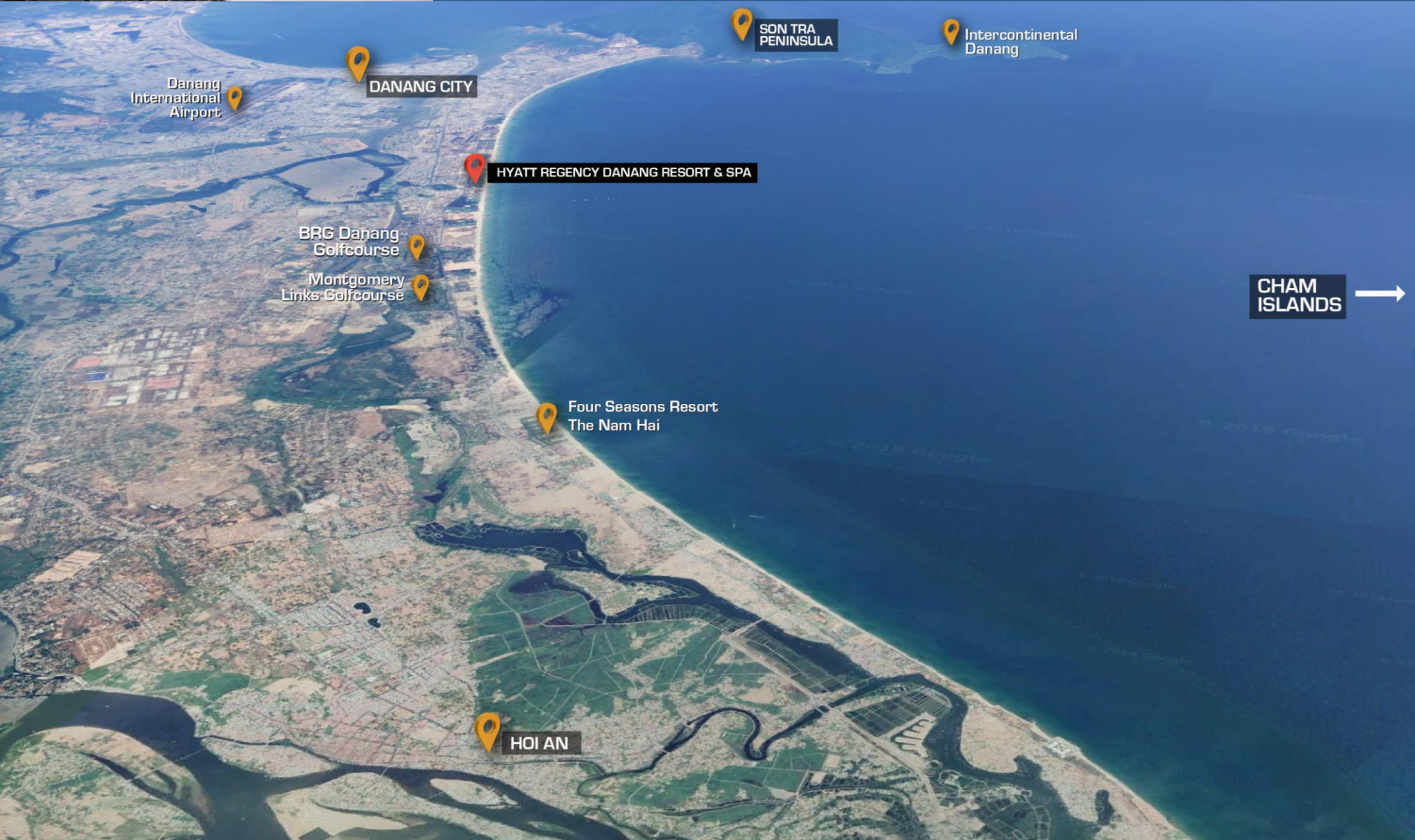
International Flights/Week To Danang





Location Analysis

Ideal Position Along Danang Beach



CLOSE PROXIMITY TO A UNESCO WORLD HERITAGE SITE AND WORLD CLASS GOLF COURSES

The Resort is located on a prime 20-hectare beachfront plot along the world renowned Danang Beach. This exceptional development benefits from convenient access to Danang and Hoi An, situated within 20 min and 30 min drive, respectively. For leisure activities, guests at the resort can enjoy golf at two (2) world class golf courses designed by Greg Norman and Colin Montgomerie, all within a 10 min drive.



Project Overview

Introduction



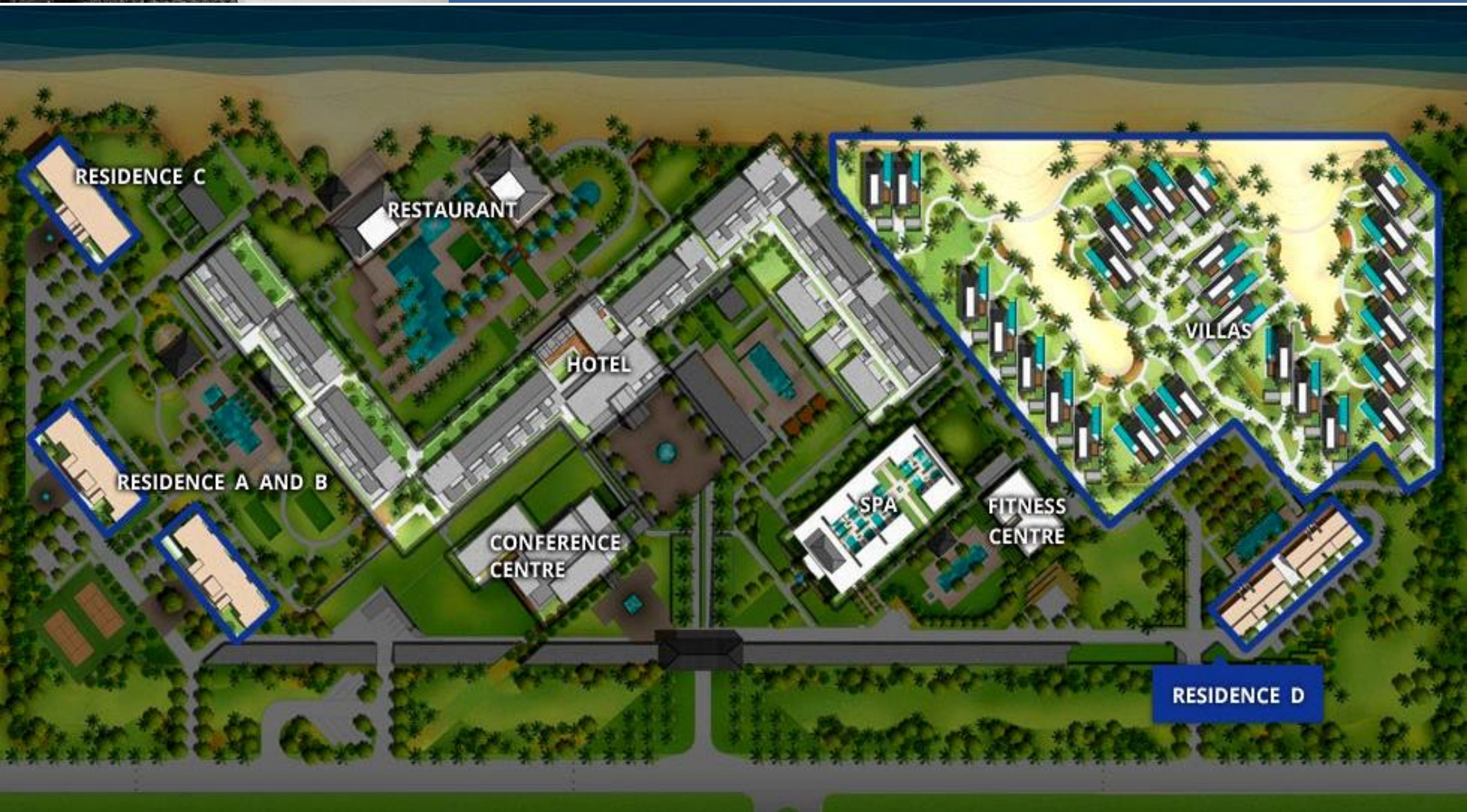
A HIGH-END LUXURY BEACH RESORT WITH WIDE ARRAY OF AMENITIES

- Hyatt Regency Danang Resort & Spa (the “Resort”) is a high-end luxury beach resort in the city of Danang in Vietnam.
- The Resort includes 200 5-star hotel rooms and suites. In addition, there are 210 residences (183 condominiums and 27 luxury villas) with the majority joining the Resort’s rental program. To-date, 15 units remain unsold, including 13 condominiums and 2 villas, which can be monetized in the future.
- The Resort’s amenities include an extensive array of food and beverage outlets, a world-class spa, and a multiplicity of recreational, fitness, entertainment and business/event facilities.



Project Overview

Exceptional Master Plan



WORLD-CLASS DESIGN TEAM

Designed by an accomplished team of international designers led by RMJM, a highly esteemed global architecture firm, in collaboration with Australia-based interior designer Diana Simpson, landscape architect Site Concepts International and restaurant designer Celia Chu Design.

The hotel is flanked by condominiums with villas situated in the southern half of the site A striking rampart wall inspired by the Imperial City of Hue not only shelters the resort and provides its entranceway, but also transforms into a dynamic interior backdrop for active retail, F&B and entertainment components.

The resort's design is characterized by the low density of the master plan, allowing for lush landscape and a more luxurious feel Due to the rapid increase in Danang land prices over the last decade, you will be hard pressed to find another resort for sale with a similar coverage ratio



Project Overview

200 Hyatt Hotel Rooms



WELL-APPOINTED HOTEL ROOMS

The 200 hotel rooms and suites are housed in nine free-standing buildings, each containing 4 to 12 bays per floor. The buildings are low-rise with a height of three stories, some having an extra story to accommodate a loft on the fourth floor.

Room Type	Area (sqm)	No. of Rooms
King Room	42	30
Twin Room	42	39
Ocean View King	42	37
Ocean View Twin	42	16
Regency Club Ocean View King	42	47
Regency Club Ocean View Twin	42	12
Regency Club Suite	84	15
Regency Executive Suite	126	03
Presidential Suite	168	01
Total		200

Project Overview

Complete Amenity Offering



Baguette



Regency Swimming Pool



Ballroom



VIE SPA

WIDE ARRAY OF RESORT FACILITIES

The property is complemented with an extensive list of facilities and amenities, as seen below:

- Five pools, including one large lap pool enveloped by a larger free flowing sand pool
- Regency Club (members only dining)
- Pool House (poolside dining)
- Green House (all-day dining)
- Beach House (evening fine dining)
- The Baguette (café)
- Terrasse (bar)
- Conference & banquet facilities
- Luxury spa & wellness center
- Sporting activities including gym, badminton, volleyball, bocce ball pits, climbing apparatus, and outdoor tennis courts
- Children's pavilion fully equipped with a jungle gym, movies, toys, and games
- Water activities including surfing, kayaking, and sailing



Project Overview

183 Luxury Condominiums



Block	No. of units
Residence A and B	126
Residence C	28
Residence D	29
Total	183

LUXURY CONDOMINIUMS

- The condominiums, which range from 75 to 240 sqm, are housed in four building blocks ranging from 6-12 stories. Most of the units above the third floor have ocean views. All units have separate living and dining areas and have 1 to 3 bedrooms.
- Of the 183 condos, 170 have been sold. The individual owner can participate in the Hyatt-managed rental program, where net rental profit is split between the unit owner and the hotel owner.



Project Overview

27 Upscale Villas



Typical ground floor



Typical first floor



BEACHFRONT POOL VILLAS

- The 27 villas have an enclosed area of 300 sqm situated on land plots of 500-800 sqm. The villas boast views of the ocean and Cham Islands. To date 25 villas have been sold.
- The villas have 3 bedrooms and 3 1/2 bathrooms and are two stories tall with a large kitchen, dining, and living room areas on the first floor and 3 sizable bedrooms on the second floor.
- Each villa also has its own plunge pool and terrace and are elevated to provide a superior vantage point to the sea.
- Similar to the arrangement with the condominiums, the villa buyers can contribute the villas to the rental program for Hyatt to manage.

Contact Details



<https://www.oneday.com.hk>

Jason Cheng
Chief Executive Officer
Oneday Group Ltd

44/45 Doba Street
My An, Da Nang City
Vietnam

Tel (Vietnam) : +84 787618382

Tel (Hong Kong) : +852 96764616

Email : jason.cheng@oneday.hk



Oneday Group Ltd

Vietnam

44/45 Doba Street
My An, Da Nang City
Vietnam

Hong Kong

13A, Man Lok Building
93 Bonham Strand
Sheung Wan, Hong Kong

United Kingdom

New England House
4th Floor, New England Street
Brighton BN1 4GH, UK