



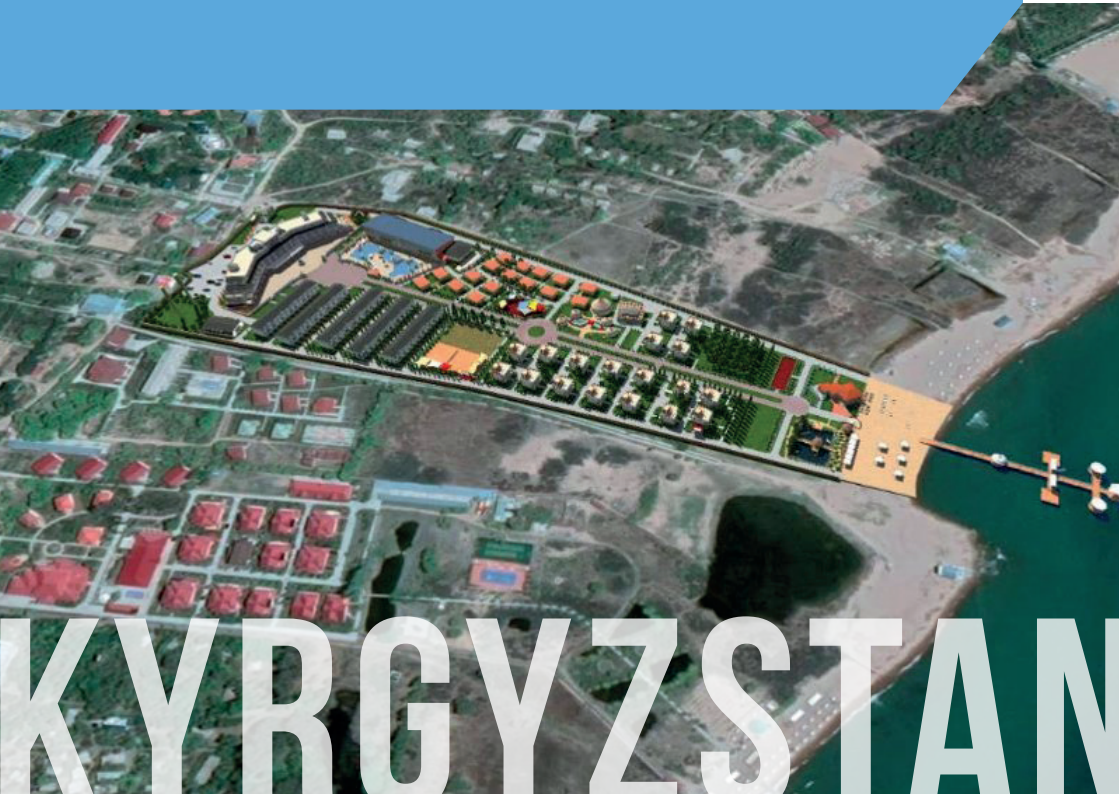
NATIONAL INVESTMENTS AUTHORITY
UNDER THE PRESIDENT
OF THE KYRGYZ REPUBLIC



Organization for Security and
Co-operation in Europe
Programme Office in Bishkek

BAYTUR SPA & RESORT RECREATION CENTER CONSTRUCTION COMPLETION PROJECT

“BAYTUR” LLC





Name of the company:

"Baytur" LLC

Brief description of the Project:

The Initiator has put forward a project to complete the construction of a five-star hotel for up to 200 guests and a sports complex at the Baytur SPA & Resort recreation center. The recreation center is located in the village of Bosteri, Issyk-Kul Region, and has an area of 6.6 ha. Construction of the Baytur SPA & Resort recreation center began in 2019 and as of now, construction of 18 VIP cottages, 24 wooden cottages, 5 units of townhouses, 5 national yurts, children's playground, yurt town, workout area, football pitch, tennis court has been completed.

The five-star hotel will have 81 rooms of different classes (Standard, Junior Suite, Twin Room, Family Room, Executive Room, Presidential Suite). The company needs additional funding to complete the construction and finishing work on the five-star hotel and sports complex.

Description of the Project Initiator:

The Project Initiator is Baytur Corporation, which has been operating since 1993. Throughout its history, the corporation has been actively developing and exploring new areas. Today, Baytur is a fast-growing company, operating in various sectors from the beauty, recreation and health industry to the production of cabinet furniture, metal-plastic structures, high-rise residential construction and the production of construction materials.

Project cost - \$1,500,000

- ✓ Completion of construction of the hotel, finishing work and purchasing furniture - \$1,000,000
- ✓ Completion of construction of the sports complex, finishing work and purchasing sports equipment - \$500,000

Amount of investments - \$1,500,000

Payback period - 2.53 years

DESCRIPTION OF THE PROJECT

The Initiator has put forward a project to complete the construction of a five-star hotel for up to 200 guests and a sports complex at the Baytur SPA & Resort recreation center.

The recreation center is located in the village of Bosteri, Issyk-Kul Region, and has an area of 6.6 ha. The recreation center is located 10 km from Cholpon-Ata, 43 km from Issyk-Kul International Airport, and 260 km from Bishkek. The center will have a five-star hotel, 18 VIP cottages, 24 wooden cottages, 5 blocks of townhouses, 5 national yurts, indoor and outdoor swimming pools, a fitness center, a spa center, an indoor and outdoor children's playground, a yurt village, a water park, a workout area, a football pitch, a tennis court, and a pond.



Construction of the Baytur SPA & Resort recreation center began in 2019 and as of now, construction of VIP cottages, wooden cottages, townhouses, yurts, a football pitch, tennis court and a workout area has been completed. Baytur SPA & Resort recreation center opened its doors to cottage and townhouse owners in 2021. The company needs USD 1.5 million in additional funding to complete the construction and finishing work on the five-star hotel and sports complex.

The five-star hotel will have 81 rooms of different classes (Standard, Junior Suite, Twin Room, Family Room, Executive Room, Presidential Suite). Each room will be equipped with everything guests need for a comfortable stay.

Moreover, guests can enjoy fantastic views of the magnificent mountains and the beauty of Lake Issyk Kul. There will be four restaurants offering national, Italian, Caribbean and French cuisine, making the Baytur SPA & Resort recreation center a real gourmet destination. The Baytur SPA & Resort recreation center is the first recreation house to offer a full range of international level services and its doors will be open all year round.



GEOGRAPHICAL LOCATION OF THE PROJECT



DESCRIPTION OF THE PROJECT INITIATOR



The Project Initiator is “Baytur” Corporation, which has been operating since 1993. Throughout its history, the corporation has been actively developing and exploring new areas.

Starting in 1993, Baytur Corporation has not only increased the volume of its activities, but also diversified them into various areas and sectors: services in the areas of recreation and health promotion, production of cabinet furniture and metal-plastic structures, construction of high-rise residential buildings, sale of residential and commercial real estate, production of construction materials.

Today, Baytur is a fast-growing company, operating in various sectors from the beauty, recreation and health industry to the production of cabinet furniture, metal-plastic structures, high-rise residential construction and the production of construction materials. In these areas, the corporation has achieved certain successes that would not have been possible without modern technology. In this matter, “Baytur” actively cooperates with internationally renowned companies from Europe. The company’s partners are well-known companies including “Blum” and “Vauth - Sagel”, the world leaders in the production of furniture fittings and accessories.

The Baytur Corporation includes the following divisions:

- ✓ “Apollo” Men’s Salon- elite men’s spa complex.
- ✓ “Aphrodite” Lady’s Spa - elite lady’s spa and beauty center.
- ✓ Bath & Wellness Complex “Baytur” - SPA complex, center of recreation and health care.
- ✓ “Baytur” Sauna - comfortable and cozy sauna.
- ✓ “Pharaoh” VIP-sauna - elite sauna with luxurious interior.
- ✓ “Too-Ashuu” Mountain Ski Base.
- ✓ “Baytur” Koumiss-cure institution in the Suusamyr valley.
- ✓ Production of high quality cabinet furniture - “Baytur-Mebel”.
- ✓ Sales of exclusive furniture fittings from Europe - EMF “Europe”.
- ✓ Construction and production of construction materials - “Baytur Building”.
- ✓ Baytur SPA & Resort recreation center offers recreation on the shore of Lake Issyk Kul.

SUSTAINABLE COMPETITIVE ADVANTAGES

- ✓ **Convenient location.** The Baytur SPA & Resort recreation center is located 10 km from Cholpon-Ata, 43 km from Issyk-Kul International Airport, and 260 km from Bishkek.
- ✓ **Five-star recreation center.** The 5-star Baytur SPA & Resort recreation center provides a perfect opportunity for a full family recreation. Guests will have access to the following services: 4 restaurants, bar, SPA center (sauna, massage, scrubs, wraps, facial and body treatments), beauty salon, gym, tennis court, football pitch, outdoor and indoor swimming pools, playground, water park, private beach.
- ✓ **Issyk-Kul.** Issyk-Kul is the second largest lake in the world. It is a unique, beautiful place offering visitors its curative properties. Its water composition is close to Caucasus mineral springs, which is very beneficial for bathers. The combination of sodium, magnesium, potassium, ferrum and other substances has a curative effect on the whole body. Moreover, there are beautiful gorges of Kyrgyzstan around Lake Issyk Kul, such as Semenovskoye Gorge, Grigorievskoye Gorge, Jeti-Oguz Gorge and many other natural attractions.
- ✓ A place for family recreation and more. Baytur SPA & Resort recreation center has all conditions for a comprehensive family recreation, is located on the first coast line, has its own equipped beach with a pier and an extensive picturesque area. The recreation center provides not only ideal conditions for family recreation, but also excellent opportunities for business training, seminars and conferences.





PROJECTED FINANCIAL INDICATORS

Number of tourists	Year 1	Year 2	Year 3	Year 4	Year 5
Peak season	16 000	18 000	21 000	23 000	23 000
Off-season	10 000	14 000	16 000	18 000	18 500
Low season	5 000	7 000	8 000	9 000	9 500
Total:	31 000	39 000	45 000	50 000	51 000

Key Financial Indicators, USD	Year 1	Year 2	Year 3	Year 4	Year 5
Sales revenue	1 856 298	2 350 943	2 807 126	3 119 029	3 181 410
EBITDA	278 445	470 189	645 639	779 757	795 353

- ✔ IRR at the end of Year 5 is 23.19%
- ✔ Project payback period is 2.53 years, discounted payback period is 3.48 years

SOURCES OF FINANCING AND APPLICATION OF FUNDS

Source of financing	Amount, USD
Own contribution	1 500 000
Financial investor	1 500 000
Total:	3 000 000

Application of funds	Amount, USD
Completion of construction of the hotel, finishing work and purchasing furniture	1 000 000
Completion of construction of the sports complex, finishing work and purchasing sports equipment	500 000
Total:	1 500 000

A BRIEF OVERVIEW OF TOURISM IN ISSYK-KUL REGION

The Issyk-Kul Region is the most visited tourist destination in Kyrgyzstan. The main attraction of the region is Lake Issyk Kul, one of the deepest and largest lakes in the world, located in the middle of the picturesque Tien Shan Mountains. The highest mountains of the country also located in the Issyk-Kul Region, including the famous peak of Khan-Tengri and Kyrgyzstan's highest point, Jengish Chokusu (Victory Peak).

For ages, Lake Issyk Kul has been attracting numerous tourists with its natural and climatic conditions and unique beauty. Mountainous sea climate, clean air, plenty of sunshine, therapeutic mineralized water of the lake, hot springs and therapeutic muds will help improve your health - all this is Issyk-Kul. Issyk-Kul offers a varied recreation for every tourist. Sunbathing aficionados can relax on the beach, young people can have fun in the recreation centers. Enthusiasts of active recreation can choose any of the mountain ranges surrounding Lake Issyk Kul for trekking, rock climbing, rafting, kayaking, and horseback riding, as well as visiting the picturesque gorges of the Issyk-Kul Region. History-buffs may want to search for petroglyphs or the lost Church of the Early Apostle. Tourists who prefer to dig into the local culture can visit handicrafts cooperative, get invited to a kourmiss and stay overnight in a yurt or watch an eagle hunt.

Issyk-Kul is a favorite recreation destination for people of Kyrgyzstan. The coast is also visited every year by thousands of tourists from the CIS and other countries of the world. In 2019, for example, Issyk-Kul was visited by 1,200,000 vacationers, including 212,000 foreign tourists.

The hottest tourist season in Issyk-Kul lasts from mid-June to the end of August. In summer, the northern shore of the lake is the most attractive for tourists. The most popular touristy places in Issyk-Kul are Cholpon-Ata, the villages of Bosteri, Bulan-Sogottu, Chok-Tal, Sary-Oy and Chon-Sary-Oy. It is also possible to visit the town of Karakol. In winter, the ski resort in Karakol attracts thousands of skiers and snowboarders.



THE INFRASTRUCTURE OF SANATORIUMS, RECREATION CENTERS AND HOTELS IN THE RESORT AREA OF LAKE ISSYK KUL IS IMPROVING EACH YEAR



Some of the best hotels are:

- ✓ Akun Issyk-Kul Hotel
- ✓ Royal Beach Hotel
- ✓ Carven Four Seasons Hotel
- ✓ Issyk Kul Aurora Sanatorium
- ✓ Ak Maral Hotel
- ✓ La Meridian Hotel
- ✓ Kyrgyz Vzmorye Sanatorium
- ✓ Rainbow WEST Recreation center
- ✓ Caprice Recreation center
- ✓ Rainbow WEST Recreation center
- ✓ Rainbow Recreation center
- ✓ BOTANY BEACH Hotel
- ✓ Talisman Village Recreation house
- ✓ Carven Issyk-Kul Recreation center
- ✓ Marco Polo Recreation house

OFFER FOR INVESTOR

LEGAL MECHANISM	✓ Limited liability company
TYPE OF FINANCING	✓ Direct investment in capital/ borrowings
AMOUNT	✓ USD 1,500,000
FINANCING TERM	✓ 4-5 years
NUMBER OF TRANCHES	✓ 1 tranche
FINANCIAL SUPPORT	✓ Fixed assets

