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FIRST SEASIDE RESIDENTIAL VILLAS IN LAGOI BAY
UP FOR SALE

Bintan Resorts Debuts New Seafront Homes in Lagoi Bay, North Bintan Island’s Premier Master-Planned Community

SINGAPORE, October 2013 / -- Bintan Resorts launches a brand new collection of homes in the well-established master-planned community of Lagoi Bay in northern Bintan. Among the area's newest communities, all of 139 villas in Pantai Indah at Lagoi Bay offer three new designs that showcase the property’s inspired architectural concepts.

Pantai Indah, developed by PT Buana Megawisatama, a subsidiary of Singapore-listed Gallant Venture, is Bintan's first seaside residential estate. Realising the demand of seafront properties by Singaporeans and residents in the region, Bintan Resorts has teamed up with leading global hotel and residence management group, Holiday Villa International, a renowned hospitality brand name founded in the year 1987 by Alangka-Suka Hotels and Resorts Berhad (a subsidiary of Advance Synergy Berhad), and currently operating more than 30 hotels and resorts with a total inventory of 6,852 guest room and suites all over the world.
"Pantai Indah provides Singapore home shoppers the opportunity to find the home of their dreams," said Chia Tek Yew, Executive Director, Strategy and Marketing, Bintan Resorts International. "We've worked to dedicate more square footage to the areas where people spend the majority of their time. Prospects will find comfortable, casual living spaces replace traditional formal rooms and create an upscale, elegant lifestyle."

"By merging the strengths of Bintan Resorts and Holiday Villa International, we are able to manage properties under the international standards said Tan Sri Azman Shah Haron, Director of Holiday Villa International. "For example, Pantai Indah represents an ideal opportunity to create a premier beach resort residences for the region and Singapore overall."

Sprawled across 13-ha of lush tropical land and flanked by stunning seaside views, Pantai Indah is a fully-gated community with 24-hour security, direct access to the beach and located just 10 minutes away from Plaza Lagoi. Pick from one and two bedroom villas: The architecture of Pantai Indah’s two-bedroom villas borrows from traditional Balinese design and marries expansive bay windows, a personal pool and outdoor bathroom. A smaller, cosier version of the two-bedroom villas, the one-bedroom is ideal for those looking for the perfect escape as it opens up to a sun-splashed terrace that provides direct access to the beach. Generous, light filled living spaces surround your own personal pool and sala, lush greenery frame the private decks and generous amounts of space provide ample room to relax with family and guests. There are altogether 48 units of two-bedroom villas (425 sqm land area; 202 sqm build area), each priced starting from SGD$770,000 and 91 units of one-bedroom villas (160sqm land area, 120sqm build area) each priced starting from SGD$435,000.

As part of the new Lagoi Bay masterplanned development, the villas will have walking access to the new Lagoi Bay Village Mall as well as upcoming resorts, shops and restaurants. Accessible via regular shuttle buses from the Pantai Indah community is Plaza Lagoi, which will have the highest concentration of commercial, leisure and recreational activities – including an upmarket food court on the second level of the mall – on the island. Established resorts, such as Banyan Tree, Angsana Hotel and Spa, Nirwana Gardens Hotel, Club Med and Bintan Lagoon Resorts, are just a short 10 minutes drive away. The combined properties have close to 40 food and beverage establishments and four golf courses. The first Indonesia private airport, which is target to open in 2015 in Uban, is a mere 30-minute drive from Bintan Resorts.

Situated on the cusp of the sealine and protected by marshlands, Pantai Indah has an aura of rustic charm accented by modern conveniences and sporting activities in a safe and secure setting. The nearby Lagoi lake for instance features Air Adventures
Flying Club Bintan, an ultra light aircraft ride centre and flying school for adventure enthusiasts; as well AdvenTreez, a new canopy adventure trail nestled within majestic rainforests to embark on, and a four-wheel drive motor-cross facility and driving academy.

For additional details, visit www.pantai-indah.com or call (65) 6389 3210. Pantai Indah show gallery is located at 991A Alexandra Road, #02-06/07 and viewing is by appointment only. To book a viewing, contact +65 6389 3276 or +65 63893717.

To keep up with the news on Lagoi Bay in Bintan Island, visit www.lagoibaybintan.com

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Media contacts:
For high-resolution images and more information, please contact Platform Public Relations at:

Adlena Wong       KhengIm Tan
Platform Public Relations  Platform Public Relations
Tel: (65) 94300833  Tel: (65) 97722669
Email: adlena@platformpr.sg  Email: kheng@platformpr.sg

Notes to Editor:

About Bintan Resorts
Bintan Resorts was founded in 1990 as a collaborative initiative between the governments of Singapore and Indonesia and is a multi-award winning, integrated tropical beach resort destination with world-class facilities. The island, located in the Riau Archipelago, is easily accessed via fast and comfortable ferries (45 minutes from Singapore and 35 minutes from Batam, Indonesia) and features extensive land bank of prime tropical resort real estate within close proximity to Singapore. A superb twin destination with city and beach resort appeal, Bintan Resorts offer international standards of products and services such as golf, spa, water sports, nature/culture tours and a wide range of accommodation, making it an ideal getaway for all. There are currently five independently owned and operated beach resorts, four designer golf courses, as well as a range of recreational facilities and attractions located within it.
Website: www.bintan-resorts.com
Facebook: www.facebook.com/bintanresorts
About Lagoi Bay
Lagoi Bay is a prime tropical beach resort development spread over 1,300 hectares on the Indonesian island of Bintan. Nestled between internationally renowned Banyan Tree Bintan and Club Med Bintan Island, Lagoi Bay encompasses resorts, residential and commercial properties. The Lagoi Bay development is a master-planned resort destination with full range of world-class infrastructure utilities and support facilities provided by PT Bintan Resorts Cakrawaka.
Website: www.lagoibaybintan.com

About Holiday Villa International
Holiday Villa is an international brand name founded in the year 1987 by Alangka-Suka Hotels and Resorts Berhad, a subsidiary of Advance Synergy Berhad. The brand name is a registered trade mark in the United Kingdom and Malaysia and ever since its inception, its mission is to become a premier international hotel management company. Led by two of Malaysia's respectable hoteliers, Tan Sri Dato' Azman Shah Haron and Puan Sri Datin Mavis Masri Azman, Holiday Villa International has built around it a team of professionals focused on talent, enhancement of capital, utilization of the latest technology and the provision of a full range of services to enhance profitability at every level. The first Holiday Villa hotel was opened in Cherating, a beach resort on the East Coast of Peninsula Malaysia. From Cherating, the brand has now expanded in destinations including Malaysia, Indonesia, United Kingdom, France, Sudan, Qatar, Saudi Arabia, Bahrain, Cambodia, Vietnam and People’s Republic of China. Currently, there are 33 hotels and resorts operated by Holiday Villa International with a total inventory of 6,852 guest rooms and suites. They range from affordable and modern city hotels to 4-star boutique hotels, chalets and apartment suites.
Website: www.holidayvillahotels.com
Appendix I: 
FAQ & Factsheet: Pantai Indah

1) What is the tenure of the villas and what happen after that? 
80 years from June 2015. Reverts back to the developer after that.

2) Can I renovate the villa myself? 
Interior renovations only.

3) Is the villa fully fitted and furnished? 
The villa is fully fitted (flooring, basic wall finishes, toilet fittings, fitted cabinetry, basic kitchen appliances of sink, hob and hood, light switches, TV, phone and Internet connection points, basic indoor and outdoor lighting, internal doors) However, it does not come furnished. It is compulsory to purchase our Furniture Packages for all Leaseback villas. Non leaseback villa buyers need not purchase the Furniture Packages.

4) Villa Type & Pricing
Bougainvillea - 48 units of 2 Bedroom Villa. Price starting from SGD$770,000*
Land: 425 sqm
Build: 202 sqm
Pool size: 2.8 x 7.5m

Cempaka - 91 units of 1 Bedroom Villa. Price starting from SGD$435,000*
Land: 160 sqm
Build: 120 sqm
Pool size : 2.8 x 6m

* Prices inclusive of 10% Government Tax

5) Furniture Package (see Furniture List)
Compulsory for all Leaseback Villas
1 Bedroom: S$40,000
2 Bedroom: S$70,000

Available for sale to all non-leaseback villas at the point of signing the Lease Agreement.

6) Facilities
• Main concierge lobby
• F&B facility
• Car parking
• Spa facility
• 24 hour security
• Land transfer from BBT Ferry Terminal
• Concierge Services
• Free shuttle bus to Plaza Lagoi
• High speed internet access
• Laundry services

7) Maintenance Fee*
2 Bedroom Villa = $350 per month. Payable every 3 months.
A Maintenance fee is a charge paid on a regular basis in order to maintain the common property. (ie: maintenance of everything outside of the villa perimeter)
The maintenance fee usually answers for expenses such as insurance, security, cleaning, common service expenses, maintenance of public area and services provide listed above.

*Not applicable for Leaseholder on Lease Back Program

8) TYPE OF OWNERSHIP
a) 80 Year Long Term Lease
Lessee(s) will enter into a Long Term Lease Agreement with developer, PT Buana Megawisatama (“BMW”). The Lease will commence from the date of certify completion or handing over of unit whichever is earlier.

Upon the Lease expiry, the property shall be surrendered to the developer. There will be no further extension of the 80 year lease after it expires.

b) Foreigner eligibility
Since it’s a Lease Agreement, Foreigner are eligible and are not restricted to housing law in Indonesia.

c) Transferable
Leaseholder can transfer/assign upon full payment of the purchase price and no outstanding payment of management fee and utilities charges. A transfer/assignment fee of SGD$5,000 is applicable.

d) No Capital Gain Tax
There is no capital gain tax when transferring/assignment of property unlike countries like Singapore or Malaysia.

9) LEASE BACK PROGRAM - 5+5 year
a) Guaranteed Returns
Guarantee minimum 5% Annual Return For 1st, 2nd & 3rd Year on nett Villa Price
On the 4th and 5th years, the Return will be:

0.325% of Nett Profit for 1 Bedroom Villa
0.575% of Nett Profit for 2 Bedroom Villa

Guaranteed returns will start to accrue no later than 6 months after Delivery date.

b) Free Stay Entitlements
Lease-back program entitles the owner to 20 “Free Stay” vouchers per annum.
Vouchers are valid for 12 months and are fully transferable

1 voucher for weekday stay (Mon-Thurs, Sun, PH)
2 vouchers for weekend stay (Fri, Sat & eve of PH)

Blackout dates apply (24 Dec – 2 Jan inclusive)

10) PAYMENT TERMS & CONDITIONS

NB: Total price = Villa price after discount + 10% tax + Furniture package where applicable

Step 1 - Booking Fee
SGD$5,000 payable upon signing of Booking Form to reserve the unit. This is refundable within 14 days of payment.

Step 2 - Sign Lease Agreement and 10% Deposit
Within 14 days of paying the Booking Fee, buyer has to
• pay 10% of Total Price minus $5,000 (Booking fee)
• sign the Lease Agreement.

Step 3 - Progressive Payment:-
Up to June 2015, buyer will pay monthly installments. Number of installments and installment amounts is variable and depends on when Step 2 above takes place.

\[
\text{Monthly Installment} = \frac{40\% \text{ of Total Price}}{\text{No. of months to June 2015}}
\]
Step 4 - Final Balance Payment of 50% upon Delivery
50% of Total Price payable on the date of delivery of vacant possession notice from developer

OR

Deferred Installment Scheme
Similar to a financing option. There are 2 options:
i) 3 year option - Defer payment over 3 years. 5% interest per annum applies
ii) 5 year option - Defer payment over 5 years. 1 to 3\textsuperscript{rd} year 5% interest per annum applies. 4-5\textsuperscript{th} year interest calculated at 9% per annum.
11) FURNITURE LIST

Living Room
- Sofa
- Side Chairs
- Coffee Table
- Side Table
- TV Console/Stand
- Curtains
- Accessories
- TV
- Phone

Dining Room
- Table
- 2 Chairs (1 Bedroom)
- 4 Chairs (2 Bedroom)
- Cutlery and crockery
- Accessories

Master Bedroom
- Bed
- Nightstands
- Chair
- TV Console
- Bedding - Mattress, Pillows and Duvet
- Bed Linens
- Curtains
- Accessories
- TV
- Phone

2nd Bedroom (applicable to 2 Bedroom only)
- Bed
- Nightstands
- Console
- Bedding - Mattress, Pillows and Duvet
- Bed Linens
- Curtains
- Accessories
• TV
• Phone

**Outdoor Area**
• Lounge Chair
• Side Tables
• Sofa (2 bedroom only)
• Barstools (2 bedroom only)

**Miscellaneous**
• Microwave
• Fridge
• Toaster
• Kettle
• Basic Pots and Pans
• Basic Kitchen Utensils
• Bathroom Towels
• Hangers

NB: Built in Wardrobes, Bathroom Cabinets, Safe, Air Con, Fan, Basic lighting, Kitchen Hob, Hood and Sink are included in the Villa selling price.
## 12) BUILDING SPECIFICATIONS

<table>
<thead>
<tr>
<th>Space</th>
<th>Measurement (m²)</th>
<th>Space</th>
<th>Measurement (m²)</th>
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<td><strong>VILLA 1 BEDROOM</strong></td>
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<td>Foyer</td>
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<td>Laundry</td>
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<td><strong>Total</strong></td>
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**External:**
- Swimming Pool: 7.4 x 2.8 m²
- Gazebo: 5.76 m²
- Swimming Pool: 6 x 2.8 m²
- Gazebo: 5.76 m²