

Coco Beach – Due Diligence and Integrated Business Summary

Dar es Salaam, Tanzania

Executive Summary

Hilton Coco Beach is a landmark mixed-use development project located on the pristine coastline of Dar es Salaam, Tanzania's commercial and tourism capital. The project unites a Hilton-branded 5-star hotel and an exclusive residential resort, creating a world-class beachfront destination designed for luxury, sustainability, and long-term investment performance.

With a total capitalization of USD 229.9 million, the project integrates the Hotel Component (USD 67.5 million) and the Residential Component (USD 162.4 million). Combined projected revenues exceed USD 365.9 million, generating an overall profit of USD 72.9 million and an estimated global return of 31.7% within 5 years.

Hilton Coco Beach is positioned to become a hospitality and lifestyle icon for the Western Indian Ocean, leveraging Dar es Salaam's expanding tourism, trade, and residential markets.

1. Project Overview

Hilton Coco Beach will transform a 47,110 sqm beachfront site in Dar es Salaam into a high-value, low-density resort combining international hotel standards with premium residential living. The development comprises:

- Hilton Coco Beach Hotel – a Hilton-operated 5-star property featuring 242 rooms, restaurants, conference facilities, spa, and resort amenities.
- Coco Beach Residences – luxury apartments and penthouses totaling approximately 57,000 sqm of saleable space, integrated with landscaped promenades, pools, and retail services.

The masterplan emphasizes sustainable coastal development, with minimal ecological footprint, efficient infrastructure, and a design philosophy promoting harmony between built and natural environments.

2. Strategic Context: Dar es Salaam, Tanzania

Dar es Salaam is one of Africa's fastest-growing cities, with an annual GDP growth rate exceeding 6% and an expanding middle-income population. The city is the gateway to East and Southern Africa, offering direct access to the Indian Ocean, major ports, and key regional markets (Kenya, Uganda, Rwanda, Zambia).

Key economic drivers include:

- A fast-rising tourism sector – Tanzania welcomed 1.8 million tourists in 2023, projected to reach 2.5 million by 2026.

- Infrastructure expansion – the new Julius Nyerere International Airport terminal and the Dar Rapid Transit System strengthen regional connectivity.
- Urban coastal revitalization – Coco Beach is part of the city’s strategic waterfront development zone, attracting high-end hospitality and residential investment.

3. Hilton Due Diligence Framework

Hilton Worldwide applies a rigorous due diligence process prior to approving any management agreement. The following outlines the compliance framework for Hilton Coco Beach:

A. Identity Verification

- Full disclosure of the Hotel Owning Entity and its ultimate beneficial owners (UBOs) through Hilton’s Exiger web platform.
- Identification of all entities holding 35% or more equity, or effective control over project decisions.
- Completion of online questionnaires to ensure transparency and corporate compliance.

B. Title and Legal Entitlement

- Presentation of the title deed confirming freehold or long-term leasehold ownership of the Coco Beach site.
- Official cadastral and zoning documentation verifying the right to develop hotel and residential uses.
- Confirmation of planning, environmental, and construction approvals in line with Tanzanian law.

C. Financial Due Diligence

- Submission of audited financial statements for the developer and major shareholders.
- Presentation of term sheets and financing agreements from recognized banking institutions.
- Equity commitment confirmation to support Hilton’s internal approval process.

4. Financial Structure and Key Metrics

Component	Hotel	Residential	Total
Land cost	USD 12.0 M	USD 24.0 M	USD 36.0 M
Construction & Utilities	USD 37.8 M	USD 108.8 M	USD 146.6 M
Indirect Costs (Planning, Mgmt, Contingency, Taxes)	USD 11.8 M	USD 23.7 M	USD 35.5 M

Component	Hotel	Residential	Total
Total Investment	USD 67.5 M	USD 162.4 M	USD 229.9 M
Total Revenues (5 yrs)	USD 136.9 M	USD 228.9 M	USD 365.8 M
Profit Before Tax	USD 6.3 M	USD 66.6 M	USD 72.9 M
Global ROI	20.7%	41.0%	≈ 31.7%

Hotel financing: 30% equity (USD 19.3M) / 70% debt (USD 45.1M)

Residential financing: fully equity-financed

Loan interest: 6% annually, 5-year repayment term

5. Project Implementation Timeline

Phase	Duration	Deliverables
Feasibility & Permitting	6 months	Zoning, environmental approvals, Hilton M.A.
Design & Tendering	6 months	Final design, construction contracts
Construction - Hotel	36 months	Full completion of hotel structure and interiors
Construction - Residential	48 months	Phased delivery of residential units
Pre-Opening & Launch	6 months	Hilton operational setup, marketing rollout

Phased implementation allows early hotel opening to generate brand visibility and revenue while residential sales progress concurrently.

6. Competitive and Strategic Advantages

1. Brand Power - Hilton Worldwide: Global exposure and operational excellence.
2. Prime Coastal Location: Exclusive beachfront with high tourism potential.
3. Dual-Income Model: Balanced cash flow from hotel operations and residential sales.
4. Strong ROI and Fast Payback: 41% margin on residential stabilizes total project yield.
5. Sustainability Commitment: 1% of hotel construction costs directed to green systems, supporting LEED certification.
6. Market Growth: Rising connectivity, government tourism incentives, and limited branded supply create strong demand.

7. Urban Resilience: Integration with Dar es Salaam's coastal urban plan and sustainable infrastructure.

7. Profitability and Investor Outlook

Hotel Operations

- Average room rate: USD 500/night
- Occupancy: 40% to 80% over 5 years
- Total 5-year revenue: USD 136.9M
- Investor return: USD 6.27M after 5 years

Residential Component

- Sale price: USD 3,500/m²
- Revenue: USD 228.9M
- Profit before tax: USD 66.6M
- Margin: 41%

8. Risk Mitigation

- Corporate transparency and compliance via Hilton's due diligence.
- Fixed-price construction and professional project management.
- Balanced debt-equity structure to minimize exposure.
- Full legal and environmental compliance per Tanzanian regulation.

9. Investment Highlights

Key Indicator	Value
Total Project Cost	USD 229.9 million
Combined Revenues (Hotel + Residential)	USD 365.9 million
Net Profit	USD 72.9 million
Overall ROI	≈ 31.7%
Payback Period	5 years
Brand & Operator	Hilton Worldwide
Location	Coco Beach, Dar es Salaam, Tanzania

10. Conclusion

Hilton Coco Beach, Dar es Salaam, is set to redefine Tanzania's luxury coastal real estate and hospitality sector. With a solid financial structure, brand excellence, and sustainable development vision, the project ensures high returns, long-term value, and a transformative

contribution to the city's urban and economic landscape.

Hilton Coco Beach offers investors a unique opportunity to participate in a flagship Hilton development in East Africa's most dynamic metropolis.

8. ROI and Return Analysis: Hotel and Residential Components

The Hilton Coco Beach integrated development – comprising the 5-star Hilton Coco Beach Hotel and the Hilton Coco Beach Residences – presents a dual-return investment structure designed to optimize both short-term liquidity and long-term asset yield.

The residential component provides immediate revenue generation through unit sales, while the hotel ensures stable, recurring operational cash flows and asset appreciation over a five-year period. This balance between rapid capital recovery and sustainable profitability ensures resilience against market fluctuations and enhances overall project value.

****Financial Overview (from Hilton Coco Beach Business Plans, 2024):****

Component	Investment (USD M)	Revenues (USD M)	Profit (USD M)	ROI (%)	Payback
Hotel	67.5	136.9	6.3	20.7%	5 yrs
Residential	162.4	228.9	66.6	41.0%	2 yrs
Total	229.9	365.8	72.9	31.7% (weighted)	≈3.5 yrs avg

****ROI and IRR Insights:****

- The residential component represents approximately 70% of total CAPEX but contributes over 90% of total profit, generating rapid liquidity through pre-sales and phased delivery.
- The hotel component provides brand strength, recurring revenue, and long-term yield stability, enhancing portfolio balance.
- Weighted nominal ROI: ****31.7%****
- Time-adjusted IRR (discounted at 10% over 5 years): ****12.8-13.2% annualized****

****Strategic Interpretation:****

- ****Short-Term Returns (Years 1-2):**** Driven primarily by residential sales, ensuring capital recovery and reduced financing exposure.
- ****Medium- to Long-Term Returns (Years 3-5):**** Derived from hotel operations, management fees, and asset appreciation.

- The staggered income pattern minimizes overall investment risk while achieving above-market ROI and IRR values for Sub-Saharan hospitality developments.

This hybrid investment structure – immediate residential profits combined with Hilton's operational consistency – reinforces Hilton Coco Beach as a financially robust and strategically sound asset within the regional luxury hospitality portfolio.

BUSINESS PLAN - COCO BEACH RESIDENTIAL

General:

General LOP (POT)	47,40%		
General CUT	0,70		
Broker + Tax + Audit + Legal = G&A (% out of total construction cost)	1,5%	Teren	47110,00
Selling & Marketing (% out of total revenue)	3,0%	B1	31616,00
Planning cost out of total construction cost (% out of total construction cost)	7,2%	B3	25552,00
Construction cost, Building (per sq. mtr)	\$ 1.200,00	S	53500,00
Construction cost, underground parking (per sq. mtr)	\$ 850,00		
Construction cost, above ground parking (per sq. mtr)	\$ 150,00		
Landscaping (per sq. mtr)	\$ 80,00		7443,33
Unexpected expenses (% out of total construction cost)	5,0%		22330,00
Project management cost (% out of total cost - construction, land, unexpected)	5,0%		
General Management - monthly	\$ 20.000,00		
Loan interest (annual) without land value	6%		

Plot information:

Lot Size (sq. mtr)	47.110
Space to build on (sq. mtr)	47.110
Built on groundfloor (sq. mtr)	22.330
Total built (sq. mtr, excluding parking) **	57.168,0
Total built min (sq. mtr, excluding parking)	57.168,0
Total built underground parking	53.500,0
Total built ground level parking	0,0
Number of parkings underground (aproxx.)	1.445
Number of parkings above ground	0
Project length (months)	48

Costs:

Lot cost (JUST FOR RESIDENTIAL)	\$ 24.000.000,00
Lot Cost per sq. mtr	\$ 765,00
Utilities cost per sq. mtr	\$ 70,00
Broker + Tax + Audit + Legal = G&A	\$ 1.631.479,23
Construction cost (floors)	\$ 68.601.600,00
Construction cost (underground parking)	\$ 34.775.000,00
Construction cost (ground level parking)	\$ -
Landscaping cost	\$ 1.366.922,13
Utilities cost	\$ 4.001.760,00
Total construction cost	\$ 108.765.282,13
Unexpected costs	\$ 5.438.264,11
Total cost/ sq m all included	\$ 2.840,85
Project Management	\$ 6.910.177,31
Planning cost	\$ 7.831.100,31
General Management	\$ 960.000,00
Total Expenses before Interest + S&M	\$ 155.536.303,10
Selling & Marketing	\$ 6.869.640,00
Total Expenses before Interest	\$ 162.405.943,10

Total Project Cost \$162.405.943,10

Revenues:

Sale price, Building (per sqm)	\$ 3.500,00
Sale price - Parking -	\$ 20.000,00
Revenue, Building	\$ 200.088.000,00
Revenue, Parking	\$ 28.900.000,00
Total Revenue	\$ 228.988.000,00

Financing and Return:

Total Investor Equity	\$ 162.405.943,10
Total Profit (before local tax)	66.582.057 €
Profit Margin - project (before local tax)	41,0%
Investors Total Return	\$ 66.582.056,90
Investors ROI (no debt)	41,0%



BUSINESS PLAN - COCO BEACH

General:

General LOP (POT)	-	
General CUT	-	
Broker + Tax + Audit + Legal = G&A (% out of total construction cost)	1.5%	
Selling & Marketing (% out of total revenue)	3.5%	
Planning cost out of total construction cost (% out of total construction cost)	7.2%	
Construction cost, AREA- hotel (per sq. mtr)	\$ 1,300.00	
Landscaping (per land sq. mtr), included in the residential project	\$ -	
Sustainability and Environmental Initiatives (% out of total construction cost)	1.00%	
Unexpected expenses (% out of total construction cost)	7.5%	
Project management cost (% out of total cost - construction, land, unexpected)	5.0%	
General Management - monthly	\$ 20,000.00	
Loan interest (annual) without land value	6%	

Plot information:

Lot Size (sq. mtr) including the residential area	47,110
Total built GROUND LEVEL	7,443.0
Total built, AREA-hotel (per sq. mtr)	29,052.0
Total number of rooms	242.0
Project length (months)	36

Costs:

Lot cost	\$ 12,000,000.00
Utilities cost per sq. Mtr, included in the residential project	\$ -
Broker + Tax + Audit + Legal = G&A	\$ 568,514.00
Construction cost for total built area-hotel	\$ 37,767,600.00
Landscaping cost	\$ -
Utilities cost, included in the residential project	\$ -
Total construction cost without lot cost and without Broker + Tax + Audit + Legal	\$ 37,767,600.00

Unexpected costs	\$ 2,832,570.00
Sustainability and Environmental Initiatives	\$ 377,675.00
Project Management	\$ 2,630,008.50
Planning cost	\$ 2,719,267.20
General Management	\$ 720,000.00
Total Expenses before Interest + Selling & Marketing	\$ 59,613,635.70

Selling & Marketing	\$ 4,791,902.50
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Total Expenses before Interest	\$ 64,405,538.20
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Loan interest/year	\$ 3,144,332.29
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Total Project Cost with loan interest (1 year)	\$ 67,549,870.49
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Total Project Cost with loan interest (5 year)+ maintenance 5 years+ operator fee (5year)	\$130,635,397.79
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Revenues:

Key room rate	\$ 500.00
Total Nights	365
Occupancy rate first year	40.00%
Occupancy rate second year	55.00%
Occupancy rate third year	60.00%
Occupancy rate fourth year	75.00%
Occupancy rate fifth year	80.00%
Total Revenues/ 5 years	\$138,911,500.00

Operator fee first year	1.50%
Operator fee second year	1.75%
Operator fee third year	2%
Operator fee fourth year	2%
Operator fee fifth year	2%
Maintenance 35% from total 5 years revenue	\$ 47,919,025.00
Total operator fee/ 5 years revenues	\$ 2,589,173.13

Financing and Return:

Total Investor Equity 30% of the Total Expenses before interest without loan interest	\$ 19,321,561.46
Total bank Loan 70% of the Total Expenses before interest without loan interest	\$ 45,083,876.74
Investors Total Return after 5 years	\$ 8,276,102.22



VERSION: 1

BRAND NAME: Hilton Hotels & Resorts

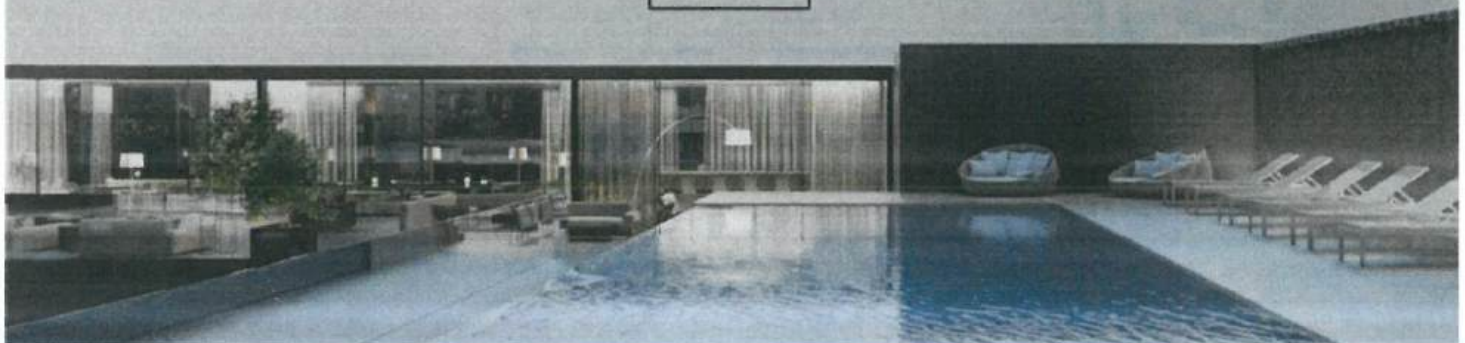
Coco Beach

Tanzania
Africa
Urban/Gateway

Summary

AREAS	%	TOTAL GFA / KEY 86 M2 (EXC. EXTERNAL AREAS)	
		INTERNAL M ²	EXTERNAL M ²
1. Guestrooms	44.0%	7,358	1314
Guestroom Support Areas	8.1%	1,351	
2. Lobby Areas	2.1%	359	
Lobby Support Areas	0.5%	91	5
3. Food & Beverage Areas	6.2%	1,031	199
F&B Support Areas	7.5%	1,257	120
4. Meeting & Function Areas	7.7%	1,289	5
Meeting & Function Support Areas	2.1%	343	
5. Recreational Areas	6.9%	1,152	1622
Recreational Support Areas	0.8%	127	42
6. Admin Areas	1.4%	232	
7. General Back of House Support			
Team Member Areas	3.1%	519	40
Housekeeping & Laundry Areas	1.8%	298	
Other Support Areas	1.6%	268	
8. Plant & Equipment Areas	4.3%	724	
9. Vertical Circulation	1.9%	323	
10. External Areas & Parking	0.0%	7	7795
TOTAL GROSS FLOOR AREA (GFA)		16,729	
TOTAL EXTERNAL AREA			11,142

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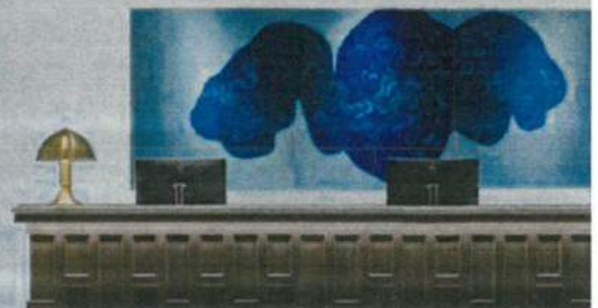
GUESTROOMS

GUESTROOMS	# KEYS	%	BAYS M ²	AREA M ²	TOTAL M ²	BALCONIES M ²
Standard Rooms		90%				
Typical King Rooms	114	58%	1	32	3648	
Typical Double Bedded Rooms	59	30%	1	32	1888	
Accessible Rooms	2	1%	1	32	64	
Suites		10%				
2 Bay Suites	16	8%	2	64	1024	
1.5 Bay Suites		0%	1.5	48	0	
3 Bay Suites	4	2%	3	96	384	
Executive Rooms	39	20%				
Guestroom Balconies & Terraces	219			6		1.314
Walls and Ducts		5%			350	

TOTAL GUESTROOM AREAS	195				7358	1314
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GUESTROOM SUPPORT	AREA/ LEVEL M ²	TOTAL M ²	EXTERNAL M ²
Guest Lift Lobby	7.4	89	
Service Lift Lobby	6	72	
Guestroom Corridor	4.1	910	
Typical Housekeeping Room	24	144	
Mechanical & Electrical Rooms	10	60	
IT / IDF Room	2	12	
Walls and Ducts	5%	64	

TOTAL GUESTROOM SUPPORT AREAS		1351	
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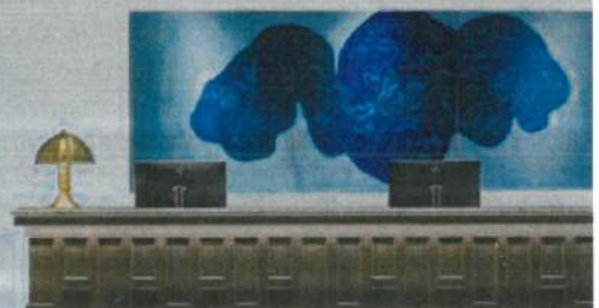
LOBBY AREAS

Hilton

LOBBY PUBLIC AREAS	#	%	AREA M ²	TOTAL M ²	EXTERNAL M ²
Vestibule	1		24	24	
Lobby (including seating)	1		170	170	
Registration Desk Pod	3		9	27	
Concierge Desk				9	
Bell Desk	1		6	6	
Valet Desk	1		5	5	
The Market (Grab & Go Concept)	1		10	10	
Public restroom	2		26	52	
Public restroom - Accessible	1		8	8	
Walls & Ducts	1	5%		17	
Circulation	1	10%		31	
TOTAL LOBBY PUBLIC AREAS				359	

LOBBY SUPPORT	#	%	AREA/ LEVEL M ²	TOTAL M ²	EXTERNAL M ²
Luggage Screening Room	1		18	18	
Luggage Trolley Parking	1		4	4	
Luggage Storage	1		14	14	
FOH Office Workstations	2		5	10	
FOH Manager	1		8	8	
Telephone Operator Room	2		5	10	
Fire Control Room	1		15	15	
Security Guard Post	1		5		5
Circulation		10%		8	
Walls & Ducts		5%		4	
TOTAL LOBBY SUPPORT AREAS				91	5

Hilton

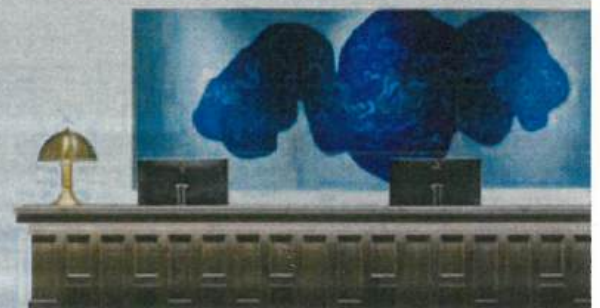


FOOD & BEVERAGE AREAS

FOOD & BEVERAGE OUTLETS	SPACES/SEAT	AREA PER SPACE/SEAT	AREA M ²	EXTERNAL M ²
Lobby Cafe / Bar	39	2.2	86	
Lobby Cafe / Bar Terrace	20	2.2		44
All Day Dining Restaurant	94	2.7	254	
All Day Dining Restaurant Terrace	16	2.6		42
All Day Dining Restaurant Toilets	2	26	52	
Signature Restaurant	45	2.6	117	
Signature Restaurant Terrace	15	2.6		39
Signature Restaurant Toilets	2	15	30	
Destination Bar	40	2.2	88	
Destination Bar Terrace	10	2.2		22
Destination Bar Toilets	2	20	40	
Pool Bar & Grill	15	2.4	36	
Pool Bar & Grill Covered Terrace	20	2.6		52
Pool Bar & Grill Toilets	2	15	30	
Executive Lounge Meeting Room	1	25	25	
Executive Lounge	39	2.7	105	
Executive Lounge Toilets	2	15	30	
Circulation (including Lift Lobbies)	10%	893	89	
Walls & Ducts	5%	982	49	

Total Seat Count	353			
TOTAL FOOD & BEVERAGE OUTLETS AREAS			1031	199

FOOD & BEVERAGE SUPPORT	SPACES/SEAT	AREA PER SPACE/SEATS	AREA M ²	EXTERNAL M ²
Receiving Dock & Related Areas				
Delivery Bay (for F&B and other functions)	2	40		80
Receiving Area	1	30	30	
Receiving & Purchasing Office	1	14	14	
Security Office	1	12	12	
De-boxing Room	1	19	19	
Sanitize Area	1	21	21	
Waste Management				
Garbage Room	1	60	60	
Garbage Bay	1	40		40
Bulk Storage				
General Chiller & Freezer	1	23.9	24	
Dry Store	1	23.9	24	
Beverage Chiller & Store	1	32	32	
Dairy Chiller	1	8	8	
Liquor Store	1	12	12	
F&B Ware Store	1	12	12	
China Store	1	17.5	18	
Trolley Park	1	7.5	8	



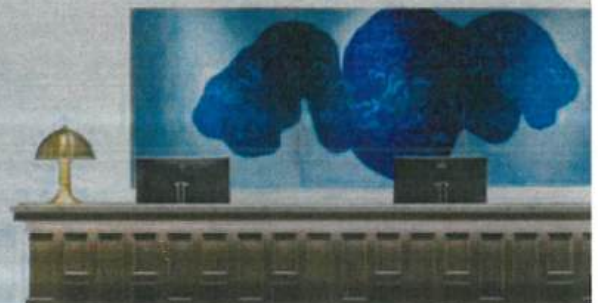
FOOD & BEVERAGE AREAS

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FOOD & BEVERAGE SUPPORT

	SPACES/SEAT	AREA PER SPACE/SEATS	AREA M ²	EXTERNAL M ²
Preparation / Commissary Areas				
Seafood Prep	1	15	15	
Seafood Chiller & Freezer	1	13.5	14	
Meat & Poultry Prep	1	23	23	
Meat & Poultry Chiller & Freezer	1	13.8	14	
Vegetable & Fruit Prep	1	15	15	
Vegetable Garde Manger Chiller	1	12.8	13	
Stewarding Store	1	20	20	
Utensil Wash	1	12.5	13	
Main Kitchen				
Chefs Office	1	12	12	
Cold Kitchen	1	20	20	
Cold Kitchen Chiller	1	9	9	
Hot Kitchen	1	58	58	
Hot Kitchen Chiller	1	9	9	
Pot & Dish Wash	1	25	25	
Pot & Dish Clean Store	1	12.5	13	
Bulk Ice Production	1	14	14	
Beverage Dispense	1	20	20	
Water Bottle Room	1	18.2	18	
Room Service	1	25	25	
Order Taker	1	5	5	
Bakery & Pastry				
Flour Store	1	12	12	
Bakery Chiller & Freezer	1	26.9	27	
Bakery	1	62	62	
Pastry	1	27.5	28	
Pot Wash	1	12	12	
Signature Restaurant Support				
Signature Restaurant Hot Kitchen	1	30	30	
Signature Restaurant Cold Kitchen	1	17.5	18	
Signature Restaurant Chiller & Freezer	1	16.6	17	
Signature Restaurant F&B Store	1	4.8	5	
Signature Restaurant Dish Wash & Pot Wash	1	12.5	13	
Destination Bar Support				
Destination Bar Setup/Service FOH	1	12	12	
Destination Bar Hot Kitchen	1	17.5	18	
Destination Bar Cold Kitchen	1	10	10	
Destination Bar Chiller & Freezer	1	9.6	10	
Destination Bar F&B Store	1	2.8	3	
Destination Bar Dish Wash & Pot Wash	1	12.5	13	

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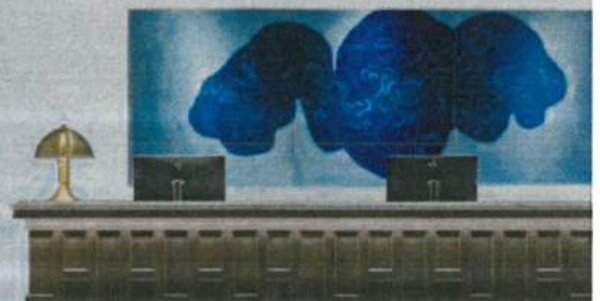


FOOD & BEVERAGE AREAS

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FOOD & BEVERAGE SUPPORT	SPACES/SEAT	AREA PER SPACE/SEATS	AREA M ²	EXTERNAL M ²
Other F&B Support				
Pool Bar & Grill Pantry	1	27	27	
Pool Bar FOH	1	12	12	
Executive Lounge Pantry	1	15	15	
Lobby Lounge Pantry	1	22	22	
ADD Restaurant Support (if remote)	1	72.5	73	
Circulation (including Lift Lobbies)	10%		109	
Wall & Ducks	5%		60	
TOTAL FOOD & BEVERAGES SUPPORT AREAS			1240	120

Hilton



MEETING & FUNCTION AREAS

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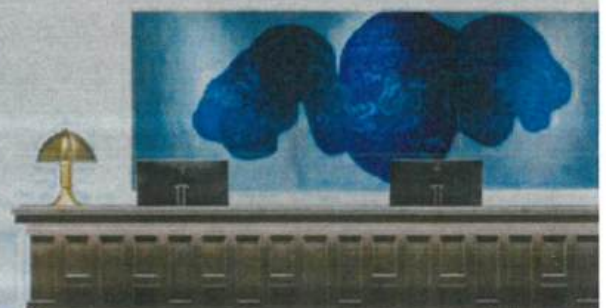
MEETING & FUNCTION PUBLIC AREAS	#	%	SEATS	AREA M ²	TOTAL M ²	EXTERNAL M ²
Ballroom (3 Sections)	1		210	1.9	399	
Meeting Room A	2		45	1.8	162	
Meeting Room B	2		30	1.8	108	
Ballroom & Multifunction Pre-function	1			139.7	140	
Ballroom & Multifunction Toilets	2			33	66	
Meeting & Board Room Pre-function	1			94.5	95	
Meeting & Board Room Toilets	2			26	52	
Business Center	1			10	10	
Meeting & Function Vestibule	1			24	24	
Meeting & Function Lobby	1			60	60	
Valet Desk	1			4.5		5
Circulation		10%			112	
Walls & Ducts		5%			61	

Total Seat Count	360					
Total Indoor Rentable Function Space					669	
Total Indoor Rentable Function Space per Key				3.43		
TOTAL MEETING & FUNCTION PUBLIC AREAS					1289	5

MEETING & FUNCTION SUPPORT	#	%		AREA/ UNIT	TOTAL M ²	EXTERNAL M ²
Ballroom Bulk Prep Hot	1			20	20	
Ballroom Bulk kitchen Cold	1			12.5	13	
Ballroom Chiller & Freezer	1			12.5	13	
Ballroom F&B Store	1			5	5	
Ballroom Dish Wash & Pot Wash	1			10	10	
Ballroom F&B Staging Areas, Service Vestibules, etc	1			83	83	
Ballroom & Multifunction Room Regeneration Kitchen	1			17.5	18	
Meeting Room Furniture Storage	1			40.5	41	
Meeting Room & Board Room Pantry	1			24.5	25	
Ballroom & Multifunction Furniture Storage	1			59.85	60	
A/V Closet	1			9.3	9	
Circulation		10%			30	
Walls & Ducts		5%			16	

TOTAL MEETING & FUNCTION SUPPORT AREAS					343	
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Hilton



RECREATIONAL AREAS

RECREATIONAL AREAS	#	%	AREA M ²	TOTAL M ²	EXTERNAL M ²
Fitness Centre					
Mixed Fitness Centre (Male & Female)	1		112	112	
Spa					
Arrival Area	1		40	40	
Guest Toilet	4		5	20	
Changerooms (Male & Female)	2		80	160	
Thermal Zone (Male & Female)	2		60	120	
Retail Area	1		15	15	
F&B Area	1		40	40	
Female Hair Salon	1		40	40	
Male Barber	1		35	35	
Nail Salon (including Pantry)	1		25	25	
Consultation Room	2		10	20	
Spa Water Experiences (Indoor)	1		100	100	
Spa Water Experiences (Outdoor)	1		100		100
Pre-Treatment Seating Area	1		20	20	
Relaxation Area	1		30	30	
Treatment Rooms (Single)	3		16	48	
Treatment Rooms (Double)	1		45	45	
Pool					
Outdoor Pool	1		240		240
Outdoor Pool Deck	1		360		360
Outdoor Showers	2		3		6
Outdoor Pool Changing / Toilets	2		26	52	
Outdoor Pool 2	1		180		180
Outdoor Pool Deck	1		270		270
Outdoor Showers	2		3		6
Towel Dispense Station / Store	1		15		15



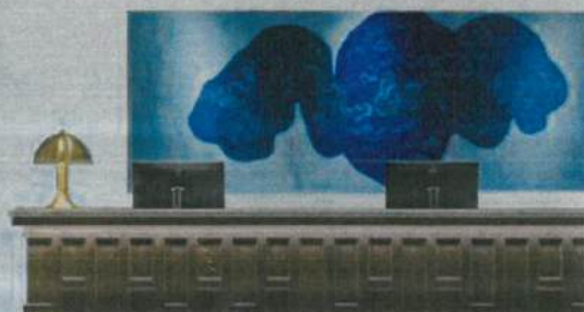
RECREATIONAL AREAS

RECREATIONAL AREAS	#	%	AREA M ²	TOTAL M ²	EXTERNAL M ²
OTHER RECREATIONAL AREAS					
Kids Club	1		75	75	
Shaded External Kids Pool	1		25		25
Kids Semi-covered external Playground	1		120		120
Tennis Court / Multi-purpose Court	1		300		300
Circulation		10%		100	
Walls & Ducts		5%		55	

Total Area - Fitness Centre				40	
Total Area - Spa				758	100
Total Area - Pool				52	1,077
Total Area - Other Recreational				75	445

RECREATIONAL SUPPORT	#	%	AREA/ UNIT	TOTAL M ²	EXTERNAL M ²
Manager Office	1		15	15	
Reservation Office	1		12	12	
Spa Preparation Room	1		15	15	
Team Member Break Room	1		20	20	
Team Member Toilet (Male & Female)	2		4	8	
Clean Linen Store	1		10	10	
Soiled Linen Trolley Bay Holding Area	1		5	5	
Janitor Store	1		5	5	
Pool Furniture Store	1		20	20	
Outdoor Pool Equipment Room	1		42		42
Circulation		10%		11	
Walls & Ducts		5%		6	

TOTAL RECREATIONAL SUPPORT AREAS				127	42
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ADMIN AREAS

ADMIN AREAS	#	%	AREA M ²	INTERNAL M ²	EXTERNAL M ²
Offices					
General Manager	1		18	18	
General Manager PA	1		6	6	
Director of Operations	1		8	8	
Commercial Director	1		8	8	
Director of Finance	1		8	8	
Director of Sales & Marketing	1		8	8	
Director of F&B	1		8	8	
Open Plan Desks					
Finance Workstations	5		5	25	
Sales & Marketing Admin Workstations	4		5	20	
F&B Admin Workstations	2		5	10	
Meeting & Events Admin Workstations	1		5	5	
Other Admin Areas					
Reservations Workstations	2		5	10	
Finance Files & Archive Room	1		10	10	
General Files & Archive Room	1		10	10	
Cashier Office (In-House Safe)	1		11	11	
Executive Meeting Room	1		18	18	
Executive Toilets	2		4	8	
Executive Pantry	1		5	5	
Copy / Mail Room	1		5	5	
Circulation		10%		20	
Walls & Ducts		5%		11	

TOTAL ADMIN AREAS

232



GENERAL BOH

TEAM MEMBER AREAS	#	%	SEAT/ TM	AREA PER SPACE/ SEAT M ²	AREA/ UNIT	INTERNAL M ²	EXTERNAL M ²
Total Team Members	234						
Total Team Members/Key	1.2						
Female Team Members	117						
Male Team Members	117						
Team Entrance	1				10	10	
Security Manager	1				8	8	
Security Workstations	2				6	12	
CCTV Room	1				14	14	
Director of HR Offices	1				8	8	
HR Admin Workstations	2				6	12	
Interview Room	1				12	12	
Training Room	1				30	30	
Valet Drivers Room	1				6	6	
Team Dining Seating Area	1		56	1.7	95.2	95	
Team Dining Servery & Beverage	1				18	18	
Team Dining Support Pantry	1				20	20	
Team Dining Washing & Sorting	1				20	20	
Team Knowledge / Relaxation Room	1		51	0.7	35.7	36	
Team Facilities - Female	1		99	0.7	69.3	69	
Team Facilities - Male	1		99	0.7	69.3	69	
Clinic / Medical Rooms	1				10	10	
Team Member Bus Parking / Dropoff	1				40		40
Circulation (including Lift Lobbies)		10%				45	
Walls & Ducts		5%				25	

TOTAL TEAM MEMBER AREAS						519	40
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HOUSEKEEPING & LAUNDRY AREAS					AREA/ UNIT	INTERNAL M ²	EXTERNAL M ²
Full Service Laundry	1				85	85	
Laundry Manager Area	1				6	6	
Clean Linen Store	1				20	20	
Dirty Linen Collection/Store Room	1				17	17	
Uniform Issue	1				41	41	
Laundry Chemical Store	1				5	5	
Housekeeping Manager	1				6	6	
Housekeeping Workstations	2				8	16	
Housekeeping Chemical Store	1				9.8	10	
Housekeeping Bulk Store	1				29.3	30	
Housekeeping Amenities Store	1				11.7	12	
Lost & Found	1				10	10	
Circulation (including Lift Lobbies)		10%				26	
Walls & Ducts		5%				14	

TOTAL HOUSEKEEPING & LAUNDRY AREAS						298	
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GENERAL BOH

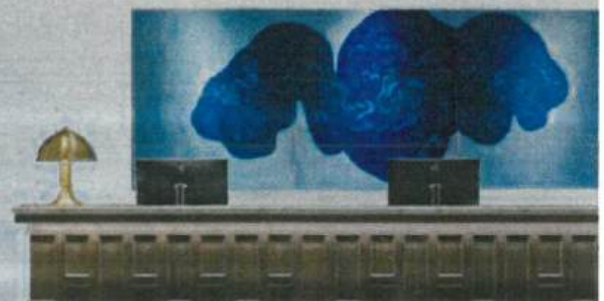
OTHER BACK OF HOUSE AREAS	#	%	AREA/ UNIT	TOTAL M ²	EXTERNAL M ²
General Storage	1		50	50	
Chief Engineering Office	1		8	8	
Engineering Workstations	2		5	10	
Engineering & Maintenance Workshops	1		32.5	33	
Engineering Archive	1		10	10	
IT / Comms Room (Server Room)	1		16	16	
IT Manager Office & IT Storage	1		10	10	
Buggy Workshop	1		50	50	
Landscape Store	1		15	15	
Landscape Office & Staff Area	1		30	30	
Circulation (including Lift Lobbies)		10%		23	
Walls & Ducts		5%		13	

TOTAL OTHER BACK OF HOUSE AREAS **268**

PLANT & EQUIPMENT AREAS

PLANT & EQUIPMENT AREAS	#	%	AREA M ²	TOTAL M ²	EXTERNAL M ²
MEP (To be sized according to servicing requirements- 4% of GFA)		4%	15998	640	
Circulation (including Lift Lobbies)		8%		51	
Walls & Ducts		5%		35	

TOTAL PLANT & EQUIPMENT AREAS **724**



VERTICAL CIRCULATION

VERTICAL CIRCULATION	#	%	# Of Floors	AREA M ²	TOTAL M ²	EXTERNAL M ²	
Lifts							
Guest Lifts	2			3.6	7		
Car Park/Shuttle Lifts	2			3.6	7		
Service Lifts	2			4.2	8		
Stairwells							
Guestroom Floors	2		6	15.8	190		
Ground Floor	2		1	15.8	32		
Podium Floors	2		1	15.8	32		
Roof	2		1	15.8	32		
Walls & Ducts		5%			15		
TOTAL VERTICAL CIRCULATION AREAS					323		

EXTERNAL AREAS & PARKING

EXTERNAL AREAS & PARKING	#	AREA M ²	TOTAL M ²	EXTERNAL M ²
Guest Car Parking	195	35		6,825
Team Member Car Parking	12	35		420
Coach Parking	2	100		200
Main Porte Cochere	4	35		140
Ballroom Porte Cochere	6	35		210
Lift Lobbies	2	3.7	7	
TOTAL EXTERNAL AREAS & PARKING			7	7,795

