FAQ & CONTACT

Why 49% equity and not a majority stake?

Laotian foreign investment law requires majority local ownership (51%) for tourism and real estate activities. The 49% stake gives the investor proportional dividends, consultative voting rights, quarterly information and contractual safeguards — while the land remains titled in the name of the Lao co-founder, which is precisely what secures the asset.

How is my capital protected?

Funds are held in an independent escrow account and released only against verifiable physical milestones validated jointly, with progress certificates, dated photos and signed inspection reports. Under the debt scenario, the loan is secured by a first-ranking pledge on the 7-hectare titled land and buildings. The structure complies with international AML/KYC standards.

When will I see returns?

Under the equity scenario, dividends are distributed from Year 1 net income, proportionally to the 49% stake. Under the debt scenario, interest accrues at 8% per year with a 6-month grace period, then fixed monthly installments of principal plus interest. Under the hybrid scenario, both mechanisms combine.

What if the timeline slips?

A documented contingency plan exists for every major scenario, including a partial-opening Plan B (first 18 rooms plus minimal restaurant) and dedicated contingency reserves. Delays above 7 days suspend the next tranche until resolution.

What about the $8M Phase 2 (commercial center & aquaponics)?

Phase 2 is a separate, future program studied independently. It is not part of this $2M raise and will be presented later, exclusively to validated Phase 1 investors, once Phase 1 cash-flow is stabilized.

Is the land really debt-free?

Yes. The two title deeds (40,042 m² and 30,281 m², issued September 10, 2009) carry no mortgage, no pledge and no financial obligation toward external creditors. Construction permit (2012), business registration (2014) and official opening certificates (2014 and 2016) are in place.

Which currency and tax regime apply?

All accommodation, leasing and sales contracts are denominated in US dollars, mitigating currency risk (reference rate: 1 USD = 21,000 LAK). Corporate tax is applied at the standard Lao rate of 20% for tourism activities.

Who manages day-to-day operations?

A hired General Manager (fixed salary plus performance bonus), supervised by the founders and the monitoring committee, with quarterly investor reporting.

What happens if we disagree on a strategic decision?

A monitoring committee is convened within 7 days, with recourse to an independent mediator if needed, and an early exit clause allowing share buyback at a pre-defined valuation formula (EBITDA multiple).

Can I visit the site?

Yes. Site visits, video conferences and technical due diligence sessions are organized on request for qualified investors and lenders. A satellite view of the estate is also available on request.

How does the process start?

Step 1: download the 2-page Teaser. Step 2: registration to access the Pitch Deck. Step 3: NDA signature to access the complete Business Plan. Step 4: term sheet negotiation and data room access. Step 5: signing and Tranche 1 disbursement to the escrow account.

Documents & access levels

- 2-Page Teaser — free download (email required).

- Pitch Deck ($2M) — access upon registration.
- Complete Business Plan ($2M Phase 1) — access upon signed NDA.
- Official Book "NONESAVANH — The Little Hill of Paradise" — July 2026 edition.
- Data Room (legal, financial, technical documents, title deeds, progress photos) — access upon term sheet.

Contact

We remain at your full disposal for any clarification, additional presentation, site visit, or negotiation of final terms.

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Mrs. Thiphaphone KENE — President & Landowner (51%) Mr. Davy KENE — Vice-President & Strategic Director (49%)

"The rainy season is approaching. The land is waiting. The stones are ready. All that is missing is you."

Welcome to NONESAVANH. Welcome home.