INTERNATIONAL INVESTMENT PLATFORM

CENTER FOR STRATEGIC COMMUNICATIONS

Project № 2104

Investment Project in the Luxury Hospitality Sector (Maldives)

REQUIRED INVESTMENT AMOUNT:

$4 000 000-$25 000 000

RETURN ON INVESTMENT CAPITAL:

178% - 662%

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Project Description:

The project is an operating resort complex located on a private island in the southern part of the Maldives archipelago **(Addu Atoll),** one of the country's most environmentally pristine and promising regions.

The resort is focused on the **luxury leisure & experiential travel** segment, offering a high level of privacy, unique natural conditions, and developed infrastructure for long-term stays, family tourism, and premium guests.

The investor is offered three options for participation in the project:

- Debt financing
- Equity participation (40% share)
- Acquisition of 100% of the asset

The property is a full-fledged hotel complex, including:

- **130 villas** of various categories
- **100 land** villas and **30 overwater villas**
- (Beach Villas, Palm Villas, Water Villas, Jacuzzi & Pool Villas, Family Villas)
- Restaurant with international and local cuisine, bars, and coffee house
- Unique floating spa complex (**one of the first** in the Maldives)
- **PADI 5★** Dive Centre and water sports center
- Infinity pool, fitness center, kids club
- Developed excursion and leisure infrastructure

The resort operates in the private island resort format, which is one of the most in-demand formats in the Maldives luxury tourism market.

The resort

- accommodates guests and generates operating revenue
- has established room and service infrastructure
- is listed on international tourism platforms

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Project Advantages:

- **Private Island Resort**
  A rare private island format with full autonomy and high demand in the luxury segment.
- **Operating hotel asset**
  The investor enters an already functioning property without development and construction risks.
- **Diversified revenue model**
  Revenue is generated from accommodation, **F&B, SPA, excursions, diving**, and additional services.
- **Unique positioning**
  Floating spa, remote location, natural atolls, marine fauna (dolphins, manta rays) — a strong experiential factor.
- **Potential for ADR and occupancy growth**
  The financial model assumes gradual growth in the average room rate and operational efficiency.

Investor Appeal:

- Entry into a hard asset in a jurisdiction with stable tourist demand
- Participation in the operating income of the hotel business
- Potential for asset capitalization growth in the medium term

Project Financial Structure:

Total project valuation in 2024: **$39,000,000**

Financing Structure:

~70% — long-term bank financing: **~$21,700,000**

~30% — shareholders'/owners' fund: **~$9,300,000**

Long-Term Loan:

Term: **10 years**

Interest rate: **~9%**

Moratorium period: **6 months**

The resort operates on the basis of a long-term lease agreement concluded with the Ministry of Tourism for a term of **50 years**, effective from **July 3, 2017.**

The agreement provides for the possibility of a further extension of the lease term for another **49 years**, ensuring a potential asset use horizon of up to **99 years.**

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Offer to the Investor:

The owner is ready to consider cooperation with a serious investor and is open to signing an **MoU**, followed by discussion of terms after receiving an official Expression of Interest (EOI).

Transaction Terms:

To confirm the transaction under **debt financing**, a non-refundable advance payment of **$2,000,000 (50%)** of the agreed amount is required and is payable upon signing the **SPA.**
The remaining amount is paid after approval and transfer of the long-term lease agreement (head lease) for the resort.

The investor is offered three participation options in the project:

1.Debt Financing

- Required investment amount: **$4 million**
- Forecast net profit **(2026–2032): -$30.5 million**
- Interest rate**: 6% per annum**
- Investor's share in profit: **~$26,500,000**

$$\mathbf{ROI} = \frac{\textbf{Investor's net profit}}{\textbf{Investment amount}} * 100\% = 662\%$$

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2. Equity Participation (40% Share)

- Required investment amount: **$10 million**
- Offered share: **40%**
- Current asset value **(2024): $39 million**
- Value of the share: **$39 million × 40% = $15.6 million**
- Forecast net profit **(2026–2032): -$30.5 million**
- Investor's share in profit**: $30.5 million × 40% = $12.2 million**
- Total profit including asset value (40%): **$15.6 million + $12.2 million = $27.8 million**
- Net profit: **$27.8 million – $10 million = $17.8 million**

$$\mathbf{ROI} = \frac{\mathbf{Investor's\ net\ profit}}{\mathbf{Investment\ Amount}} * \mathbf{100\%} = \mathbf{178\%}$$

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3. Acquisition of 100% of the Asset

- Required investment amount: **$25 million**
- Market value (2024): **$39 million**
- Forecast profit (2026–2032): **$30.5 million**
- Net profit**: $30.5 million – $25 million = $5.5 million**
- Net profit including asset value: **$39 million + $5.5 million = $44.5 million**

$$\mathbf{ROI} = \frac{\mathbf{Investor's\ net\ profit}}{\mathbf{Investment\ Amount}} * \mathbf{100\%} = \mathbf{178\%}$$

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