

THE HAVEN LAGOI BAY, BINTAN

THE VACATION HOME YOU'VE ALWAYS WANTED A MOST UNIQUE AND DESIRABLE DEVELOPMENT

(26 MOST IMPORTANT ATTRIBUTES)

BINTAN RESORTS – MOST PRACTICAL AND CRUCIAL ADVANTAGES

1. The Location - Most Exceptional and Pristine

The Haven Lagoi Bay, Bintan is close to the metropolis of Singapore (just 60 minutes away by regular luxury ferry), yet unspoiled and unblemished.

2. Crime-free – Protected Zone

Lagoi Bay has been designated and gazetted as a protected zone, which is a contributory factor for its crime-free record for over 20 years.

3. First World Infrastructure and Amenities

Bintan Resorts is complete with reservoir, roads, electricity supply and a sewerage system, all of first rate Singapore quality.

4. Already An Established Destination of Choice for Recreation and Events for the Region

Bintan is already a popular destination for sports activities such as The Bintan Triathlon, The Bintan Marathon, The Bintan Ironman Race, The Bintan Moon Run, Tour de Bintan, and numerous racing, cycling and golfing competitions. It is also a preferred destination for weddings, corporate incentive trips, retreats and impromptu weekend getaways.

5. Activities Galore In and Out of Bintan Resorts – All Within Easy Reach

There are ample attractions in Bintan Resorts, amongst which are 4 top signature golf courses, yacht activities, safari, flying fox, etc.

In addition, there are numerous other attractions on the Island outside Bintan Resorts. These include temples, the Komodo Park, safaris, caves, fishing villages, mangrove forests and more.

6. Tax Free - Free Trade Zone

Bintan is exempted from ordinary import and export duties, value added tax (VAT) and customs sales tax on luxury items.

7. Strata Title Ownership Available for Foreigners

Indonesian law now allows direct ownership of property by foreigners and the issuance of strata titles to foreigners since 2016.

8. Visa-Free for Visitors from 169 Countries

This includes China, Japan, Korea, Taiwan, India, ASEAN and countries from the Middle East.

THE HAVEN LAGOI BAY, BINTAN – MOST UNIQUE AND EXCEPTIONAL

9. The Site - Rare and Precious – 3 Water Bodies

Situated south of the South China Sea, The Haven Lagoi Bay, Bintan sits on a most rare and precious site surrounded by three pristine water bodies of sea, river and lake.

10. Stands Above All – Height, Concept of Tremendous Utility Value

An Unmatched Combination of Views, Breezes, Security, Management and Other Services

The development has:

An underground car park.

- a) Universal design and access, allowing everyone to move unimpeded anywhere, whether in a pram, on a skateboard or in a wheelchair.
- b) A mega clubhouse which includes ballroom, restaurants, gym, etc.
- c) A comprehensive multi-tier security system.
- d) Access to cleaning, management and other housekeeping services.

11. All-Inclusive Family Resort with Comprehensive Facilities

The Haven has all-inclusive facilities that cater to all generations, from baby pools to water theme park to universal access walkways. Facilities include the children's play area, tennis court, archery, gymnasium, spa, jacuzzi, seminar rooms, theatrette, ballroom and restaurants.

12. Fully Furnished 5-Star Luxury Resort Hotel Suites

All of The Haven's units are designed to be efficient and modular and are impeccably furnished to 5-star standards. The offering of optimal unit sizes and spacious interiors incorporates eco home features.

13. Great Variety of Good Food of Various Cuisines at Reasonable Price

The Haven is noted for delectable, wholesome, healthy and reasonably-priced food. The variety will include local Indonesian, Malaysian, Asian, Western and Middle Eastern cuisines.

14. Professionally Managed 5-Star Hotel Resort

The development will be managed by PT The Haven Premier, a company exclusively dedicated to hotel management and the provision of quality 5-star hotel services, and winner of 17 national, regional and international hospitality awards over the past five years.

15. A Bargain Price, for people in the know. The Developer can't sell high as it is a ground-breaking mind-changing concept.

The Developer must deliver high quality as they have involvement and responsibility in the management after completion.

16. Attractive Lease Returns

Attractive lease returns of 6% to 10% p.a., paid quarterly for up to 20 years, are available.

For purchase in SGD/USD:

4% cash + 2% gift vouchers p.a. for the first 10 years

Plus 6% cash + 2% gift vouchers p.a. for the next 5 years

Plus 7% cash + 3% gift vouchers p.a. for the last 5 years

For purchase in IDR:

6% cash + 2% gift vouchers p.a. for the first 10 years

Plus 8% cash + 2% gift vouchers p.a. for the next 5 years

Plus 9% cash + 3% gift vouchers p.a. for the last 5 years

STARRING LIST OF CONTRIBUTORS

DEVELOPER

17. A Multiple-Award Winning Developer

The Haven Lagoi Bay, Bintan Island is proudly developed by PT The Haven Bintan, a subsidiary of The Haven Hotels and Resorts Pte Ltd (Singapore), and a member of The Haven Group of Companies, Malaysia.

The Group has garnered 48 national, regional and international awards to date including The Minister's Award, Brand of the Year, Man of the Year, Property Man of the Year (CEO), Best High Rise Residential Development (FIABCI), Asia's Best Resort Residences, Best Family Hotel Resort, Best Resort and Hotel Project, and Best Green Development, etc.

Since its inception in 2002, The Haven Group of Companies has established itself as a developer that creates exceptional value in its products. Every project in its portfolio has appreciated in value two or three folds over a period of three to five years after completion.

ARCHITECTS

18. Designed by Internationally Acclaimed DP Architects

Founded in 1967 in Singapore, DP Architects Pte Ltd (DPA) is a highly reputable, multi-award winning architectural group providing design and ancillary specialist building services. With 1,200 personnel spanning 15 offices worldwide, DPA is committed to design excellence and integrated design sustainability, and have succeeded enormously worldwide.

The Haven's appointment of the DP architectural group of companies for its Lagoi Bay, Bintan development clearly shows the developer's intention and commitment in the creation of a resort of high quality, design and development sustainability in Bintan, the kind that the Riau Archipelago never had.

CONSULTANTS

19. Internationally Acclaimed DP Green and DP Engineers as Consultants

Green spaces are invaluable to the habitability and long-term sustainability of cities, often providing linkages and social collection points that strengthen urban fabrics. Holding this firm belief that architecture and landscape are inextricably linked, is DP Green (DPG). Notable projects in their portfolio show DPG's extensive knowledge, techniques and experience. One such project example is myVillage at Serangoon Garden, which was conferred the Skyrise Greenery Award in 2011 and the 2015 SLAA (Singapore Landscape Architecture Award) Silver award.

Creating successful and sustainable engineering designs is a complex process that requires deep understanding between professionals and the client. Recognising this, DP Engineers (DPE) offers cohesive engineering solutions that are effectively integrated with the design intent of the architect. From civil and structural, geotechnical, mechanical, electrical and plumbing engineering to environmentally sustainable designs, and fire and hydraulics consultancy programmes, DPE provides a total team approach to all aspects of engineering.

CONTRACTORS

20. Renowned Quality Builder - Yunnan Construction and Investment Holding Group Co., Ltd.

Yunnan Construction and Investment Holding Group Co., Ltd. ('YCIH') is the largest contractor and investor in Yunnan Province with registered capital of RMB 26 billion (USD 4.07 billion) and total assets of RMB 233 billion (USD 36.45 billion). YCIH's span of construction works includes South East Asia, the Middle East and Africa. YCIH has been ranked as one of the top 500 Chinese enterprises for 26 years (183rd in 2017); was listed 7 times in the top 250 by ENR (American Engineering News Recorder Magazine); and was ranked 14th among the top 80 Chinese contractors and 83rd among the top 100 Chinese transnational corporations.

21. Renowned Quality Builder - PT Total Bangun Persada Tbk.

PT Total Bangun Persada Tbk ('TOTAL'), established on 4 September 1970, was restructured in 1981 when it assumed its current name. Listed as a public company in 2006 on the Jakarta Stock Exchange (now the Indonesia Stock Exchange) with the ticker symbol of TOTL, TOTAL continues to compete for various prominent projects in Indonesia and has become stronger as demonstrated in an extensive project portfolio, encompassing resort projects as well as high-rise, unique, high-quality and prestigious building projects. TOTAL has built more than 800 buildings, including commercial buildings, upper-class apartments and condominiums, office complexes and shopping malls all over Indonesia.

TREMENDOUS FUTURE PROGRESS & PROSPECT

22. A New International Airport to be Connected to The World

Construction of a new purpose-built Bintan Resorts International Airport, which is expected to be fully operational by 2020, to serve 1 million more visitors to Bintan annually, from all around the world.

23. A Bridge between Batam and Bintan

Proposed construction of the bridge connecting Batam to Bintan, approximately 6 km long, to facilitate commuting between Telaga Punggur in Batam and Tanjung Uban in Bintan to approximately 10 minutes.

24. A Deep Water Port

25. Trunk Roads and Other Infrastructure

A GROWING DESTINATION

26. Year on year growth 30% last year, to top up to 3.5 million per year.

Expected to be very bullish after the airport completion.

Already a popular destination for sports and leisure activities, Bintan is expected to grow exponentially. Tourist arrivals are expected to increase by 30% per year and to reach 3.5 million per year in the next 4 years.

THE HAVEN LAGOI BAY, BINTAN

**A MOST UNIQUE AND DESIRABLE DEVELOPMENT
AN EXCEPTIONAL INVESTMENT OPPORTUNITY**

THE TIME IS NOW!