



FUNDS & TIMELINE

Use of funds (\$2,000,000)

Every dollar invested has a precise, traceable destination, subject to rigorous quarterly reporting.

- **Approximately \$950,000 — Phase 1, accelerated renovation (30 days):** complete refurbishment of the 36 guest rooms (solar electricity, plumbing, painting, bamboo roof finish over the existing metal structure, peripheral concrete slabs), restaurant extension to 100 covers with professional kitchen, restoration of annexes (karaoke, games, technical facilities), global electricity and water compliance, furniture and equipment, plus a dedicated Phase 1 contingency.
- **\$300,000 — Phase 2, commercial extension:** construction of the 20 commercial units of 50 m² each, commercial facades and awnings, dedicated shared sanitary facilities, roadways, parking and utilities.
- **\$250,000 — Phase 3A & 3B, eco-tourism hub:** 30 standard bamboo cabins at \$5 per person per night, 20 premium cabins at \$10 per person per night, and 5 camping sanitary buildings with autonomous wastewater treatment.
- **\$200,000 — Phase 3C, treehouse structures:** 10 octagonal structures comprising 20 apartments offered for sale between \$10,000 and \$20,000.
- **\$300,000 — Working capital & contingencies:** startup treasury, marketing and commercialization, and a global project contingency reserve.

Total: \$2,000,000. No additional capital call. The detailed line-item budget is available in the Business Plan (Data Room).

The 90-day accelerated timeline

All phases start at Day 1 with independent parallel teams, supervised by a single project manager and a coordinating architect. There are no blocking sequential dependencies.

- **Day 1.** Agreement signing, escrow account setup, Tranche 1 disbursement (\$500,000). Mobilization of 20 local contractor teams, materials on site, detailed schedule validated.



- **Day 30. Commercial opening:** 36 renovated rooms operational, 100-seat restaurant open, annexes functional. Tranche 2 (\$750,000) released upon signed inspection report, dated photos and first reservations.
- **Day 60. Commercial inauguration:** 20 commercial units ready for lease, target of 10 signed tenants, shared sanitary facilities operational. Tranche 3 (\$500,000) released upon lease contracts and technical report.
- **Day 90. Full delivery and official inauguration:** 50 bamboo cabins operational, 5 camping sanitary buildings functional, 10 treehouse structures ready for sale, target of 12 apartments sold. Tranche 4 (\$250,000) released upon final inspection.

Each milestone undergoes a joint validation visit with the investor or lender representative, the NONESAVANH team and, if necessary, an independent technical expert. In case of delay below 7 days, disbursement is maintained with a formalized catch-up plan; beyond 7 days, the next disbursement is suspended until resolution. Every invested dollar is linked to a delivered physical asset.

Contingency plans (extracts)

- **Delivery delay beyond 45 days:** crisis team activation, reinforcement of critical work packages, partial opening Plan B with the first 18 operational rooms plus a minimal restaurant; estimated additional cost below \$50K covered by Phase 1 contingency.
- **Year 1 occupancy below 25%:** marketing audit, temporary dynamic pricing adjustment, last-minute OTA partnerships, temporary refocus on regional clientele (Thailand, Vietnam); with 20% occupancy the project still reaches break-even thanks to camping and commercial revenues.
- **Health crisis or border closure: enhanced** protocols, free rescheduling, conversion of certain rooms into digital-nomad co-working spaces; the camping segment, with its flexible clientele and very low operating costs, acts as a natural buffer.
- **Governance conflict:** monitoring committee convened within 7 days, independent mediator, early exit clause with share buyback at a pre-defined EBITDA-multiple valuation.