

FLC 그룹 부동산 매각 제안서

FLC Group Real Estate Sale Offer



FLC RESORT

PROPERTY OWNER

FLC GROUP

EXCLUSIVE NEGOTIATION PARTNER

SMBL COMPANY LIMITED



www.smbl.biz



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FLC - HA LONG

FLC HA LONG

Location: Column 3-Column 8, Hong Ha Ward, Ha Long City, Quang Ninh Province

Scale: 157 ha

- 1. Grand Hotel System: 1.86 hectares with 649 hotel apartments (ranging from 44m² to 853m²)
- 2. Golf Link and Club House: 18-hole golf course: 99.5 hectares / Club House area: 1.1 hectares
- 3. International Conference Center: 2.6 hectares
- 4. Low-rise residential villa area: 42.9 hectares (**SOLD OUT**)

I. GRAND HOTEL

1	기본정보	Total Area: 1.86 ha GFA: 69,277 m ² Construction density: 35 % Height: 86.8 m Number of floors: 21 floors above ground and 1 basement Utilities: Floor 1 – 3: Reception, lounge, shop, spa, gym & fitness, swimming pool, restaurant, bar. Floor 20 – 21: rooftop bar, sky garden Operating Unit: FLC Hotel & Resort Number of rooms: • 649 hotel apartments, including: 02 Presidential apartments + 06 penthouses + 641 regular rooms • Area from 44m ² – 853 m ²	VND	USD
		VND 3,300 billion (GRAND HOTEL + CONVENTION CENTER)	127,155,270 (GRAND HOTEL + CONVENTION CENTER)	

II. CONVENTION CENTER

1	기본정보	Location: Column 3-Column 8, Hong Ha Ward, Ha Long City, Quang Ninh Province Scale: International Conference Center with a capacity of 1,500 seats with 06 types of rooms Room Bap Lang Long: 1680 m ² / Room C6 T6: 364, 24 m ² / Room Quan Lan: 364, 24 m ² / Room Ngoc Vung: 135,7 m ² / Room Lan Ha: 134, 50 m ² / Room Mat Rong: 74, 24 m ²	VND	USD
		VND 3,300 billion (GRAND HOTEL + CONVENTION CENTER)	127,155,270 (GRAND HOTEL + CONVENTION CENTER)	

III. GOLF LINK & CLUB HOUSE

1	기본정보	Total Area: Hong Ha Ward, Ha Long City, Quang Ninh Province (column 3-column 8) Distance: 180km (2h30min driving) Opening day: From August 1, 2017 Golf course design/construction: Schmidt-Curley/FLAGSTICK/ Number of golf holes/par: 18 holes/71 par/ Yard length: Total length 6,700 yards/ Grass: Use Platinum Paspalum grass (reuse) Caddie Service: 1 caddie serves 01 golfer/ Buggy: All golf guests must use buggy	VND	USD
		VND 1,500 billion (GOLF LINK & CLUB HOUSE)	57,797,850	

FLC - QUY NHON

FLC QUY NHON

Location: Nhon Ly Commune, Quy Nhon City, Binh Dinh Province, Vietnam

Scale: 435.8 ha

- Project 1: URBAN RESORT : Grand Hotel + Luxury Hotel + Luxury Resort + International Convention + Eden Gallery Suoi Ca
- Project 2: GOLF LINK
- Project 3: GOLF ACADEMY VILLA
- Project 4: GOLF ACADEMY
- Project 5: WILD ANIMAL PARK
- Project 6: WATER FACTORY

PROJECT 1: URBAN RESORT AREA

I. GRAND HOTEL

1	기본정보	Total Area: 101,250 m ² Construction area: 12,530 m ² Number of rooms: 1043 rooms Length: ~ 1km Number of floors: 4 hotel block from 9 – 10 floors Number of bedrooms: 2 – 5 bedrooms, Total investment: 2,800 billion dong Investor: FLC Group Operating Unit: FLC Hotel & Resort	VND	USD
		VND 3,650 billion	140,655,305	

II. LUXURY HOTEL

1	기본정보	Total Area: 94,494.4 m ² GFA: 10,500 m ² Construction density: 11,1 Hotel length: 1km Number of floors: 9 floors Number of rooms: 325 hotel units Status: Already in operation Investor: FLC Group Operating Unit: FLC Hotel & Resort	VND	USD
		VND 1,150 billion	44,316,055	

III. LUXURY RESORT

1	기본정보	Total Commercial Area: 64,600 m ² GFA: 20,922 m ² Number of products: 56 villas Acreage: 691 – 2,829 m ² /villa Number of floors: 1 – 2 floors Number of bedrooms: 2 – 5 bedrooms, Status: Already in operation Investor: FLC Group Operating Unit: FLC Hotel & Resort	VND	USD
		VND 1,000 billion	38,535,700	

IV. INTERNATIONAL CONFERENCE CENTER

1	기본정보	Venue Overview – FLC International Convention Center (Quy Nhon) Diamond: 1,045 m ² U-shape: 432 Classroom: 500 Theatre: 1,500 Banquet: 640 Backdrop: 3x7 / 6x12 Ruby: 374 m ² U-shape: 150 Classroom: 160 Theatre: 300 Banquet: 200 Backdrop: 3x5 / 3x7 Emerald: 374 m ² U-shape: 150 Classroom: 160 Theatre: 300 Banquet: 200 Backdrop: 3x5 / 3x7 Pearl: 113 m ² U-shape: 42 Classroom: 40 Theatre: 72 Banquet: 60 Backdrop: 3x5 Sapphire: 147.5 m ² U-shape: 62 Classroom: 60 Theatre: 84 Banquet: 60 Backdrop: 3x5 Topaz: 113 m ² U-shape: 42 Classroom: 40 Theatre: 72 Banquet: 60 Backdrop: 3x5 Amber: 310 m ² U-shape: 150 Classroom: 156 Theatre: 288 Banquet: 190 Backdrop: 3x5 / 3x7	VND	USD
		VND 400 billion	15,414,280	

V. FLC EDEN GALLERY SUOI CA

1	기본정보	Scale: 82 villas Commercial area: 25,700 m ² Area: 255 – 375 m ² Sales progress: not yet sold Construction progress: with surrounding infrastructure, no internal construction yet Legal: Granted Land Use Right Certificate No. CN536340 on June 18, 2019; Appraised design and construction of technical infrastructure; Granted Construction Permit model BT26 – BT33	VND	USD
		VND 500 billion	19,267,850	

PROJECT 2: GOLF LINK + GOLF ACADEMY

1	기본정보	Location: Nhon Ly Cat Tien tourist area, Quy Nhon city, Binh Dinh province Distance: ~30 minutes drive from Quy Nhon airport ~20 minutes drive from Quy Nhon city Opening day: First quarter of 2016 Golf course design: NICKLAUS DESIGN (Ocean Course) & SCHMIDT-CURLEY DESIGN (Mountain Course) Golf course construction: FLAGSTICK Number of golf holes: 36 holes Golf length: Golf Link: 7,273 yards Golf Academy: 7,077 yards Par: 72 Grass: Use Platinum Paspalum Grass Rest stop on the field: 05 stops at the holes #03, #07, #16 at Ocean Course, #4, #14 at Mountain Course Caddie Service: 1 caddie serves 01 golfer Buggy: All golf guests must use golf buggy Tee time: Each group plays 8 minutes apart	VND	USD
		VND 1,200 billion	46,242,840	

SMBL은 베트남 FLC 그룹의 부동산 매각에 대한 위임 계약을 체결, 반드시 SMBL을 통해서만 FLC 부동산 매각 관련 협상 및 계약이 가능합니다

PROJECT 3: GOLF ACADEMY

1	제 시 가	VND	USD
		VND 800 billion	30,828,560

PROJECT 4: GOLF ACADEMY VILLA

1	제 시 가	VND	USD
		VND 1,000 billion	38,535,700

PROJECT 5: WILD ANIMAL PARK

1	제 시 가	VND	USD
		VND 1,500 billion	57,803,550

PROJECT 6: WATER FACTORY

1	제 시 가	VND	USD
		VND 800 billion	30,828,560

FLC – SAM SON

FLC SAM SON

Location: Ho Xuan Huong street, Quang Cu Ward, Sam Son City, Thanh Hoa Province.

Scale: 200,3 ha

- 1. Grand Hotel
- 2. Luxury Hotel
- 3. Luxury Resort (56.3ha)
- 4. Golf Link (78ha)
- 5. Convention Center

I. GRAND HOTEL

1	기본정보	Total Land Area: 35,958 m ² Hotel Area: 12,014 m ² Landscape and Roads: 12,767 m ² Parking: 11,177 m ² Gross Floor Area (GFA): 75,111 m ² Construction Density: 33.4% Building Height: 62.4 meters Number of Floors: 15 Investor: FLC Group Operating Unit: FLC Hotels and Resorts	VND	USD
		Will be updated	Will be updated	

II. LUXURY HOTEL

1	기본정보	FLC Luxury Hotel Samson includes: 355 rooms, all with 100% sea views, with diverse areas ranging from 50m ² to 130m ² , including 1 to 3 bedrooms. Number of floors: 7 floors	VND	USD
		Will be updated	Will be updated	

III. LUXURY RESORT

1	기본정보	• FLC Luxury Resort Samson consists of 68 villas built in the most prime location within the complex. Each villa has 1 to 4 bedrooms, designed with a creative style. 100% of the villas feature a private pool and garden.	VND	USD
		Will be updated	Will be updated	

FLC – QUANG BINH

FLC QUANG BINH

Location: Hai Ninh Commune, Quang Ninh District, Quang Binh Province

Scale: 1.456 ha

- Project 1: 94,74 ha (Grand Hotel)
- Project 6: 249,45 ha (Golf Link)
- Project 10: 3,53 ha (Club House)

Total investment: ~ 23,407 billion VND

I. GRAND HOTEL

1	기본정보	Total Land Area 38,486 m ² Construction Area: 11,546 m ² Total Construction Area: 42,853 m ² GFA: 30% Height: 86.8 m Number of floors: 12 Number of Utilities: 561 Current Status: Roughly built 2 hotel blocks of 7 and 8 floors/12 floors The surrounding infrastructure has been completed	VND	USD
		Will be updated	Will be updated	

II. GOLF LINK & CLUB HOUSE

1	기본정보	Location: Tan Hai, Hai Ninh, Quang Ninh District, Quang Binh Province Distance: 30-minute drive from Dong Hoi Airport and city center Opening Day: Q4 2018 Golf Course Design: Schmidt-Curley Design, Inc. Golf Construction: FLC FAROS Number of Holes / Par: 54 holes (36 holes currently in operation) / 72 par Pitch Emerald: Total length 6,700 yards Grass: Platinum Paspalum grass (reusable) Caddie Service: 1 caddie per golfer Tram: All golfers must use a car	VND	USD
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OVERVIEW

Location: Column 3-Column 8, Hong Ha Ward, Ha Long City, Quang Ninh Province

Scale: 157 ha

1. Grand Hotel System: 1.86 hectares with 649 hotel apartments (ranging from 44m² to 853m²)
2. Golf Link and Club House: 18-hole golf course: 99.5 hectares / Club House area: 1.1 hectares
3. International Conference Center: 2.6 hectares
4. Low-rise residential villa area: 42.9 hectares (**SOLD OUT**)

I. GRAND HOTEL

1	기본정보	Total Area: 1,86 ha GFA: 69,277 m ² Construction density: 35 % Height: 86,8 m Number of floors: 21 floors above ground and 1 basement Utilities: Floor 1 – 3: Reception, lounge, shop, spa, gym & fitness, swimming pool, restaurant, bar. Floor 20 – 21: rooftop bar, sky garden Operating Unit: FLC Hotel & Resort Number of rooms: • 649 hotel apartments, including: 02 Presidential apartments + 06 penthouses + 641 regular rooms • Area from 44m ² – 853 m ²				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND			USD	
		VND 3,300 billion (GRAND HOTEL + CONVENTION CENTER)			127,155,270 (GRAND HOTEL + CONVENTION CENTER)	

II. CONVENTION CENTER

1	기본정보	Location: Column 3-Column 8, Hong Ha Ward, Ha Long City, Quang Ninh Province Scale: International Conference Center with a capacity of 1,500 seats with 06 types of rooms Room Bach Long Vĩ: 1680 m ² / Room Cô Tô: 364, 24 m ² / Room Quan Lạn: 364, 24 m ² / Room Ngọc Vừng: 135,7 m ² / Room Lan Hạ: 134, 56 m ² / Room Mắt Rồng: 74, 24 m ² Significant: Management Center, integrated restaurant & catering services As the only 5-star conference center in Ha Long city, it is an ideal place to organize international events, a meeting place and business opportunities for successful businessmen, celebrities in programs to promote Vietnamese and world products..				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND			USD	
		VND 3,300 billion (GRAND HOTEL + CONVENTION CENTER)			127,155,270 (GRAND HOTEL + CONVENTION CENTER)	

III. GOLF LINK & CLUB HOUSE

1	기본정보	Location: Hong Ha Ward, Ha Long City, Quang Ninh Province (column 3-column 8)/ Distance: 180km (2h30m driving)/ Opening day: From August 1, 2017/ Golf course design/construction: Schmidt-Curley/FLAGSTICK/ Number of golf holes/par: 18 holes/ 71 par/ Yard length: Total length 6,700 yards/ Grass: Use Platinum Paspalum grass (reuse)/ Caddie Service: 1 caddie serves 01 golfer/ Buggy: All golf guests must use buggy				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND			USD	
		VND 1,500 billion (GOLF LINK & CLUB HOUSE)			57,797,850	

SMBL은 베트남 FLC그룹의 부동산 매각에 대한 위임 계약을 체결, 반드시 SMBL을 통해서만 FLC 부동산 매각 관련 협상 및 계약이 가능합니다

OVERVIEW

Location: Nhon Ly Commune, Quy Nhon City, Binh Dinh Province, Vietnam

Scale: 435.8 ha

- **Project 1:** URBAN RESORT AREA: Grand Hotel + Luxury Hotel + Luxury Resort + International Convention + CenterThe Eden Gallery Suoi Ca
- **Project 2:** GOLF LINK
- **Project 3:** GOLF ACADEMY VILLA
- **Project 4:** GOLF ACADEMY
- **Project 5:** WILD ANIMAL PARK
- **Project 6:** WATER FACTORY

PROJECT 1: URBAN RESORT AREA**I. GRAND HOTEL**

1	기본정보	Total Area: 101.250 m ² Construction area: 12.530 m ² Number of rooms: 1043 rooms Length: ~1km Number of floors: 4 hotel block from 9 – 10 floors Number of bedrooms: 2 – 5 bedrooms, Total investment: 2.800 billion dong Investor: FLC Group Operating Unit: FLC Hotel & Resort				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND VND 3,650 billion			USD 140.655.305	

II. LUXURY HOTEL

1	기본정보	Total Area: 94.494,4 m ² GFA: 10.500 m ² Construction density: 11,1 Hotel length: 1km Number of floors: 9 floors Number of rooms: 325 hotel units Status: Already in operation Investor: FLC Group Operating Unit: FLC Hotel & Resort				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND VND 1,150 billion			USD 44.316.055	

III. LUXURY RESORT

1	기본정보	Total Commercial Area: 64.600 m ² GFA: 20.922 m ² Number of products: 56 villas Acreage: 691 – 2.829 m ² /villa Number of floors: 1 – 2 floors Number of bedrooms: 2 – 5 bedrooms, Status: Already in operation Investor: FLC Group Operating Unit: FLC Hotel & Resort				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND VND 1,000 billion			USD 38.535.700	

IV. INTERNATIONAL CONFERENCE CENTER

1	기본정보	Venue Overview – FLC International Convention Center (Quy Nhon) Diamond: 1,045 m ² U-shape: 432 Classroom: 500 Theatre: 1,500 Banquet: 640 Backdrop: 3×7 / 6×12 Ruby: 374 m ² U-shape: 150 Classroom: 160 Theatre: 300 Banquet: 200 Backdrop: 3×5 / 3×7 Emerald: 374 m ² U-shape: 150 Classroom: 160 Theatre: 300 Banquet: 200 Backdrop: 3×5 / 3×7 Pearl: 113 m ² U-shape: 42 Classroom: 40 Theatre: 72 Banquet: 60 Backdrop: 3×5 Sapphire: 147.5 m ² U-shape: 62 Classroom: 60 Theatre: 84 Banquet: 60 Backdrop: 3×5 Topaz: 113 m ² U-shape: 42 Classroom: 40 Theatre: 72 Banquet: 60 Backdrop: 3×5 Amber: 310 m ² U-shape: 150 Classroom: 156 Theatre: 288 Banquet: 190 Backdrop: 3×5 / 3×7				
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SMBL은 베트남 FLC그룹의 부동산 매각에 대한 위임 계약을 체결, 반드시 SMBL을 통해서만 FLC 부동산 매각 관련 협상 및 계약이 가능합니다

2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND			USD	
		VND 400 billion			15.414.280	

V. FLC EDEN GALLERY SUOI CA

1	기본정보	Scale: 82 villas Commercial area: 25,700 m ² Area: 255 – 375 m ² Sales progress: not yet sold Construction progress: with surrounding infrastructure, no internal construction yet Legal: Granted Land Use Right Certificate No. CN536340 on June 18, 2019; Appraised design and construction of technical infrastructure; Granted Construction Permit model BT26 – BT33				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND			USD	
		VND 500 billion			19.267.850	

PROJECT 2: GOLF LINK + GOLF ACADEMY

1	기본정보	Location: Nhon Ly -Cat Tien tourist area, Quy Nhon city, Binh Dinh province Distance: *30 minutes drive from Quy Nhon airport *20 minutes drive from Quy Nhon city Opening day: First quarter of 2016 Golf course design: NICKLAUS DESIGN (Ocean Course) & SCHMIDT-CURLEY DESIGN (Mountain Course) Golf course construction: FLAGSTICK Number of golf holes: 36 holes Golf length: Golf Link: 7.273 yards Golf Academy: 7.077 yards Par: 72 Grass: Use Platinum Paspalum Grass Rest stop on the field: 05 stops at the holes #03. #07. #16 at Ocean Course. #4. #14 at Mountain Course Caddie Service: 1 caddie serves 01 golfer Buggy: All golf guests must use golf buggy Tee time: Each group plays 8 minutes apart				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND			USD	
		VND 1,200 billion			46.242.840	

PROJECT 3: GOLF ACADEMY

1	제시가	VND	USD
		VND 800 billion	30.828.560

PROJECT 4: GOLF ACADEMY VILLA

1	제시가	VND	USD
		VND 1,000 billion	38.535.700

PROJECT 5: WILD ANIMAL PARK

1	제시가	VND	USD
		VND 1,500 billion	57.803.550

PROJECT 6: WATER FACTORY

1	제시가	VND	USD
		VND 800 billion	30.828.560

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OVERVIEW

Location: Ho Xuan Huong street, Quang Cu Ward, Sam Son City, Thanh Hoa Province, Vietnam.

Scale: 200,3 ha

1. Grand Hotel
2. Luxury Hotel
3. Luxury Resort (56.3ha)
4. Golf Link (76ha)
5. Convention Center

I. GRAND HOTEL

1	기본정보	Total Land Area: 35,958 m ² Hotel Area: 12,014 m ² Landscape and Roads: 12,767 m ² Parking: 11,177 m ² Gross Floor Area (GFA): 75,111 m ² Construction Density: 33.4% Building Height: 62.4 meters Number of Floors: 15 Investor: FLC Group Operating Unit: FLC Hotels and Resorts				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND			USD	
		Will be updated			Will be updated	

II. LUXURY HOTEL

1	기본정보	FLC Luxury Hotel Samson includes: 355 rooms, all with 100% sea views, with diverse areas ranging from 50m ² to 130m ² , including 1 to 3 bedrooms. • Number of floors: 7 floors				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND			USD	
		Will be updated			Will be updated	

III. LUXURY RESORT

1	기본정보	<ul style="list-style-type: none"> • FLC Luxury Resort Samson consists of 68 villas built in the most prime location within the complex. • Each villa has 1 to 4 bedrooms, designed with a creative style • 100% of the villas feature a private pool and garden. 				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND			USD	
		Will be updated			Will be updated	

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CEO YOON SANG HO +84 90 886 8100 elkyoon@naver.com Executive Director JO SOO HO +84 777 204 365 smbl.josooho@gmail.com

III. GOLF LINK

1	기본정보	Location: FLC SamSon Beach & Golf Resort, Thanh Nien St, Quang Cu Ward, Sam Son City, Thanh Hoa Province Distance: *45 mins drive from Sao Vang – Tho Xuan Airport *20 mins drive from Thanh Hoa City Opening Day: 15/11/2015 Golf Course Design/Construction: Nicklaus Design / Flagstick Number of Golf Holes/Par: 18 holes / 72 pars Yard Length: Total length 7,242 yards Type of Grass: Using grass Platinum Paspalum Stopover Station: 03 stops at hole #03, #05, #12 Caddie Service: 1 caddie / 01 golfer Electric Vehicle Service: All golfers must use electric vehicles				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND			USD	
		Will be updated			Will be updated	

IV. INTERNATIONAL CONVENTION CENTER

1	기본정보	International Convention Center with a capacity of 1.200 seats including: ◆ Large conference room, ◆ Seminar room, ◆ Management center, integrated restaurant & catering services Plenary Room: 1102 m ² U-shape 150, Classroom 450, Theatre 1200, Banquet 450. Emerald Room: 406 m ² U-shape 100, Classroom 180, Theatre 300, Banquet 200. Ruby Room: 406 m ² U-shape 100, Classroom 180, Theatre 300, Banquet 200. Topaz Room: 300 m ² Classroom 100, Theatre 200, Banquet 150. Conference Room: 126 m ² U-shape 56. State Room: 126 m ² U-shape 30, Classroom 60, Theatre 80, Banquet 50. VIP Lounge: 126 m ² U-shape 30, Classroom 60, Theatre 90, Banquet 60.				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	예상가격	VND			USD	
		Will be updated			Will be updated	

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CEO YOON SANG HO +84 90 886 8100 elkyoon@naver.com Executive Director JO SOO HO +84 777 204 365 smblo.josooho@gmail.com

OVERVIEW

Location: Hai Ninh Commune, Quang Ninh District, Quang Binh Province

Scale: ~ 1.456 ha

- Project 1: 94,74 ha (Grand Hotel)

- Project 6: 249,45 ha (Golf Link)

- Project 10: 3,53 ha (Club House)

Total investment: ~ 23.407 billion VND

I. GRAND HOTEL

1	기본정보	Total Land Area 38.486 m ² Construction Area: 11.546 m ² Total Construction Area: 42.853 m ² GFA: 30% Height: 86,8 m Number of floors: 12 Number of Utilities: 561 Current Status: Roughly built 2 hotel blocks of 7 and 8 floors/12 floors The surrounding infrastructure has been completed				
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3	제시가	VND			USD	
		Will be updated			Will be updated	

II. GOLF LINK & CLUB HOUSE

1	기본정보	Location: Tan Hai, Hai Ninh, Quang Ninh District, Quang Binh Province Distance: 30-minute drive from Dong Hoi Airport and city center Opening Day: Q4 2018 Golf Course Design: Schmidt-Curley Design, Inc. Golf Construction: FLC FAROS Number of Holes / Par: 54 holes (36 holes currently in operation) / 72 par Pitch Length: Total length 6,700 yards Grass: Platinum Paspalum grass (reusable) Caddie Service: 1 caddie per golfer Tram: All golfers must use a car				
2	상세정보	Business License (A)	Portfolio (B)	Financial Statement (C)	Red Book Situation (D)	Masterplan 1:500 (E)
3	제시가	VND			USD	
		Will be updated			Will be updated	

SMBL은 베트남 FLC그룹의 부동산 매각에 대한 위임 계약을 체결, 반드시 SMBL을 통해서만 FLC 부동산 매각 관련 협상 및 계약이 가능합니다

CEO YOON SANG HO +84 90 886 8100 elkyoon@naver.com Executive Director JO SOO HO +84 777 204 365 smbl.josooho@gmail.com

FLC 그룹 부동산 매각 제안서

FLC Group Real Estate Sale Offer



FLC HA LONG

PROPERTY OWNER

FLC GROUP

EXCLUSIVE NEGOTIATION PARTNER

SMBL COMPANY LIMITED



www.smbl.biz



Smbl.headoffice@gmail.com



CEO Yoon Sang Ho 090 886 8100 | Ms.Duyen 098 292 3938

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I. FLC 그룹과 SMBL 간 마케팅 계약



FLC Head Quarter, Le Duc Tho Str, Nam Tu Liem Dist, Hanoi

21 Mar 2025

"Signing ceremony between SMBL and FLC GROUP."

SMBL, FLC 부동산 매각에 대한 위임 계약(우선협상대상) 체결



APPENDIX I FLC PROJECTS SERVING INVESTMENT PARTNERS PHU LUC I CÁC DỰ ÁN CỦA FLC CẨM TÌM ĐỐT TÁC ĐẦU TƯ			
STT No.	Tên dự án Project name	Địa điểm Location	Đơn vị thành phần Component project
1	FLC HA LONG GOLF CLUB & LUXURY RESORT	Quảng Ninh	157 ha 1. Hồ bơi Grand Hotel: 1,36 ha với 649 phòng 2. Một sân golf 18 lỗ: 95,3 ha 3. Nhà Club House: 1,1 ha 4. Khu biệt thự nhà ở thấp tầng: 42,9 ha (Điền bìn hồ) 5. Trung tâm hội nghị quốc tế: 2,6 ha
2	FLC QUY NHƠN BEACH & GOLF RESORT	Bình Định	300 ha 1. Dự án 1: Khu đô thị nghỉ dưỡng FLC Quy Nhơn (quy mô: 100ha) 2.Dự án 2: FLC Quy Nhơn Golf Link (79ha) 3.Dự án 3: Khu biệt thự Golf Academy (19,8ha) 4.Dự án 4: Khu Golf Academy (11ha) 5.Dự án 5: Cảng viên động vật hoang dã (129ha)
3	FLC SAM SON BEACH & GOLF RESORT	Thanh Hóa	200 ha 1. Nhà ở và chức năng: 2,6 ha 2. Hồ thông thoáng cao cấp: 12 ha 3. Sân golf FLC Sam Son: 76 ha 4. Biệt thự: 56,3 ha, 379 căn view biển, tách chia 5 sảnh 5.Trung tâm Hội nghị quốc tế
4	FLC QUANG BINH GOLF LINKS & CLUBHOUSE	Quảng Bình	1.FLC Quang Bình Golf Links (Đất dry: 249,45 ha [54 lô (đã hoàn thành 36 lô); 72 par] 2.Clubhouse (Đất dry: 10); 3,53 ha
5	FLC GRAND HOTEL QUANG BINH	Quảng Bình	1.FLC Grand Hotel Quang Bình: 94,74 ha
6	FLC EDEN GALLERY SUOI CA	Bình Định	1.FLC Eden Golf Links Suối Cá -Độ cao từ 100m đến 250m so với mực nước biển -Diện tích khoảng 25.700m2, 82 căn biệt thự -Là 1 trong 10 thành phần của dự án FLC Quy Nhơn Beach & Golf Resort

"SMBL - FLC signing contract"

II. 프로젝트 정보

1. 프로젝트 개요

Column 3-Column 8, Hong Ha Ward, Ha Long City, Quang Ninh Province

위치

157 ha

1. Grand Hotel System: 1.86 hectares with 649 hotel apartments (ranging from 44m² to 853m²)
2. Golf Link and Club House:
 - 18-hole golf course: 99.5 hectares
 - Club House area: 1.1 hectares .
3. International Conference Center: 2.6 hectares
4. ~~Low-rise residential villa area: 42.9 hectares (SOLD OUT)~~

규모

디자인 컨설팅

SchmidtCurley (USA)
S Design (Spain) R Design (Singapore)
Contractors: Faros/Flag Stick

투자처

FLC GROUP JOINT STOCK COMPANY

II. 프로젝트 정보

2. 프로젝트 소개



Grand Hotel



International
Convention Center



Golf Link and
Club House

With more than 30 unique and distinguished 5-star services, residents at FLC HaLongBay Golf Club&Luxury will be served with a high-quality standard service system. This will be a complex project featuring luxury villas, multifunctional houses, an international conference center, and world-class services.

Family service sinclude:

- Security for the entire area and gated subdivisions, ensuringthesafetyofresidents
- Land scaping and pool maintenance services for each villa
- At-home health care services
- House keeping, cleaning and laundry services
- At-home technical repair and maintenance services
- A customer service center available 24/7...



II. 프로젝트 정보

2. 프로젝트 소개

2.1 GRAND HOTEL

BASIC INFORMATION

TOTAL AREA	1,86 ha
GFA	69,277 m2
Construction density	35 %
Height	86,8 m
Number of floors	21 floors above ground and 1 basement
Number of rooms	<ul style="list-style-type: none">• 649 hotel apartments, including:<ul style="list-style-type: none">- 02 Presidential apartments- 06 penthouses- 641 regular rooms• Area from 44m2 – 853 m2
Utilities	Floor 1 – 3: Reception, lounge, shop, spa, gym & fitness, swimming pool, restaurant, bar. Floor 20 – 21: rooftop bar, sky garden
Operating Unit	FLC Hotel & Resort



II. 프로젝트 정보

2. 프로젝트 소개

ROOMS INFORMATION



PRESIDENTIAL SUITE

→ 02 rooms | 853.3 m²

PENTHOUSE

→ 06 rooms | 318 -379 m²



EXECUTIVE SUITE

→ 42 -48 m²

PANORAMA

→ 137 m²

DELUXE ROOM

42 -48 m² ←

GRAND SUITE

42 -48 m² ←

EXECUTIVE GRAND SUITE

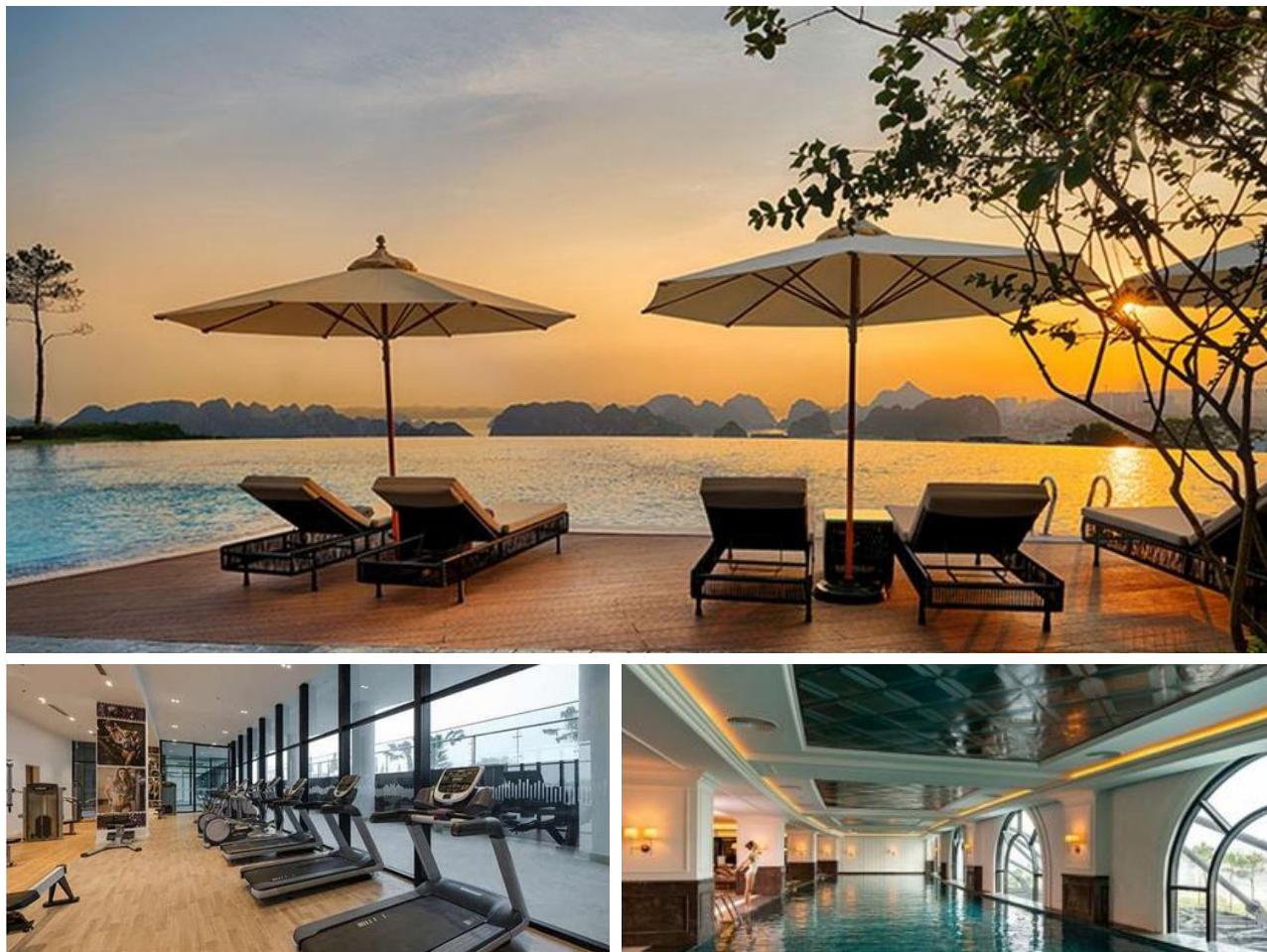
→ 88 -92 m²



→ FLC GRAND HOTEL HA LONG -
INTERIOR

II. 프로젝트 정보

FLC GRAND HOTEL HA LONG – UTILITIES



BUSINESS PERFORMANCE

<p>AVERAGE GOP %: 35 % HIGHEST 52%</p>	<p>Revenue from F&B and other services: 75 billion dong ~ 3 million USD</p>
<p>Room occupancy rate: 75% - 80%</p>	<p>Average Annual Revenue: 300 billion dong ~ 12.4 million USD</p>
<p>Highest number of visitors per year: ~ 280,000 turn (Peak season: July – Sep)</p>	<p>Highest Price: 3.5 million dong ~ 145 USD</p>

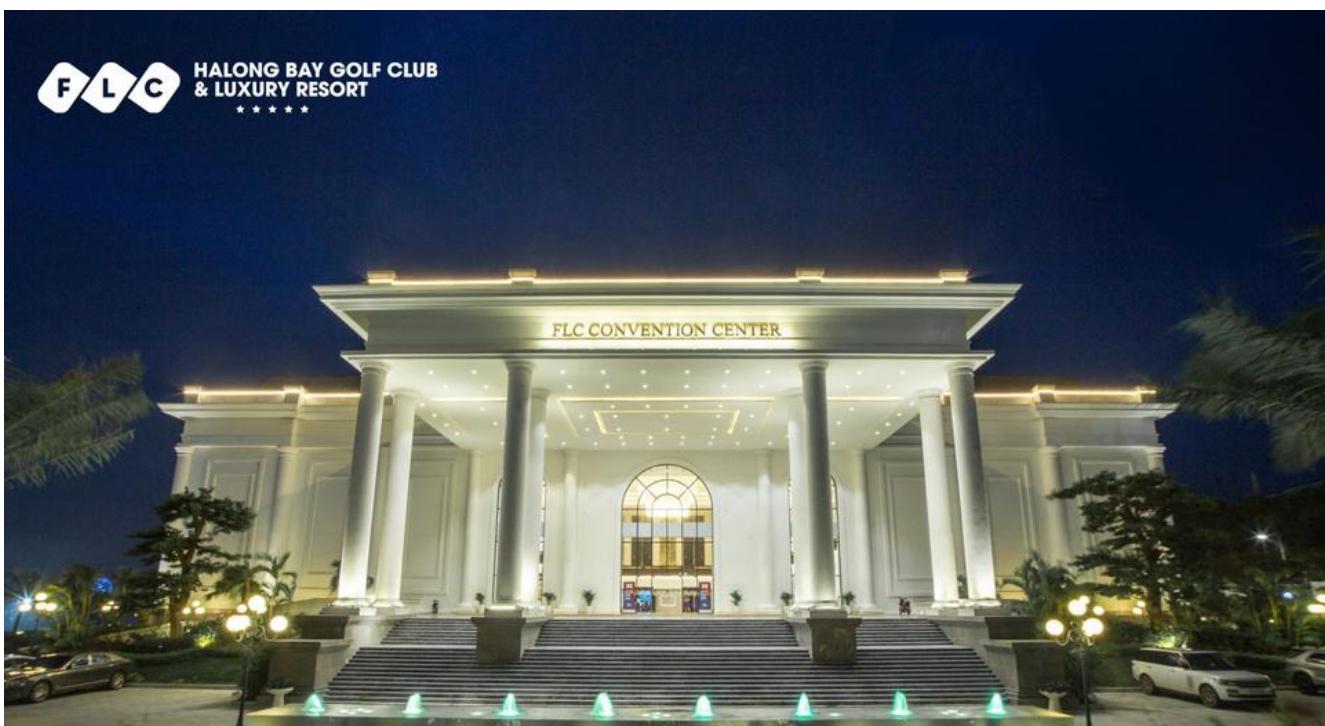
II. 프로젝트 정보

2. 프로젝트 소개

2.2 INTERNATIONAL CONVENTION CENTER

BASIC INFORMATION

LOCATION	Column 3-Column 8, Hong Ha Ward, Ha Long City, Quang Ninh Province
SCALE	<p>International Conference Center with a capacity of 1,500 seats with 06 types of rooms</p> <ul style="list-style-type: none">• Room Bạch Long Vĩ: 1680 m²• Room Cô Tô: 364, 24 m²• Room Quan Lạn: 364, 24 m²• Room Ngọc Vừng: 135,7 m²• Room Lan Hạ: 134, 56 m²• Room Mắt Rồng: 74, 24 m²
SIGNIFICANT	<p>Management Center, integrated restaurant & catering services As the only 5-star conference center in Ha Long city, it is an ideal place to organize international events, a meeting place and business opportunities for successful businessmen, celebrities in programs to promote Vietnamese and world products..</p>



II. 프로젝트 정보

BUSINESS PERFORMANCE

AVERAGE ANNUAL
REVENUE: 100
BILLION DONG

Highest Revenue:
3 billion dong/event

Highest Capacity
85%

Average annual event organization:

200 – 250 event

(Business figures are made under best-case scenarios)



II. 프로젝트 정보

2. 프로젝트 소개

2.3 GOLF LINK & CLUB HOUSE

OVERVIEW

LOCATION	Hong Ha Ward, Ha Long City, Quang Ninh Province (column 3-column 8)
DISTANCE	180km (2h30m driving)
OPENING DAY	From August 1, 2017
GOLF COURSE DESIGN/CONSTRUCTION	Schmidt-Curley/FLAGSTICK
NUMBER OF GOLF HOLES/PAR	18 holes/ 71 par
YARD LENGTH	Total length 6,700 yards
GRASS	Use Platinum Paspalum grass (reuse)
CADDIE SERVICE	1 caddie serves 01 golfer
BUGGY	All golf guests must use buggy



II. 프로젝트 정보

BUSINESS PERFORMANCE

FLC HA LONG GOLF COURSE	
NUMBER OF GUESTS PLAYING	65.000
Total number of cards issued (2016 -2022)	1.082
AVERAGE REVENUE (MILLION VND)	80.892
REVENUE FROM F&B, PROSHOP,... (MILLION VND)	35.000
TOTAL EXPECTED REVENUE FOR THE YEAR (MILLION VND)	125.000
AVERAGE YARD CAPACITY	82%
AVERAGE SELLING PRICE OF GOLF ROUNDS (VND)	2.100.000



II. 프로젝트 정보

JOIN FEE

MEMBERSHIP CARD TYPE	JOIN FEE
Individual membership	795.000.000 VNĐ
Family membership	1.056.000.000 VNĐ
Company member 01 registered	897.000.000 VNĐ
Member of company 01 did not register	1.351.000.000 VNĐ



III. 법적지위

1. FOR FLC HA LONG COMPLEX (HOTEL & CONFERENCE CENTER)

1/500 DETAILED PLANNING	<ul style="list-style-type: none">The detailed planning at a 1/500 scale was approved under Decision No. 035/QĐ-UBND on August 7, 2016.The third partial adjustment of the detailed planning at a 1/500 scale was approved under Decision No. 2072/QĐ-UBND issued on May 23, 2022.
INVESTMENT POLICY	<ul style="list-style-type: none">The project investment policy adjustment was approved under Decision No. 732/QĐ-UBND issued on February 28, 2019.
LAND ALLOCATION, LAND LEASE	<ul style="list-style-type: none">The State has allocated land with payment for land use rights and leased land with annual payments under Decisions No. 3746/QĐ-UBND dated November 4, 2016; No. 1228/QĐ-UBND dated April 21, 2017; No. 2117/QĐ-UBND dated June 15, 2018; and No. 3008/QĐ-UBND dated August 8, 2018.
DESIGN DOCUMENTS & CONSTRUCTION PERMITS	<ul style="list-style-type: none">The basic design and construction drawings for project-related components such as the hotel, mixed-use building. 5 & conference center were appraised under notifications No. 218/TĐ-SXD; No. 339/HĐXD-OLDA; No. 214/TĐ-SXD; and others. IONConstruction permits have been granted for the conference center, hotel building, commercial center, and apartment buildings, as well as the infrastructure works within the project.
ACCEPTANCE FOR PUTTING INTO USE	<ul style="list-style-type: none">The hotel building, commercial center, and apartment buildings have been inspected and put in to use.

III. 법적지위

2. FOR FLC HA LONG GOLF CLUB

1/500 DETAILED PLANNING	<ul style="list-style-type: none">Approved 1:500 detailed planning under Decision No. 2034/QĐ-UBND.Partial adjustment approved under No. 6891/QĐ-UBND
INVESTMENT POLICY	<ul style="list-style-type: none">The investment policy has been approved under No. 142/TTg-NN
LAND ALLOCATION, LAND LEASE	<ul style="list-style-type: none">The decision has been made to lease 888,801.5m² of land (phase1) to FLC Group Joint Stock Company using an annual land leasing method for the Ngôi Sao Hạ Long Golf Course project
DESIGN DOCUMENTS & CONSTRUCTION PERMITS	<ul style="list-style-type: none">The appraisal results of the basic design, construction drawing design, and related items of the FLC Ha Long golf course project have been announced.Construction permits for project items have been obtained
ACCEPTANCE FOR UTILIZATION	<ul style="list-style-type: none">The Department of Construction has confirmed the completion of the construction work for use under confirmation number 2453/SXD-QLXH.



III. 법적지위

3. SUMMARY AND QUOTATION

PROJECT NAME	FINANCIAL STATEMENT	RED BOOK	EXPECTED SELLING PRICE (VND)	EXPECTED SELLING PRICE (CONVERT USD)
Grand Hotel	2022-2024 unavailable	Unavailable	VND 3,300 billion	130,431,965
Convention Center		Unavailable		
Golf Link & Club House		Unavailable	VND 1,500 billion	57,803,550

→ Expected selling price is shared in VND, SMBL only convert to USD for easier tracking



FLC 그룹 부동산 매각 제안서

FLC Group Real Estate Sale Offer



FLC QUY NHON

PROPERTY OWNER

FLC GROUP

EXCLUSIVE NEGOTIATION PARTNER

SMBL COMPANY LIMITED



www.smbl.biz



Smbl.headoffice@gmail.com



CEO Yoon Sang Ho 090 886 8100 | Ms.Duyen 098 292 3938

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03

III. 법적지위

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I. FLC 그룹과 SMBL 간 마케팅 계약

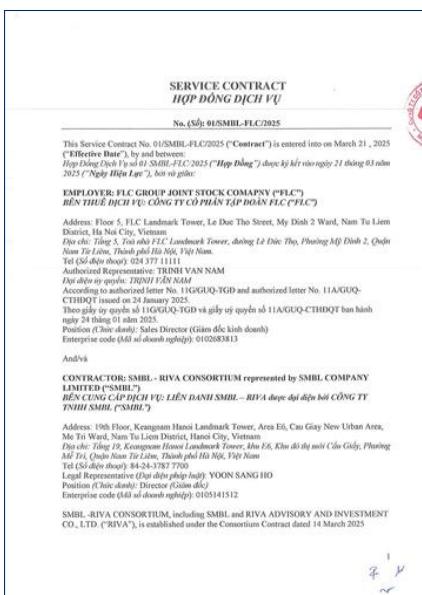


FLC Head Quarter, Le Duc Tho Str, Nam Tu Liem Dist, Hanoi

21 Mar 2025

"Signing ceremony between SMBL and FLC GROUP."

SMBL, FLC 부동산 매각에 대한 위임 계약(우선협상대상) 체결



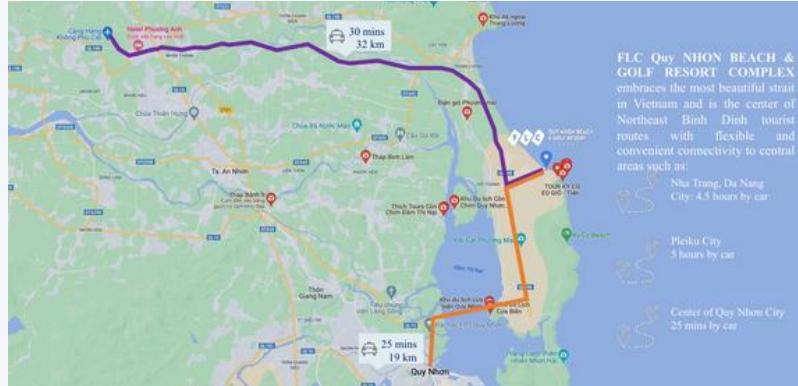
APPENDIX I FLC PROJECTS SERVING INVESTMENT PARTNERS PHU LỤC I CÁC DỰ ÁN CỦA FLC CẨM TÌM ĐỐT TÁC ĐẦU TƯ			
STT No.	Tên dự án Project name	Địa điểm Location	Đơn vị thành phần Component project
1	FLC HA LONG GOLF CLUB & LUXURY RESORT	Quảng Ninh	157 ha 1. Hồ bơi Grand Hotel: 1,36 ha với 649 phòng 2. Một sân golf 18 lỗ: 95,3 ha 3. Nhà Club House: 1,1 ha 4. Khu biệt thự nhà ở thấp tầng: 42,9 ha (Điền bìn hồ) 5. Trung tâm hội nghị quốc tế: 2,6 ha
2	FLC QUY NHƠN BEACH & GOLF RESORT	Bình Định	300 ha 1. Dự án 1: Khu đô thị nghỉ dưỡng FLC Quy Nhơn (quy mô: 100ha) 2.Dự án 2: FLC Quy Nhơn Golf Link (79ha) 3.Dự án 3: Khu biệt thự Golf Academy (19,8ha) 4.Dự án 4: Khu Golf Academy (11ha) 5.Dự án 5: Cảng viên động vật hoang dã (129ha)
3	FLC SAM SON BEACH & GOLF RESORT	Thanh Hóa	200 ha 1. Nhà ở và chức năng: 2,6 ha 2. Hồ thông thoáng cao cấp: 12 ha 3. Sân golf FLC Sam Son: 76 ha 4. Biệt thự: 56,3 ha, 379 căn view biển, tách chia 5 sảnh 5.Trung tâm Hội nghị quốc tế
4	FLC QUANG BINH GOLF LINKS & CLUBHOUSE	Quảng Bình	1.FLC Quang Bình Golf Links (Đất dry: 249,45 ha [54 lô (đã hoàn thành 36 lô); 72 par] 2.Clubhouse (Đất dry: 10); 3,53 ha
5	FLC GRAND HOTEL QUANG BINH	Quảng Bình	1.FLC Grand Hotel Quang Bình: 94,74 ha
6	FLC EDEN GALLERY SUOI CA	Bình Định	1.FLC Eden Golf Links Suối Cá -Độ cao tối thiểu: 25,75m so với mực nước biển -Là 1 trong 10 thành phần của dự án FLC Quy Nhơn Beach & Golf Resort

"SMBL - FLC signing contract"

II. 프로젝트 정보

1. 프로젝트 개요

위치



Nhon Ly Commune, Quy Nhon City, Binh Dinh Province, Vietnam

규모

435.8 ha

Project 1: URBAN RESORT AREA

- Grand Hotel
- Luxury Hotel
- Luxury Resort
- International Convention Center
- The Eden Gallery Suoi Ca

Project 2: Golf Link

Project 3: Golf Academy Villa

Project 4: Golf Academy

Project 5: Wild Animal Park

Project 6: Water Factory



운영관리

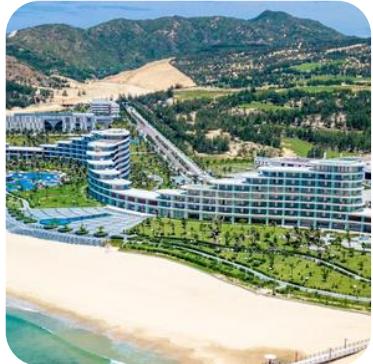
- Hotel , resort: FLC Hotel & Resort
- Golf Course: FLC Biscom

투자처

FLC GROUP JOINT STOCK COMPANY

II. 프로젝트 정보

2. 프로젝트 소개



URBAN RESORT AREA



GOLF LINK



GOLF ACADEMY



GOLF ACADEMY VILLA



WILD ANIMAL PARK



WATER FACTORY

II. 프로젝트 정보

2. 프로젝트 소개

2.1 GRAND HOTEL

BASIC INFORMATION

TOTAL AREA	101.250 m2
CONSTRUCTION AREA	12.530 m2
NUMBER OF ROOMS	1043 rooms
LENGTH	~ 1km
NUMBER OF FLOORS	4 hotel block from 9 – 10 floors
NUMBER OF BEDROOMS	2 – 5 bedrooms
TOTAL INVESTMENT	2.800 billion VND
INVESTOR	FLC Group
OPERATING UNIT	FLC Hotel & Resort



II. 프로젝트 정보

ROOMS INFORMATION



ROOM CLASSES

1043 rooms ← → 4 towers

Ky Co Tower

→ 262 units

Cu Lao Xanh Tower

262 units ←

Cham Tower

→ 262 units

Eo Gio Tower

257 units ←



→ FLC GRAND HOTEL QUY NHON – UTILITIES

II. 프로젝트 정보

2. 프로젝트 소개

2.2 LUXURY HOTEL

BASIC INFORMATION

TOTAL AREA	94.494,4 m2
GFA	10.500 m2
CONSTRUCTION DENSITY	11,1%
HOTEL LENGTH	1km
NUMBER OF FLOORS	9 floors
NUMBER OF ROOMS	325 hotel units
STATUS	Already in operation
INVESTOR	FLC Group
OPERATING UNIT	FLC Hotel & Resort



“ Luxury Hotel Quy Whon is built and designed with inspiration from the image of a sea dragon resting on white sand, featuring a total of 325 luxurious, high class rooms with full 5-star standard amenities.”

II. 프로젝트 정보

2. 프로젝트 소개

ROOMS INFORMATION



ROOM CLASSES

→ 325 units | rooms

Studio Suite

→ 162 units | rooms, 50m²

Family Suite

127 units | rooms, 67m² ←

Studio Suite Deluxe

→ 31 units | rooms, 56m²

Family Suite Plus

02 units | rooms, 105m² ←

Presidential Suite

→ 01 units | rooms, 150m²

Family Suite Deluxe

02 units | rooms, 125m² ←



→ FLC LUXURY HOTEL QUY NHON – UTILITIES

II. 프로젝트 정보

2. 프로젝트 소개

2.3 LUXURY RESORT

BASIC INFORMATION

TOTAL COMMERCIAL AREA	64.600 m2
GFA	20.922 m2
NUMBER OF PRODUCTS	56 villas
ACREAGE	691 – 2.829 m2/villa
NUMBER OF FLOORS	1 – 2 floors
NUMBER OF BEDROOMS	2 – 5 bedrooms
STATUS	Already in operation
INVESTOR	FLC Group
OPERATING UNIT	FLC Hotel & Resort



“FLC Luxury Resort Quy Whon offers visitors an ideal resort space with a total of 56 villas designed delicately, privately, with a view of the sea. especially each villa has its own private swimming pool.”

II. 프로젝트 정보

ROOMS INFORMATION



ROOM CLASSES → 56 VILLAS ←

Beach Villa 02 Bedroom

→ 05 villas, 218m²

Beach Villa 03 Bedroom

→ 10 villas, 318m²

Seaview Villa 02 Bedroom

08 villas, 218m² ←

Seaview Villa 04 Bedroom

31 villas, 431m² ←

Beach Villa 05 Bedroom

→ 02 villas, 423m²



→ FLC LUXURY RESORT QUY NHON INTERIOR

II. 프로젝트 정보



FLC LUXURY RESORT QUY NHON – UTILITIES

II. 프로젝트 정보

2. 프로젝트 소개

2.4 INTERNATIONAL CONFERENCE CENTER



BASIC INFORMATION

VENUE	AREA	CAPACITY (guest)				BACKDROP (M2)
		U-SHAPE STYLE	CLASS ROOM	THEATRE STYLE	BANQUET STYLE	
DIAMOND	1045	432	500	1500	640	3*7/6*12
RUBY	374	150	160	300	200	3*5/3*7
EMERALD	374	150	160	300	200	3*5/3*7
PEARL	113	42	40	72	60	3*5
SAPPHIRE	147.5	62	60	84	60	3*5
TOPAZ	113	42	40	72	60	3*5
AMBER	310	150	156	288	190	3*5/3*7

"FLC International Convention Center is an ideal venue for a variety of events such as corporate conferences, international seminars, and weddings. The center can accommodate up to 1,500 people with international conference space, modern sound and lighting systems, luxurious interiors, and professional staff"

II. 프로젝트 정보

→ INT'L CONVENTION CENTER INTERIOR



II. 프로젝트 정보

2. 프로젝트 소개

2.5 FLC EDEN GALLERY SUOI CA

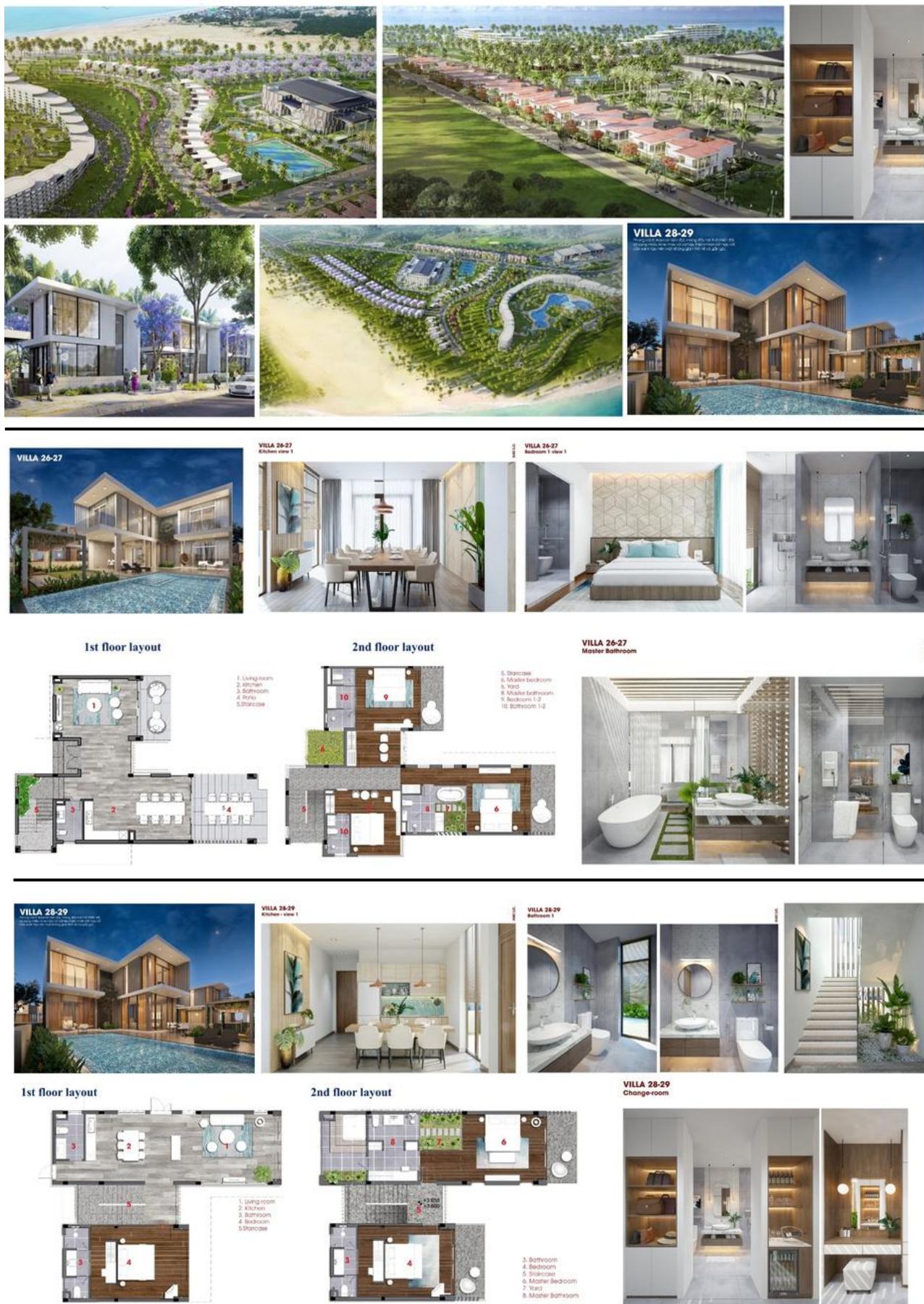
BASIC INFORMATION

SCALE	82 villas
COMMERCIAL AREA	25,700 m2
AREA	255 – 375 m2
SALES PROGRESS:	not yet sold
CONSTRUCTION PROGRESS	with surrounding infrastructure, no internal construction yet
LEGAL	Granted Land Use Right Certificate No. CN536340 on June 18, 2019; Appraised design and construction of technical infrastructure; Granted Construction Permit model BT26 – BT33



II. 프로젝트 정보

CONCEPT



II. 프로젝트 정보

2. 프로젝트 소개

2.6 FLC QUY NHON GOLF LINK + 2.7 GOLF ACADEMY

OVERVIEW



TOP 3 MOST BEAUTIFUL GOLF COURSES IN SOUTHEAST ASIA

(36 hole links golf course)

- ✓ Average revenue: 70 billion VND
- ✓ Total number of membership cards: 645 cards
- ✓ Number of visitors: 40,000
- ✓ Average selling price: 1,800,000 VND
- ✓ Capacity reached: 72%
- ✓ Length 7273 yards

II. 프로젝트 정보

BASIC INFORMATION

LOCATION	Nhon Ly -Cat Tien tourist area, Quy Nhon city, Binh Dinh province
DISTANCE	*30 minutes drive from Quy Nhon airport *20 minutes drive from Quy Nhon city
GRAND OPENING	First quarter of 2016
GOLF COURSE DESIGN	NICKLAUS DESIGN (Ocean Course) & SCHMIDT-CURLEY DESIGN (Mountain Course)
GOLF COURSE CONSTRUCTION	FLAGSTICK
NUMBER OF GOLF HOLES	36 holes
GOLF LENGTH	Golf Link: 7.273 yards Golf Academy: 7.077 yards
PAR	72
GRASS	Use Platinum Paspalum Grass
REST STOP ON THE FIELD	05 stops at the holes #03. #07. #16 at Ocean Course. #4. #14 at Mountain Course
CADDIE SERVICE	1 caddie serve 01 golfer
BUGGY	All golf guests must use golf buggy
TEE TIME	Each group plays 8 minutes apart

II. 프로젝트 정보

FLC QUY NHON GOLF LINK – JOIN FEE

Membership card type	Joining Fee
INDIVIDUAL MEMBERSHIP	460.000.000 VND
FAMILY MEMBERSHIP	529.000.000 VND
COMPANY MEMBER 01 REGISTERED	506.000.000 VND
MEMBER OF COMPANY 01 DID NOT REGISTER	952.200.000 VND
AFFILIATE MEMBERSHIP FOR 02 STADIUMS (QUY NHON & SAM SON)	431.000.000 VND
INDIVIDUAL MEMBERSHIP –3 YEARS	113.500.000 VND
INDIVIDUAL MEMBERSHIP –5 YEARS	158.900.000 VND
INDIVIDUAL MEMBERSHIP –10 YEARS	272.400.000 VND
INDIVIDUAL MEMBERSHIP –15 YEARS	408.600.000 VND



II. 프로젝트 정보

FLC QUY NHON GOLF LINK – SERVICES AND FACILITIES



CLUBHOUSE

→ 7,2000 m² including reception hall, luxurious dressing room, shop, bar, coffee shop, conference room and parking lot to best serve customers



CADDIE&BUGGY

→ Friendly, professional staff and electric vehicle system provide good support for guests



PRACTICING FIELD

→ More than 440 yards long and more than 180 yards wide
With many different aiming points: 100, 150, 175, 200, 250 yards. 20 attractive grass practice platforms



RESTAURANT

→ The spacious and airy restaurant serves a variety of dishes according to international standards. There is also a large banquet room for parties or meetings



MEETINGS AND EVENTS

→ Providing professional event organization services according to international standards



PROSHOP

→ The Club House is equipped with a full range of famous products and brands to serve players

II. 프로젝트 정보

2. 프로젝트 소개

2.8 GOLF ACADEMY VILLA

Pending



2.9 WILD ANIMAL PARK

Pending



2.10 WATER FACTORY

Pending



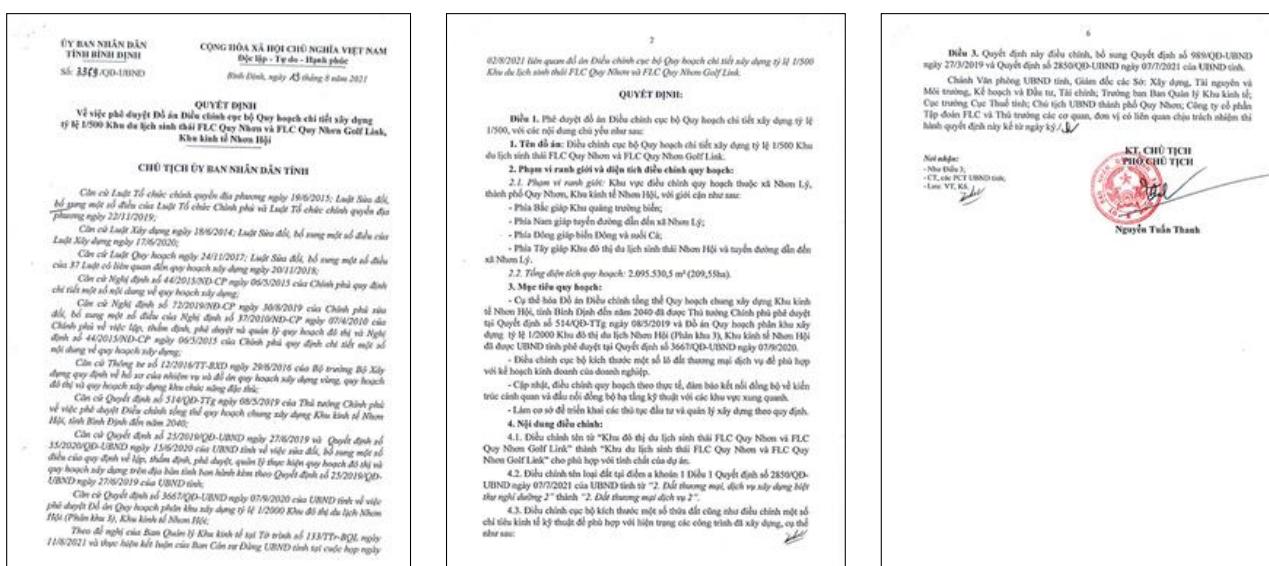
III. 법적지위

1. RED BOOK FOR FLC QUY NHON



All projects listed in this proposal have been granted red book, except for **Golf Academy Villa, Golf Academy , Water Factory**

2. 1:500 DETAILED PLAN



III. 법적지위

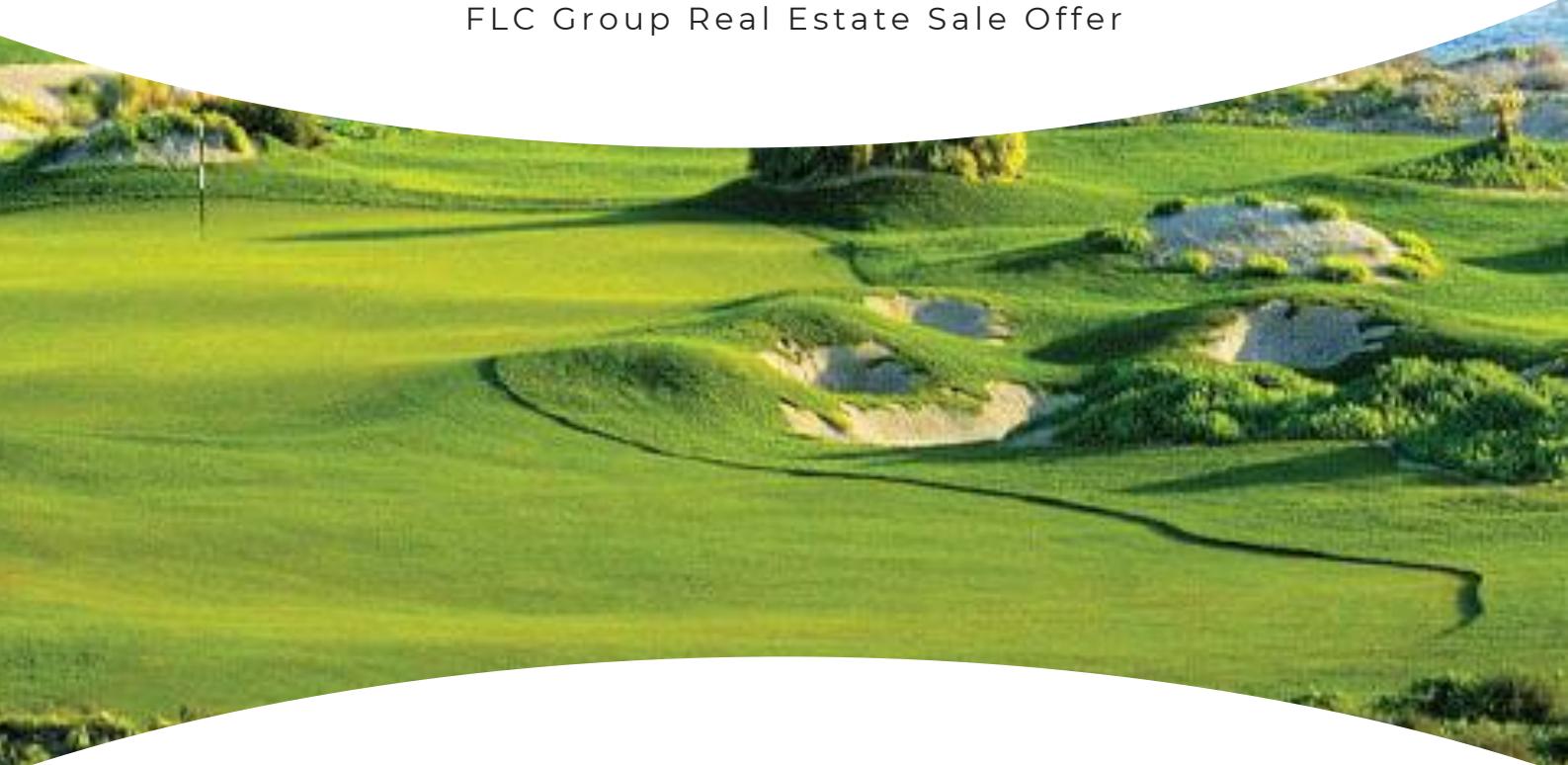
3. SUMMARY AND QUOTATION

PROJECT NAME	FINANCIAL STATEMENT	EXPECTED SELLING PRICE (VND)	EXPECTED SELLING PRICE (CONVERT TO USD)
Grand Hotel	2022-2024 unavailable	VND 3,650 billion	~ 140.655.305
Luxury Hotel		VND 1,150 billion	~ 44.316.055
Luxury Resort		VND 1,000 billion	~ 38.535.700
International Convention Center		VND 400 billion	~ 15.414.280
The Eden Gallery Suoi Ca		VND 500 billion	~ 19.267.850
Golf Link		VND 1,200 billion	~ 46.242.840
Golf Academy		VND 800 billion	~ 30.828.560
Golf Academy Villa		VND 1,000 billion	~ 38,535,700
Wild Animal Park		VND 1,500 billion	~ 57.803.550
Water Factory		VND 800 billion	~ 30.828.560

→ Expected selling price is shared in VND, SMBL only convert to USD for easier tracking

FLC 그룹 부동산 매각 제안서

FLC Group Real Estate Sale Offer



FLC SAM SON

PROPERTY OWNER

FLC GROUP

EXCLUSIVE NEGOTIATION PARTNER

SMBL COMPANY LIMITED



www.smbl.biz



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CEO Yoon Sang Ho 090 886 8100 | Ms.Duyen 098 292 3938

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I. FLC 그룹과 SMBL 간 마케팅 계약



📍 FLC Head Quarter, Le Duc Tho Str, Nam Tu Liem Dist, Hanoi

 21 Mar 2025

“Signing ceremony between SMBL and FLC GROUP.”

SMBL, FLC 부동산 매각에 대한 위임 계약(우선협상대상) 체결

SERVICE CONTRACT HỢP ĐỒNG DỊCH VỤ

№ (Số) BUSHMEL-FLC/2025

This Service Contract No. 01/SMBL-FLC/2025 ("Contract") is entered into on March 21, 2025 ("Effective Date"), by and between:

Hợp đồng Dịch Vụ số 01/SMBL-FLC/2025 ("Hợp đồng") được ký kết vào ngày 21 tháng 03 năm 2025 ("Ngày Hợp đồng"), với các bên:

FLC GROUP JOINT STOCK COMPANY ("FLC")

Địa chỉ: Số 1, Đường Lê Duẩn, Phường Lê Duẩn, Quận

Đà Nẵng, Tỉnh Đà Nẵng, Việt Nam

Tel (Số điện thoại): 023 377 1111

Authorized Representative: VUAN NAM YEN

According to authorized letter No. 1/GUQ-TGD and authorized letter No. 11/A/GUQ-CTHDQT issued on 24 January 2025.

Thay mặt cho FLC GROUP-Q-TGD và gửi ủy quyền số 11/A/GUQ-CTHDQT ban hành

ngày 24 tháng 01 năm 2025.

Position ("Chức danh"): Sales Director (Giám đốc kinh doanh)

Enterprise code (Mã số doanh nghiệp): 0105838415

And with:

CONTRACTOR: SMBL - RIVA CONSORTIUM represented by SMBL COMPANY LIMITED ("SMBL")

Địa chỉ: Số 19, Khuôn viên Landmark Tower, Số 19, Khu đô thị mới Cát Lái, Phường

Thạnh Mỹ Lợi, Quận Thủ Đức, Thành phố Hồ Chí Minh, Việt Nam

Tel (Số điện thoại): 0938 787 888

Legal Representative (Đại diện pháp luật): YOUNG SANG HOO

Position ("Chức danh"): Director (Giám đốc)

Enterprise code (Mã số doanh nghiệp): 0125141512

SMBL - RIVA CONSORTIUM, including SMBL and RIVA ADVISORY AND INVESTMENT CO., LTD ("RIVA"), is established under the Consortium Contract dated 14 March 2025

IN WITNESS WHEREOF, the Parties have caused this Contract to be executed by their duly authorized representatives as of the day and year first above written.

ĐỀ LÃM BẢN CHỨNG, Hợp đồng này sẽ được ký bởi các đại diện hợp pháp của Các Bên vào ngày nêu trên ở trang sau:

HỘ KHẨU DỊCH VỤ
FLC GROUP JOINT STOCK COMPANY
CÔNG TY CỔ PHẦN TẬP ĐOÀN FLC
ANH QUÂN QUYỀN
AUTHORIZED REPRESENTATIVE



THAMM-VAN NAM

FOR THE CONTRACTOR
ĐẢM BIẾN BỀN CÔNG CẤP DỊCH VỤ
SMBL COMPANY LIMITED
CÔNG TY TNHH SMBL



VOON SANG HO

APPENDIX I FLC PROJECTS SEEKING INVESTMENT PARTNERS PHỤ LỤC I CÁC DỰ ÁN CỦA FLC CẦN TÌM ĐẦU TƯ			
STT No	Tên dự án Project name	Vị trí Location	Đặc tính phân Component project
1	FLC HA LONG GOLF CLUB & LUXURY RESORT	Quảng Ninh	<p>1. Hồ bơi, Grand Hotel: 1,86 ha với 649 phòng 2. Sân golf 18 lỗ 99.5ha</p> <p>3. Khu Club House: 1,1 ha</p> <p>4. Khu biệt thự nhà ở thấp tầng: 42,9 ha (Đã bán hết)</p> <p>5. Công viên tắm biển nghỉ ngơi quốc tế: 2,6 ha</p>
2	FLC QUY NHƠN BEACH & GOLF RESORT	Bình Định	<p>1. Dự án 1: Khu đô thị nghỉ dưỡng FLC Quy Nhơn (90ha)</p> <p>2. Dự án 2: FLC Quy Nhơn Golf & Link (70ha)</p> <p>3. Khu biệt thự nhà ở Golf Academy (19,8ha)</p> <p>4. Dự án 3: Khu Golf Academy (11,0ha)</p> <p>5. Dự án 4: Công viên động vật hoang dã (129ha)</p>
3	FLC SAM SON BEACH & GOLF RESORT	Thanh Hóa	<p>1. Nhà 100 ha chức năng: 2,6 ha</p> <p>2. Khu nhà ở và sân cỏ golf: 12 ha</p> <p>3. Sân golf FLC Sam Son: 76,3 ha</p> <p>4. Đầu tư: 56,3 ha, 379 căn villa biển, tiêu chuẩn 5 sao</p> <p>5. Công viên tắm biển nghỉ ngơi quốc tế</p>
4	FLC QUANG BINH GOLF JUNIOR & CLUBHOUSE	Quảng Bình	<p>1. FLC Quang Binh Beach Golf (Đã ra 6): 249,65 ha (tổng 165 ha (đã hoàn thành) + 72 /27 par)</p> <p>2. Clubhouse (Đã ra 10), 3,53 ha</p>
5	FLC GRAND HOTEL QUANG BINH	Quảng Bình	1.FLC Grand Hotel Quang Binh 94,74 ha
6	FLC EDEN GALLERY SUOI CA	Bình Định	<p>1.FLC Eden Gallery Suối Cát</p> <p>2. Khu nghỉ dưỡng resort: 47,000m2, 82 biệt thự (G55-375m2/biệt thự)</p> <p>-Là 1 trong 10 thành phần của dự án FLC Quy Nhơn Beach & Golf Resort</p>

“SMBL - FLC signing contract”

II. 프로젝트 정보

1. 프로젝트 개요

<p>위치</p>	<p>Ho Xuan Huong street, Quang Cu Ward, Sam Son City, Thanh Hoa Province, Vietnam.</p>  <ul style="list-style-type: none"> - FLC Sam Son Beach & Golf Resort is centrally located between the North and the Central region and is THE ONLY 5-STAR RESORT IN THE AREA. - Easily connected to key areas in the region via National Highway 1A - one of the country's most important routes
<p>규모</p>	<p>200,3 ha</p> <ol style="list-style-type: none"> 1. Grand Hotel 2. Luxury Hotel 3. Luxury Resort (56.3ha) 4. Golf Link (76ha) 5. Convention Center
<p>프로젝트 개발</p>	<p>7/2014 and 2015 deployment of resort complexe</p>
<p>투자처</p>	<p>FLC GROUP JOINT STOCK COMPANY</p> <div style="text-align: right; margin-top: 10px;">  </div>

II. 프로젝트 정보

2. 프로젝트 소개



Grand Hotel



Luxury Hotel



Luxury Resort



Golf Link



Convention Center



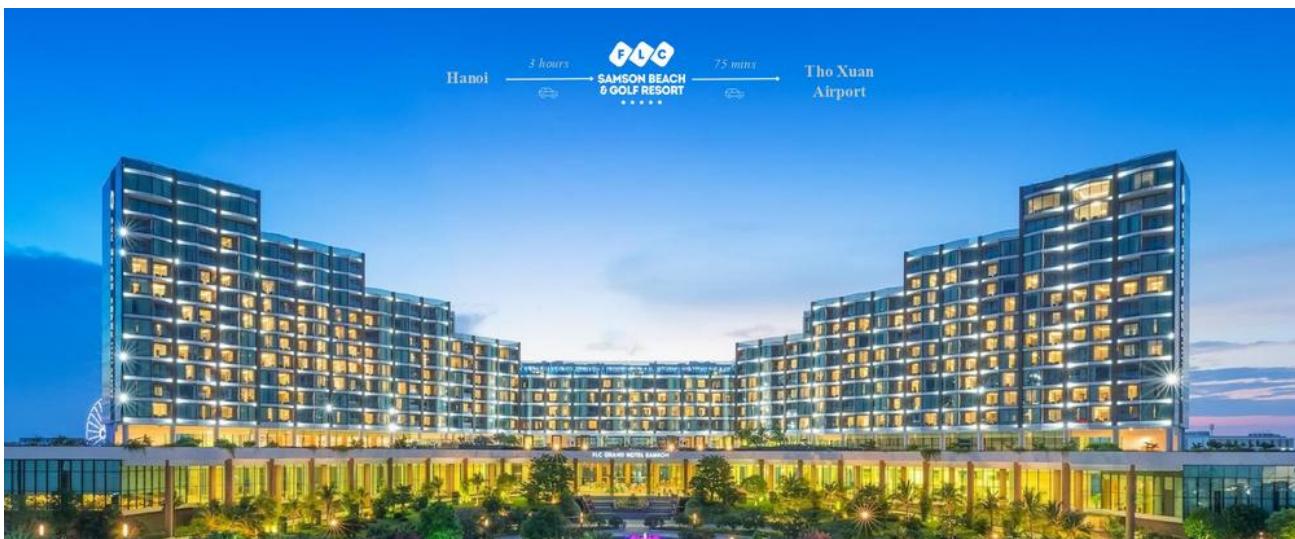
II. 프로젝트 정보

2. 프로젝트 소개

2.1 GRAND HOTEL

BASIC INFORMATION

TOTAL LAND AREA	35.958 m2
HOTEL	12.014 m2
LANDSCAPE AND ROADS	12.767 m2
PARKING	11.177 m2
GFA	75.111 m2
CONSTRUCTION DENSITY	33.4%
HEIGHT	62.4m
NUMBER OF FLOORS	15
INVESTOR	FLC Group
OPERATING UNIT	FLC Hotels and Resorts



II. 프로젝트 정보

ROOMS INFORMATION



CLASS ROOM

Grand Comfort

→ 368 units | rooms, 33m²



Grand Premier

→ 152 units | rooms, 46-52m²

Grand Executive Suite

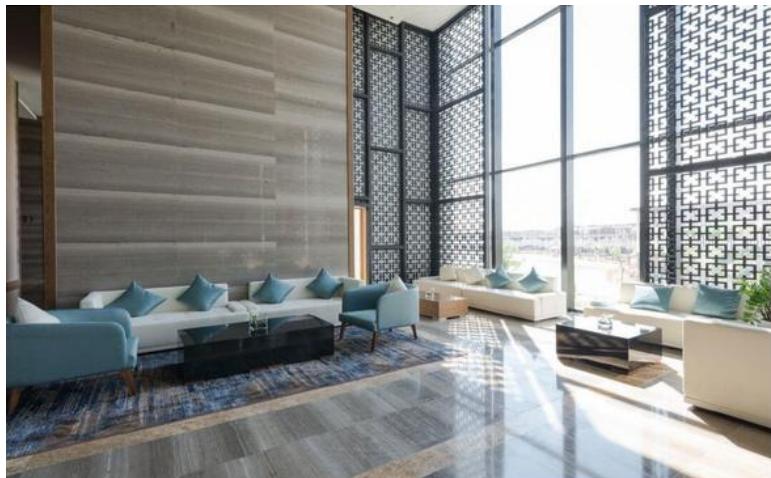
02 units | rooms, 450m² ←

Grand Suite

→ 60 units | rooms, 75m²

Grand Panorama

04 units | rooms, 168m² ←



→ FLC GRAND HOTEL SAM SON – UTILITIES

02 restaurant, sky bar, lounge, cigar bar, gym, spa,
indoor/outdoor swimming pool...

II. 프로젝트 정보

2. 프로젝트 소개

2.2 LUXURY HOTEL

BASIC INFORMATION

FLC Luxury Hotel Samson includes 355 rooms, all with 100% sea views, with diverse areas ranging from 50m² to 130m², including 1 to 3 bedrooms.

- Number of floors: 7 floors



II. 프로젝트 정보

ROOMS INFORMATION



CLASS ROOMS

STUDIO SUITE

→ 42 rooms | 43m²

COUPLE SUITE

→ 38 rooms | 60m²

FAMILY SUITE PLUS

→ 04 rooms | 109m²

FAMILY SUITE

→ 66 rooms | 66m²

SEAVIEW LIVING

→ 17 rooms | 159m²

GARDEN LIVING

→ 92 rooms | 159m²

STUDIO LIVING

→ 96 rooms | 64m²



→ FLC GRAND HOTEL SAM SON – UTILITIES

Fish Ca Restaurant - Level 1 luxury Hotel

- Opening: 06:00 AM - 10:00 PM
- 350 Seats

All day dining restaurant, offering daily buffet, A la carte menu and Vietnamese set menu.

Tabaha Pool Bar & Lounge - Level 1 Luxury Hotel

- Opening 10:00 A.M. - 6:00 P.M.
- 80 Seats

A wide variety of drinks, cocktails, smoothies and a delightful selection of ice cream and snacks.

II. 프로젝트 정보

→ LUXURY HOTEL SAM SON – UTILITIES



찻잔 **TEA LOUNGE**

LEVEL 2 OPENING 7AM –
11PM 50 SEATS SERVING
TEA AND COFFEE

찻잔 **AQUA CHILL BAR**

BEACHFRONT, OUTDOOR
OPENING 6:30PM – 10PM 200
SEATS SERVING REFRESHING
DRINKS, LIVE MUSIC AND BB

II. 프로젝트 정보

2. 프로젝트 소개

2.3 LUXURY RESORT SAM SON

BASIC INFORMATION

FLC Luxury Resort Samson consists of 68 villas built in the most prime location within the complex. Each villa has 1 to 4 bedrooms, designed with a creative style, 100% of the villas feature a private pool and garden.



II. 프로젝트 정보

ROOMS INFORMATION



CLASS ROOM

POOL SUITE

10 villas - 157m²

SEAVIEW VILLA

12 villas - 523m²

POOL VILLA

45 villas - 292m²

EXECUTIVE SUITE

01 villa - 1107m²



→ FLC GRAND HOTEL SAM SON – UTILITIES

Lobby, restaurant, indoor/outdoor swimming pool, gym, spa, private shuttle bus,...

II. 프로젝트 정보

→ FLC LUXURY RESORT SAM SON – UTILITIES



FRESH RESTAURANT

LEVEL 1 LUXURY RESORT

OPENING 6AM – 10PM 200 SEATS



BAMBOO LOUNGE

LEVEL 1 LUXURY RESORT

OPENING 7AM – 10PM 40 SEATS

BUSINESS PERFORMANCE

AVERAGE GOP %: 25% HIGHEST 45%	Average annual revenue: 320 Billion VND
Highest Price 3.200.000 VND	Average annual guests: 250.000 – 300.000 turns
Maximum capacity 65%	

II. 프로젝트 정보

2. 프로젝트 소개

2.4 FLC GOLF LINK SAM SON - 18 HOLES

OVERVIEW

LOCATION	FLC SamSon Beach & Golf Resort, Thanh Nien st, Quang Cu ward, Sam Son city, Thanh hoá province
DISTANCE	<ul style="list-style-type: none">• 45 mins drive from Sao Vang –Tho Xuan Airport• 20 mins drive from Thanh Hoa city
OPENING DAY	15/11/2015
GOLF COURSE DESIGN/CONSTRUCTION	NICKLAUS DESIGN/FLAGSTICK
NUMBER OF GOLF HOLES/PAR	18 holes/ 72 pars
YARD LENGTH	Total length 7242 yards
TYPE OF GRASS	Using grass Platinum Paspalum
STOPOVER STATION	03 stops at hole #03, #05, #12
CADDIE SERVICE	1 caddie / 01 golfer
ELECTRIC VEHICLE SERVICE	All of golfer must use electric vehicles



II. 프로젝트 정보

BUSINESS PERFORMANCE

FLC SAM SON GOLF COURSE	
NUMBER OF VISITORS PLAYED	60.000
TOTAL EXPECTED REVENUE OF FIVE (MILLION VND)	115.000
AVERAGE YARD CAPACITY	80%
AVERAGE SELLING PRICE OF GOLF ROUND (VND)	1.800.000



II. 프로젝트 정보

FLC SAM SON GOLF LINK – SERVICES AND FACILITIES



CLUB HOUSE

→ 5,000m² including lounge, luxury dressing rooms, shops, bars, cafes, conference rooms and parking best serve customers



CADDIE VEHICLE & ELECTRIC

→ Friendly, professional staff and tram system support well for players



TRAINING GROUND

→ More than 330 yards long and over 110 yards wide. With 20 football platforms on real grass. Arrange airy seating for each training track



RESTAURANT

→ The spacious and airy restaurant serves a variety of dishes according to international standards. There is also a large banquet hall for banquet ceremonies or meetings



MEETINGS AND EVENTS

→ Provide professional event planning services according to international standards



PROSHOP

→ Immediately equipped with the Clubhouse with a full range of items, famous brands to serve players

II. 프로젝트 정보

FLC SAM SON GOLF LINK – JOIN FEE

MEMBERSHIP CARD TYPE	JOINING FEE
INDIVIDUAL MEMBERS	420.000.000 VND
FAMILY MEMBERS	476.000.000 VND
COMPANY MEMBER 01 ENROLLMENT	476.000.000 VND
COMPANY MEMBER 01 NOT ENROLLED	704.000.000 VND
INDIVIDUAL MEMBERSHIP –3 YEARS	136.000.000 VND
INDIVIDUAL MEMBERSHIP –5 YEARS	193.000.000 VND
INDIVIDUAL MEMBERSHIP –10 YEARS	329.000.000 VND
INDIVIDUAL MEMBERSHIP –15 YEARS	488.000.000 VND



II. 프로젝트 정보

2. 프로젝트 소개

2.5 INTERNATIONAL CONVENTION CENTER

BASIC INFORMATION

- INTERNATIONAL CONVENTION CENTER WITH A CAPACITY OF **1.200 SEATS INCLUDING:**
 - ❖ Large conference room,
 - ❖ Seminar room,
 - ❖ Management center, integrated restaurant & catering services
 - Management center, integrated restaurant & catering services
 - With a maximum capacity of 1,500 seats, it is an ideal place for international events, a meeting place and business opportunities for successful businessmen and famous people in Vietnam and the world.
 - Product promotion programs...
- With a synchronous service system, the International Center will be **the largest center in Thanh Hoa area.**



II. 프로젝트 정보

BASIC INFORMATION

- International Conference Center with a capacity of over 1.200 seats with 07 types of rooms.
- Synchronous service system, the largest center in Thanh Hoa area

VENUE	AREA	CAPACITY (guest)			
		U-SHAPE STYLE	CLASS ROOM	THEATRE STYLE	BANQUE T STYLE
PLENARY ROOM	1102	150	450	1200	450
EMERALD ROOM	406	100	180	300	200
RUBY ROOM	406	100	180	300	200
TOPAZ	300	N/A	100	200	150
CONFERENCE ROOM	126	56	N/A	N/A	N/A
STATE ROOM	126	30	60	80	50
VIP LOUNGE	126	30	60	90	60

BUSINESS PERFORMANCE

AVERAGE ANNUAL REVENUE: 80 BILLION VND	Average event organization: 150 – 200 Events
Highest Revenue: ~2 Billion VND/event	Highest capacity 65%

III. 법적지위

1. LEGAL OVERVIEW

DETAILED PLANNING	<ul style="list-style-type: none">Approved 1/500 scale detailed planning No. 2784/QD-UBND from August 28,2014Approved local adjustment of detailed planning (5th adjustment) according to Decision No. 377/QD-UBND dated January 28, 2021
INVESTMENT POLICY	Approved to adjust the investment policy of FLC Eco-Tourism Project according to Decision No.16952/UBND-CN dated December 3, 2022
LAND ALLOCATION, LAND LEASE	<ul style="list-style-type: none">There has been a decision on land allocation and land lease with land use fee collection to implement the Ecotourism Urban Area projectThe remaining financial obligation to pay the Ecotourism Urban Area Land Use Fee is about VND 122billion (excluding late payment fees)There is a land use right certificate
BASIC DESIGN DOCUMENTS, FIRE PROTECTION	<ul style="list-style-type: none">Fire Prevention and Fighting Design of Project Works ApprovedBasic Design &Construction Drawing Design of Related Works Approved
CONSTRUCTION PERMITS	Construction Permit has been granted for related items in the Project.



III. 법적지위

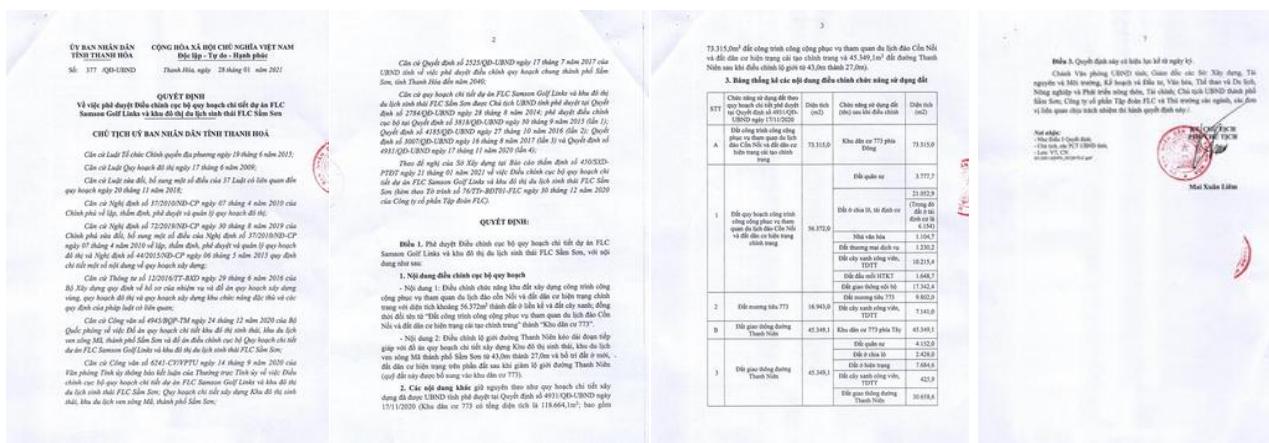
2. RED BOOK OF GRAND HOTEL, LUXURY HOTEL, CONVENTION CENTER



3. RED BOOK OF GOLF LINK



4. 1:500 DETAILED PLANNING



III. 법적지위

5. SUMMARY AND QUOTATION

Project Name	Financial Statement	Red Book	Expected Selling Price (VND)	Expected Selling Price (Convert to USD)
Grand Hotel	2022-2024 unavailable	O	Will be updated	Will be updated
Luxury Hotel		O	Will be updated	Will be updated
Luxury Resort		O	Will be updated	Will be updated
Golf Link		O	Will be updated	Will be updated
Convention Center		O	Will be updated	Will be updated

FLC 그룹 부동산 매각 제안서

FLC Group Real Estate Sale Offer



FLC QUANG BINH

PROPERTY OWNER

FLC GROUP

EXCLUSIVE NEGOTIATION PARTNER

SMBL COMPANY LIMITED



www.smbl.biz



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CEO Yoon Sang Ho 090 886 8100 | Ms.Duyen 098 292 3938

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I. FLC 그룹과 SMBL 간 마케팅 계약



📍 FLC Head Quarter, Le Duc Tho Str, Nam Tu Liem Dist, Hanoi

 21 Mar 2025

“Signing ceremony between SMBL and FLC GROUP.”

SMBL, FLC 부동산 매각에 대한 위임 계약(우선협상대상) 체결

II. 프로젝트 정보

1. 프로젝트 개요

위치



**Hai Ninh Commune, Quang Ninh District,
Quang Binh Province**

규모

- ~ 1.456 ha
 - Project 1: 94,74 ha (**Grand Hotel**)
 - Project 2: 94,17 ha
 - Project 3: 74,9 ha
 - Project 4: 92,23 ha
 - Project 5: 16,11 ha
 - Project 6: 249,45 ha (**Golf Link**)
 - Project 7: 454 ha
 - Project 8: 357,28 ha
 - Project 9: 20,4 ha
 - Project 10: 3,53 ha (**Club House**)

총 투자액

~ 23.407 billion VND

디자인 컨설팅

Codinachs Architects Schmidt Curley

투자처

FLC GROUP JOINT STOCK COMPANY

II. 프로젝트 정보

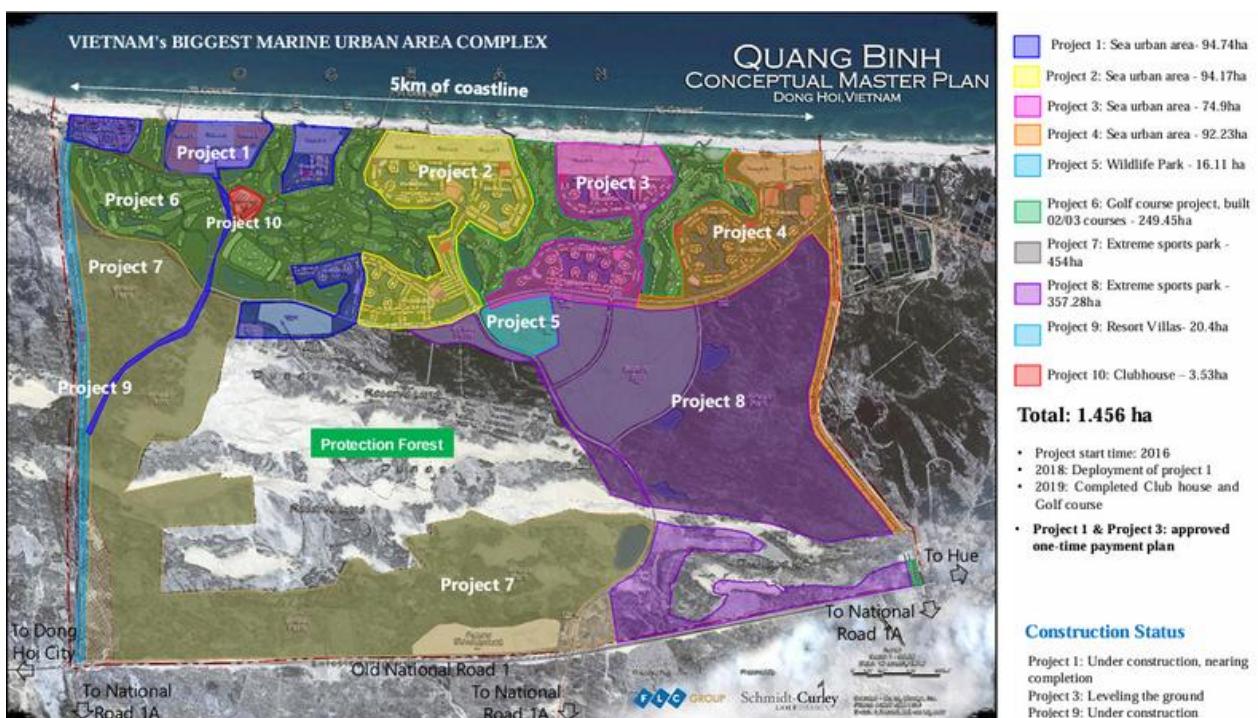
2. 프로젝트 소개



Grand Hotel



Golf Link & Clubhouse



II. 프로젝트 정보

2. 프로젝트 소개

2.1 FLC GRAND HOTEL QUANG BINH

BASIC INFORMATION

TOTAL LAND AREA	38.486 m ²
CONSTRUCTION AREA	11.546 m ²
TOTAL CONSTRUCTION AREA	42.853 m ²
GFA	30%
HEIGHT	86,8 m
NUMBER OF FLOORS	12
NUMBER OF UNITS	561
CURRENT STATUS	Roughly built 2 hotel blocks of 7 and 8 floors/12 floors The surrounding infrastructure has been completed



II. 프로젝트 정보

FLC GRAND HOTEL QUANG BINH – CURRENT STATUS



II. 프로젝트 정보

2. 프로젝트 소개

2.2 FLC GOLF LINK & CLUB HOUSE

OVERVIEW

LOCATION	Tan Hai, Hai Ninh, Quang Ninh District, Quang Binh Province
DISTANCE	30-minute drive from Dong Hoi airport and city center
OPENING DAY	Q4 2018
GOLF COURSE DESIGN	Schmidt-Curley Design, Inc.
GOLF CONSTRUCTION	FLC FAROS
NUMBER OF GOLF/PAR	54 holes (completed 36 holes in operation)/ 72 par
PITCH LENGTH	Total length 6,700 yards
GRASS	Platinum Paspalum grass use (reusable)
CADDIE SERVICE	1 caddie / 01 golfer
TRAM	All golfers must use a car



II. 프로젝트 정보

- FLC Quang Binh Golf Links is a super project with a golf course complex in the 5-star resort complex FLC Quang Binh Beach & Golf Resort.
- With an area of nearly 1,000 hectares inspired by the world-famous Mission Hills golf course complex in China, FLC Quang Binh Golf Links is the work of golf course architect Brian Curley, an "Architect of the Year" voted by the prestigious Golf Inc Magazine.
- The golf course chain after completion promises to be a complex of golf courses that retain the pristine and original features of nature, as well as a full collection of unique attractions of pure Asian landscapes. Golfers will feel the challenge from the balls on the first tee-boxes to the dribbles on the final greens.



II. 프로젝트 정보

FLC QUANG BINH GOLF LINK – UTILITIES



CLUB HOUSE

→ 8,000m² including a reception hall, luxury dressing rooms, shops, bars, coffee shops, conference rooms and car parks for the best customer service



CADDIE&TRAM

→ Professional friendly staff and a good support tram system for guests



TRAINING GROUND

→ The large training ground has never been in Vietnam before, with an area of nearly 1 hectare tees capable of accommodating nearly hundreds of people practicing at the same time.



RESTAURANT

→ The spacious and airy restaurant serves a variety of dishes of international standards. There is also a large banquet room for parties or meetings



MEETINGS AND EVENTS

→ Providing professional event services according to international standards



PROSHOP

→ Equipped right at the Clubhouse with a full range of famous items and brands to serve players

II. 프로젝트 정보

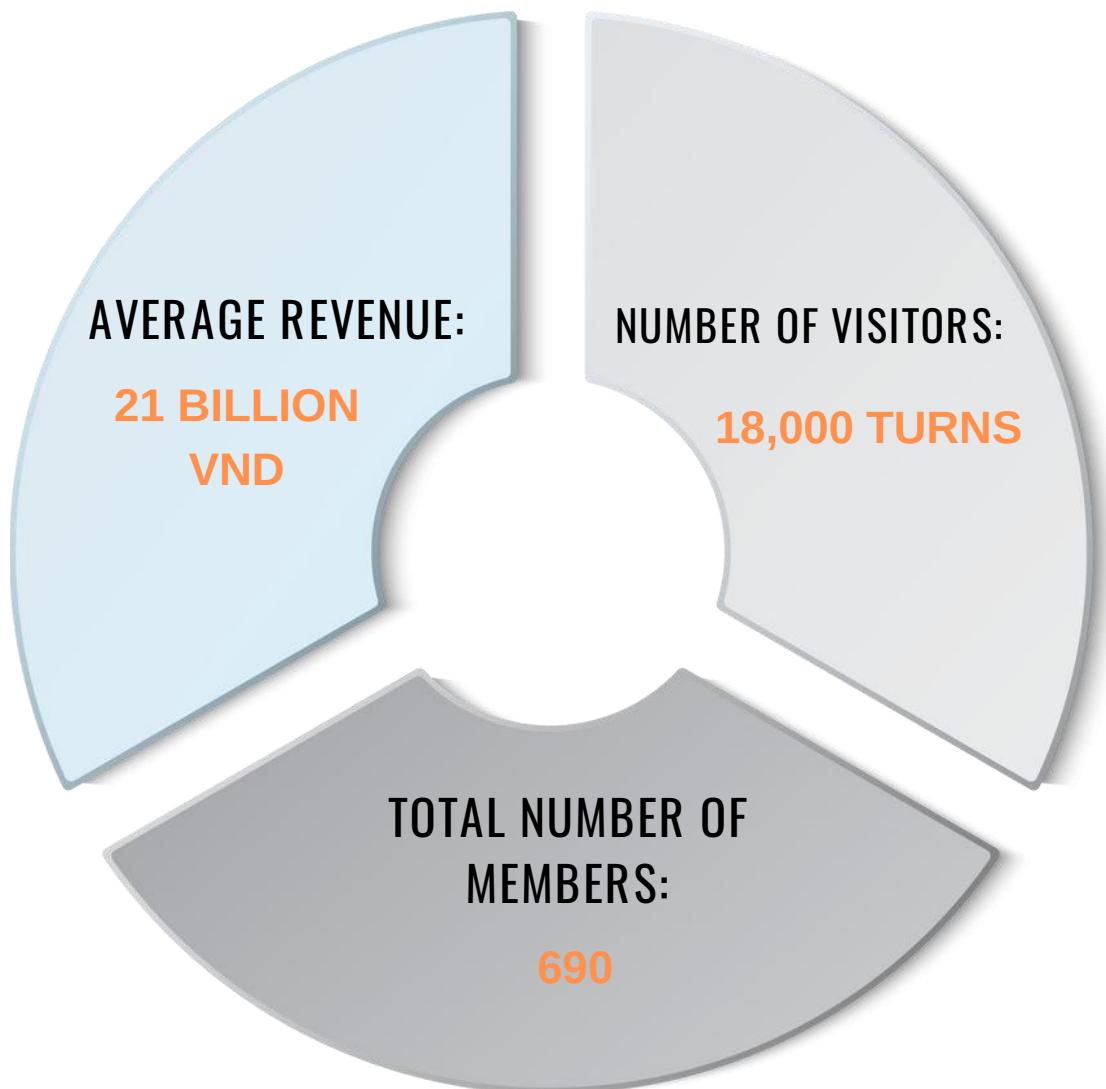
FLC QUANG BINH GOLF LINK – CURRENT STATUS

- FLC Quang Binh Golf Links has been put into operation with 36/54 holes



II. 프로젝트 정보

GOLF COURSE OPERATION (PROJECTS 6 & 10)



III. 법적지위

1. FOR GOLF LINKS

COMPLETED

Project Investment Policy

Detailed planning at 1/500 scale

Public property auction (50 years)

Ground clearance

The construction has been completed and put into operation 02/03 golf course with 36/54 holes.

IN PROGRESS

Policies on changing forest use purposes to other purposes

Payment of fees for planting forests for replacement or change of forest use purposes

Fire prevention and fighting, basic design and design after base design

III. 법적지위

2. FOR CLUB HOUSE

COMPLETED

Project Investment Policy

Detailed planning at 1/500 scale

Conversion of forest use purposes to other purposes for project implementation

Environmental Impact Assessment

Land use right certificate, expiry date: 31 Dec 2085

Construction Permits

There has been a record of handover of land and assets on land

Fire prevention and fighting, basic design, construction drawing design

IN PROGRESS

Completion of the acceptance test of the project put into use

Adjustment of fire prevention and fighting design dossiers of clubhouses and outdoor infrastructure for acceptance

3. FOR GRAND HOTEL

COMPLETED

Hotel category in Project 1 has its own Red Book, expiration date until 2086

Pay annual land use levy (current rent 11,000 VND/m²)

Stable unit price for 05 years



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