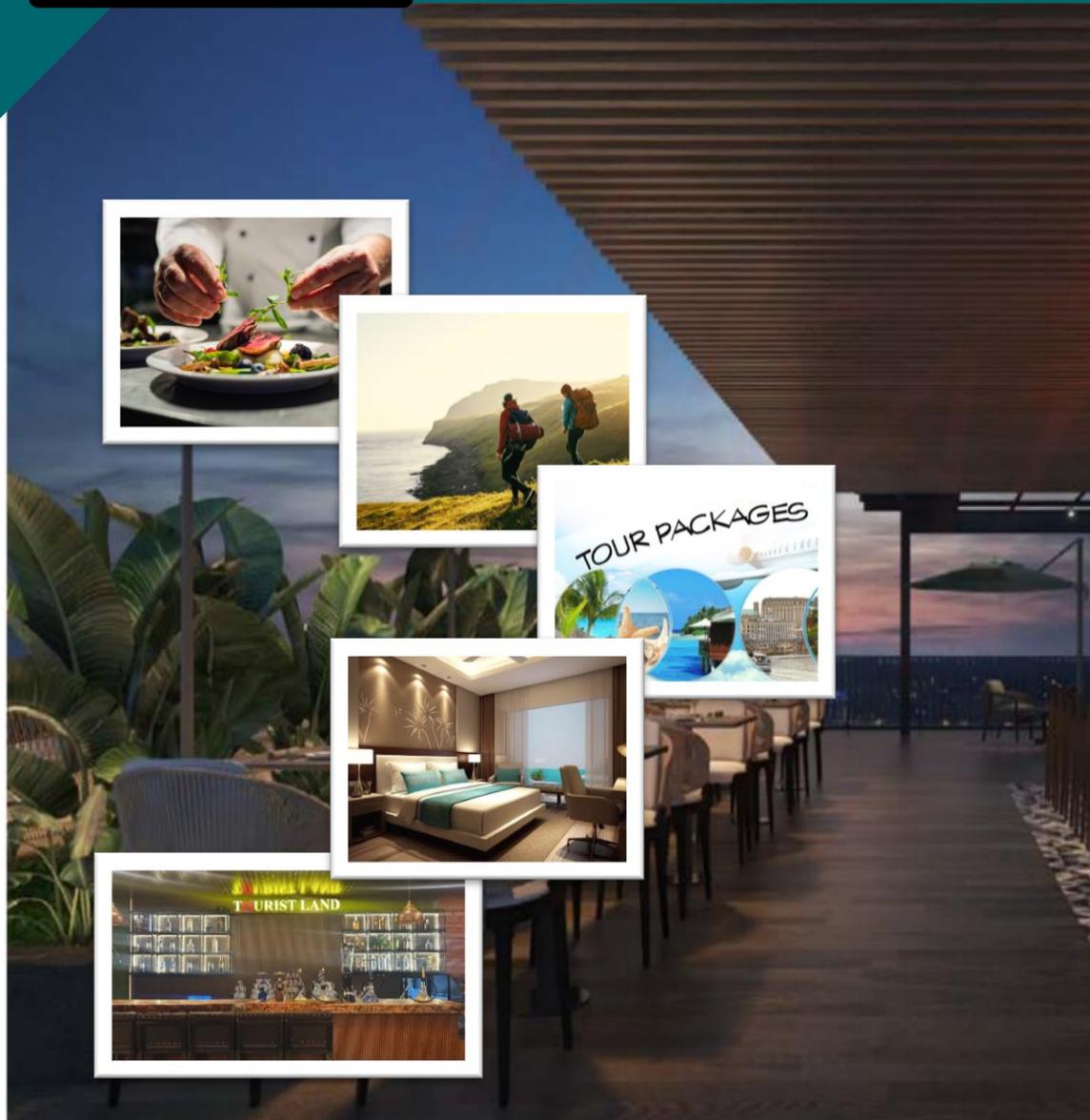




“Himalayan Hospitality, Global Returns – Secure Investments in Nepal’s Tourism Boom.”



PRESENTED BY – Devendra Bajgai



Portfolio of Three Distinct Projects:

An exclusive collection of three hospitality investments in Nepal, offering diversified opportunities with high growth and secure, asset-backed returns. Each project targets a different market niche – from a boutique hillside resort to urban and luxury casino hotels – underpinned by Nepal’s surging tourism recovery.

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Tourist Land Resort (Dharan, Eastern Nepal):

An operational boutique resort poised for expansion from 18 to 50 rooms in the scenic hills of Dharan. Leverages its “*Gateway to Tranquility & Adventure*” appeal as the only full-service resort in the area. Projected to deliver robust growth (revenues rising from ~\$0.75 M in Year 1 to \$3.33 M by Year and exceptional returns (~30% IRR) through expansion.



3D View of Tourist Land Resort



DAI Hotel & Casino Kathmandu:

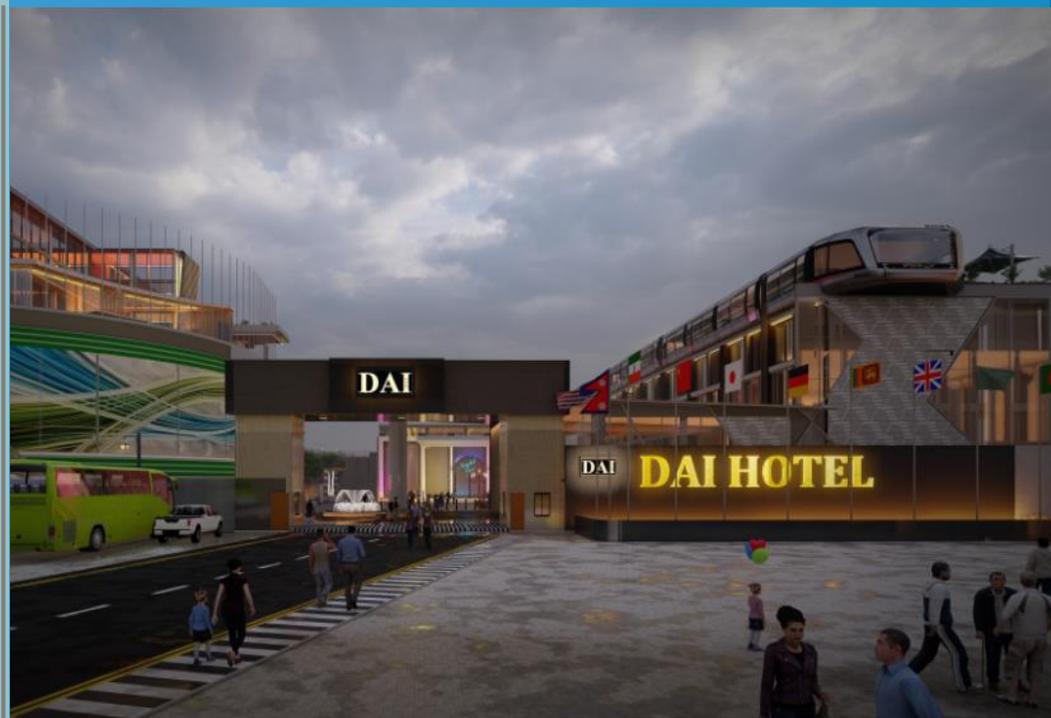
A new 4-star urban hotel with 102 rooms and a boutique casino near Kathmandu's international airport. Positioned at the capital's gateway, it captures transit tourists and pilgrims with a blend of luxury accommodation and entertainment. Targets ~17–20% IRR, driven by high occupancy (~80%) and multiple revenue streams (rooms, gaming, events).



3D View of DAI Hotel & Casino Kathmandu

DAI 5-Star Hotel & Casino (Bhedetar):

A flagship five-star hilltop resort and casino in Eastern Nepal (111 rooms, world-class amenities). Aims to redefine luxury tourism in the region by tapping cross-border Indian and Chinese visitor flows. Large-scale project (\$50 M cost) with long-term horizon, projected ~14–15% IR and substantial asset appreciation as a regional landmark.



3D View of DAI Hotel Pvt. Ltd. & Casino Bhedetar



Investor-Centric Approach:

All projects offer **transparent, flexible investment structures** and **asset-backed security**. Investors benefit from equity ownership in real assets (land & buildings) with no/low debt, ensuring that cash flows directly accrue to owners. Governance is structured for trust – including board representation, regular reporting, and compliance with Nepal’s FDI regulations – providing confidence in a long-term partnership.

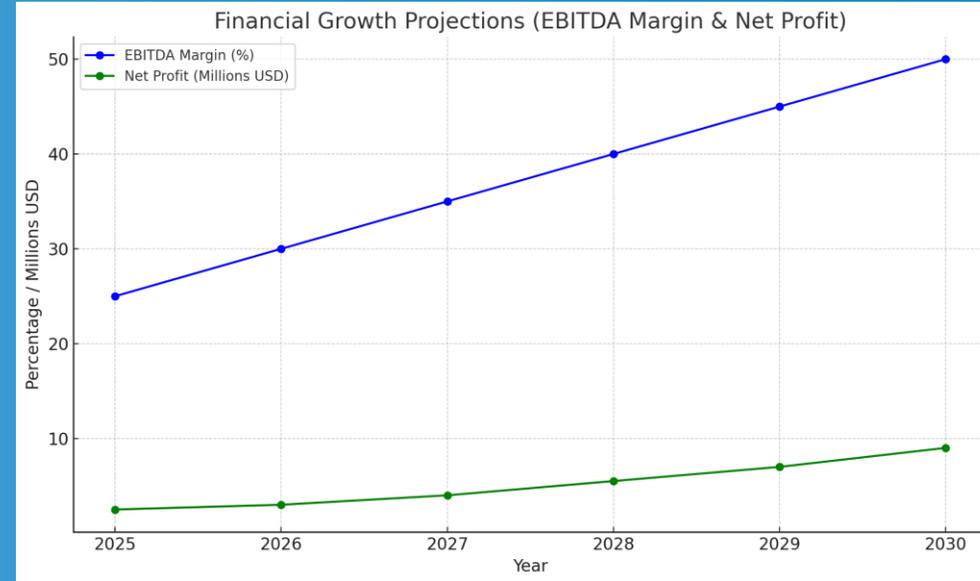


3D View of DAI Hotel Pvt. Ltd. & Casino Bhedetar



Attractive Returns & Clear Exit Strategies:

Each project delivers strong financial metrics (high EBITDA margins, growing net profits) and tailored exit options. Investors can expect **secure cash yields** (with dividends in hard currency) and **multiple avenues to realize gains** – from share buybacks or strategic sales (to larger hotel chains) to potential IPOs – ensuring **profitable exits** within 5–10 years.



Project Overview:

Established boutique resort nestled in the lush hills of **Dharan, Sunsari (Eastern Nepal)**. Currently 18 premium suites (16 deluxe rooms + 2 cottage suites) in operation, offering a tranquil retreat at 1,200 m altitude with panoramic views of the Mahabharat range. The resort enjoys a unique market position as the only upscale, full-service resort in its immediate vicinity, already earning recognition as a premier getaway.

**3D View of Tourist Land Resort**



Strategic Location:

Situated in *Tourist Land-4, Dharan* – a scenic hillside locale at the crossroads of Nepal’s eastern tourism circuit. The property’s elevation provides a pleasant climate and misty hill vistas at dawn/dusk, a signature attraction for guests. Proximity to both domestic hubs and the Indian border allows it to capture Nepali travelers and Indian tourists seeking a convenient mountain retreat.

Evening View from Tourist Land Resort →

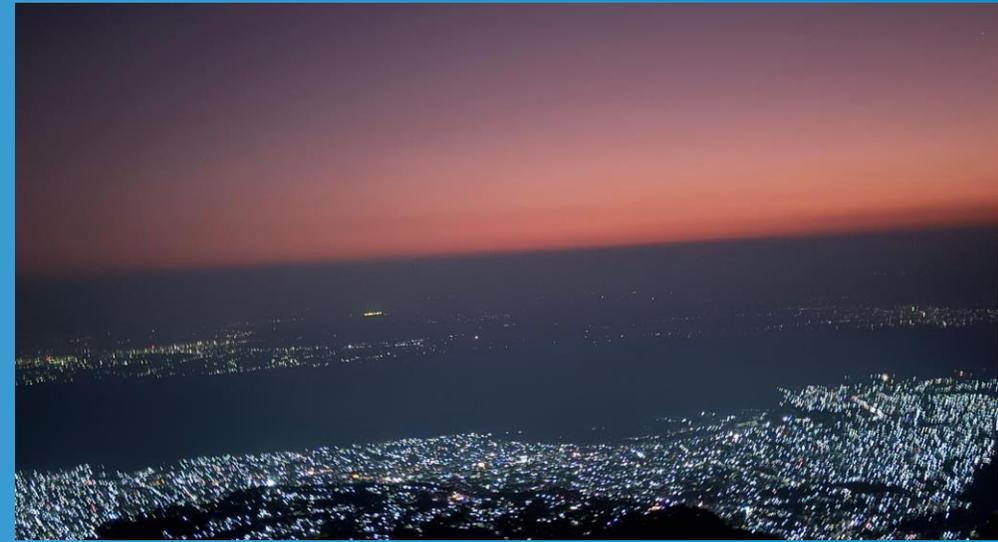


Tourist Land Resort Bar →



Key Features & Amenities:

Combines **tranquility and adventure**. Current facilities include a panoramic view restaurant, bar, and conference hall, alongside the deluxe accommodations. Expansion plans will add ~32 new rooms (for a total of 50), a wellness spa, an infinity pool, a “Mountain Beach” concept and a Sky View Deck, plus enhanced adventure offerings (para gliding, rafting tie-ups). This mix of upscale comfort and adventure activities embodies the resort’s tagline, “*Your Gateway to Tranquility & Adventure*,” appealing to both relaxation-seekers and thrill-seekers.

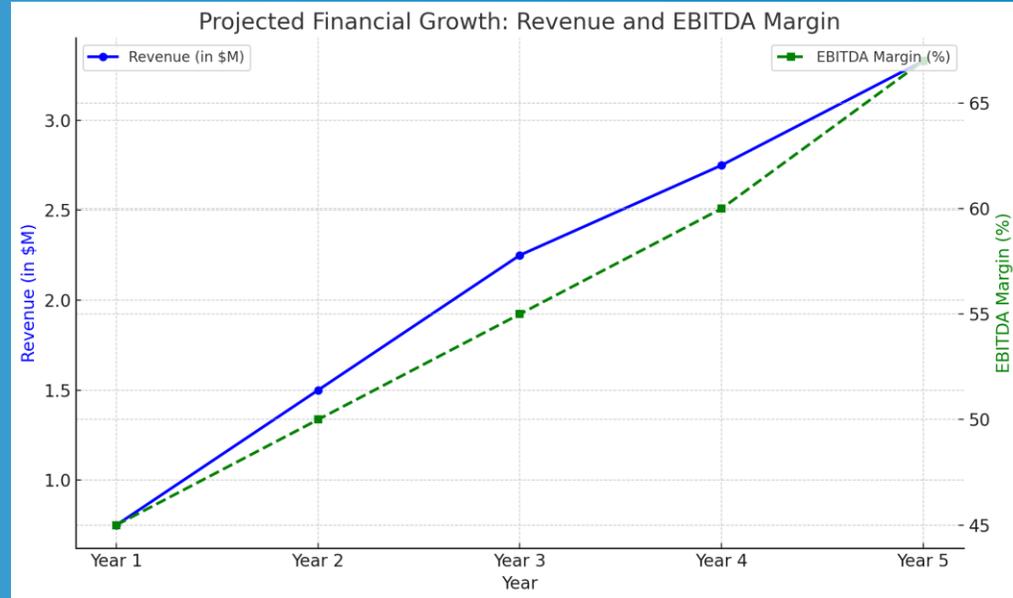


Evening View from Tourist Land Resort



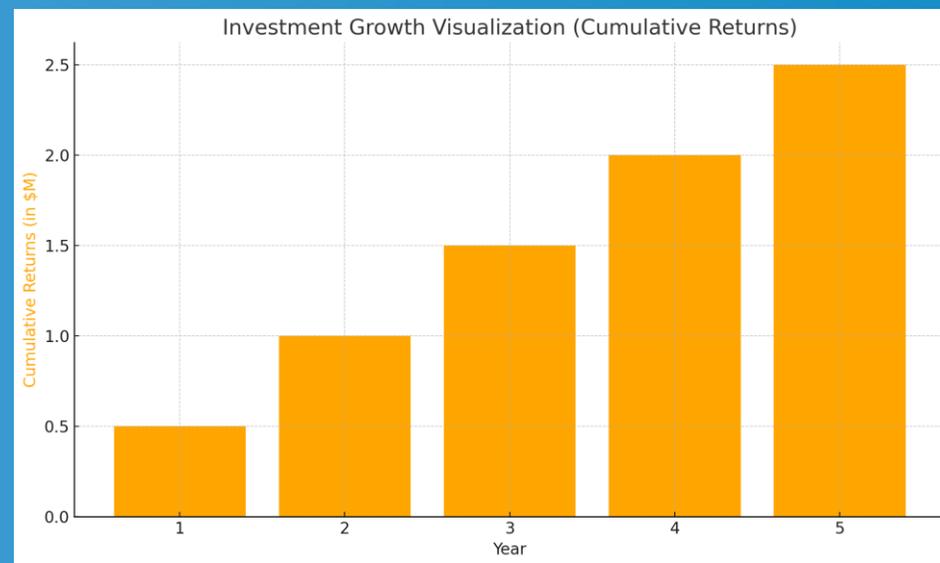
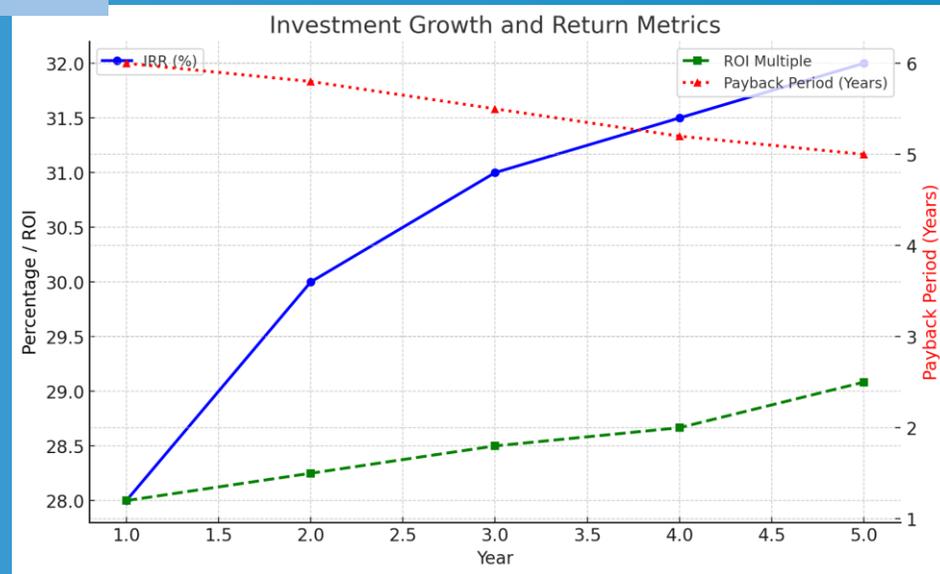
Financial Highlights:

The resort is cash-flow positive and set for rapid growth post-expansion. Projected revenues grow from about **\$0.75 M in Year 1 to \$3.33 M by Year 5** under the expansion plan, with improving profitability. EBITDA margins are expected to rise sharply (estimated ~67% by Year 5) as occupancy ramps up and high-margin services (spa, events) come online. By Year 5, the resort would be generating strong free cash flow on a lean cost base due to economies of scale in operations.



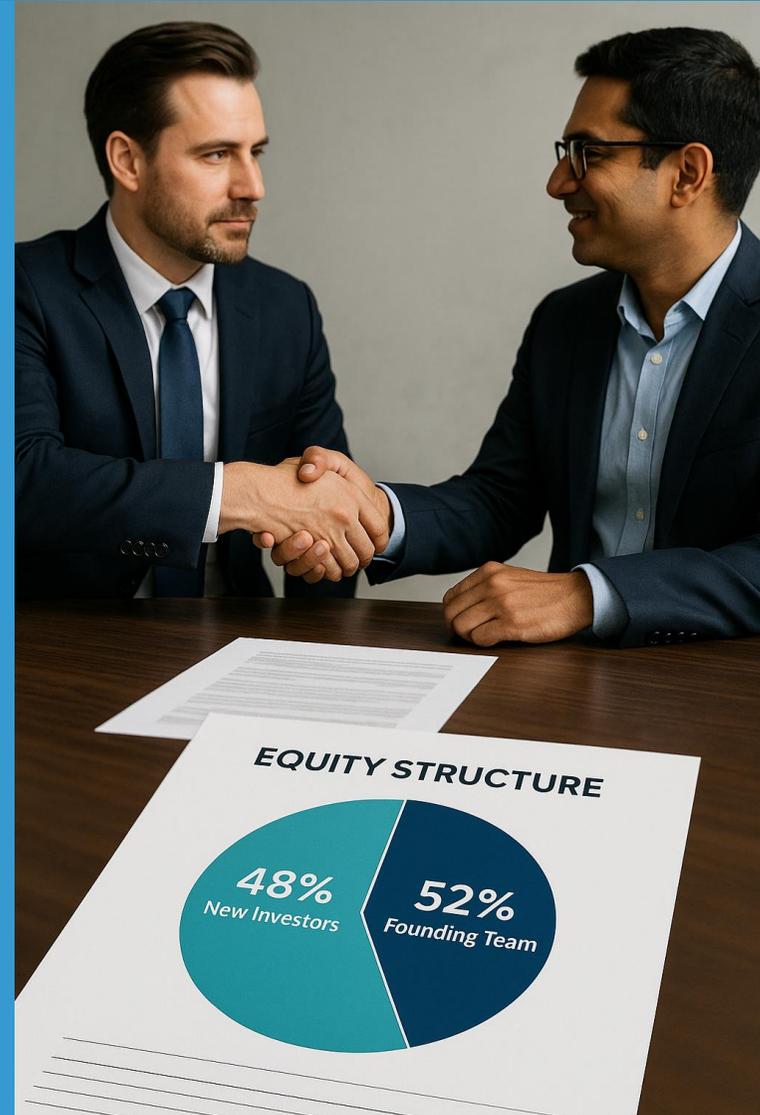
Return Metrics:

IRR ~28–32% (5-year) for equity investors, reflecting the significant value uplift from expansion and growing earnings. Payback period is ~5–6 years (investors recoup initial capital by ~Year 5 through a combination of dividends and equity appreciation). **ROI multiple** on exit ~2.5–3× is anticipated, driven by both **ongoing dividends (starting by Year 2)** and a substantial increase in terminal value as the resort's EBITDA increases. Such high returns are facilitated by the resort's current undervaluation and high growth trajectory in an improving market.



Investment Offer:

Equity Ask: 48% of Tourist Land Resort Ltd. for a USD 1.99 M investment (post-money valuation ~\$4.1 M). This structure gives new investors nearly half ownership, while the founding team retains majority control – ensuring alignment of interests. The company is open to flexible structuring (straight equity is preferred for partnership, but convertible instruments or a mix of equity/debt can be discussed). Investors would receive proportional board representation and voting rights, audited financial transparency, and an agreed dividend policy (with payouts expected from Year 2 onwards as profits grow).



Exit Strategy:

Planned exit within ~5–7 years as the investment matures. Options include a **trade sale** – by 2028–2030 the expanded resort could be sold to a larger hotel chain aiming to enter Eastern Nepal (leveraging the resort’s established brand and cash flows). Alternatively, a **promoter buyback** can be structured targeting a fixed attractive return (e.g. an IRR of 20–25% annually) for investors, with buyout around Year 5–7. These mechanisms ensure investors have a clear path to liquidity at a premium. In the longer run, if the brand scales to multiple properties, an IPO is conceivable, though current focus is on the first two exit routes.



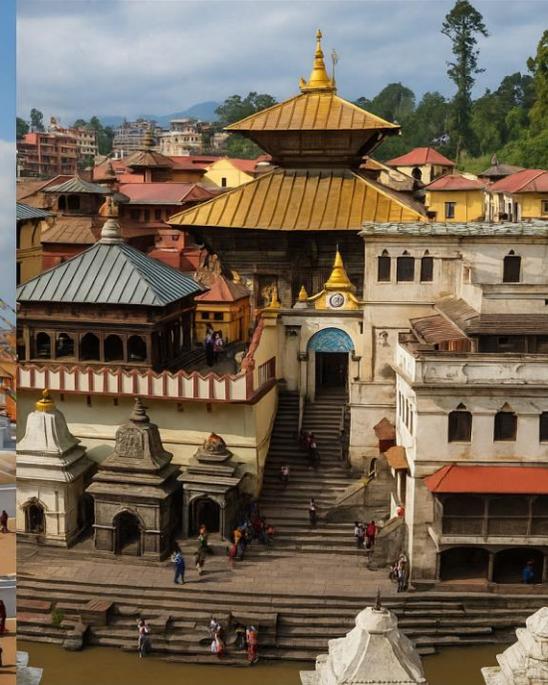
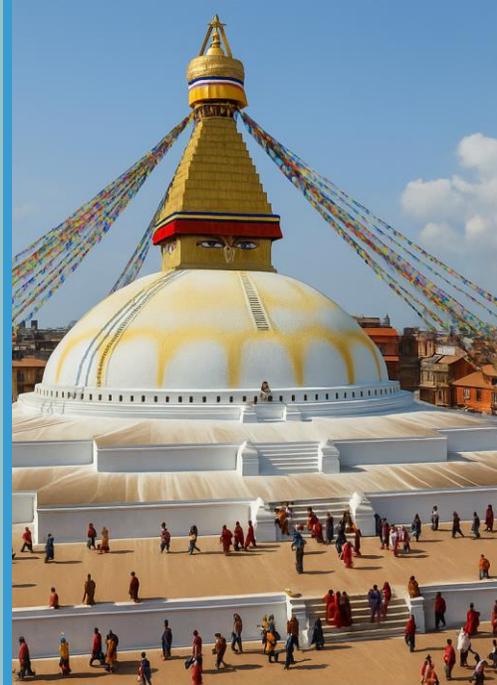
Project Overview:

An upscale **102-room hotel with a mini-casino** in Kathmandu's Boudha area, designed to cater to both luxury tourists and business travelers. The hotel will feature 62 Deluxe rooms, 32 Club rooms, and 8 Executive suites, complemented by extensive facilities: multiple restaurants (including a rooftop café/bar), large banquet and conference halls for events, a full-service spa and fitness center, and a boutique **foreigner-only casino** for gaming entertainment. Built to international 4-star standards with a blend of modern design and Nepali cultural elements, DAI Hotel & Casino is positioned to become the leading airport-adjacent luxury destination in Kathmandu.



Strategic Location:

Prime location 2.5 km from Tribhuvan International Airport, at the gateway to Kathmandu. Situated near UNESCO heritage sites (the Boudhanath Stupa and Pashupatinath Temple), the hotel captures both high tourist traffic and pilgrimage visitors in the capital. Its airport proximity and road frontage make it ideal for transit tourists (quick stopovers, business layovers) as well as events for locals. This strategic site offers unparalleled visibility and convenience – a significant competitive edge given Kathmandu’s shortage of luxury accommodations near the airport.



Key Features & Amenities:

Luxury accommodations (102 keys) with club floor and suite upgrades for high-end guests. **Food & Beverage:** two restaurants serving international and local cuisine, plus a rooftop lounge with panoramic city views – catering to in-house guests and destination diners alike.

Events & MICE: a grand banquet hall and smaller meeting rooms to tap Kathmandu's growing meetings and conferences market.

Wellness: a premium spa, gym, and business center provide full-service comfort. The on-site **boutique casino** offers table games and slots targeting foreign tourists (Nepali casinos legally serve foreigners only, ensuring a niche revenue stream). This integrated offering of rooms + casino + F&B + events under one roof will drive multiple revenue streams and high guest spend. The entire project is **fully equity-financed (USD 17.1 M)** with **zero debt** – a rare structure that maximizes cash flow to equity owners from day one.



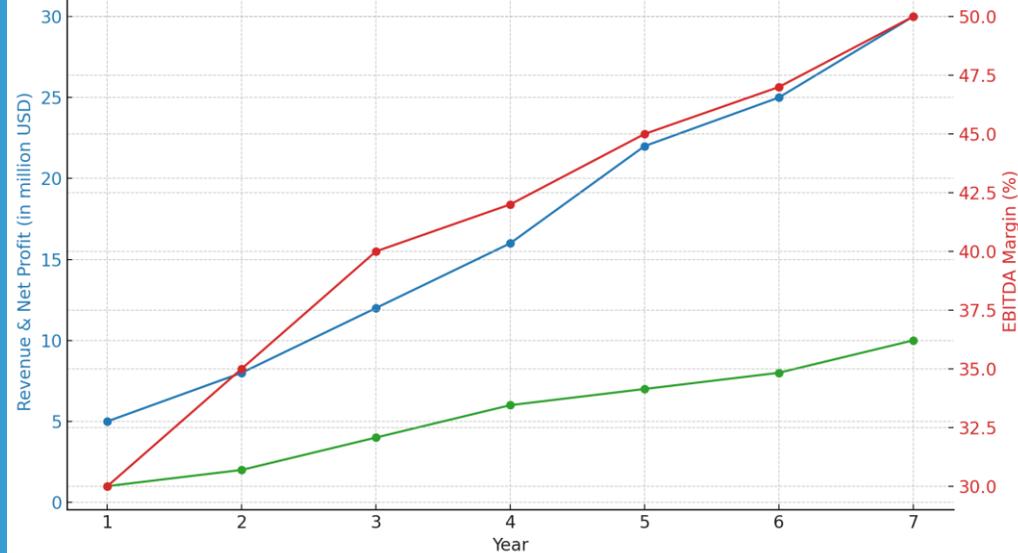
3D View of DAI Hotel – Boutique Side



Financial Highlights:

With all land and pre-construction work completed, the project is investment-ready and expected to ramp up quickly post-launch. By Year 5 (second year of operations), **annual revenues are projected to exceed \$22 M** with **net profit margins above 25%** (benefiting from the high-margin casino and efficient design). At stabilized occupancy (~80% by Year 7), the hotel is expected to generate ~\$10.3 M in revenue and ~\$4.96 M net profit annually, reflecting **EBITDA margins over 45%** – exceptionally strong for hospitality. The **IRR on equity is projected in the high-teens (~17–20%)**, underscoring a solid return profile given the low-risk balance sheet. Importantly, the equity-only funding means no interest expense – accelerating the path to profitability and allowing early dividends.

Projected Revenue, Net Profit, and EBITDA Margin (Year 1 - Year 7)

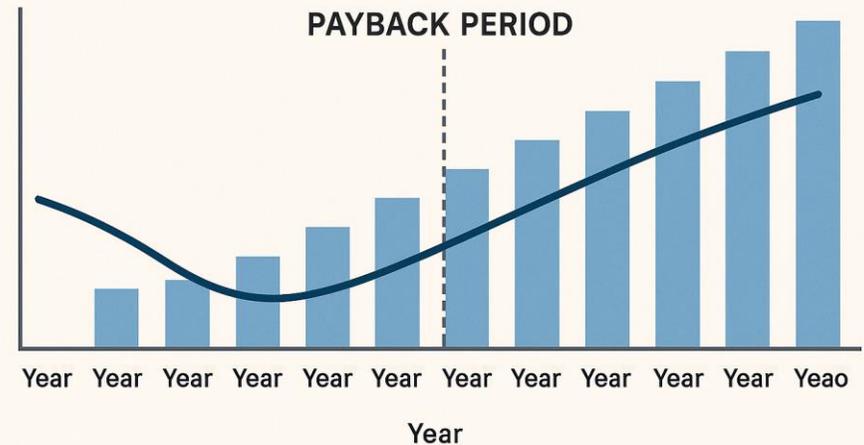




Return Metrics:

Payback Period ~6–7 years: Cumulative cash flows are expected to exceed the total equity investment by Year 8, implying investors recoup their capital around years 6–7. The **equity multiple** (total return on investment) is forecast at **>1.5x** on a conservative basis, with significant upside if market conditions outperform the cautious model. Investors thus see steady value creation, with breakeven and profit milestones achieved within a few years of operation. Ongoing dividends can be paid from stable cash flows after breakeven, providing interim yield while maintaining long-term growth.

CUMULATIVE CASH FLOW



Investment Offer:

Equity Partnership Available – flexible terms: DAI Hotel & Casino welcomes both domestic and foreign investors to join as equity partners. The structure is a direct equity ownership in the hotel company, giving partners a share of profits and assets. Early investors benefit from **ground-floor valuation** and can negotiate substantial ownership stakes with commensurate board representation. All partners' interests are aligned via clear shareholder agreements, and the all-equity capitalization ensures no dilution from creditors. The project's legal setup is fully compliant with Nepal's FDI laws, and government approvals (land, construction, casino license) are secured, making this a **turn-key investment opportunity** ready to commence rapid development upon funding confirmation.



Exit Strategy:

Multiple well-defined exit pathways for investors. For those seeking **shorter-term liquidity**, the company can facilitate **gradual buybacks** of equity after the hotel stabilizes (years 5–7), allowing investors to exit with agreed returns. Alternatively, investors may choose to hold longer and capitalize on **strategic sale** opportunities – e.g. selling the property or majority stake to an international hotel chain or gaming operator once the business matures and yields attractive valuations. A potential **IPO** or listing is a future option if the portfolio grows, given the project’s scale and cash generation. The investment is designed to balance **steady dividends** for those who hold, with **flexible exit timing** (trade sale or IPO around 7–10 year mark) for those looking to realize capital gains. This ensures each investor can achieve their desired outcome, whether that’s regular income, a timed exit, or continued partnership in a high-value asset.



Project Overview:

A visionary **five-star hilltop resort and separate casino** development in **Bhedetar, Dharan Sub-Metropolitan City (Eastern Nepal)**. Planned as a regional icon operated by a global hotel brand, the project encompasses **111 luxury rooms** (including a Presidential Suite, Executive Suites, Club and Deluxe rooms) and a full suite of world-class amenities. Set on a sprawling 28,240 m² (7 acre) site of prime hilltop land, the design integrates high-end accommodation with extensive entertainment: conference and banquet halls, multiple restaurants, a health club & spa, indoor pool, children's park, a 1,500-person capacity nightclub, and a **3,000 m² state-of-the-art casino**. This mega-resort aims to **redefine luxury tourism in Eastern Nepal**, creating a destination for upscale leisure, business events, and gaming – effectively a new landmark for the region's hospitality sector.

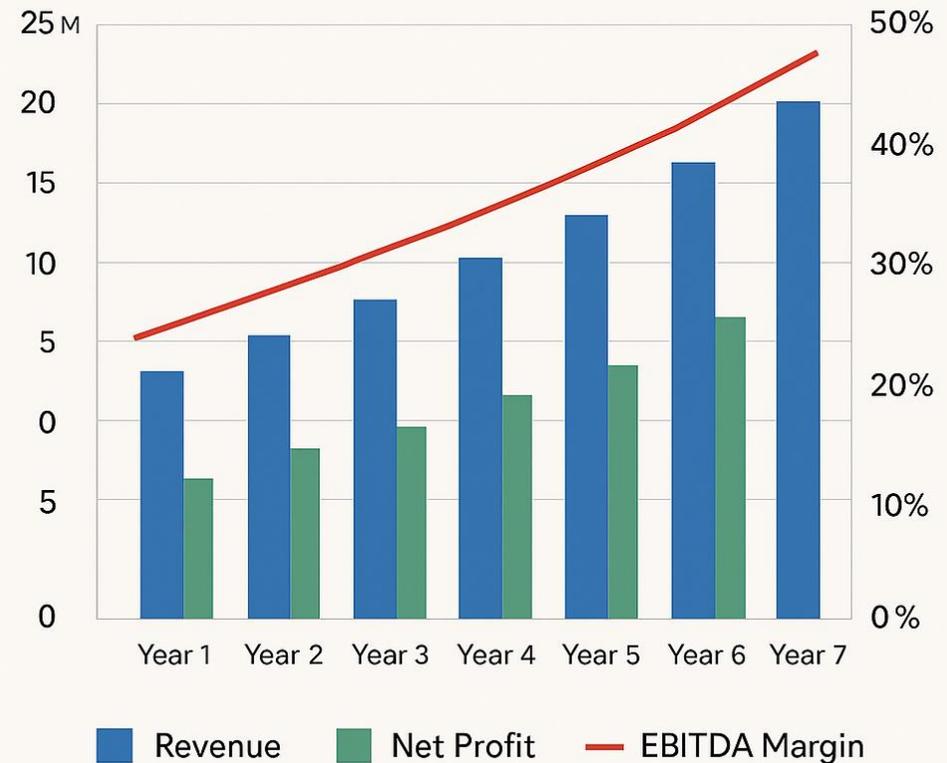




Strategic Location:

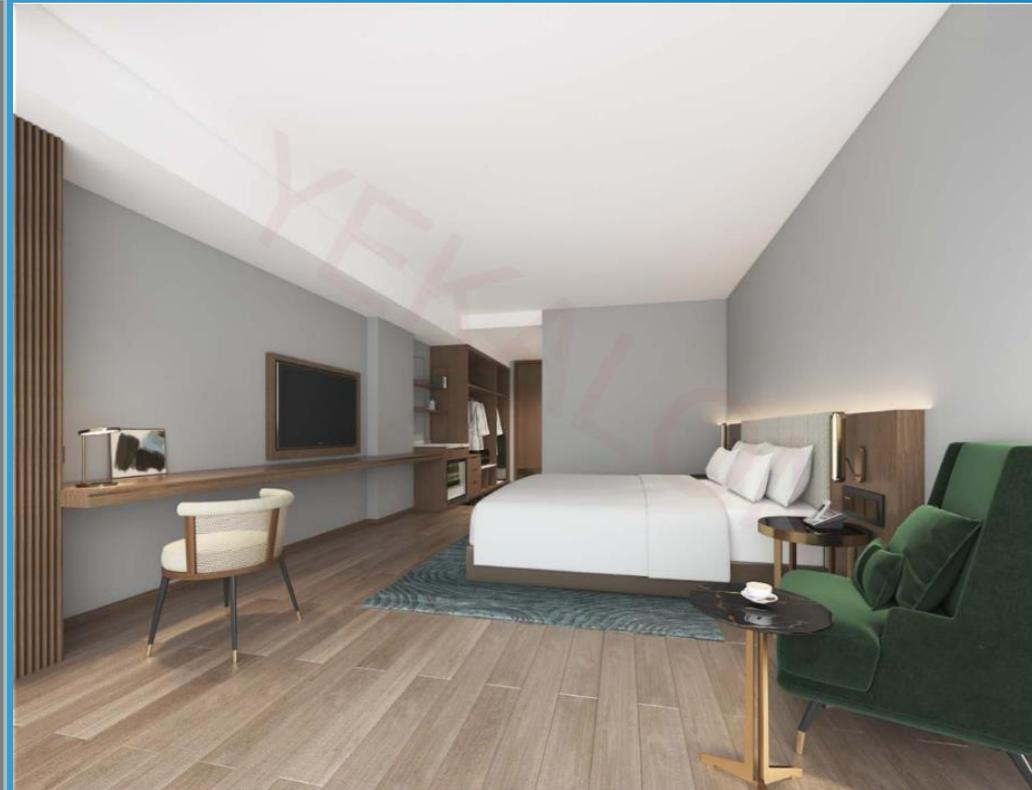
Bhedetar hilltop on the frontier of Nepal and India, near China – a tri-junction of tourism flows. The site sits at the gateway to Eastern Nepal’s mountains and cultural sites, while being easily accessible from the Indian state of Bihar (via an open border) and within reach of Southern China’s outbound tourists. At an elevation with panoramic views of hills and valleys, it offers a cooler climate and scenic allure year-round. The Eastern Region is an emerging trade and tourism hub, attracting Indian pilgrims (to nearby Dharan temples and Buddhist sites) and adventure travelers (trekking, wildlife, tea garden tours). By positioning a 5-star resort here, the project taps into a **vast underserved market** – there are virtually no comparable luxury resorts in the area despite the growing visitor numbers. This strategic nexus between two giant markets (India & China) gives DAI Bhedetar a geographic advantage in capturing high-end cross-border tourism and corporate retreats.

PROJECTED REVENUE, NET PROFIT, AND EBITDA MARGIN



Key Features & Amenities:

Luxury Accommodations: 111 lavish rooms and suites with top-tier furnishings, modern technology, and Nepali-inspired decor touches



Key Features & Amenities:

Casino & Nightlife: A dedicated casino complex (~3,000 m²) offering tables and electronic gaming, targeting international tourists (benefiting from Nepal's law restricting casino entry to foreigners). Adjacent is a high-capacity nightclub (1,500 pax) with cutting-edge AV systems for concerts, cultural shows, and nightlife, making the resort a 24/7 entertainment.



3D View of DAI Hotel Pvt. Ltd. - Casino Bhedetar



Key Features & Amenities:

Dining & Leisure: Multiple restaurants (global cuisine, rooftop lounge, etc.), bars, and a grand lobby lounge cater to all tastes.

3D View of DAI Hotel Pvt. Ltd. rooftop lounge





Key Features & Amenities:

Meetings & Events: Conference halls and banquet venues to host large weddings, conventions, and MICE events, leveraging the novelty of a 5-star venue in Eastern Nepal.



Key Features & Amenities:

Wellness & Recreation: A holistic spa and wellness center (gym, sauna, steam/Moroccan baths) and an indoor temperature controlled pool offer relaxation for guests. Outdoor facilities include landscaped gardens and an open-air courtyard for events, plus family-friendly recreation (kids' park, games). The comprehensive amenity set ensures the resort can maximize revenue per guest and become a destination in itself, not just a hotel.

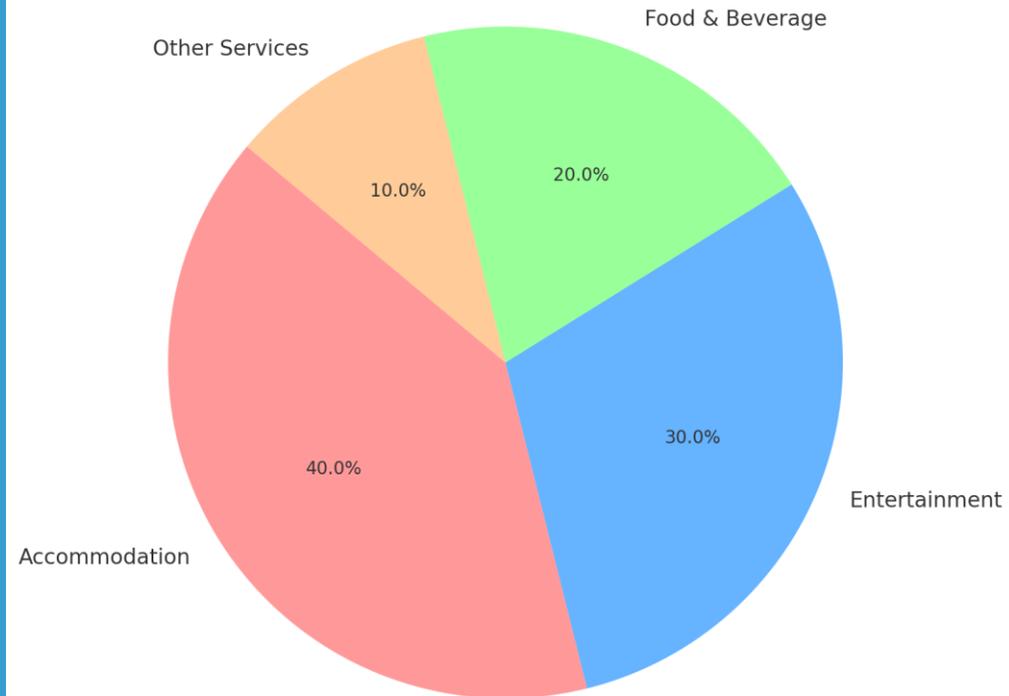




Financial Highlights:

A ~USD 50 Million project (NPR 596 Crore) total investment, with a 2-year construction phase and operations commencing in Year 3. Once operational, the resort targets **steady financial growth from Year 3 onward** as occupancy and spend ramp up. By **Year 5** (two years post-opening), projected annual revenue is ~\$12 M with the business nearing break-even. As the resort matures, revenue could reach ~\$32M by **Year 10** with net profits around \$12 M. This growth is fueled by high-margin entertainment earnings and increasing room rates/occupancy as the resort gains brand traction. Operating expenses grow with scale but are moderated by design efficiencies and economies of scale, leading to widening profit margins. **EBITDA margins** are expected to start ~20% in early years and improve to ~35% by Year 10 – a strong profitability profile for an integrated resort. The project’s **Internal Rate of Return (IRR)** is estimated around 14–15% over a 10-year period (in local currency terms ~14.3%, potentially higher in USD if the Nepali Rupee remains stable). This IRR reflects the significant long-term value creation of the asset, balanced against the longer ramp-up period for a project of this scale.

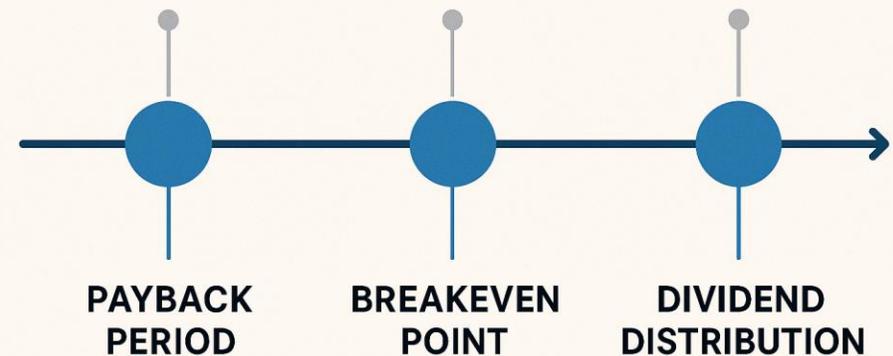
Projected Revenue Streams Breakdown



Return Metrics:

Payback Period ~6 years: Despite its scale, the project is modeled so that by Year 6, cumulative cash flows have paid back the initial equity investment. From Year 7 onward, with major debts (if any) serviced, investors enjoy “house money” returns as the operation generates pure profit. The revenue mix is highly diversified, reducing risk: by Year 10, about 40% of revenue is from gaming, 30% from rooms, 20% F&B, 10% other services – meaning the resort isn’t overly reliant on any single segment. This diversification (especially the large entertainment share) provides resilience against market fluctuations and boosts overall margins. **ROI Potential:** Investors can expect substantial asset appreciation; by Year 8–10, as EBITDA reaches ~\$10 M+, the enterprise value (at a typical hospitality multiple) could far exceed the initial \$50 M cost, implying an equity value multiple of ~2–3× over the decade. Additionally, **cash yields** in later years are attractive, with the project capable of distributing significant dividends once stabilized (thanks to high-margin casino cash flows and no repatriation restrictions on foreign investors’ profits). The conservative financial projections underscore a **stable, long-term wealth generation** opportunity rather than a quick flip, aligning with patient capital interests.

FINANCIAL MILESTONES



Investment Offer:

Strategic Equity Partnership: DAI Bhedetar seeks investors interested in a joint-venture or equity stake in this flagship venture. Given the project's scale, participation can be structured flexibly – e.g. a large minority stake to a single strategic partner, or a consortium of investors pooling smaller stakes. Investors gain **equity ownership in land and assets**, meaning strong collateral and downside protection (the land and developed property value underpin the investment). The promoters are open to **collaboration with international operators**, potentially allowing a renowned hotel brand to co-invest or manage the property, which could further enhance value and ensure world-class operations. Any such partnership would be structured to align interests (for example, profit-sharing arrangements for casino operations, if a specialist operator is brought in). The project's capital stack may include some debt financing to optimize returns, but the model is kept conservatively geared to safeguard equity (e.g. seeking some local bank financing for part of construction, while ensuring debt serviceability even under moderate performance scenarios). Overall, the investment offers a chance to be part of a marquee resort with **high long-term yields** and influential co-ownership of a landmark property.



Exit Strategy:

Long-Term Growth with Flexible Exits: Given the substantial size and expected longevity of this asset, investors might target a **medium to long-term hold** to maximize returns. However, exit options are built in: after stabilization (Year 5 onward), the promoters could facilitate a **buyout of investor equity** at fair market value, providing an exit with capital gains (the IRR ~14% would be delivered if exited around Year 10 as projected). Alternatively, as Nepal's hospitality market matures, the resort could attract **acquisition interest from international hotel chains or casino groups** looking for a foothold in Nepal – an opportunity for investors to exit at a premium via a trade sale. Another avenue is **public listing** in Nepal or a regional exchange once the resort demonstrates a track record of earnings (though this would be a longer-term scenario when the company potentially expands beyond this single property). Meanwhile, investors are not locked in – shares can be transferred subject to first rights, so partial exits or stake sales can be managed if needed. Importantly, throughout the investment period, **steady dividend returns** and **asset revaluation** provide ongoing value, meaning investors are rewarded even before any final exit. This **blend of dividend yield, asset security, and capital gain** potential makes the Bhedetar 5-star project a compelling long-term investment for those looking to participate in Nepal's luxury tourism boom.





Gateway Between Giants:

Nepal's strategic position between **China and India** (world's two largest outbound tourist markets) gives its tourism sector a unique edge. The country's location allows investors to tap into visitors from both north and south: Chinese tourists drawn by Nepal's culture/nature (aided by improving air connectivity and visa facilitation), and Indian travelers taking advantage of open borders and religious/cultural ties.



Coverage of Key Regions:

The three projects are geographically positioned to capture distinct demand centers: one at the **nation's primary gateway** (Kathmandu – the capital and international aviation hub), and two in the **fast-growing Eastern region** (Dharan / Bhedetar – a cross-border corridor with India and a future nexus for Asian tourism). This spread means the portfolio as a whole benefits from multiple tourism flows and seasonal patterns, reducing geographic concentration risk. A tourist arriving in Nepal via Kathmandu can begin their journey at our airport-edge hotel, and those venturing east will find a world-class resort waiting in Bhedetar – our investments span the country's major tourism circuit.



Regional Connectivity & Infrastructure:

All project sites benefit from improving infrastructure. Kathmandu's airport is expanding and adding routes (including direct flights from China, Middle East, and South Asia), boosting arrival capacity. In Eastern Nepal, infrastructure initiatives like new highways and proposed regional airports improve access to Dharan/Bhedetar. Nepal's inclusion in China's "One Belt, One Road" framework means better road connectivity and investments flowing into border regions, which augurs well for Bhedetar's accessibility. Additionally, power and utilities are being upgraded nationwide – crucial for reliable hotel operations.



- Route from Jogbani, India Border to Kimathanka, China Border via Bhedetar Road



Tourism Appeal & Natural Beauty:

Nepal's unparalleled natural and cultural attractions underpin each location's appeal. Kathmandu offers world heritage sites and urban convenience; Dharan/Bhedetar offer Himalayan foothills scenery, cool climate, and nearby attractions (tea gardens, temples, wildlife reserves) that encourage visitors to explore the eastern hinterlands. By having projects in both urban and rural scenic locales, **DA Investment's portfolio caters to diverse tourist preferences** – from city travelers and business delegates to nature lovers and peace seekers. This strategic distribution not only maximizes market coverage but also aligns with Nepal's tourism strategy of spreading development beyond the capital.





Location Synergies:

Collectively, the projects create potential synergies – e.g. cross-promotions and package tours. A traveler could stay at the Kathmandu hotel, then be encouraged to visit the Dharan resort for a different experience, thereby **circulating revenue within our portfolio**. With common ownership and branding elements, we can drive referrals between properties. Moreover, the knowledge and staff training can be shared across sites, benefiting from local expertise (Kathmandu’s corporate hospitality experience and Dharan’s adventure tourism partnerships). In essence, our strategic locations form a network that elevates the **DAI brand nationwide**, capturing a larger share of the tourist journey. *(Slide visual: Map of Nepal highlighting Kathmandu and Dharan/Bhedetar project locations, illustrating coverage of both Central and Eastern tourism zones.)*

CROSS-PROMOTIONS AND PACKAGE TOURS

PACKAGE DEALS COMBINE

CITY STAY + NATURE/ADVENTURE



AND

Tourism Rebound & Growth:

Nepal's tourism is in a strong recovery and growth phase. After the pandemic downturn, arrivals have surged –over **1.6 million foreign tourists in 2023** (≈90% of pre-pandemic 2019 levels) – and are forecast to exceed the previous record in the coming years. Notably, **China and India** are driving new growth: Nepal has simplified visas for Chinese nationals and improved air connectivity, while Indian visitors continue to increase thanks to easy border access and cultural ties. Government targets of 2+ million tourists in 2025 appear within reach, backed by active tourism promotion campaigns and new infrastructure (e.g., newly opened international airports in other cities). This rising tide of tourism creates a favorable environment for all our projects, which will come online as Nepal potentially enters a **tourism boom**.



Underserved Hospitality Segments:

There is a **mismatch of demand and quality supply** in the Nepali hospitality market. High-end travelers are looking for world-class accommodations and integrated resorts, but Kathmandu has a limited number of luxury hotel rooms (especially near the airport), and regions like Dharan/Bhedetar have virtually no existing 5-star properties. Our projects directly address these gaps: offering boutique luxury in an untapped hillside location, a modern 4-star hotel at the airport door, and a five-star resort in an emerging tourism region. This first-mover advantage means capturing pent-up demand with minimal direct competition, enabling **high occupancy and pricing power** from the outset.



Diverse Target Segments:

The three projects collectively tap into a broad spectrum of market segments: *Leisure tourists* (international and domestic) seeking nature, culture, or casino entertainment; *Pilgrimage and religious travelers* (especially in Eastern Nepal, drawn by Buddhist and Hindu sites); *Business and MICE* (Meetings, Incentives, Conferences, Exhibitions) clients for Kathmandu and eventually Eastern Nepal's growing corporate activities; *Gaming tourists* from neighboring countries taking advantage of Nepal's casinos (which legally cater only to foreigners, a **high-margin niche** in which DAI's casino offerings will excel). By catering to multiple segments, the portfolio can achieve more stable year-round occupancy and benefit from multiple revenue channels per customer (e.g., a business traveler might also enjoy the casino and spa).



Strong Spend & High Margins:

Tourists visiting Nepal, especially from wealthier origin countries (China, USA, Europe, Japan) or urban India, tend to spend significantly on experiences – which bodes well for our integrated resorts. In particular, gaming and entertainment spend can be substantial. Nepal’s casino sector is a lucrative business with the government collecting NPR 2.14 billion (~USD 16 M) in royalties from just 21 casinos recently, indicating the scale of foreign gaming revenue. Our projects in Kathmandu and Bhedetar will tap this trend, adding to traditional room and F&B revenues. The result is higher profit margins than a typical hotel: for instance, DAI Kathmandu expects >45% EBITDA margin at stabilization due to its gaming component, and the Bhedetar 5-star’s diverse revenue (89% from non-room sources by Year 10) insulates it against downturns in any single segment.



Favorable Investment Climate:

Nepal's political environment is currently stable, and the government is **proactively encouraging foreign investment in tourism**. Incentives like tax holidays for hotel projects, streamlined approval processes, and central bank policies allowing easy **profit repatriation in foreign currency** give comfort to investors. Additionally, Nepal's push for economic development via tourism means our projects may receive positive local support (as they create jobs and infrastructure). The regulatory framework for foreign investors has improved, ensuring that equity investments can be protected and exited smoothly (e.g., no restrictions on capital repatriation after fulfilling tax obligations). In summary, the macro trends of rising demand and a supportive business environment strengthen the **market opportunity**, positioning these projects for success in the coming 5–10 years.

Comparison of projected Internal Rate of Return (IRR) for each project, illustrating the attractive range of returns.



Compelling Return Profile Across Projects:

As shown above, **IRRs range from mid-teens to ~30%** for the three investments – **Tourist Land Resort ~30% IRR**, **Kathmandu Hotel ~18%**, **Bhedetar 5-Star ~14%** – offering options for different investor preferences (higher-risk expansion vs. stable long-term development). These returns surpass typical hospitality benchmarks, highlighting the strong value creation expected from each project.

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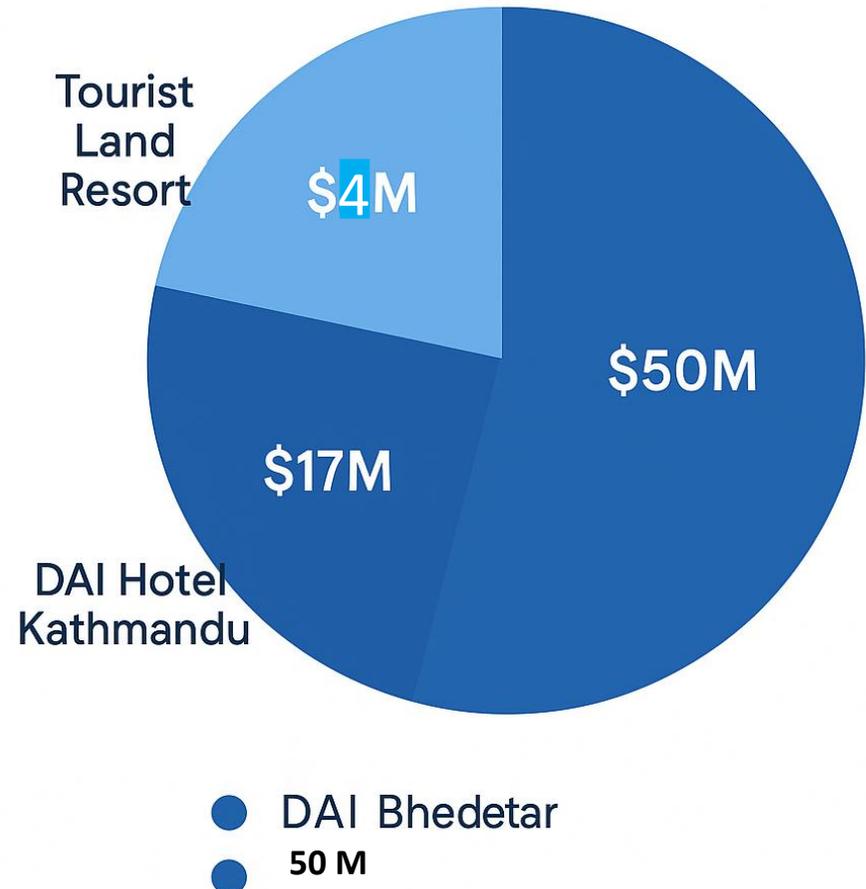




Capital Requirements & Scale:

The projects span a spectrum of capital sizes – **\$4 M for Tourist Land Resort**, **\$17 M for DAI Hotel Kathmandu**, and **\$50 M for DAI Bhedetar** – allowing investors flexibility in choosing their level of commitment. In total, the combined portfolio represents ~\$69 M of investment. Each project stands on its own financially (they are separate legal entities and opportunities), but together they form a diversified portfolio: a smaller quick-win expansion, a medium-sized city hotel, and a large flagship resort.

Investment Amount



Revenue & Profit Growth:

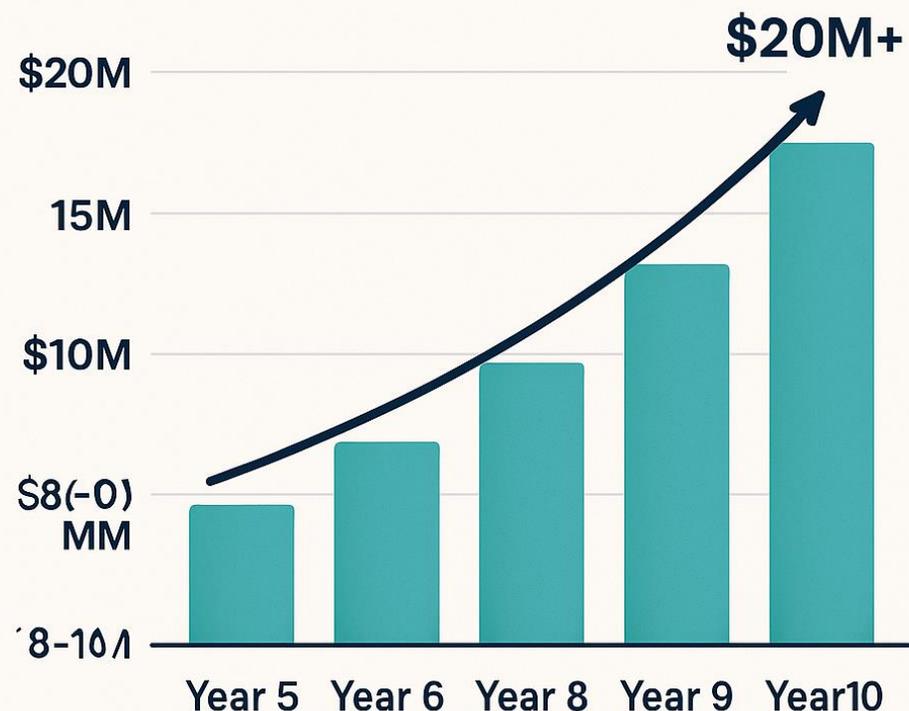
All projects are projected to achieve healthy **revenue growth and profitability** within a few years of operation. By their respective Year 5 of operations, each should be cash-flow positive with robust margins: e.g., Tourist Land Resort ~\$3.3M revenue at ~67% EBITDA margin; DAI Kathmandu ~\$8–10M revenue at ~45% EBITDA margin; DAI Bhedetar ~\$12M revenue with ~20% EBITDA (early ramp). By Year 7–10, each asset hits high gear – generating substantial free cash flows and net profits (e.g., Kathmandu ~\$5 M net profit at 80% occupancy; Bhedetar ~\$12 M net profit by Year 10). This translates to strong potential dividends and increasing valuations over time.



Investor Returns & Exits:

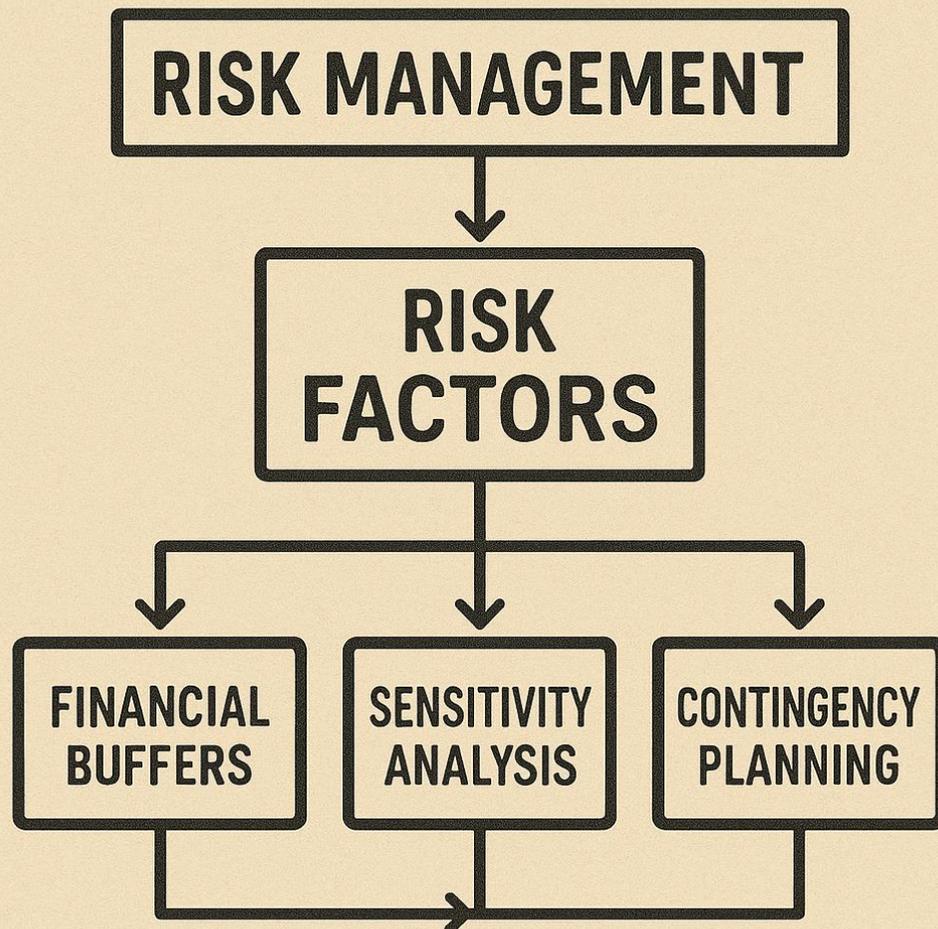
For an investor building a **hospitality portfolio with DA Investment**, these three projects together offer a blended IRR that is very attractive, while balancing risk (the steady city hotel cash flows can offset the longer ramp of the 5-star resort, for example). If one were to invest across all three, the **combined EBITDA by Year 5 would be on the order of ~\$8–10 M**, growing to well over \$20M by Year 10, providing a clear path to **multi-bagger returns** upon exits. However, each project’s returns are realized independently based on its exit timeline – e.g., Tourist Land could yield a return of capital in ~5 years via sale, whereas Bhedetar might be a 8–10 year play. Investors have the freedom to choose one, two, or all three opportunities to calibrate their portfolio.

Projected EBITDA Growth



Risk Mitigation:

The financial projections have been modeled conservatively with contingencies (e.g., moderate occupancy ramp-up, inclusion of operating buffers). Sensitivity analyses indicate that even under slower growth scenarios, the projects remain financially viable (lower IRRs but still positive NPV). The **asset-backed nature** of these investments (real estate value of land/buildings) provides a safety net for capital. Insurance, political risk coverage, and other safeguards are in place or obtainable to further de-risk foreign investment. In essence, the financial outlook is robust but realistic, offering **high upside with prudent downside protection** – a rare combination in emerging market investments.



Promoter – DA Investment Pvt. Ltd.:

All projects are promoted by DA Investment, a Nepali investment company with a diverse portfolio spanning real estate, hospitality, security services, HR consulting, travel and tours, etc. The Chairman of DA Investment brings **20+ years of industry experience**, including successful development and management of hotels and commercial complexes in Nepal. Under his leadership, the company has built strategic partnerships and deep expertise in navigating local regulations and business practices. This seasoned promoter backing instills confidence that the projects will be executed efficiently and with vision.



Experienced Management Team:

Each project is supported by a team with extensive hospitality experience. Collectively, the management team has **30+ years in hotel operations and development** – from managing boutique resorts to launching international-standard hotels. Key personnel either in place or to be recruited include: project directors with local and international project management track records, a general manager (for the 5-star likely drawn from a renowned hotel chain in Asia, and casino operations experts. The Tourist Land Resort’s current team has already demonstrated strong performance (achieving high guest satisfaction and operational benchmarks), and this know-how will carry into new projects. We also leverage specialized partners (e.g., architects, interior designers, casino consultants) with global credentials to ensure world-class quality.



Governance & Transparency:

Investor trust is paramount. We have instituted robust governance structures across all projects. Major investors receive **board representation and a voice in key decisions**, and all shareholders are provided with regular, detailed updates – including audited financial statements and progress reports. DA Investment adheres to international best practices in corporate governance, aligning the interests of shareholders and management through accountability and open communication. We maintain *Big Four*-audited accounts for credibility. Additionally, each project company is structured to comply with Nepal’s laws and protect investor rights (shareholder agreements, exit provisions, dispute resolution mechanisms). This transparent approach fosters a true partnership ethos with investors.



Operational Excellence & Partnerships:

Our team's local market knowledge and global outlook combine to drive operational excellence. Training programs will be implemented in partnership with international hospitality institutes to ensure service quality meets 5-star standards. We have **affiliations with Nepal Tourism Board and local travel operators** to bolster marketing reach and credibility. For the casino components, we are exploring collaborations with established casino management firms to optimize gaming revenue and compliance. The team's network includes government and industry contacts that can facilitate smooth project development (permits, community engagement). In summary, the management team not only has the **experience to deliver** these projects on time and on budget, but also the **relationships and strategic partners** to maximize their success once operational. Investors can take comfort that their capital is in the hands of professionals who have a proven track record and a commitment to long-term value creation.



Track Record of Success:

DA Investment and its principals have successfully executed projects of similar scope in the past – for instance, smaller hotel ventures and real estate developments that were completed and yielded healthy returns. Lessons learned from those ventures (market positioning, cost control, guest experience enhancement) are being applied to ensure these new projects achieve or exceed their business plans. The team is deeply invested in the success of each venture (both financially and reputationally – “skin in the game”), which aligns perfectly with investor interests. With a combination of visionary leadership at the top and skilled hospitality operators on the ground, the team is well-equipped to transform these plans into profitable, thriving businesses.





Join Us in a Partnership for Growth:

DA Investment Pvt. Ltd. invites you to partner with us in these unique hospitality ventures. Each project offers a blend of **attractive returns, strategic assets, and societal benefits** (jobs, tourism development) that make for a rewarding investment beyond just the financials. We are committed to a **win-win collaboration**, treating our investors as true partners.



Due Diligence & Engagement:

We welcome interested investors to conduct thorough due diligence. Detailed financial models, business plans, and site visit arrangements are available upon request. We can facilitate meetings with our management team and tours of the existing facilities and sites. We believe in complete transparency – all questions are encouraged, and we are ready to provide any additional information needed to make an informed decision. Next steps typically include an NDA, sharing of detailed data-room documents, followed by term sheet discussions and legal agreements for the investment.



Flexible Investment Structure:

Whether you are looking at equity participation, joint venture, or other forms of involvement, we are open to structuring the investment in a way that meets both parties' objectives. Our goal is to build a long-term relationship with our investors, potentially beyond these projects into future opportunities as well. The **hospitality sector in Nepal is on the cusp of significant growth**, and this is an opportune moment to enter. By investing now at an early stage, you position yourself to reap the gains of that growth curve alongside us.





Contact & Next Steps:

We appreciate your time in reviewing this opportunity and would be delighted to discuss it further. **For further information or to schedule a meeting, please contact us at devpbajgai@gmail.com or call +977-9801122222.** (DA Investment's representative, Mr. Devendra Bajgai, will respond to inquiries promptly.) We look forward to establishing a long-term, trusting relationship and are ready to assist you through every step of the investment process.





Thank You & Future Outlook:

In closing, investing in these hospitality projects means becoming part of Nepal's growth story at a pivotal time. Together, we can create world-class destinations that yield enduring profits and set new benchmarks in Nepali tourism. We thank you for your consideration and invite you to join us in making **DA Investment's hospitality vision** a reality. We are confident that with your partnership, these projects will achieve new heights of success, benefiting all stakeholders involved. *(We look forward to a personal presentation and discussion on how we can move ahead. Thank you!)*



**PARTNERSHIP &
COLLABORATION**



QUESTIONS PLEASE