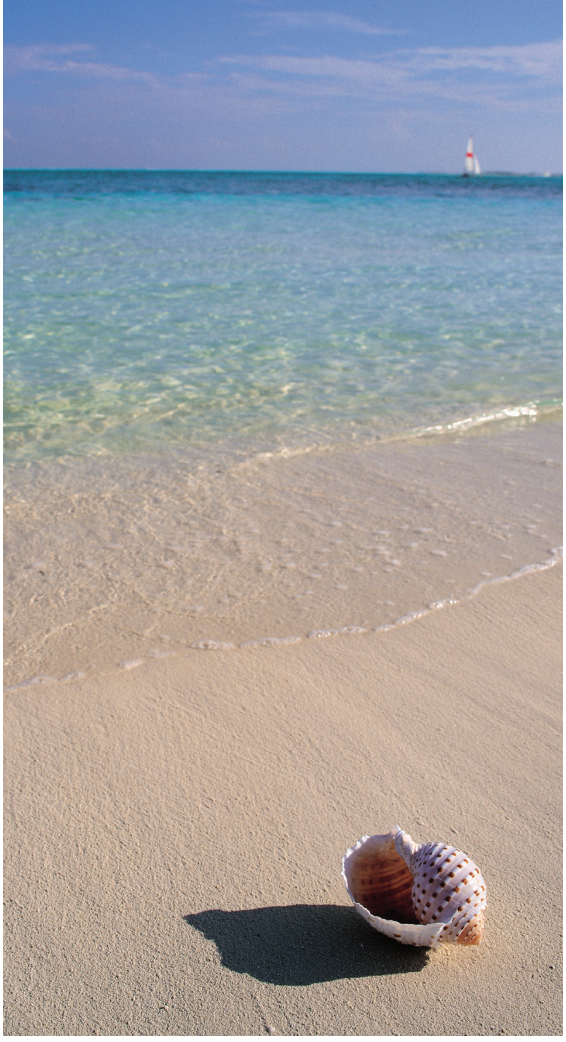
Imagine your Korea

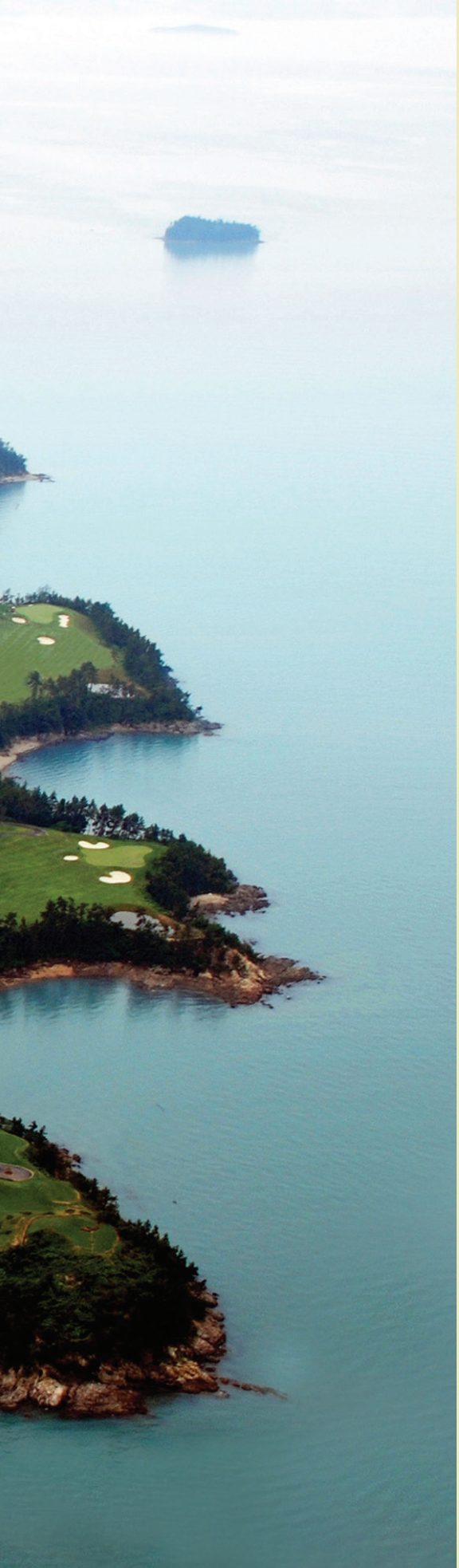


oceano

RESORT 4 ALL

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Premium Tourism and Leisure Complex Located By a Pristine Oceanside

Located on 5.07 million square meters of land in Hwawon-myeong, Haenam, in South Jeolla Province, Haenam Oceano Resort Complex is a premium marine resort with a world-class hotel, marina, golf course, and oceanside park.

The number of visitors to Haenam Oceano Tourism Complex is expected to increase steadily with improved accessibility for local and international tourists through the opening of Muan International Airport in 2007 and the Honam High Speed Railway (Seoul-Gwangju section) in 2015 as well as the launch of a cruise ship line following the completion of the Gwangju-Mokpo section of the Honam High Speed Railway and the construction of Mokpo New Port in 2017.

Haenam Oceano Tourism Complex is located next to Mokpo, a city with a population of approximately 250,000, and the Daebul Industrial Complex, with a work force of approximately 20,000. Also, when the Hwawon Industrial Complex is revitalized, an additional 20,000 people are expected to flow into the area.

Located at the center of the pan-Yellow Sea economic development, connecting Eastern China's mega-cities and special economic zones with the ports on the southwestern coast of Korea, Haenam Oceano Tourism Complex will greatly influence the gradual economic exchange between Korea and China and help vitalize social and cultural exchange through tourism.

Project Overview

- Location : Hwabong-ri & Jugwang-ri area, Hwawon-myeon, Haenam-gun, Jeollanam-do (South Jeolla Province)
- Developer : Korea Tourism Organization (KTO)
- Area : 5,073,425㎡
- Land Acquisition : 100%
- Project Period : 1994~until completion
- Total Development Cost : KRW 1.1809 trillion
- Major Facilities : accommodations (e.g. hotel, condominium), commercial facilities (e.g. shopping center), sports and entertainment facilities (marina, golf course), recreation facilities (e.g. artist village, forest village)





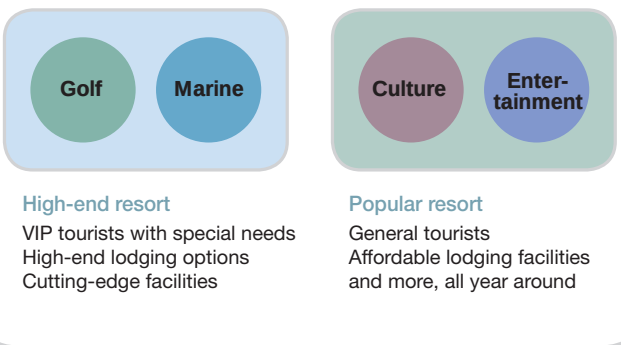


Concept

A high-class marine resort where visitors can enjoy the breathtaking view of the open sea and a variety of marine sports as well as golf in a romantic atmosphere.



Resort Concept



High-end resort
VIP tourists with special needs
High-end lodging options
Cutting-edge facilities

Popular resort
General tourists
Affordable lodging facilities
and more, all year around


Culture and Art Zone
Entertainment Zone
Retreat Village2
Electrical Substation
Reservoir
Senior Village
Namdo Flower Court
General Lodge Area1
Namdo Flower Park
Art Camp
Observatory Tower
Retreat Village1
Youth Camp
Sports Training Camp
Vacation Lodge Area(pension)
General Lodge Area2
Herb Garden
Public Offices and Amenities
Namdo Cultural Complex
Namdo Local Food Pavilion
Local Specialty Mall
X- games Facility
Retail Mall 3
Mirinae Beach
Seawater Spa
Berthage
Resort Condo1
Sea World(a water park)
Sunset Garden2
Tiger Stone Garden
Ferry Terminal
Resort Condo2
Thalasso Hotel
Waste Processing Site
Hotel3
Sunset Garden1
Seaview Cafe
Resort Condo 3



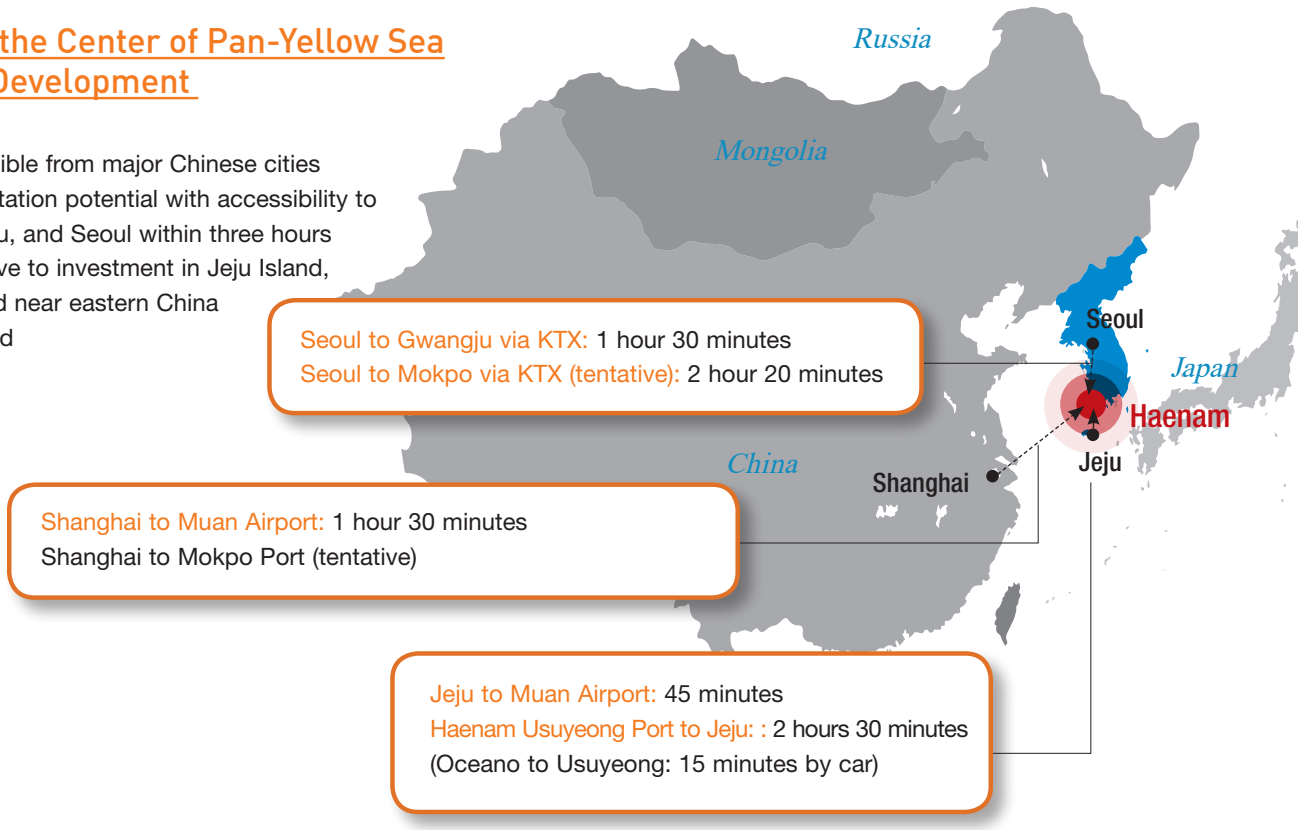




Investment Environment

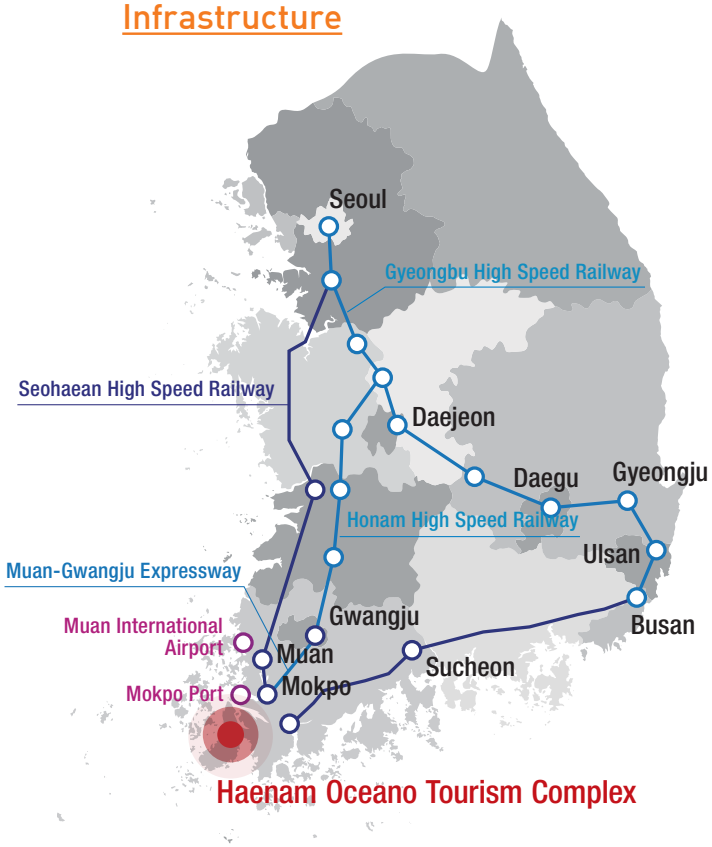
Located at the Center of Pan-Yellow Sea Economic Development

- Highly accessible from major Chinese cities
- High transportation potential with accessibility to Shanghai, Jeju, and Seoul within three hours
- Ideal alternative to investment in Jeju Island, as it is located near eastern China and Jeju Island





Remarkable Potential Based on Future Improvements of Transportation Infrastructure



Airport (Muan International Airport)	• Airport-Oceano: 1 hour 20 minutes by car • Regular Routes: Beijing, Shanghai, Tianjin, and Jeju • When the runways are expanded, the airport will be able to accommodate large aircraft, such as the Boeing 747. • 178,000 users as of 2014, 15% Increase year-on-year
Port (Mokpo)	• Mokpo Port to Oceano Resort: 40 minutes by car • Capable of accommodating the berthing of 28 large ships • Capable of accommodating 50,000-ton cruise ships at the new port. • Experiencing continuous increase of tourists from Jeju • Currently on track to open regular routes between Taicang, near the border Shanghai
Railway	• Honam High Speed Railway Stage 1: Seoul to Gwangju in 1 hour and 35 minutes • Honam High Speed Railway Stage 1: Seoul to Mokpo in 2 hours
Expressways and National Routes	• Mokpo Station-Oceano: 55 minutes by car • Approx. 50 minutes from Seohaean Expressway Mokpo IC • Muan-Gwangju Expressway, Namhaean Expressway (Yeongam-Suncheon-Busan), Gwangju-Wando Expressway • Aphae-Unnam/Mangun/Hwawon roads



Pristine Marine Environment and Landscape

- Located on the beach near the so-called “Sinan Diamond Cluster,” with islets scattered like jewels on the water, every corner of the complex offers a fantastic view of the sea and islands.
- A great point of departure for a trip to Namdo, with numerous attractions, such as islands, a national marine park, and many traditional and cultural sites
- Over 40 regional festivals (with seven selected as 2015 Culture and Tourism Festivals—the largest number among all metropolitan cities and provinces of Korea)
- As of 2014, an average of approximately 97 million visitors per year come to South Jeolla Province, and that number is increasingly steadily.

65 Islands

Haenam, where the complex is located, is home to 65 islands, including seven inhabited and 58 uninhabited islands, serving as excellent tourist attractions.

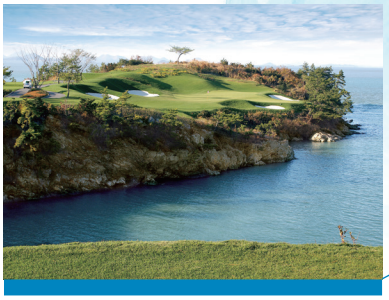
Great Potential for Related Tourism

High potential for the vitalization of related tourism due to its location on the southernmost tip of Namdo











Pristine Marine Tourist Attractions

Excellent marine tourist attractions, such as the clean ocean and beaches and Dadohae National Marine Park

Nearby Tourist Attractions Based on Traditional Korean Culture

A variety of regional festivals and excellent attractions, including the Usuyeong tourist sites, dinosaur fossil sites, and other tourist attractions based on traditional Korean culture

High Potential Demand

- Located adjacent to Gwangju and Mokpo
- Increased population flow due to large-scale developments, such as the Southwest Coast Tourism and Leisure City
- Potential to develop into a point of economic, social, and cultural exchange between Korea and China



Description of Zones

Golf Resort Zone

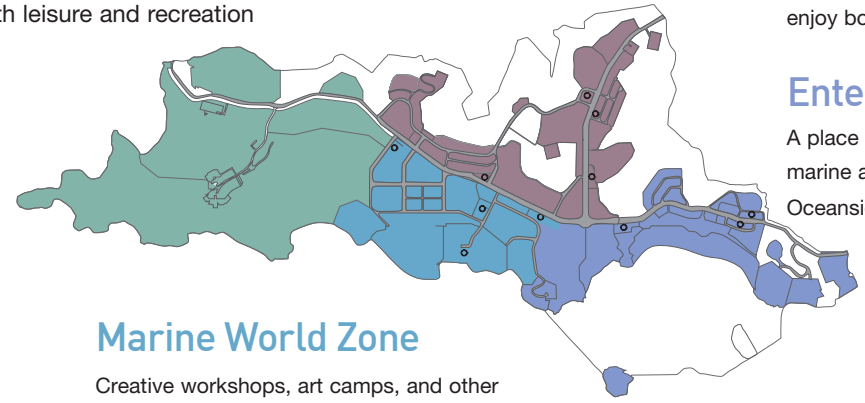
A place with golf courses, a resort hotel, and high-class condominiums where tourists can enjoy both leisure and recreation

Culture & Art Zone

A place with golf courses, a resort hotel, and high-class condominiums where tourists can enjoy both leisure and recreation

Entertainment Zone

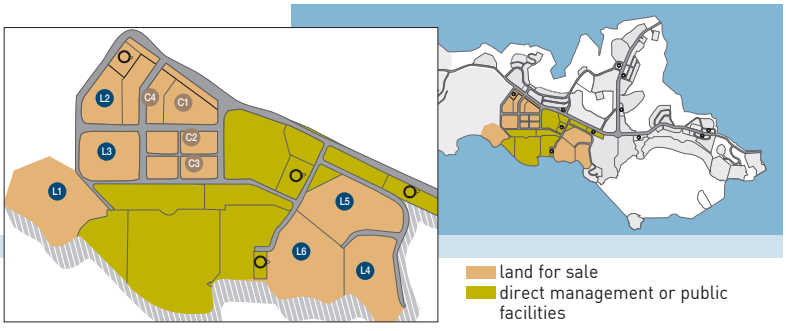
A place for tourists to enjoy a variety of marine activities at the Sea World and the Oceanside



Marine World Zone

Creative workshops, art camps, and other programs offering visitors a chance to experience Namdo culture

Marine World Zone

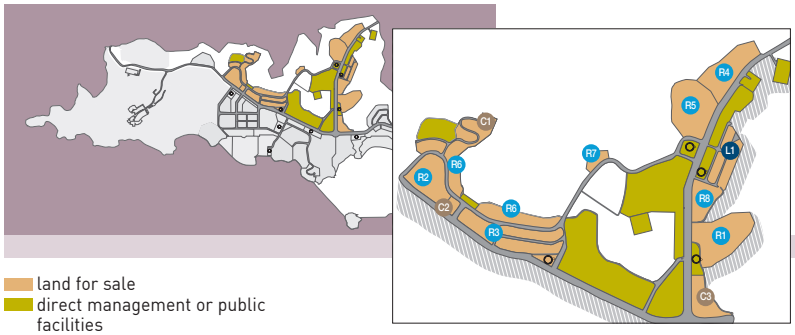


Surrounded by some 2,000 islets, Marine World will house world-class marine sports facilities, allowing visitors to enjoy a variety of marine leisure activities, such as sailing and fishing. Once the construction of the marine sports facilities, which will be both pleasant and safe, is complete, it is expected that domestic and foreign marine sports enthusiasts will flock to this area. The high quality of the facilities and accommodations will allows visitors to thoroughly enjoy their time here. A seafood center and shopping mall will also be built.

- Major Facilities : Marina, yacht clubhouse, outlet shopping center, etc.
- Accommodations : Taraso Hotel, conference hotel, etc.
- Other Facilities: Seafood center, theme restaurants, Herb Hill, tourist information centers

+ Land for sale

	Classification		Area (㎡)	Floor Area (㎡)	Number of Rooms	Remark
L1	Accommodations	Tourist hotel 1*	47,537	19,540	250	Long-term lease available (Greenfield)
L2		Tourist hotel 2	17,006	17,230	200	
L3		Conference hotel	27,219	27,570	300	
L4		Taraso Hotel	32,621	22,250	220	Greenfield
L5		Condominium 1	38,612	17,530	250	Greenfield
L6		Condominium 2	51,702	24,560	300	Greenfield
C1	Commercial Facilities	Outlet shopping center	15,109	16,620		
C2		Theme restaurants	14,896	13,780		
C3		Seafood center	14,741	13,530		
C4		Retail mall 1	21,102	21,740		



land for sale
direct management or public facilities

Culture and Art Zone

Based on a Utopian theme, the Namdo Cultural Complex, located in the culture and art zone and featuring a flower garden at its center, will offer a variety of creative art workshops and art camps. Namdo Food Town will provide experiences of authentic Korean cuisine, including taste-testing and cooking, while the Vacation Village and Resting Village (Relaxation Village?) will provide comfortable accommodations, the taste of premium green tea, and the rare opportunity to completely relax in a truly natural environment.

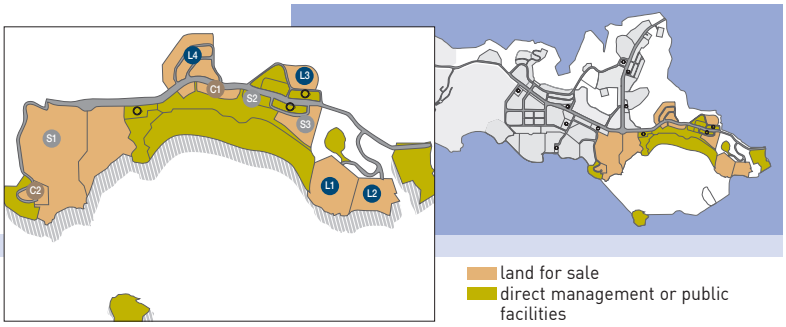
- Major Facilities: Flower park, Namdo (Southern Area) art street, art camp, traditional tea cafe, observation tower, etc.
- Accommodations: Art village, country house village, senior village, youth camp, etc.
- Other Facilities: Namdo (Southern Area) local food village, shopping mall, etc.

+ Land for sale

	Classification		Area (㎡)	Floor Area (㎡)	Number of Floors	Number of Rooms	Remark
L1	Accommodation	General lodge area 1	18,248	17,830	6	410	
R1	Recreation & Cultural Facilities	Youth camp	40,153	3,570	3	60	Greenfield
R2		Art village	27,169	8,420	3	120	
R3		Retreat village 1	26,278	5,970	3	100	
R4		Retreat village 2	30,060	8,210	3	140	Greenfield
R5		Senior village	37,846	12,300	3	120	Greenfield
R6		Country house village	33,490	19,930	3	60	
R7		Mountain cottage	4,670	1,870	3	5	Greenfield
R8		Art camp	14,992	2,950	3		
C1	Commercial Facilities	Traditional tea cafe	17,558	4,440	2		
C2		Shopping mall 2	13,025	14,130	3		
C3		Namdo(Southern Area) local food village	16,923	17,600	3		



Entertainment Zone



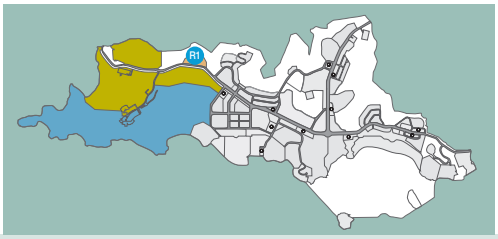
land for sale
direct management or public facilities

The Sea World Water Park, sea water spa, and X-Game facilities will be located in the entertainment zone, which will also house resort condominiums, a pension complex, and a campground, all at affordable prices.

- Major Facilities: Mirinae Beach, X-Games center, Sea World (water park), sea water spa, etc.
- Accommodations: Villa complex, campground, tourist hotels, etc.
- Other Facilities: Shopping mall, shops for local products, Sunset Garden, etc.

+ Land for sale

	Classification		Area (㎡)	Floor Area (㎡)	Number of Floors	Number of Rooms	Remark
L1	Accommodations	Tourist hotel 3	39,167	12,810	5	150	
L2		*Condominium 3	23,130	11,290	5	150	Long-term lease available (Greenfield)
L3		General lodge 2	15,235	14,960	6	300	
			6,193	6,080	6		
			4,550	4,470	6		
			4,492	4,410	6		
L4		*Villa Complex	38,021	30,830	3	300	Long-term lease available
C1	Commercial Facilities	Retail mall 3	16,184	18,140	3		
			3,664	4,110			
			9,149	10,260			
			3,371	3,780			
C2		Sea view cafe	9,776	3,310	2		
S1	Sports & Entertainment Facilities	SEA WORLD (water park)	181,345	-	5		Greenfield
S2		X-Games center	2,375	-	1		
S3		Sea water spa	19,595	6,000	3		



land for sale
direct management or public facilities
sold out

Golf Resort Zone

The golf resort was designed to give a clear view of the islands, scattered like gems of the coast, from its private golf course (18 holes) and public golf course (9 holes). A golf school and indoor golf practice facility have also been built to give visitors everything they would expect to find in a specialized golf resort.

- Major Facilities: Private golf course, public golf course, golf academy, etc.
- Accommodations: Forest village (high-class summer house village)
- Other Facilities: Clubhouse, nettle tree garden, etc

+ Land for sale

	Classification		Area (㎡)	Floor Area (㎡)	Number of Floors	Number of Rooms	Remark
R1	Recreation & Cultural Facilities	Forest Village	25,604	7,940	3	120	Long-term lease available (Greenfield)

Investment Information

Tax Incentives

• For foreign investment of USD 20 million or more, and new facilities built for the purpose of carrying out one of the following businesses:

1) tourist hotel, marine tourist hotel, or traditional Korean hotel ;

2) professional recreation business, public recreation business, or public amusement facilities ;

3) international convention facilities

Type of Tax		TAX Reduction/ Exemption Duration & Rate	Requirements (Required investment, etc.)
National Tax	Corporate tax, income tax	100% for the first 5 years & 50% for the subsequent 2 years	USD 20 million or more
	Customer duties, VAT, Special excise tax	100%	Import of capital goods
Local Tax	Acquisition tax, property tax	100% for the first 15 years	USD 20 million or more

Financial Incentives

• **For corporate investors in the tourism industry**

Subsidies are available for investment in equipment, employment, or eduction in the tourism business.

• **Business Type**

Tourist hotel, public recreation business, professional recreation business (excluding a golf course), international conference facilities

Open Bid

• **For domestic investors**

KTO's Bid Announcement	Submission of Application and Documents	Investor Selection	Contract Signing	Design Review and Project Launching
	• Submission of business proposal (plans for financing, construction, etc.)	• Document review and investor selection • Selection of the successful bidder in the event that there are more than 2 applicants	• Within 30 days of designated acquisition date	• Basic design review

Contract Negotiation

• **For international corporate investors, domestic public corporate investors**

Submission of Proposal	Signing of Basic Agreement	Signing of Concession Agreement	Acquisition and Contract Signing	Design Review and Project Launching
• Submission of Letter of Intent (LOI) • Submission of business proposal (feasibility study, investment structure)	• Analysis of investor's capacity (credit inquiry, etc.) • Signing of MOU between the KTO and investor • Naming of preferred bidder	• Final negotiation in relation to investment criteria • Submission of commitment letter by investor • Payment of bidder deposit	• Within 30 days from designated acquisition date (within 60 days for foreign investors)	• Basic design review

KOREA TOURISM ORGANIZATION
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For more information or to arrange a viewing of the property,
please contact the KTO Tourism Resources Development Team or Gwangju, Jeollanam-do Promotion Office

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HAENAM OCEANO RESORT



A bird's eye view of the property



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