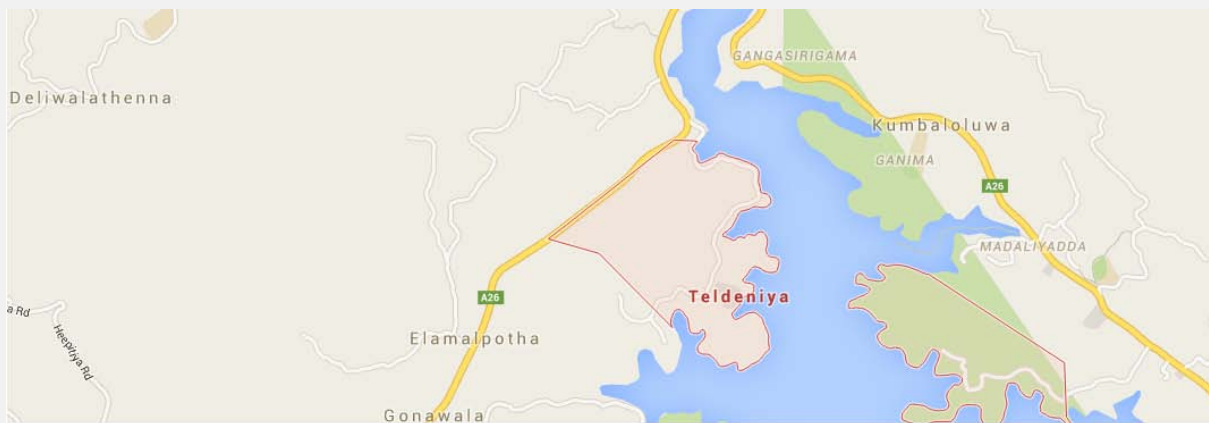


SRI LANKA'S FIRST EVER WELNESS RESORT

This wellness resort is situated on a beautiful place called teldeniya. This place is near to kandy city. This amazing place is around with rivers and forest. Teldeniya is large commercialized agricultural landholding with associated buildings and other facilities.



Google map of Teldeniya



REAL-ESTATE INTELLIGENCE UNIT (PVT) LTD
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SANTANI'S WELLNESS RESORT

Santani is Sri Lanka's first integrated wellness resort, similar to high end wellness resorts in the region such as Ananda Spa, ChivaSom, or COMO Shambala..Santani is developed by Samadhi Resorts (Pvt) Ltd through its 100% owned subsidiary Dumbara Hotels (Pvt.) Ltd.

Santani is a pioneering project in Sri Lanka and fills a supply gap in the growing wellness tourism segment, which is the fastest growing segment in global tourism (growing at 12% compared to 6% for the whole tourism industry globally)

The focus of Santani is on providing a break to the mind augmented with diet, nutrition, fitness, and lifestyle enhancement in a naturally calming setting and targets high spending executive travellers

Santani is developed on a freehold property of 48 acres just outside Kandy, the cultural capital of Sri Lanka. It is a 50 room resort with a total project cost of Rs. 649 Million (USD 4.88 Million). The project will be developed over two phases. The first phase will include the development of 20 individual chalets and all common facilities, including Sri Lanka's first destination spa with hydrotherapy facilities, two swimming pools, a restaurant, a media room, library and two yoga pavilions. The second phase of the project will add 30 more rooms and an additional restaurant.

The construction of Santani has already started and phase one is scheduled to be completed by the end of 2015. Santani will open its doors to guests in early 2016. The second phase is to be completed in mid 2018.

OFFER	OFFER FOR SUBSCRIPTION OF 700,000 NEW ORDINARY VOTING SHARES OF SAMADHI RESORTS (PVT) LTD AT RS. 190 PER SHARE (USD 1.43 PER SHARE) TOTAL FUNDS TO BE RAISED IS RS. 133,000,000 (USD 1,000,000)
USE OF FUNDS	PART FINANCE THE CONSTRUCTION OF 50 ROOM SANTANI WELNESS RESORT ACQUISITION OF ADDITIONAL SITES IN SRI LANKA FOR FURTHER EXPANSION OF SANTANI RESORTS. MULTIPLE SITE ARE ALREADY IDENTIFIED IN HABARANA, AND WILPATTHU AREA WITH A FOCUS ON A WILDLIFE SETTING
PRE-MONEY VALUATION	ENTRY OR PRE-MONEY VALUATION IS RS.1.33 BILLION (USD 10 MILLION). THIS IS A 43% DISCOUNT TO THE FCFE VALUE RS. 2.35 BILLION (USD 17.6 MILLION)
PROJECTED RETURN	IRR OF 51.8% BASED ON DIVIDENDS AND 2019 EXIT AT A PE MULTIPLE OF 12 DIVIDENDS FROM 2017



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INVESTMENT RATIONALE

A world class team

The Santani team consists of globally experienced diverse members well versed in business, tourism, and wellness

Clear and untapped opportunity

Sri Lanka's first purpose built wellness resort: no competition, first mover advantage, and filling a growing need. Benefitting from the fastest growing segment in global tourism. Linked to other global trends such as sustainability and mindfulness

Capitalizing on the fastest growing industry in Sri Lanka

The end of the civil conflict has elevated tourism as the fastest growing industry in the country, with arrivals having a CAGR of over 20% in the last 5 years. Tourism earnings has grown by over 90% during the period of 2011 – 2013

Low entry valuation

The entry valuation is set at a 43% discount to the NPV.

High returns and low risk

The IRR of this investment is 52%. However, this return is based on very conservative assumptions such as 48% occupancy during the investment period and low rooms rates where starting per person all inclusive rate is only USD 220. Similar resorts worldwide charge USD 664 on average



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This company is looking for an investor to help expedite the construction and completion.



The project is looking for

\$1.0 million

Investment for a 10% stake

(In the event of over subscription, the company is open to increase the funds raised up to \$1.5 million for a 15% stake)

For further information on this project please contact

RoshanMadawala - 0722741305



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