



SOUTH EAST ASIAN ENTERTAINMENT
TIMOR INVESTMENT FUND
ACCELERATING FOR SUCCESS

EXECUTIVE SUMMARY: THE OPPORTUNITY

- We are operational (4D/3D/2D Lottery) and growing rapidly in Timor Leste. We have a license to operate the Duty Free Concession on the border between East Timor and West Timor (Indonesia) (the only provider in this area). Our first store in Batugade is complete and we are waiting for our shipment of goods to arrive. We envision online gaming at the border crossings being a significant additional revenue stream and expect a license in forty days. We also have a wholesale license and envision developing that line of business along with the Duty Free
- The founders have also developed a unique electronic distribution terminal which has been used in East Timor but has distinct other features which may be utilized throughout Asia. The system can also be used for electronic payments including government social payments
- We have further opportunities in Tobacco Distribution, Franchises, Hotels, and Timor Hot Sauce
- We are looking for funding at the holding company level for projects in Timor Leste. We have invested 700K USD to date, not including travel cost and other soft cost incurred by the founders
- Opportunities: Lottery, Payment Services, Duty Free, Wholesale Distribution and Border Cafe Gaming



EXECUTIVE SUMMARY:

THE MARKET

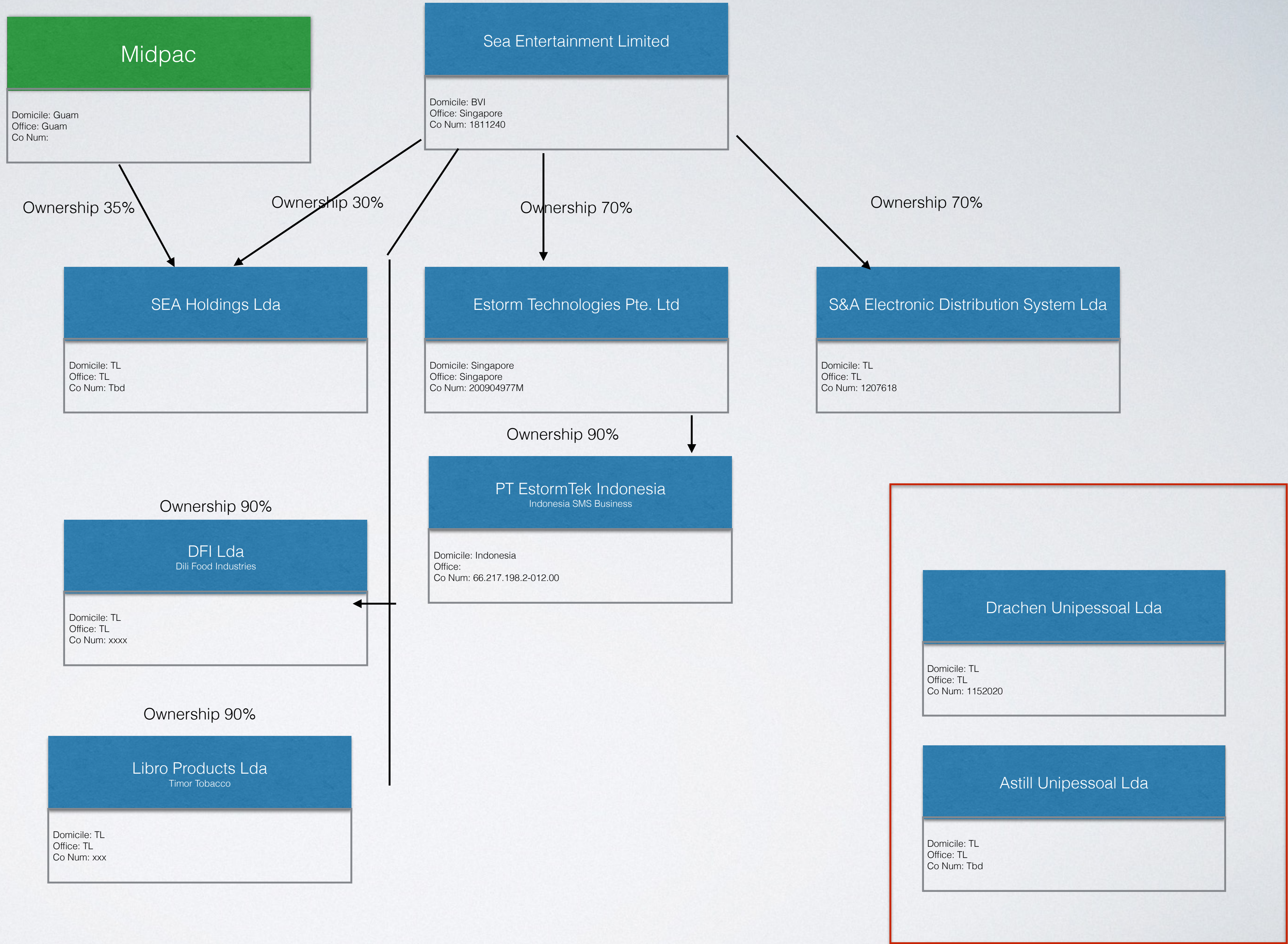
- Population base of 1.3M
- Only land border crossing with Indonesia. The Indonesia government just put a new 150% value added tax on alcohol making Indonesia one of the most expensive countries in the world to consume alcohol.
- Extensive government projects to build infrastructure. (1 Billion USD Chinese funding, major road and transportation projects) plus the government commitment to spend 5 billion USD over the next 2 years
- Special economic zone development in Oecussi an enclave in Indonesia allows further distribution/tourist opportunities.
- Difficult place to work but we have the experience to get things done. We have been doing business in Timor for over 4 years

Untapped and new market



COMPANY STRUCTURE:
COMPANY
STRUCTURE
OVERVIEW

- MidPac is duty free partner



- Lottery license holding companies

PROJECTS

OUR PROJECTS

SEA Holdings

Operational now
2016 Projected Net income: 500K
Business: Duty Free sales

TEDS

Operational now
2016 Net income: 50K
Payment processing system, lottery, retail and electronic distribution

Libro Products

Operational soon
2016 Net income: 550K
Wholesale distribution, tobacco, cigaretters

Drachen

Operational now
2016 Net income: 60K
SMS and paper lotteries with Telkomcel

Current

Border Gaming

Operational 2016
2016 Net income: 800K
Gaming at the Indonesian border. (Small slots club)

Dili Food

Operational 2016
2016 Net income: 60K
Hot sauce, coffee and other local products

Hotel

Operational 2016
2016 Net income: 50K
Border hotel to support border gaming

National Lottery

Operational now
2016 Net income: 340K
Payment processing system, lottery, retail and electronic distribution

2016

Bank

Operational yyyy
2016 Net income: 0
Real estate bank

Property Dev

Operational yyyy
2016 Net income: 0
Property development

Future

FUNDING REQUEST

FUNDING STRUCTURE

- Term sheet available for review and individual project presentations are also available
- We value SEA Entertainment at 3.4M USD. (Based primarily on TEDS, Duty Free and other pending licenses.- summary on next slide)
- We would sell upto 49% of SEA Entertainment (minimum 10% blocks at \$350K). This would allow opportunity for further investments on a project or holding company basis
- Participation at the project level is available with the ownership percentage negotiable.

Valuation Overview

- Project valuations are subject to due diligence.
- Lottery valuation at \$1.1M (based on P/E 5 times net income rate of \$20K/month) (license is not valued)
- Duty Free valuation \$1.5M (based on P/E 5 times Month 12 net income rate of \$30K/month) (license is not valued)
- Other projects \$500K

FUNDING REQUEST

Valuation Review

	Projected Net Income 2016	Ownership	P/E	EV
SEA Holdings (Duty Free)	500,000	0.3	5	750,000
Drachen (Lottery)	60,000	0.7	4	168,000
Libro Products (Wholesale)	550,000	0.8	5	2,200,000
Dili Food (Hot sauce, coffee)	50,000	0.8	5	200,000
TEDS (electronic distribution)	50,000	0.7	5	175,000
Valuation Known Projects				3,493,000
Market and Risk Discount				40%
Value at SEA ENT				1,397,200
Value of Projects in Progress				
Batugade Ent Center	800,000	0.7	4	2,240,000
Batugade Hotel	50,000	0.7	4	140,000
Timor Nationwide Lottery	340,000	0.7	4	952,000
Valuation of Projects in Progress				3,332,000
Market and Risk Discount				60%
Valuation of Projects in Progress				1,999,200
SEA ENT Valuation				3,396,400

NEXT STEPS

- Operational in Timor Leste. Immediate plans to grow the business regionally organically but need commitment to project finance to grow the business quickly.
- Individual projects available for financing along with management by SEA Entertainment or directly by the investor
- For further discussions on funding/investment please contact
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