

FACTSHEET	
<b>Project:</b>	Best Western Royal Hotel - Buriram, Thailand
Adress	Buriram 31000, Thailand located on main road through Buriram , Highway 218 ; approx 5 km from race track. in center of town, near main bus terminal
Location	Freehold, 6 Chanote titles. Hotel License and building permit in place
Tenure	Under Franchise agreement with Best Western (optional free of obligation)  6 plots , totaling 619 Talang Wah = 1.5 Rai
Land plot	Hotel is newly built in 2013 Seller is first owner and constructed Hotel
Date	Total 79 Guest rooms
Product	64 Standard Rooms - 25 m2 15 Deluxe - 38 m2  Restaurant "Chic" Swimming Pool Meeting Room - 150 pax
Parking	Additional parking space is rented on annual basis  Total surface building GFA = 6.500 m2
GFA	Total Gross Revenues 2018 FC THB 21 M THB. Estimate potential revenue THB 30 M THB /yr Total EBITDA 2018 FC THB 10 M THB. Estimate potential EBITDA THB 12 M THB /yr
KPI	Occupancy 60 % ADR THB 850 - Estimate potential THB 1100  Asset is maintained in excellent condition, with very good maintenance and upkeep. High Quality M&E and fitting out.  Asking price : THB 130 Million