

JOINT VENTURE OPPORTUNITIES FIJI | TOURISM SECTOR



HOLIDAY INN

GULF INVESTMENTS is a registered local company in Fiji looking for a **JOINT VENTURE PARTNER** to invest in the proposed **HOLIDAY INN HOTEL PROJECT** in Denarau Island, Nadi, Fiji.



Location



Description of Building

- Total of 302 keys with a mix of family suites, family rooms, Denarau suites classic rooms and standard rooms ground level retail space
- Includes administration areas, reception, lobby, games area, offices and a general store under one roof
- Large conference and spill out area with attached lounge, spa, kids club, main restaurant and separate beach restaurant



Financial Indicators (4th Year)

Opportunity

- Construction and fit out of **300 key resort hotel** approx. **F\$100 Million - looking for JV partner up to 60%**
- Holiday Inn will be part of Denarau Waters Integrated Tourism Development which is one of the largest tourism development in the South Pacific.
- Full funding for Stage 1 is in place through a local bank. The developer has also invested significant funds
- Will feature state of art conference facility which is currently lacking in Holiday Inn Suva

F\$40M
Expected
Gross income
per year

F\$24M
Expected
expenses -
departmental
cost & operating
expenses

F\$16M
Expected net
income per
year

68%
Room
Occupancy in
first year

F\$318.65
Average daily
room rate

F \$216.68
Revenue per
available
room



Legal

- Every required statutory approval is in place and current
- Approved Construction Environment Management Plan (CEMP)
- Approved Engineering Plan

Land

18 Acres of beachfront Crown Foreshore Lease is in place.

Stage

Construction tenders are already out

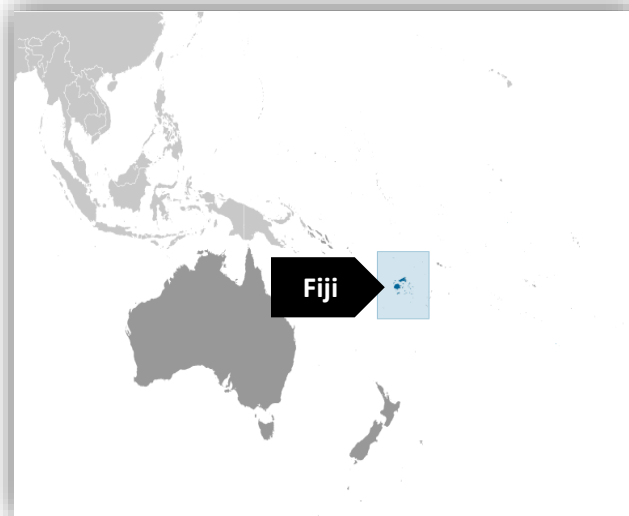


Economic Indicators in Support of the Venture

The following indicators show demand for tourism in Nadi, Fiji:

- Tourist arrivals increased from 692,630 in 2014 to 754,835 in 2015 with 2016 growing a further 5% to 792,320.
- From the period of 2010 to 2015 building and construction permits issued increased from 1210 to 1612 representing a positive CAGR of 4.90%.
- The total number of business license issued by Nadi Town Council was 2616 for 2016.
- Fiji is globally recognized as a safe and secure tourist destination. And our rich and diverse cultural heritage, abundance of natural resources and biodiversity provides countless opportunities.
- According to Colliers, occupancy in Fiji increased from 56.6% to 69.5% over the five year period from 2009 to 2013; maintaining one of the highest occupancy rates across the region.

(Source: Reserve Bank of Fiji/Town & Country Planning/Fiji Bureau of Statistics)



For detailed information please email: info@investmentfiji.org.fj

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All dollar currency values referred to throughout this document are in Fijian Dollars, unless stated otherwise