

# INFORMATION MEMO: BUKHARA HOTEL

The first World class 5-star hotel in  
Bukhara



# PROPERTY HIGHLIGHTS

A world class 5-star city hotel in Bukhara, Uzbekistan, currently under construction, with the potential to become one of the most iconic hotels in the city.

## PROPERTY FACTSHEET

**Brand:** There is a signed franchise agreement with an international brand, and a management agreement with an industry leading hospitality company.

**Land title:** privately owned with indefinite right to ownership

**Number of floors:** 7 + Basement

**Number of rooms:** 223

**Types of rooms:** standard, twin, junior suites, presidential suite

**Land plot area:** 27,500 sqm + 3,000 sqm extra green area in the front side of the hotel for beautification has been allotted by the Government

**Total built up area:** 33,871.60 sqm

**Project architect:** Mr. Ravi Gupta (known for the Hotel Oberoi in India)

## PROPOSED FACILITIES

**Dining:** All-day dining area, 24-hour lobby lounge, executive lounge, specialty restaurant

**Health and beauty:** spa, gym, salon

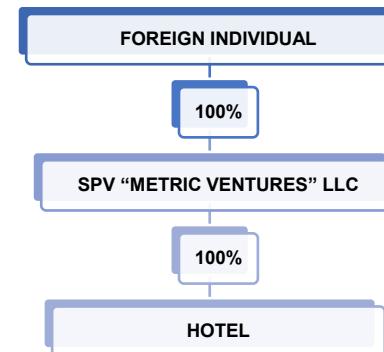
**Entertainment:** bar, karaoke/disco, cigar lounge and additional 2 floor building for banquet hall

**Recreational:** landscaped garden connected to a large national park with jogging/walking tracks, pool with swim-up bar

**Business:** Co-working spaces for business tourists, convention center that seats 1,000 people (or 600 for formal sit down dinner), business center, large and small meeting rooms



## OWNERSHIP STRUCTURE





## PROPERTY LOCATION

The Asset is located off the Gazli highway A380. The hotel is highly accessible by all means of transportation:

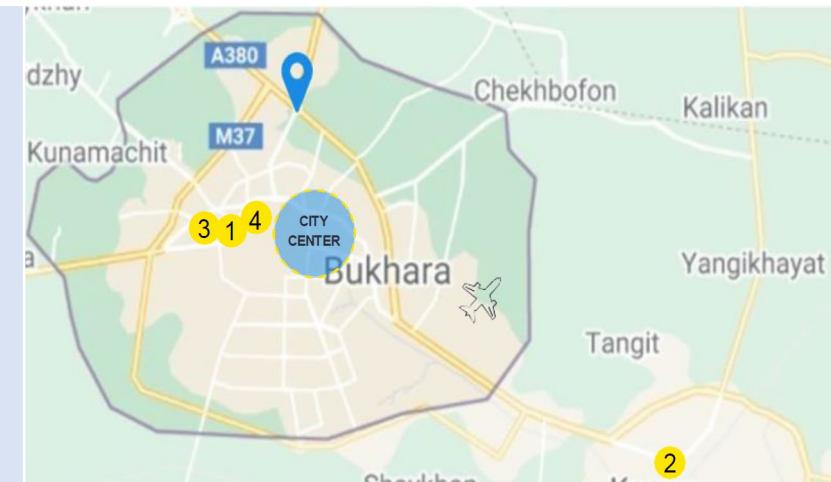
- 5 min by car to the city center
- 10 min by car to the airport
- 15 min by car to the railway station (where a high-speed rail is available to Samarkand and Khiva for single day trips)

Within walking distance:

- Theater
- Presidential Palace
- Large hospital

## AIRLIFT AVAILABLE

- Uz Airways
- Turkish Airlines
- Taban Air
- Red Wings
- Aeroflot
- UTair



## HISTORICAL SIGHTS IN BUKHARA

- 1 **The Ark of Bukhara.** Initially built in 5<sup>th</sup> century AD as a military structure, this massive fortress still stands today despite attempts at destruction during the Russian civil war.
- 2 **Palace of Kagan.** The new ruling of the Russian Empire left its mark on the local architecture as seen in the pompous and grandiose Palace of Kagan, purpose of which is still unclear to this day.

- 3 **Samanid Mausoleum.** The mausoleum, built in the 10<sup>th</sup> century, is considered a masterpiece and stands as one of the most iconic buildings of Islamic architecture.
- 4 **Poi-Kalyan Ensemble.** Situated on the way to trade crossings of “four bazars”, Poi-Kalyan consists of 4 monuments and translates as “pedestal of the great”.



## KEY INVESTMENT HIGHLIGHTS



### International demand

The ancient city of Bukhara, rich in historical sights, attracts numerous tourists. As the region is gaining vast popularity among international travelers, the demand rises and the market exhibits a shortage in supply .



### Government support

The Asset receives significant tax exemptions (income tax, land tax and property tax) for 5 years from the date the hotel will start to operate.



### Pioneer in a developing market

The Asset will be the first internationally branded 5-star hotel in the city of Bukhara. Once opened, the hotel will have no comparable properties and thus, all of the demand of the segment it is operating in.



### Opportunity to attract a business demand segment

The Asset has the opportunity to attract MICE segment to the area as it has the needed infrastructure in place to host convention, formal dinners, conferences, etc.

### Partnering with an international brand will provide the following benefits:

- Additional demand from the global reservations website;
- Customer loyalty due to the rewards program that is part of the entire hotel chain;
- Brand recognition and positive reputation;
- High quality of service due to staff training at international standards.

# TOURISM AND INVESTMENTS IN UZBEKISTAN



## TOURISM AND HOSPITALITY IN UZBEKISTAN

Uzbekistan has an **immense tourism potential** because of its cultural and historical heritage. World famous places include the **Silk Road** and ancient cities of Samarkand, Bukhara and Khiva. Bukhara, in particular, was home to Ibn Sina (Avicenna), a Persian physician, astronomer, philosopher, writer, father of the early modern medicine and one of the most significant individuals of the **Islamic Golden Age**. There are also over four thousand antique monuments, nine of which are included in the World Heritage List of UNESCO.

The region is also long known for its religious diversity, with several world religions leaving their marks in Uzbekistan. In particular, the country serves as a religious point for **Islamic tourism** with many holy sites and spiritual centers.

**6.7 mln** tourists visited Uzbekistan in 2019, a 26% increase compared with from 2018.

In 2019, the number of tourists from Central Asia and CIS countries increased by 25% and 22%, respectively, from the year before.

**50%** increase in number of tourists from non CIS countries in 2019 as compared with 2018

## TIME TO INVEST IN UZBEKISTAN

### One belt One road

Uzbekistan is one of the integral parts of the One Belt One Road Initiative, implementation of which will provide:

1. An additional incentive for tourism development in the country. Three main tourist cities of Uzbekistan are Samarkand, Bukhara and Khiva, all of which are located along the routes of the revived Silk Road.
2. An additional flow of business people who want to stay and work in the region.

### Market liberalisation

Exchange rate liberalisation and unrestricted profit repatriation introduced.

### Labour

Highly skilled and low cost labour force - key competitive advantages in international markets.

### Positive tax system reforms

Recent amendments to the tax code significantly improve the business environment.

# CURRENT STATUS OF THE HOTEL

## WORK IN PROGRESS:

### Mechanical/Electrical/Plumbing – MEP

In the Lobby area Electrical and Floor heating work in progress as per design from interior and approved by MEP consultant, electrical and ELV wirings completed in 191 standard/twin and deluxe rooms, floor water proofing is in progress before plumbing in the standard room, fire hydrant installation 80% completed.

### Civil works

Plant Room 1 – construction work is almost completed for chiller, boiler and ventilation system for the kitchen.

Plant Room 2 – Foundation work is in progress for laundry, ventilation and electrical panel room. Plastering of internal walls in rooms and corridor area completed. All 5 Staircases 90% completed.

### Landscaping

Installation of Pavers stone completed beautification, lawn and boundary land preparation before plantation is currently in progress.

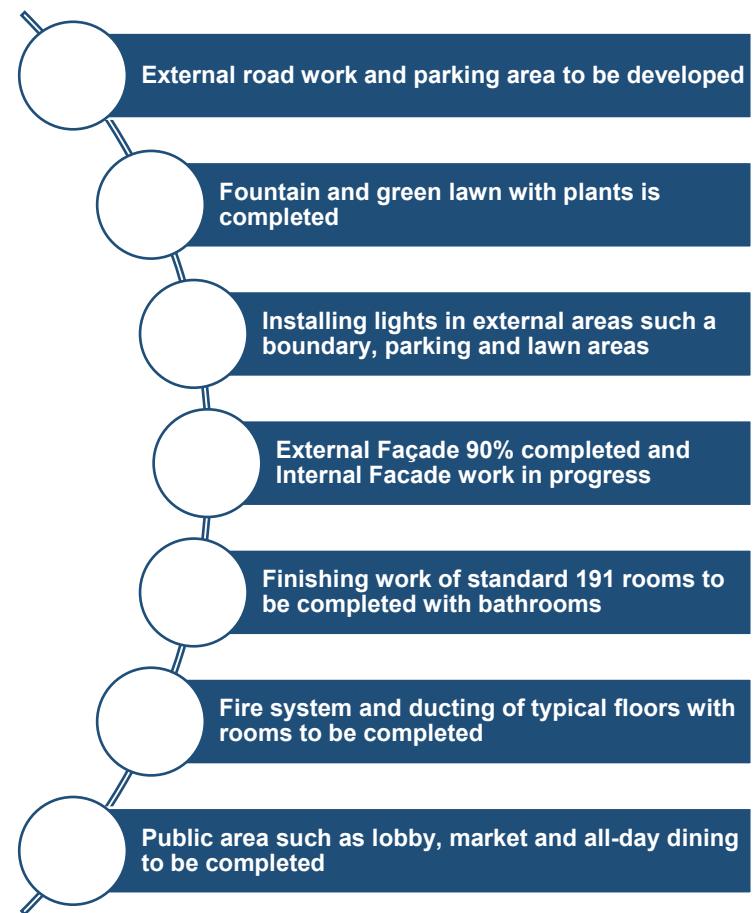
### Façade Work

Installation work of tiles, granite, glass and aluminum composite panels at main hotel building and Banquet hall is completed internal façade work in progress

### Skill

Currently we have Civil Engineers, MEP Engineers, Site Electricians, Technicians, Accounts and Admin Team, Translators, Quality control staff, Technical Operators, Security staff and Store Management staff at site as per day-to-day requirements.

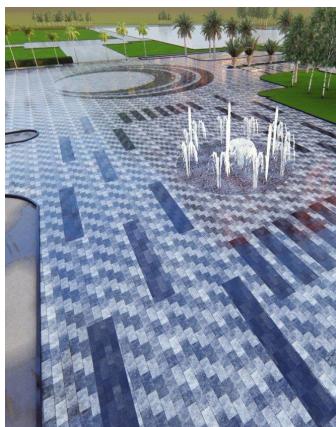
## ROADMAP:



# CONCEPTUAL DESIGN: FACADE



# CONCEPTUAL DESIGN: FACADE AND FOUNTAIN



# CONCEPTUAL DESIGN: RECEPTION AND LOBBY



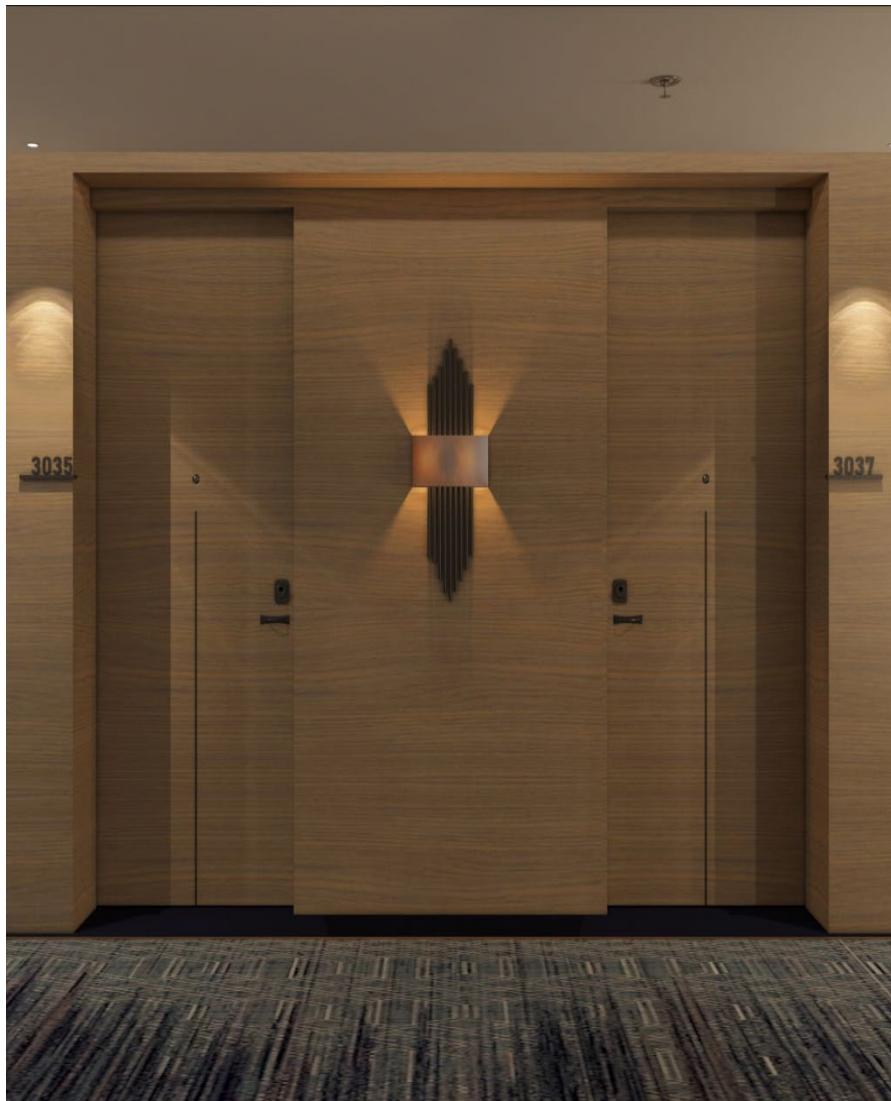
# CONCEPTUAL DESIGN: F&B AREA



# CONCEPTUAL DESIGN: F&B AREA



# CONCEPTUAL DESIGN: HALLWAY



# CONCEPTUAL DESIGN: DELUX GUEST ROOM



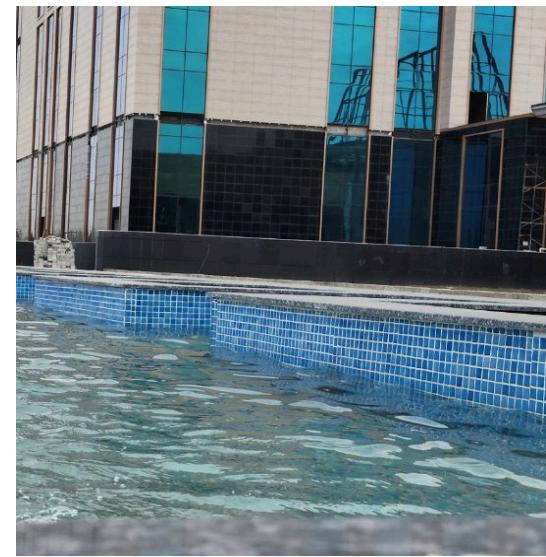
# CONCEPTUAL DESIGN: DELUX GUEST ROOM BATHROOM



# CURRENT PROGRESS: FACADE



# CURRENT PROGRESS: FACADE



# CURRENT PROGRESS: FACADE



# CURRENT PROGRESS: LANDSCAPE



# CURRENT PROGRESS: FACADE



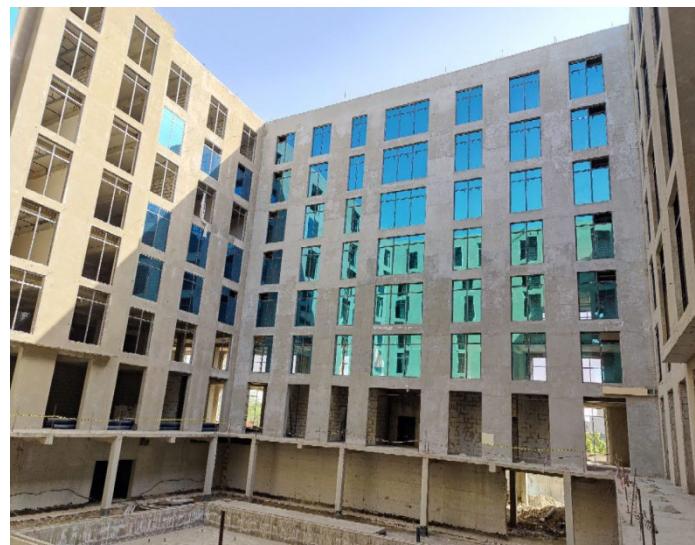
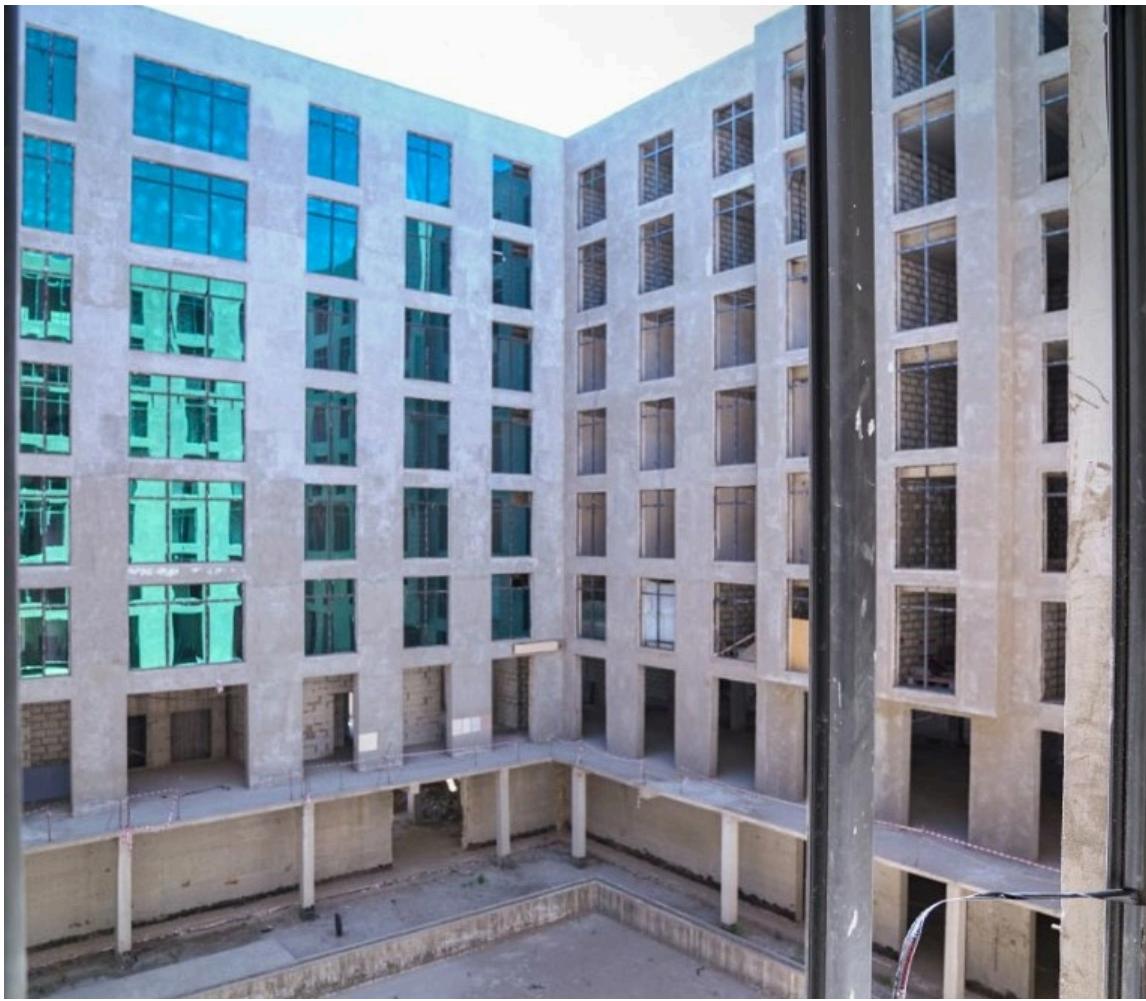
# CURRENT PROGRESS: FACADE



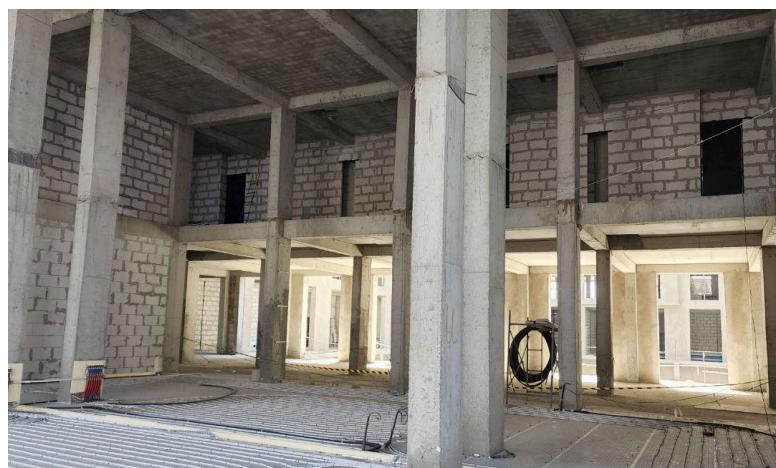
# CURRENT PROGRESS: FACADE



# CURRENT PROGRESS: FACADE



# CURRENT PROGRESS: RECEPTION AND LOBBY



# CURRENT PROGRESS: PASSAGEWAY



# CURRENT PROGRESS: ROOMS



# CURRENT PROGRESS: MOCK ROOMS



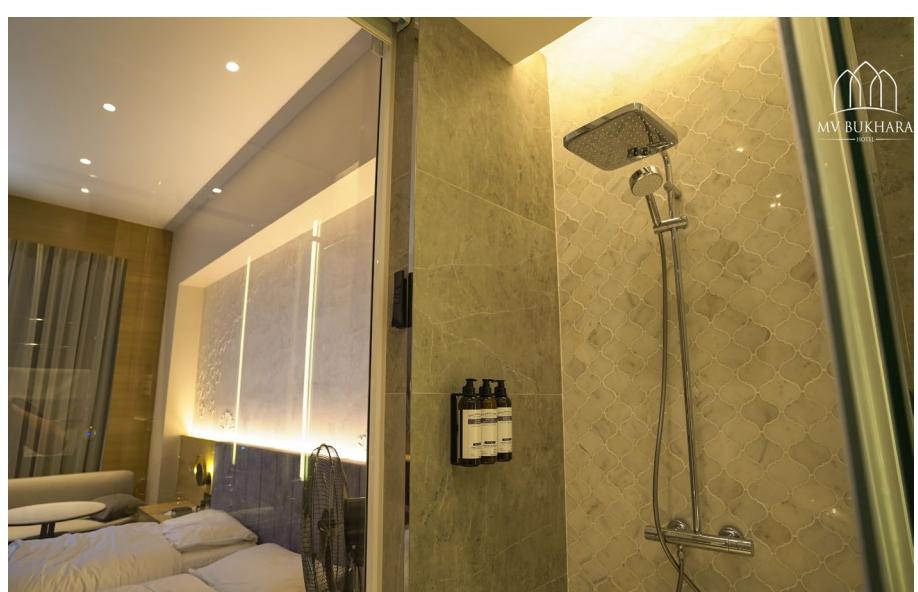
# CURRENT PROGRESS: MOCK ROOMS



# CURRENT PROGRESS: APPROVED MOCK ROOMS



# CURRENT PROGRESS: APPROVED MOCK ROOMS



# THANK YOU

