



RESIDENT OCEANIC LTD.



Resident Oceanic

High-Rise Luxuries Apartments at Beach

INVESTMENT BRIEF – USD 66 MN

EXECUTIVE SUMMARY

Industry Conditions

Sri Lanka is considered a preferred tourist destination amongst many Western tourists over 5 decade and the island experienced 16 years of rapid expansion of its tourism sector between 1967 and 1982. Tourist arrivals increased at an average annual rate of 20%, reaching a level of 407,230 in 1982. However, after 1983, tourist arrivals to Sri Lanka were highly volatile as a result of the travel advisories imposed upon the country with the onset of the armed conflict. During the ceasefire, the country witnessed an all-time high of tourist arrivals where it reached 566,203 in 2004.

The removal of the travel advisories by countries such as Britain, after the end of the 30 years ethnic conflict in 2009, saw rapid increase in tourist arrivals to Sri Lanka. As a result, the occupancy rates also recorded noticeable figures. Demand growth resumed towards the latter part of 2009 led by select markets, picking up further in 2010 to 2015. The pace of growth accelerated in 2011 and thereafter with a recorded average occupancy rate of 77%, the highest witnessed thus far. The removal of travel advisories following the end of the three decade long ethnic conflict in May 2009 presented significant scope for Sri Lanka to be on par with its competitors.

Tourist arrivals were in 2015 with 1,798,380 arrival this was an increase approximately 18% over the 1,527,153 arrivals recorded in 2014. Sri Lanka recorded an all-time high of 2.3 Mn tourist arrivals in 2018, including the largest number of tourist arrivals from India recorded of 425,000. The tourism earning for the year ended 2018 was USD 4.4 Billion. Thus with not forgettable destination and the Hub of tourism in Sri Lanka is the City of Beach.

Oceanic Residency

The promoting company Lakreh International Ltd, will undertake the developments of the Project on Turn-Key Basis.

The promoting company was formed for the specific purpose of developing and managing the affairs of Proposed High-Rise 20 Stories fully furnished Luxuries 200 Apartments Complex with all the amenities and Play Ground at the beautiful Beaches of panoramic view of sun-setting.

INDICATIVE EQUITY FUNDING STRUCTURE PRIVATE PLACEMENT

Type of Shares

Ordinary Shares

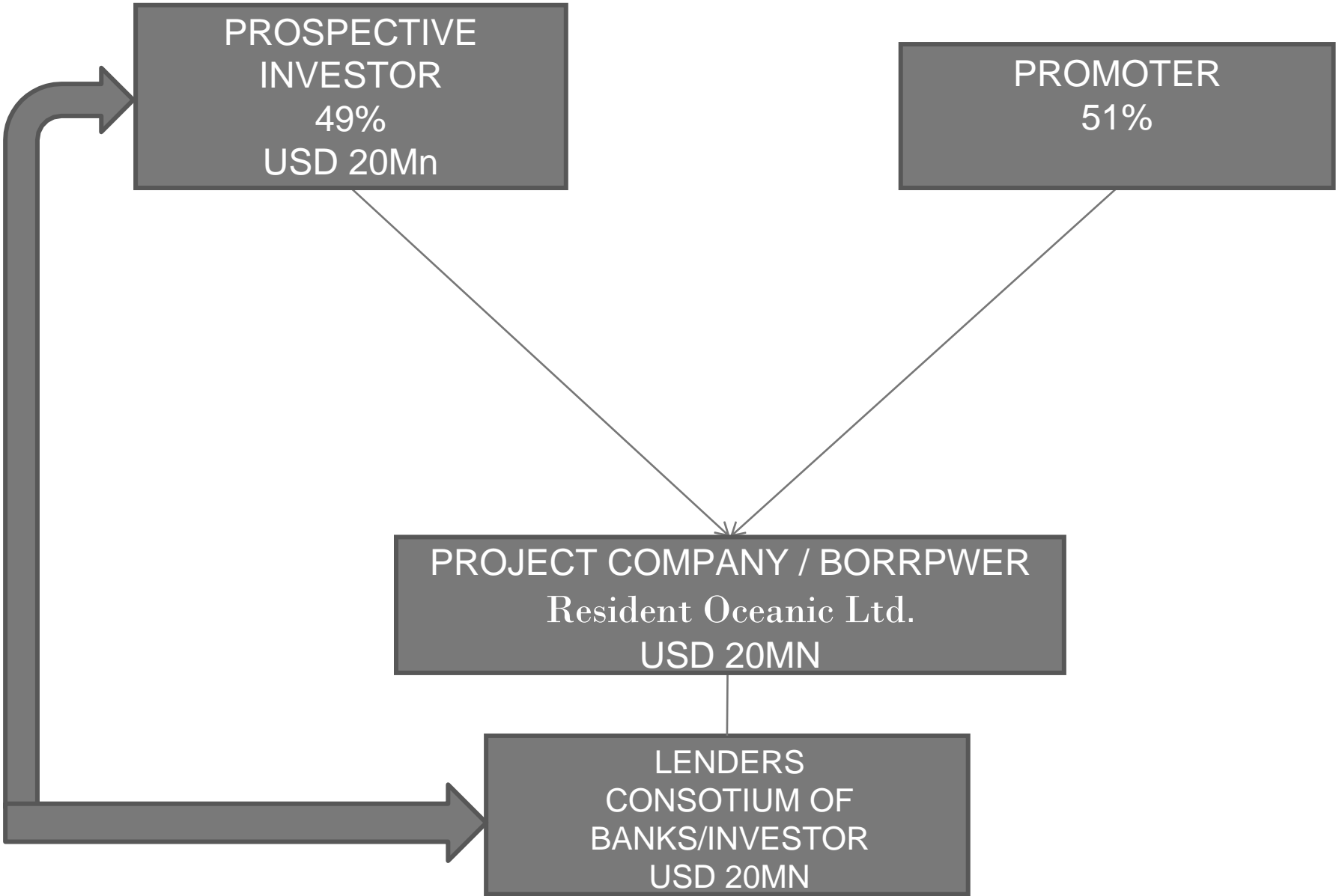
Amount to be Raised (USD)

20 million

Indicative Shareholding Structure – Commitments Received

	Value (USD MN)	Equity Shareholding (%)
Prospective Investor	51	49

INDICATIVE PROJECT STRUCTURE



PROJECT OVERVIEW

A flagship Luxuries Panoramic view of high rise architectural Skyscraper to be built in Beach in Sri Lanka, The Harmonic tower will have 200 units of Residents,

Apartments		Units
Presidential apartment	4 BR	50
Super Deluxe apartment	3 BR	75
Deluxe apartment	2 BR	75
Total		200

KEY RATIOS

Profitability Analysis of the Project		
Description	UoM	Value USD
Values		
Forecasted Revenue	USD	66,273,750
Total Project Cost	USD	47,053,000
Total Profits	USD	19,220,750
Overall Profitability	%	29%
Average Cost per Saleable	USD/ft ²	147/-
UNIT PROFITABILITY		
2BHK 1250'-0"		
Selling Price	USD/Unit	281,250
Cost	USD/Unit	183,750
Profit	USD/Unit	97,500
Profitability	%/Unit	34%
3BHK 1500'-0"		
Selling Price	USD/Unit	337,500
Cost	USD/Unit	220,500
Profit	USD/Unit	117,000
Profitability	%/Unit	34%

Based on the indicative forecast the Project would be completed with 4 years including 3 years Construction,
The Investment could be paid back at end of 3 year.



TOP HOTELS AT BEACH ROAD



HERITANCE



JETWINGS BLUE



GOLDI SANDS HOTEL



AMAGI HOTEL



CAMLOT HOTEL