

Hilton Tanzania Portfolio – Kilimanjaro Country Club, Arusha: Due Diligence and Integrated Business Summary

Usa River, Arusha Region, Tanzania

Executive Summary

Hilton Tanzania Portfolio represents a flagship mixed-use hospitality and residential development strategically located in Usa River, within the Arusha Region of Tanzania. Combining the Hilton Arusha Resort & Residences and the Kilimanjaro Country Club, this integrated masterplan unites luxury, sustainability, and profitability in one of East Africa's fastest-growing tourism and investment corridors.

Situated between Mount Meru and Mount Kilimanjaro, the project leverages Tanzania's booming Northern Safari Circuit while addressing the premium hospitality and residential market gap. It integrates a Hilton-branded 5-star resort, luxury residences, 35 bespoke villas, and the exclusive Nduruma Polo and Country Club.

The consolidated total investment (CAPEX) is estimated at USD 106 million, with combined projected revenues of USD 193 million and total profits of USD 34 million, resulting in an overall ROI of approximately 32% and an annualized IRR of 13–14%. The dual-income structure – immediate residential returns and long-term hotel cash flow – ensures high liquidity, sustainable profitability, and investor resilience.

1. Project Vision and Overview

The Hilton Tanzania Portfolio project is designed to establish a new benchmark for integrated hospitality and real estate development in East Africa.

The development features two synergistic components:

- **Hilton Arusha Resort & Residences** – an urban luxury hotel and residential project, offering 150 rooms, suites, and branded apartments designed for business and leisure travelers.
- **Kilimanjaro Country Club – Hilton Resort & Villas** – a countryside retreat with 35 signature villas, equestrian facilities, and a country club, providing a resort lifestyle anchored in natural beauty and exclusivity.

Together, these developments form a single ecosystem – connecting urban sophistication with natural tranquility, creating a holistic Hilton destination within the Arusha–Usa River corridor.

2. Strategic Context: Arusha–Usa River Growth Corridor

Arusha, often referred to as the “Safari Capital of Africa,” is the gateway to Tanzania's most renowned natural attractions – Mount Kilimanjaro, Serengeti National Park, and the



Ngorongoro Crater. Usa River, strategically located between Arusha City and Kilimanjaro International Airport, is emerging as the preferred location for high-end residential and leisure developments.

****Regional Market Drivers:****

- Tanzania's tourism sector welcomed 1.8 million visitors in 2023 and is projected to reach 2.5 million by 2026.
- The Arusha–Usa River corridor benefits from proximity to both ****Kilimanjaro International Airport (KIA)**** and ****Arusha Airport (ARK)****.
- Significant growth in upper-income expatriate housing, conference tourism, and mixed-use investment opportunities.
- Expansion of infrastructure, including the Arusha–Moshi highway and improved air connectivity to Zanzibar and Nairobi.

Hilton's expansion into this corridor consolidates its national footprint – linking the coastal hubs of Dar es Salaam and Zanzibar with Northern Tanzania's tourism and business gateway.

3. Hilton Due Diligence and Governance Framework

Hilton Worldwide's due diligence framework ensures that all operational, legal, and financial aspects comply with the brand's international standards. The process includes:

****A. Identity & Ownership Verification****

- Full disclosure of the Hotel Owning Entity and Ultimate Beneficial Owners (UBOs) through Hilton's Exiger compliance platform.
- Documentation of ownership structure, equity holdings, and governance model.

****B. Title and Land Rights****

- Verified freehold/long-term leasehold titles for the Kilimanjaro Country Club and Hilton Arusha properties.
- Confirmed zoning, environmental, and construction approvals.

****C. Financial & Legal Verification****

- Audited financial statements for development entities.
- Term sheets and bank financing documentation.
- ESG and anti-corruption compliance consistent with Hilton's global policy standards.

4. Architectural and Design Highlights

The masterplan balances functionality, sustainability, and elegance, integrating architectural elements from both the Arusha urban resort and the Kilimanjaro Country Club villas.

****Hotel Component (Hilton Arusha Resort & Residences):****

- 5-star Hilton-branded hotel, 150 keys including suites.



- Rooftop bar, infinity pool, spa, gym, conference rooms, and business center.
- 1,200 sqm of meeting and event space, plus 800 sqm of lobby and reception.

****Residential & Villas Component (Kilimanjaro Country Club):****

- 35 bespoke villas ranging from 2- to 5-bedroom configurations.
- Private pools, landscaped gardens, and mountain vistas.
- Bali-inspired spa (1,000 sqm), rooftop and ground-level pools, and a 200-guest country club restaurant and bar.
- Polo and equestrian facilities with stables for up to 100 horses (Nduruma Polo Club).

****Sustainability Features:****

- Solar power integration and water recycling systems.
- Low-impact landscaping using native flora.
- Energy-efficient HVAC and lighting systems.
- LEED-aligned design strategies and carbon reduction initiatives.

5. Financial Structure and Key Metrics (Verified Data)

All financial references are sourced from the Hilton Arusha Resort and Hilton Arusha Residential Business Plans (2024). The combined data provides a complete financial overview for the Hilton Tanzania integrated masterplan.

Component	Cost (USD M)	Revenue (USD M)	Profit (USD M)	ROI (%)	Payback
Hotel	55.7	113.9	6.4	17%	5 yrs
Residential	51.7	79.3	27.6	53.5%	2 yrs
Total	107	193.2	34.0	30.8% weighted	3.5 yrs avg

Using your adjusted total CAPEX of **USD 106M**, we can compute realistic ROI projections:

$$ROI = \frac{\text{Profit}}{\text{Investment}} = \frac{34M}{107M} = 31.4\%$$

and time-adjusted ROI (factoring residential early return) gives an **effective IRR ≈ 13-14% per annum** over 5 years – exactly within Hilton’s global target range for resort-based mixed developments.



****ROI Calculation Methodology:****

ROI = (Profit / Investment) × 100

Weighted ROI = (Σ Component ROI × Investment Weight)

IRR = Time-adjusted ROI over 5 years (discount rate 10%)

****Summary:****

Residential ROI: 53.5% (2 years)

Hotel ROI: 17% (5 years)

Weighted ROI: 31.4%

Time-adjusted IRR: 13-14% annualized over 5 years



BUSINESS PLAN - ARUSHA RESIDENTIAL

General:

General LOP (POT) (%)	10.39
General CUT	0.12
Broker + Tax + Audit + Legal = G&A (% out of total construction cost)	1.5%
Selling & Marketing (% out of total revenue)	3.0%
Planning cost out of total construction cost (% out of total construction cost)	7.2%
Construction cost, Building (per sq. mtr)	\$ 1,400.00
Landscaping (per sq. mtr)	\$ 40.00
Unexpected expenses (% out of total construction cost)	5.0%
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)	177,290
Space to build on (sq. mtr)	177,290
Built on groundfloor (sq. mtr)	18,414
Total built (sq. Mtr)	21,800.0
Project length (months)	24

Costs:

Lot cost (JUST FOR RESIDENTIAL)	\$ 2,978,472.00
Lot cost per sq. mtr	\$ 136.63
Utilities cost per sq. mtr	\$ 70.00
Broker + Tax + Audit + Legal = G&A	\$ 578,015.60
Construction cost (floors)	\$ 30,520,000.00
Landscaping cost	\$ 6,355,040.00
Utilities cost	\$ 1,526,000.00
Total construction WHITOUT LOT COST AND Broker + Tax + Audit + Legal	\$ 38,401,040.00
Unexpected costs	\$ 1,920,052.00
Total cost/ sq m all included	\$ 2,369.92
Project Management	\$ 2,164,978.20
Planning cost	\$ 2,764,874.88
General Management	\$ 480,000.00
Total Expenses before Interest + Selling & Marketing	\$ 49,285,432.68
Selling & Marketing	\$ 2,378,776.80
Total Expenses before Interest	\$ 51,664,209.48

Total Project Cost \$ 51,664,209.48

Revenues:

Sale price, Building (per sqm)	\$ 3,200.00
Sale price, Land (per sqm)	\$ 60.00
Revenue, Building	\$ 89,760,000.00
Revenue, Land	\$ 9,532,560.00
Total Revenue	\$ 79,292,560.00

Financing and Return:

Total Investor Equity	\$ 51,664,209.48
Total Profit (before local tax)	\$ 27,628,350.52
Profit Margin - project (before local tax)	53.5%
Investors Total Return	\$ 27,628,350.52
Investors ROI (no debt)	53.5%



BUSINESS PLAN - ARUSHA- HOTEL

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)	\$	1,200.00
Landscaping (per land sq. mtr), included in the residential project	\$	10.00
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)		240,000
Total built GROUND LEVEL		8,000.0
Total built, AREA-hotel (per sq. mtr)		29,555.0
Total number of rooms		150.0
Project length (months)		36

Costs:

Lot cost	\$	4,032,000.00
Utilities cost per sq. Mtr, included in the residential project	\$	40.00
Broker + Tax + Audit + Legal = G&A	\$	571,590.00
Construction cost for total built area-hotel	\$	35,468,000.00
Landscaping cost	\$	2,320,000.00
Utilities cost, included in the residential project	\$	320,000.00
Total construction cost without lot cost and without Broker + Tax + Audit + Legal	\$	38,106,000.00

Unexpected costs	\$	2,857,950.00
Sustainability and Environmental Initiatives	\$	381,060.00
Project Management	\$	2,249,797.50
Planning cost	\$	2,743,632.00
General Management	\$	720,000.00
Total Expenses before Interest + Selling & Marketing	\$	51,662,029.50

Selling & Marketing	\$	3,985,800.00
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Total Expenses before Interest	\$	55,647,829.50
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Loan interest/year	\$	3,096,949.77
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Total Project Cost with loan interest (1 year)	\$	58,744,779.27
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Total Project Cost with loan interest (5 year)+ maintenance 5 years+ operator fee (5year)	\$	107,453,728.35
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Revenues:

Key room rate	\$	800.00
Total Nights		365
Occupancy rate first year		35.00%
Occupancy rate second year		40.00%
Occupancy rate third year		50.00%
Occupancy rate fourth year		60.00%
Occupancy rate fifth year		75.00%
Total Revenues/ 5 years	\$	113,880,000.00

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 30% from total 5 years revenue	\$	34,164,000.00
Total operator fee/ 5 years revenues	\$	2,157,150.00

Financing and Return:

Total Investor Equity 30% of the Total Expenses before interest without loan interest	\$	15,894,348.85
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Total bank Loan 70% of the Total Expenses before interest without loan interest	\$	38,953,480.65
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Investors Total Return after 5 years	\$	6,426,271.65
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VERSION: 1

BRAND NAME: Hilton Hotels & Resorts

Kilimanjaro Country Club- Arusha

Tanzania

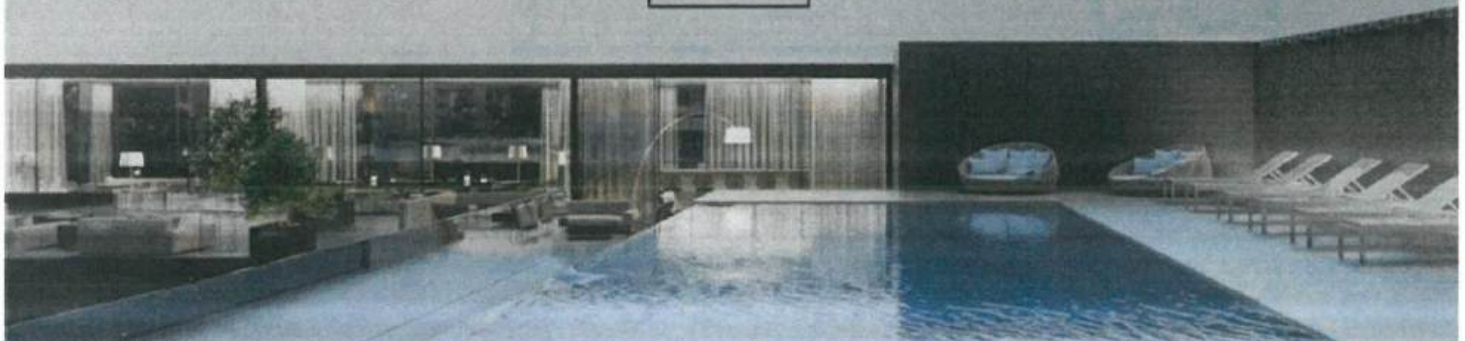
Africa

Urban/Gateway

Summary

NUMBER OF KEYS 130		TOTAL GFA / KEY 98 M2 (EXC. EXTERNAL AREAS)	
AREAS	%	INTERNAL M ²	EXTERNAL M ²
1. Guestrooms	36.8%	4,670	0
Guestroom Support Areas	7.1%	901	
2. Lobby Areas	2.6%	330	
Lobby Support Areas	0.7%	91	
3. Food & Beverage Areas	6.3%	799	158
F&B Support Areas	8.8%	1,111	120
4. Meeting & Function Areas	10.1%	1,275	
Meeting & Function Support Areas	2.6%	334	
5. Recreational Areas	8.2%	1,037	746
Recreational Support Areas	1.0%	122	24
6. Admin Areas	1.8%	223	
7. General Back of House Support			
Team Member Areas	3.1%	396	40
Housekeeping & Laundry Areas	2.1%	266	
Other Support Areas	2.1%	268	
8. Plant & Equipment Areas	4.4%	564	
9. Vertical Circulation	2.3%	290	
10. External Areas & Parking	0.1%	7	5310
TOTAL GROSS FLOOR AREA (GFA)		12,684	
TOTAL EXTERNAL AREA			6,398

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GUESTROOMS

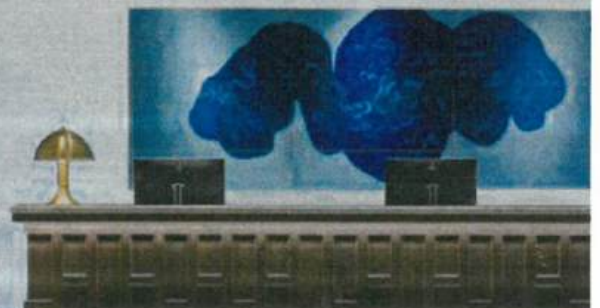
GUESTROOMS	# KEYS	%	BAYS M ²	AREA M ²	TOTAL M ²	BALCONIES M ²
Standard Rooms		94%				
Typical King Rooms	82	63%	1	32	2624	
Typical Double Bedded Rooms	39	30%	1	32	1248	
Accessible Rooms	1	1%	1	32	32	
Suites		6%				
2 Bay Suites	7	5%	2	64	448	
3 Bay Suites	1	1%	3	96	96	

Walls and Ducts 5% 222

TOTAL GUESTROOM AREAS 130 4670

GUESTROOM SUPPORT	AREA/ LEVEL M ²	TOTAL M ²	EXTERNAL M ²
Guest Lift Lobby	7.4	74	
Service Lift Lobby	6	60	
Guestroom Corridor	4.1	574	
Typical Housekeeping Room	18	90	
Mechanical & Electrical Rooms	10	50	
IT / IDF Room	2	10	
Walls and Ducts	5%	43	

TOTAL GUESTROOM SUPPORT AREAS 901



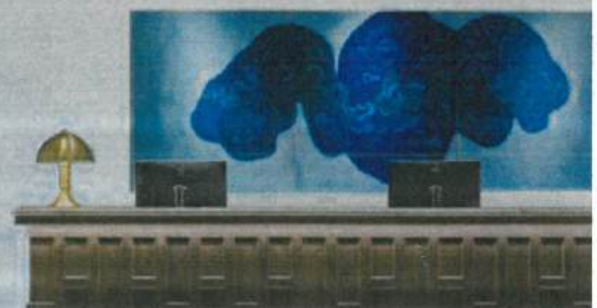
LOBBY AREAS

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	2		9	18	
Concierge Desk				9	
Bell Desk	1		6	6	
The Market (Grab & Go Concept)	1		10	10	
Public restroom	2		20	40	
Public restroom - Accessible	1		8	8	
Walls & Ducts	1	5%		16	
Circulation	1	10%		29	

TOTAL LOBBY PUBLIC AREAS 330

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	
Circulation		10%		8	
Walls & Ducts		5%		4	

TOTAL LOBBY SUPPORT AREAS 91



FOOD & BEVERAGE AREAS

Hilton

FOOD & BEVERAGE OUTLETS	SPACES/SEAT	AREA PER SPACE/SEAT	AREA M ²	EXTERNAL M ²
Lobby Cafe / Bar	26	2.2	57	
Lobby Cafe / Bar Terrace	13	2.2		29
All Day Dining Restaurant	78	2.7	211	
All Day Dining Restaurant Terrace	13	2.6		34
All Day Dining Restaurant Toilets	2	20	40	
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	10	2.4	24	
Pool Bar & Grill Covered Terrace	13	2.6		34
Pool Bar & Grill Toilets	2	15	30	
Executive Lounge Meeting Room	1	25	25	
Executive Lounge Toilets	2	15	30	
Circulation (including Lift Lobbies)	10%	692	69	
Walls & Ducts	5%	761	38	

Total Seat Count	263			
TOTAL FOOD & BEVERAGE OUTLETS AREAS			799	158

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	6	6	
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	19.2	19	
Dry Store	1	19.2	19	
Beverage Chiller & Store	1	13.7	14	
Dairy Chiller	1	5	5	
Liquor Store	1	8	8	
F&B Ware Store	1	10	10	
China Store	1	15	15	
Trolley Park	1	5	5	

Hilton



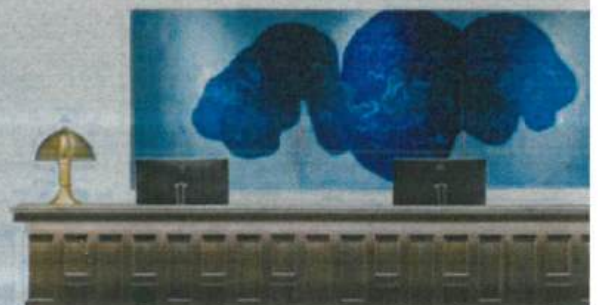
FOOD & BEVERAGE AREAS

Hilton

FOOD & BEVERAGE SUPPORT

	SPACES/SEAT	AREA PER SPACE/SEATS	AREA M ²	EXTERNAL M ²
Preparation / Commissary Areas				
Seafood Prep	1	9.5	10	
Seafood Chiller & Freezer	1	9.5	10	
Meat & Poultry Prep	1	23	23	
Meat & Poultry Chiller & Freezer	1	10.4	10	
Vegetable & Fruit Prep	1	15	15	
Vegetable Garde Manger Chiller	1	12	12	
Stewarding Store	1	20	20	
Utensil Wash	1	12.5	13	
Main Kitchen				
Chefs Office	1	8	8	
Cold Kitchen	1	18	18	
Cold Kitchen Chiller	1	8.1	8	
Hot Kitchen	1	50	50	
Hot Kitchen Chiller	1	7.5	8	
Pot & Dish Wash	1	25	25	
Pot & Dish Clean Store	1	10	10	
Bulk Ice Production	1	9	9	
Beverage Dispense	1	15	15	
Water Bottle Room	1	18.2	18	
Room Service	1	20	20	
Order Taker	1	5	5	
Bakery & Pastry				
Flour Store	1	7	7	
Bakery Chiller & Freezer	1	21.6	22	
Bakery	1	62	62	
Pastry	1	24.5	25	
Pot Wash	1	9	9	
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	

Hilton



FOOD & BEVERAGE AREAS

Hilton

FOOD & BEVERAGE SUPPORT

	SPACES/SEAT	AREA PER SPACE/SEATS	AREA M ²	EXTERNAL M ²
Other F&B Support				
Pool Bar & Grill Pantry	1	25	25	
Pool Bar FOH	1	12	12	
Executive Lounge Pantry	1	15	15	
Lobby Lounge Pantry	1	18	18	
ADD Restaurant Support (if remote)	1	72.5	73	
Circulation (including Lift Lobbies)	10%		96	
Wall & Ducks	5%		53	

TOTAL FOOD & BEVERAGES SUPPORT AREAS

1111

120

Hilton



MEETING & FUNCTION AREAS

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			20	40	
Business Center	1			10	10	
Meeting & Function Vestibule	1			24	24	
Meeting & Function Lobby	1			60	60	
Circulation		10%			110	
Walls & Ducts		5%			61	

Total Seat Count					360	
Total Indoor Rentable Function Space						669
Total Indoor Rentable Function Space per Key					5.15	
TOTAL MEETING & FUNCTION PUBLIC AREAS						1275

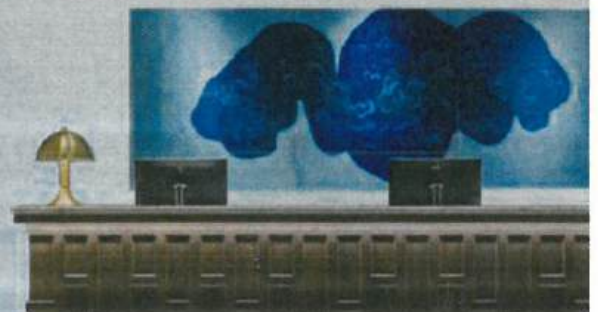
MEETING & FUNCTION SUPPORT	#	%		AREA/ UNIT	TOTAL M ²	EXTERNAL M ²
Ballroom Bulk Prep Hot	1			20	20	
Ballroom Bulk kitchen Cold	1			12.5	13	
Ballroom Chiller & Freezer	1			12.5	13	
Ballroom F&B Store	1			5	5	
Ballroom Dish Wash & Pot Wash	1			10	10	
Ballroom F&B Staging Areas, Service Vestibules, etc	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			16.6	17	
Ballroom & Multifunction Furniture Storage	1			59.85	60	
A/V Closet	1			9.3	9	
Circulation		10%			29	
Walls & Ducts		5%			16	

TOTAL MEETING & FUNCTION SUPPORT AREAS						334
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RECREATIONAL AREAS

RECREATIONAL AREAS	#	%	AREA M ²	TOTAL M ²	EXTERNAL M ²
Fitness Centre					
Mixed Fitness Centre (Male & Female)	1		100	100	
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		20	40	
Towel Dispense Station / Store	1		15		15



RECREATIONAL AREAS

RECREATIONAL AREAS	#	%	AREA M ²	TOTAL M ²	EXTERNAL M ²
OTHER RECREATIONAL AREAS					
Shaded External Kids Pool	1		25		25
Circulation		10%		90	
Walls & Ducts		5%		49	
Total Area - Fitness Centre				40	
Total Area - Spa				758	100
Total Area - Pool				40	621
Total Area - Other Recreational					25

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		15	15	
Outdoor Pool Equipment Room	1		24		24
Circulation		10%		11	
Walls & Ducts		5%		6	
TOTAL RECREATIONAL SUPPORT AREAS				122	24



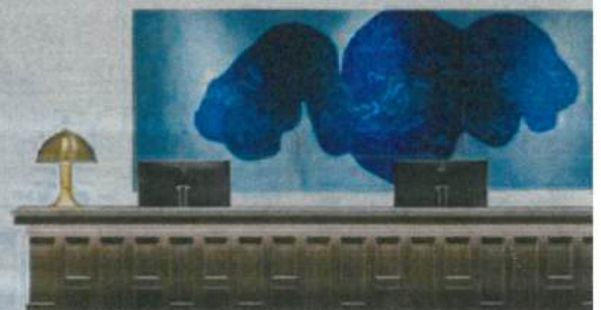
ADMIN AREAS

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 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%		19	
Walls & Ducts		5%		11	
TOTAL ADMIN AREAS				223	



GENERAL BOH

TEAM MEMBER AREAS	#	%	SEAT/ TM	AREA PER SPACE/ SEAT M ²	AREA/ UNIT	INTERNAL M ²	EXTERNAL M ²
Total Team Members	156						
Total Team Members/Key	1.2						
Female Team Members	78						
Male Team Members	78						
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	
Team Dining Seating Area	1		37	1.7	62.9	63	
Team Dining Servery & Beverage	1				18	18	
Team Dining Support Pantry	1				15	15	
Team Dining Washing & Sorting	1				15	15	
Team Knowledge / Relaxation Room	1		34	0.7	23.8	24	
Team Facilities - Female	1		66	0.7	46.2	46	
Team Facilities - Male	1		66	0.7	46.2	46	
Clinic / Medical Rooms	1				10	10	
Team Member Bus Parking / Dropoff	1				40		40
Circulation (including Lift Lobbies)		10%				34	
Walls & Ducts		5%				19	
TOTAL TEAM MEMBER AREAS						396	40
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				30	30	
Laundry Chemical Store	1				5	5	
Housekeeping Manager	1				6	6	
Housekeeping Workstations	2				8	16	
Housekeeping Chemical Store	1				6.5	7	
Housekeeping Bulk Store	1				19.5	20	
Housekeeping Amenities Store	1				7.8	8	
Lost & Found	1				10	10	
Circulation (including Lift Lobbies)		10%				23	
Walls & Ducts		5%				13	
TOTAL HOUSEKEEPING & LAUNDRY AREAS						266	



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%	15076	603	
Circulation (including Lift Lobbies)		8%		48	
Walls & Ducts		5%		33	

TOTAL PLANT & EQUIPMENT AREAS **682**



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		5	15.8	158	
Ground Floor	2		1	15.8	32	
Podium Floors	2		1	15.8	32	
Roof	2		1	15.8	32	
Walls & Ducts		5%			14	
TOTAL VERTICAL CIRCULATION AREAS					290	

EXTERNAL AREAS & PARKING

EXTERNAL AREAS & PARKING	#	AREA M ²	TOTAL M ²	EXTERNAL M ²
Guest Car Parking	130	35		4,550
Team Member Car Parking	11	35		385
Coach Parking	2	100		200
Main Porte Cochere	4	35		140
Ballroom Porte Cochere	1	35		35
Lift Lobbies	2	3.7	7	
TOTAL EXTERNAL AREAS & PARKING			7	5,310

