



**THE BEST RESORT &  
GOLF COURSE IN  
PHILIPPINES**

**PALAWAN**  
Philippines

**BRGY  
SALANG**

**MUNICIPALITY  
OF  
BALABAC**

**INVESTORS COPY**

# Proposed Joint Venture Corporation

Project : Best Resort & Golf Course in Philippines

Location : Brgy Salang, Municipality of Balabac , Palawan, Philippines

Property Size : 1,100 hectares (consolidated and tax declared properties)

Property Acquisition : Joint Venture

(Investor Corporation) + (Tony Cheng Corp)



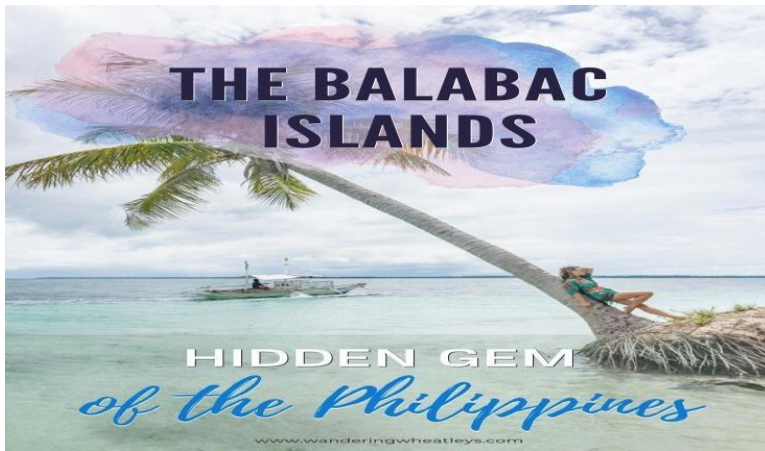
## Palawan

### Philippine's Last Frontier and Flagship Tourism Area Project

Palawan, one of the best places to visit in the Philippines, is consistently ranked as one of the best islands in the world, and for a good reason. Palawan is long island and trends northeast-southwest between the South China and Indian Ocean. Located at the West Side of the Philippines, second largest province of the Philippines. Total land area of 1,489,655 hectares with a coastline of 1959 kilometers, 1768 small islands , 5 airports and 7 seaports, it has a lot of white sand beaches and islands, clear blue waters, a spectacular variety of marine life and shipwreck sites, and majestic towering limestone cliffs.

Its capital, Puerto Princesa famed for its Underground River ,one of the Seven Wonders of the World and Coron, for its clean, clear and beautiful blue waters. The archipelago off the southern part that includes Balabac is one of the remains of a land bridge that connected Palawan and the island of Borneo, Malaysia during the Pleistocene Epoch (about 2,600,000 to 11,700 years ago); for that reason the animal life and vegetation are more closely related to those of Borneo than to those of the other Philippine islands.

\* Banwa Island : the most expensive resort in the world is located in Palawan,Philippines



## Balabac , Palawan

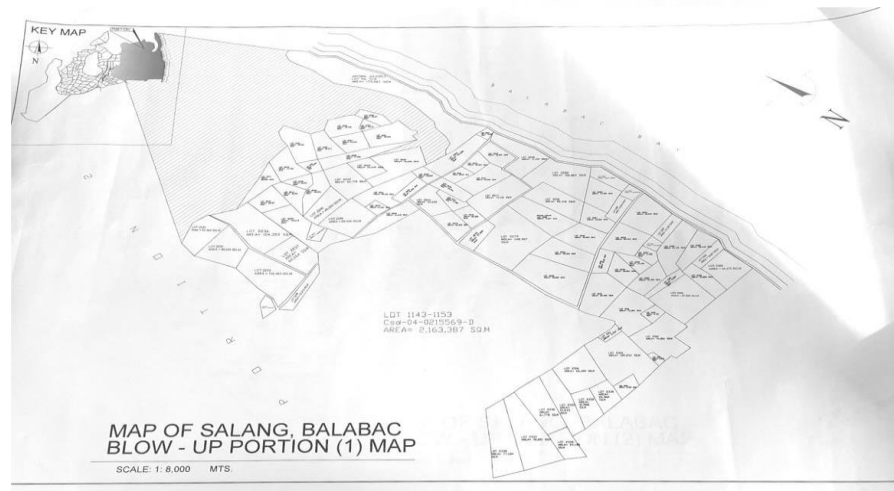
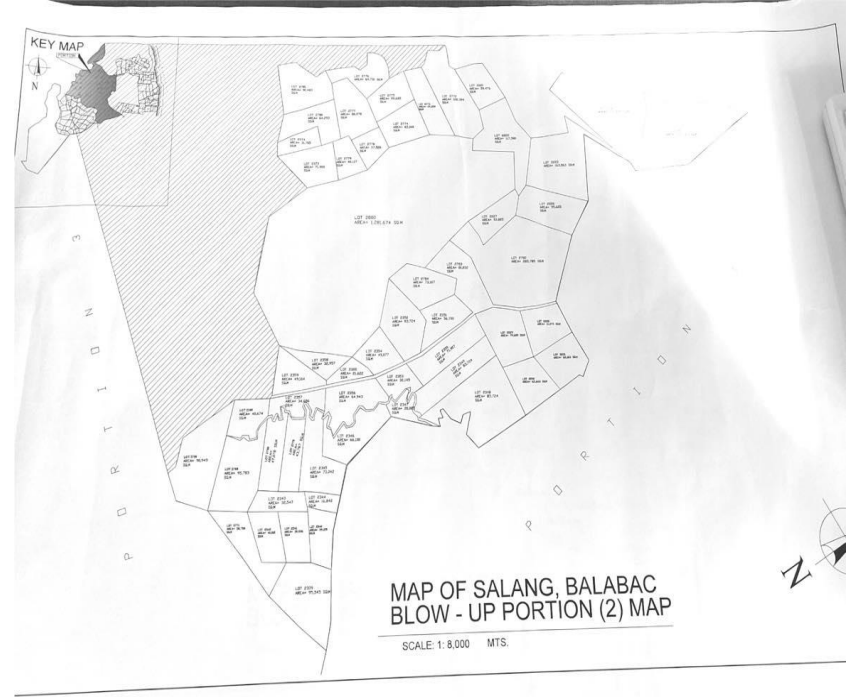
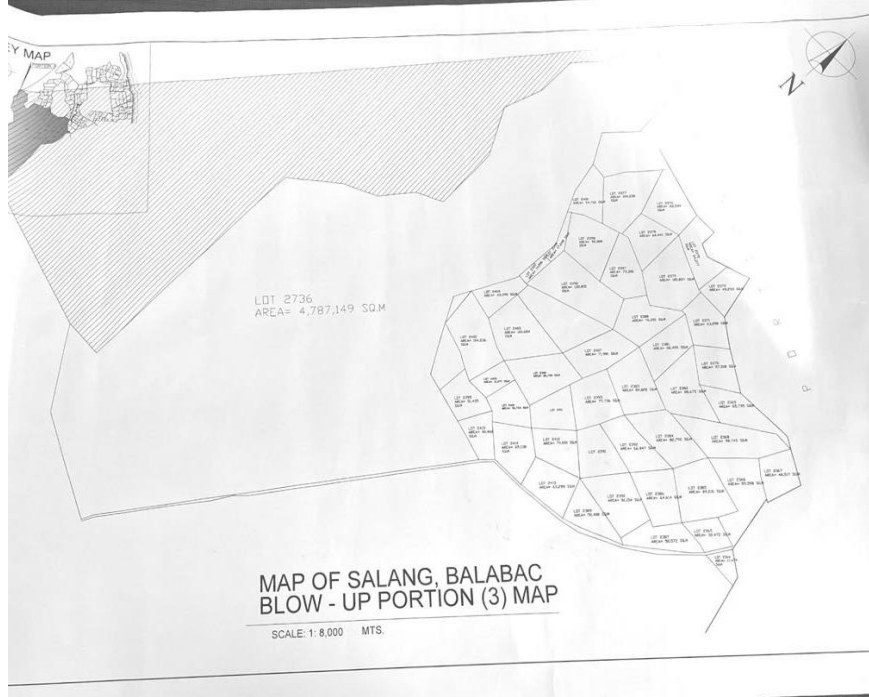
Balabac is an exclusive and raw paradise in the farthermost and south-westernmost part of the province of Palawan. Where virgin island beaches and perfectly turquoise water are normal scenery, the chorus of rare birds and animals is the typical music

Located in the rich water between Pacific Ocean and Indian Ocean, Balabac is a group of 31 islands and islets blessed with unspoiled fine sandy beaches, endemic flora and fauna and rich marine life. It is the last frontier, set in the uniqueness of the Molbog tribe and the local people.



Balabac Island is the southernmost island of the Palawan province, and therefore the westernmost undisputed island in the Philippines, only about 50 kilometers (31 mi) north from Sabah, Malaysia, across the Balabac Strait.

Administratively, the island forms the main part of the municipality of Balabac and is divided into 14 barangays (the other six barangays of the municipality are on other nearby islands)



## Vicinity Map



Proposed Property: Brgy Salang  
Balabac, Palawan

Area Size : 1,100 hectares, Northern Part of Balabac, 5.3km beach front with fine WHITE SAND

Key Points

- 18 km from Balabac Port to property
- 12km Balabac District Hospital to property
- 16 km from new International Balabac Airport to property
- Balabac to Kudat Port in Sabah travel time 3 hours by speedboat
- 50 km from Sabah to Balabac

**REQUIRED INVESTMENT:**

The project of joint venture is for the sole purpose of property acquisition which require an investment of 50MillionUSD to purchase the proposed property.

Total cost of property is 100MillionUSD. 50% of the investment required will be coming from the investor and 50% coming from Tony Cheng & company.

| Description                       | Amount          | Investor Share 50% | Tony Corp Share 50% |
|-----------------------------------|-----------------|--------------------|---------------------|
| Land Acquisition (1,100 hectares) | 100,000,000 USD | 50,000,000 USD     | 50,000,000 USD      |

# Return of Investment

|  |           |
|--|-----------|
| Land Value upon purchase (tax declaration) | 10USD/sqm |
|--|-----------|



|   |           |
|---|-----------|
| Land Value After Titled ( 3-6 months process) | 20USD/sqm |
|---|-----------|

Joint Venture : Tony Corp 50% + Investor 50%

1. Joint Venture will develop the resort project and sell premium golf course shares  
300 shares only x 4,000,000USD per share inclusive of membership fee  
Total R.O. I. = 1.2Billion USD

2. Joint Venture will sell 50% of the shares with other real estate developer

**3. Joint Venture can offer developer the land price minimal of 80USD/sqm**

**Profit : 60USD/sqm (300% mark up)**

**Total Profit : 600Million USD**

Or

**Offer 100USD/sqm**

**Profit : 80USD/sqm (400% mark up)**

**Total Profit : 800Million USD**