NONESAVANH Laos

NONESAVANH

The Little Hill of Paradise

7 Hectares | Tangible Asset | 40% Equity | Fundraising: $2,000,000

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MARKET & OPPORTUNITY

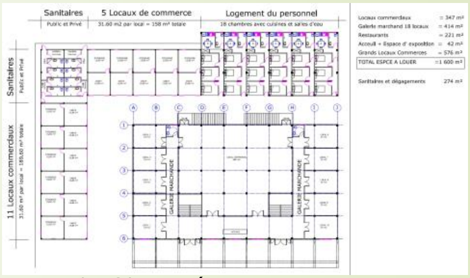
- • 580,000 tourists expected in Champassak Province by 2026
- • 150,000 residents in Pakse (regional metropolis)
- • 0 modern shopping centers within 50km radius

- Global Trend: Mass tourism is giving way

OUR PROJECT

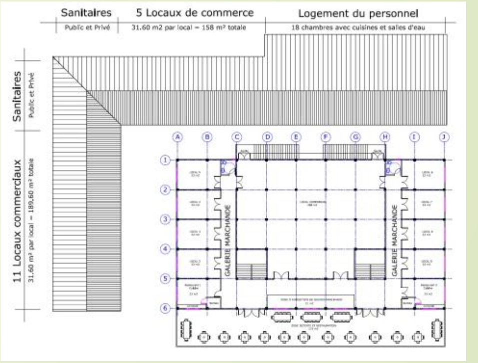
- NONESAVANH: More than a Resort, an Ecosystem
- • 7 hectares of flat, titled land - 100% debt-free
- • Circular architecture inspired by Feng Shui
- and African aesthetics
- • 4 revenue streams to smooth seasonality
- and maximize profitability
- • Strong local anchoring: Full support from
- Donglangkham and Sanasomboune communities

Projet Centre Commercial NONESAVANH - Phase 2
Le premier centre commercial moderne de la région (rayon 50km)
boxes commerciaux (Entrée + périphérie) + Grandes surfaces
Parking arrière (non visible sur ce rendu)



Rez de Chaussée

Etage



EXISTING ASSET (THE PROOF)

Restaurant et Cottages (rondes)

- We don't build on paper
- • 36 rooms and bathrooms in our circular
- • Circular restaurant with professional kitchens,
- IT space (100m²) and karaoke (100m²)
- • 2 large pools (excavated structures)
- and natural spring-fed pond
- • Legal compliance: Official opening certificates
- obtained in 2014 and 2016

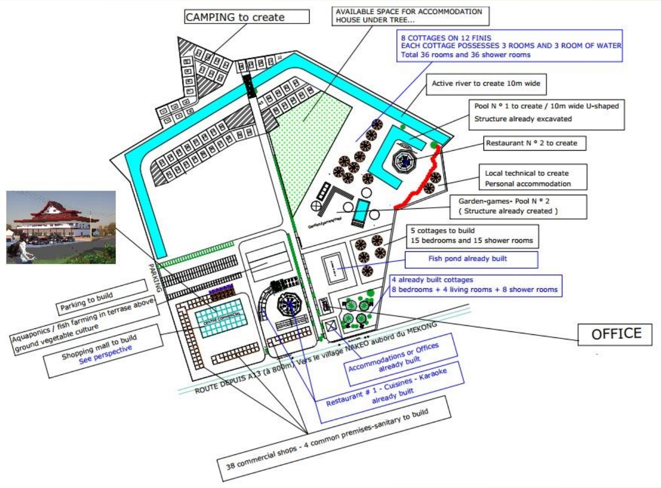
KARAOKE

Rendez vous des sportifs (foot)

These 4 photos: Official opening 2014 – 36 rooms operational.

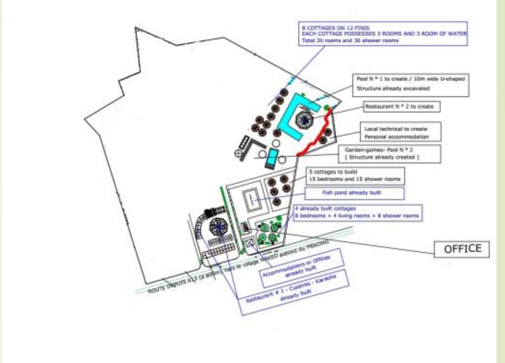
ECONOMIC MODEL: 4 REVENUE ENGINES

- Diversification = Resilience
- • Senior & Family Accommodation:
- 1-3 month stays. Target rate: $30-$35/night.
- • Eco-Tourism (50 bamboo huts):
- Exceptional gross margins of 80-85%.
- • Local Commercial Hub:
- 20 boxes rented annually to Lao merchants (fixed rents).
- • "Treehouses" Sales:
- 20 stilted apartments sold between $10,000-$20,000
- (Immediate liquidity injection).

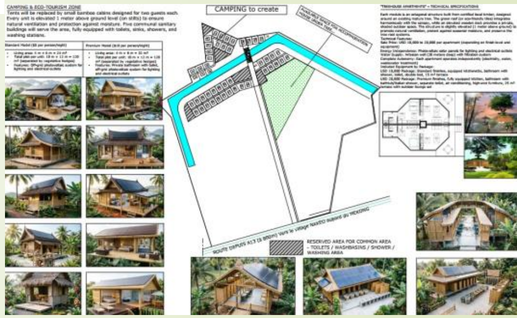


PLAN DE MASSE FINAL

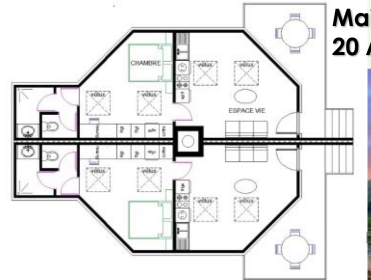
PLAN DE MASSE A L'ETAT ACTUEL



PLAN DE MASSE AU NIVEAU CAMPING



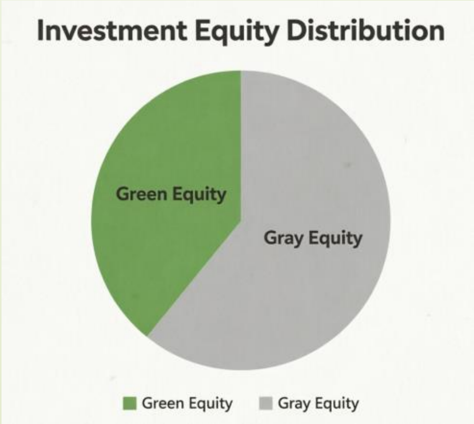
PLAN DE MASSE AU NIVEAU DES BOX COMMERCIAUX A L'ENTREE



Maisons sur arbre à vendre
20 APPARTEMENTS

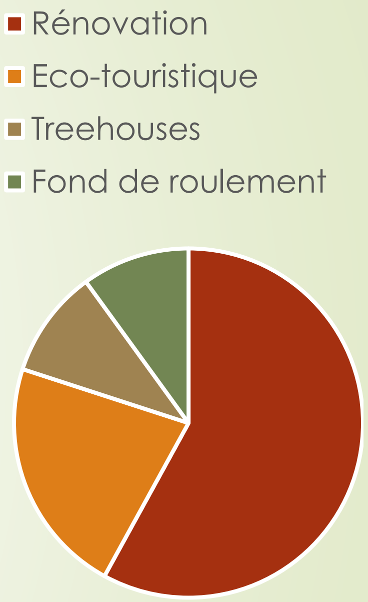
INVESTMENT OFFERING (PHASE 1)

- INVESTMENT OFFERING (PHASE 1)
- The Opportunity: 60-Day Sprint
- • Amount sought: $2,000,000
- • Counterpart: 40% of management company shares
- (IFCI Company Limited)
- • Founder's Commitment: Promise to repurchase the $2M
- under predefined conditions (Multiple EBITDA)
- • Objective: Renovation, extension and operational opening
- • Cash-flow: Generated from 3rd month of operation



FUND ALLOCATION ($2M

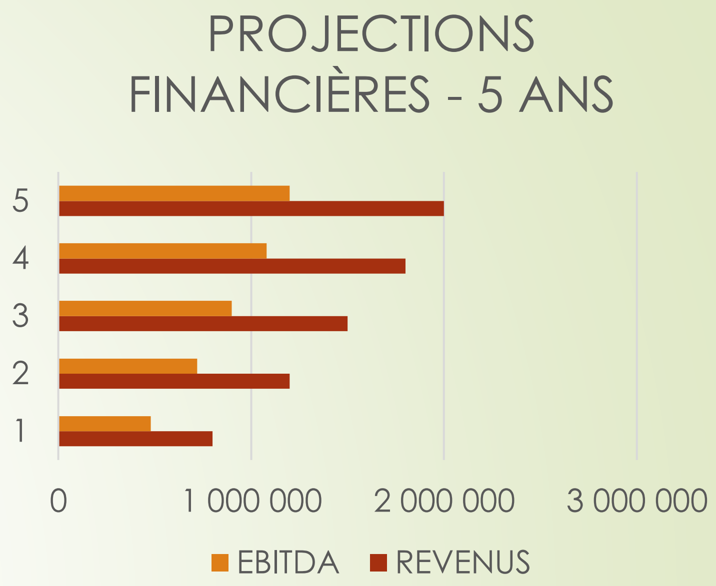
- Transparent and controlled allocation
- • 58% ($1,160,000): Renovation of 36 rooms
- + Restaurant extension (100 seats)
- • 22%: Eco-tourism Hub
- (50 bamboo huts on stilts)
- • 10%: Construction and off-plan sales
- of 10 "Treehouses" (20 apartments)
- • 10%: Working capital and contingencies



FINANCIAL PROJECTIONS

- Solid and profitable fundamentals

- • EBITDA Margin: 55-60% from Year 1
- • Target Occupancy Rate: 65-75% (stabilized)
- • IRR (Internal Rate of Return): 19-23% annually
- • Real Estate Value-Add: +20-30% post-renovation
- • DSCR (Debt Service Coverage Ratio): >1.30x from Year 2



SECURITY & GOVERNANCE

- Your Capital is Protected

- • Land Security: Land titled in the name of Lao co-founder
- (Thiphaphone KENE). Zero debt, zero mortgage.
- • Escrow Account: Funds are blocked and secured.
- • Milestone Release: Money is released only upon
- physical validation by an Independent Master Builder.
- • Compliance: Structure 100% compliant with
- international AML/KYC standards.

<u>Davy KENE-PHILAPHANDETH</u>
Founder & CEO – 15 years of commitment

<u>Thiphaphone KENE</u>
Co-founder & Landowner
Ensuring local roots

<u>Governance Structure</u>

Investors → **Escrow Account** → **Works Supervisor** → **Validation** → **Unblocking**

THE TEAM

- **<u>Dual Technical and Financial Expertise</u>**

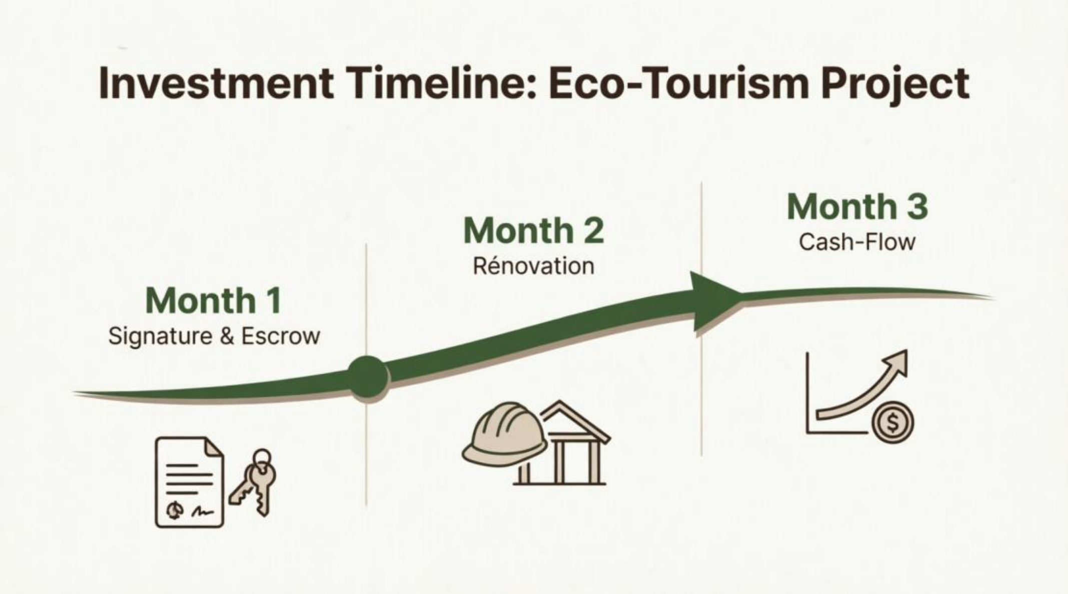
- **<u>DAVY KENE-PHILAPHANDETH (Founder & CEO):</u>**
- • Former Director of TCE Engineering Bureau (26 coll
- Collaborations with BOUYGUES, VINCI, EIFFAGE
- • Certified CIF (Financial Investment Advisor)
- • 15 years of personal commitment to the project

THIPHAPHONE KENE (Owner & Co-Founder):
• Landowner (7 titled hectares)
• Pillar of local anchoring and community relations

TIMELINE & URGENCY

- Time is Our Ally (But Also Our Constraint)

- • Dry Season (November to April):
- Unique window for major construction
- • Month 1: Signature, Escrow setup,
- project start
- • Month 2: Completion of room and
- restaurant renovation
- • Month 3: Opening doors, first nights,
- cash-flow begins
- • Each dry season lost = 6 months delay



INVESTOR BENEFITS

- INVESTOR BENEFITS

  40% of Capital to Share - $2,000,000

  INVESTMENT LEVELS AND BENEFITS:

Fourchette	% Parts	Semaines Offertes	Dividendes
1 000$ - 4 999$	0.02-0.10%	1 week	Pro-rata
5 000$ - 9 999$	0.10-0.20%	2 weeks	Pro-rata
10 000$ - 24 999$	0.20-0.50%	4 weeks	Pro-rata
25 000$ - 49 999$	0.50-1.00%	10 weeks	Pro-rata
50 000$ - 99 999$	1.00-2.00%	22 weeks	Pro-rata
100 000$ et +	2.00% et +	1year(52 weeks)	Pro-rata

CONCRETE EXAMPLE :

Investment of $15,000 (0.30% equity): -> 4 complimentary weeks of stay (value ~$2,000)
Annal dividends on 0.30% of net profits -> Priority access to Treehouses for sale

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WHY INVEST IN NONESAVANH?

- **Beyond profitability, join an impact project**

SUSTAINABLE AND RESPONSIBLE PROJECT
- Authentic eco-tourism at the heart of Laos
- 100% solar energy autonomy
- Aquaponic system (90% water savings)
- Preservation of local culture and environment

SOCIAL IMPACT
- Direct jobs for local communities
- 20 commercial boxes for Lao entrepreneurs
- Training and skills development for local staff
- Support for Donglangkham and Sanasomboune families

UNIQUE FINANCIAL OPPORTUNITY
- Existing tangible asset (no "greenfield" risk)
- Cash-flow from 3rd month
- IRR of 19-23% annually
- +20-30% real estate value-add post-renovation

PERSONAL EXCLUSIVE BENEFITS
- Free weeks according to investment level
- Priority access to Treehouses for sale
- Permanent discounts (-30%)
- Community of engaged investors

THEY ALREADY SUPPORT US

- A project validated by trusted actors

LAO AUTHORITIES
- Lao Ministry of Tourism
- Champassak Provincial Government
- Official opening certificates (2014 & 2016)

LOCAL COMMUNITIES
- Donglangkham Village : Full support since 2014
- Sanasomboune Village : Active partnership
- Name "NONESAVANH" given by villages ("The Little Hill of Paradise")

TECHNICAL PARTNERS
- Local Master Builder RATTANASAVANH
- Technical team of 26 collaborators (ex-Bouygues, Vinci)
- CIF Certified Expertise (Financial Investment Advisor)

ENGAGED INVESTORS
- 15 years of personal commitment by founders
- Secured land (7 hectares)
- AML/KYC compliant legal structure

ALREADY ACHIEVED :
- 36 operational rooms since 2014
- Restaurant and existing infrastructure
- Loyal Customer community

CURRENT STATE & RENOVATION NEED

- **An Existing Asset Ready for Value Creation**

WHAT ALREADY EXISTS :

- 36 rooms and bathrooms (core structures built)
- Circular restaurant with professional kitchens
- 2 large excavated pools
- Basic infrastructure (electricity, water, sanitation)

WHY RENOVATION IS REQUIRED :

- → Finishes to be upgraded (to international standards)
- → Electrical and plumbing system to be upgraded
- → Interior furnishings and equipment to be replaced
- → Restaurant to be expanded (from 60 to 100 seats)
- → Outdoor landscaping and amenities to be finalized

RENOVATION IMPACT :

- → Real estate value-add : +20% to 30%
- → Premium pricing capability ($30-$35/night)
- → Immediate cash-flow from the 3rd month

LET'S WRITE THE NEXT PAGE TOGETHER

"The rainy season is approaching.

The land is waiting.

The stones are ready.

All that is missing is you."

Welcome to NONESAVANH.

Welcome home.

Next step: NDA Signature and Data Room access

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www.nonesavanh.com