



KAHUNA

HO TRAM STRIP

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YOUR VERY OWN SLICE OF THE BEACH

HO TRAM STRIP — VIETNAM'S PREMIER- RESORT DESTINATION

The Ho Tram Strip is Vietnam's Premier Resort destination. The largest foreign invested tourism development in Vietnam's history, the 164 hectare, 2.2 kilometer beachfront site has been delighting guests from the day that its flagship resort opened its doors in 2013.

The 541-room five-star The Grand Ho Tram Strip became Vietnam's first integrated Resort in 2013, and has since gone on to win numerous international awards for its standards of excellence and multiple amenities offered to its guests. In addition, The Ho Tram Strip has opened The Bluffs Golf Course, Vietnam's only Top 100 rated golf course, which also plays host to the Ho Tram Open golf championship on the Asian Tour.



THE
BLUFFS
HO TRAM STRIP

KAHUNA
HO TRAM STRIP

THE GRAND
HO TRAM STRIP

beach club
HO TRAM STRIP

GALLERY VILLAS
THE BLUFFS HO TRAM STRIP

The Ho Tram Strip also offers many other world-class amenities including Vietnam's only large-scale casino including 90 live tables and over 500 slot machines and electronic table games, several fine-dining restaurants, an award-winning spa, Vietnam's tallest waterslide, 1000-seat ballroom and convention facilities, mini-golf and much more.

The Ho Tram Strip is now ready to unveil its newest and most exciting addition – "Kahuna". Kahuna is the newest and most exciting addition to the Development of the Ho Tram Strip and brings a new and exciting product to the market reflecting a new, younger and fresher direction. Kahuna is designed for families, for beach holidays, for those looking to enjoy a share of the Resort lifestyle within Vietnam's premier integrated Resort.

KAHUNA

HO TRAM STRIP



Named after the legendary waves of Hawaii, KAHUNA is the fifth phase of development of The Ho Tram Strip, following The Grand, The Bluffs golf course, Gallery Villas and The Beach Club, a 559-room five-star hotel offering currently under construction.

Construction is scheduled to commence late 2017 and targeted to be completed and fully operational by Tet 2019.

KAHUNA will offer a different range of accommodation at The Ho Tram Strip - from one-bedroom Condotel units to three-bedroom Beach Front Villas, all for long term lease. KAHUNA will represent a unique investment opportunity at the heart of The Ho Tram Strip.

The project will comprise of a Condotel tower with 164 units with a range of sizes and amenities at a price point to suit most pockets as well as Garden and Beach Front villas, the first of their type at The Ho Tram Strip.

The project concept is focused on a resort style destination with access to water being the key: all units are sea-view facing with all premium units having a swimming pool and/or a Jacuzzi. The project is built around a water backbone - two swimming pools, a reflective relaxation pond & water lined walkway to the beach, which has level changes to protect privacy in the Villas.

AN INTIMATE & COZY SECOND HOME AND UNIQUE INVESTMENT OPPORTUNITY

INVESTMENT FACTS

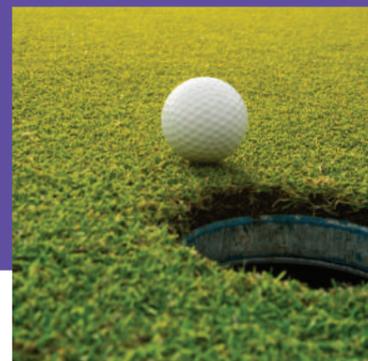
- 8% guaranteed return for two years.
- 60/40 Net Revenue split thereafter in favor of the Lessee*.
- 10-year Management Contract with both Condotel Units and Villas in the Rental Pool.
- Balance of current HTP lease is 41 Years with the company's resolve to achieve a 20-year extension.
- Owners enjoy 21 Days free occupation per annum.
- Management by HTP.

Adjacent to the Grand, Kahuna will be a new addition to The Ho Tram Strip. As part of Vietnam's first integrated beach resort, residents have access to a wide range of F&B outlets, shops and entertainment facilities and amenities.

- Restaurant and bars: more than a dozen offerings
- Gaming: first and only large-scale casino in Vietnam, which includes 90 live tables and over 500 slot machines and electronic table games
- Golf: The Greg Norman-designed and top-100 rated 18-hole golf course - The Bluffs
- Recreation and entertainment facilities including multiple swimming pools and water features, cinemas, auditorium, mini golf, karaoke and more.



* Net Revenue = Gross Revenue less VAT, Booking Fees, Management Fees (5%), Reserve Fund (3%) and Occupancy Service Charge



THE CONDOTEL

The Condotel tower is a 12-storey elegant building, designed to remind one of a luxury cruise ship.

KAHUNA comprises 164 Condotel units – mostly single bedroom units but with a range of premium two-bedroom corner units and Penthouses all with pools or outdoor Jacuzzi's.

130 STANDARD UNITS

10 GROUND FLOOR STANDARD UNITS WITH POOL

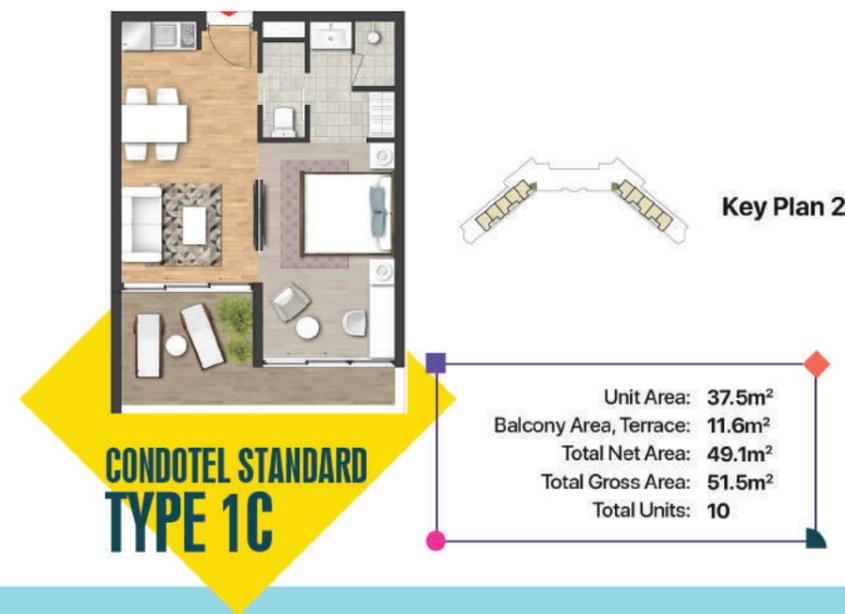
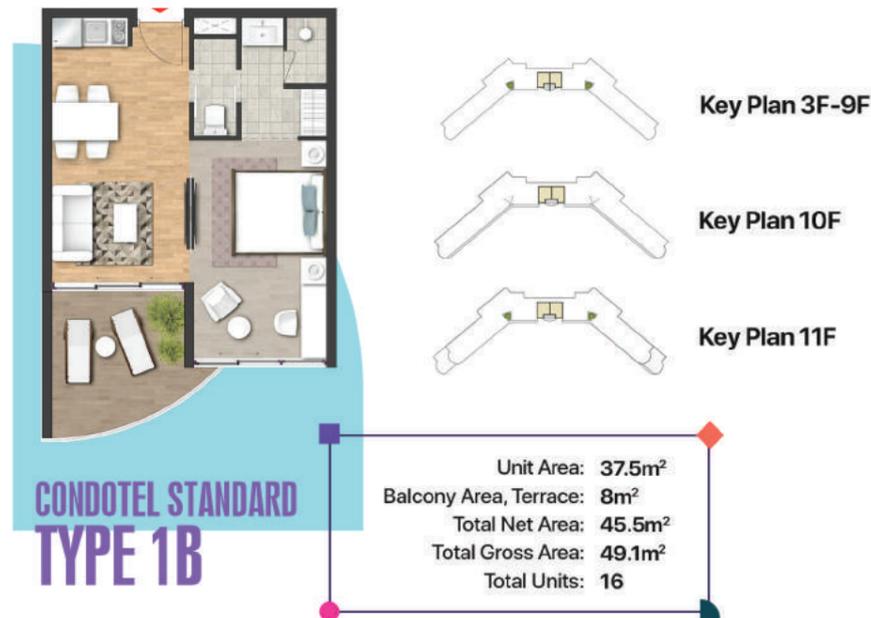
14 CORNER UNITS WITH JACUZZI

2 GROUND FLOOR CORNER UNITS WITH POOL

8 PENTHOUSES WITH POOL



STANDARD UNIT



CORNER UNIT



Key Plan 3F, 9F

CONDOTEL UNIT TYPE 2A

Unit Area: 64.3m²
 Balcony Area, Terrace: 16.2m²
 Total Net Area: 80.5m²
 Total Gross Area: 86.5m²
 Total Units: 12



Key Plan 2F

CONDOTEL UNIT TYPE 2B

Unit Area: 66.8m²
 Balcony Area, Terrace: 22.2m²
 Total Net Area: 89m²
 Total Gross Area: 94.9m²
 Total Units: 2



Key Plan GF

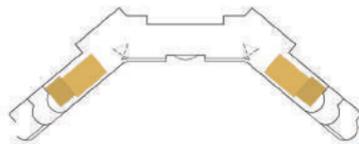
CONDOTEL UNIT TYPE 2C

Unit Area: 64.3m²
 Balcony Area, Terrace: 66.2m²
 Total Net Area: 130.5m²
 Total Gross Area: 135.8m²
 Total Units: 2

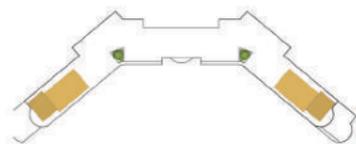
PENTHOUSE UNIT



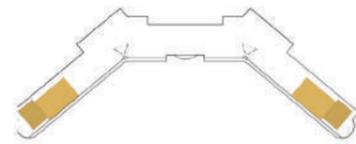
Unit Area: 79m²
Balcony Area, Terrace: 49.9m²
Total Net Area: 128.9m²
Total Gross Area: 134.8m²



Key Plan 12F



Key Plan 11F



Key Plan 10F



DOUBLE KEY GARDEN VILLA

The 36 double key 'Garden Villas' are located in the heart of the development and each has its own pool and private garden. They are linked with a reflection pond and waterway down the spine of the property. Each Villa is built on a gradient allowing for glimpses of the ocean from all Villas.

Garden villas are built over two levels - Level 1 is a two-bedroom unit with open plan Living Dining and kitchen and Level 2 is a one-bedroom unit with Jacuzzi.

The Villa can operate either a three-bedroom unit with two living rooms or two separate keys, ideal for maximizing both occupancy rate and rental revenue.



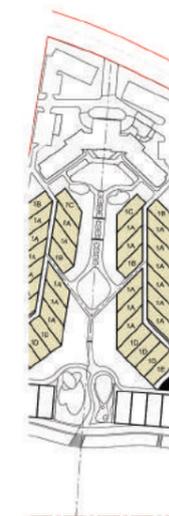
DOUBLE KEY GARDEN VILLA



Ground Floor



2nd Floor



Key Plan Villa 01

Unit Area: 346.04m²
Balcony Area, Terrace: 152.37m²
Total Net Area: 65.38m²
Total Gross Area: 217.55m²

SINGLE KEY BEACH FRONT VILLA

- The jewel in the crown is no doubt the Single-Key Beach Front Villas, with unrivaled views and direct access to the beach. These Villas offer similar luxuries to the Garden Villas with more area and larger decks.
- There are eight stand-alone Single-Key Beach Front Villas, all with two floors.
- They include a private swimming pool, 3 master bedroom suites and spacious living room areas, as well as a maids' suite.



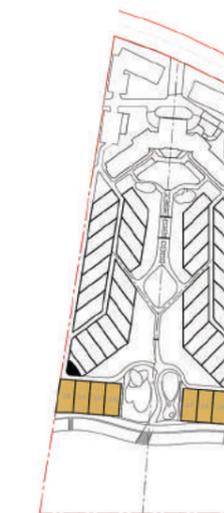
SINGLE KEY BEACH FRONT VILLA



Ground Floor



2nd Floor



Key Plan Villa 02

Unit Area: 364m²
Balcony Area, Terrace: 120.46m²
Total Net Area: 102.70m²
Total Gross Area: 223.16m²



DEVELOPER - HO TRAM PROJECT COMPANY LIMITED

Ho Tram Project Company Limited (HTP) is the subsidiary company of the Asian Coast Development Ltd. (ACDL), a North America development company specializing in integrated resort destinations.

HTP is the developer of the Ho Tram Strip, a group of integrated resorts to be located on more than 164 hectares of land and more than two kilometers of pristine beach in Ho Tram.

The Ho Tram Strip includes The Grand – a 541-room five-star integrated resort; the Bluffs – a Greg Norman-designed championship golf course currently ranked by Golf Digest in the World's Top 100 Courses around the world; Gallery Villas, a series of residential villas, and the Beach Club, a 559-room five-star hotel currently under development.

With over USD1 billion in current and forward-deployed capital, the Ho Tram Strip is the largest foreign invested tourism development undertaken in Vietnam, and among the largest equity investments into the country from the United States of America.

HTP recently became the first company in the country to apply to host a pilot program for local gaming, following the government's decision to legalize casino gaming for Vietnamese nationals. It had previously led the pilot program for the foreign-only gaming, and at present is the only site in Vietnam able to offer an international standard gaming environment.

Legal Disclaimer

HTP may in its absolute discretion, update, amend or supplement the information provided in this brochure until binding agreements are executed between HTP and the interested parties. The Kahuna Ho Tram Strip project is subject to government planning and regulatory approvals which may impact its development, marketing and/or feasibility and the specifications of the project including changes to the architectural designs, services, operating model, timelines of construction and completion and any and all features of the Kahuna Ho Tram Strip project.