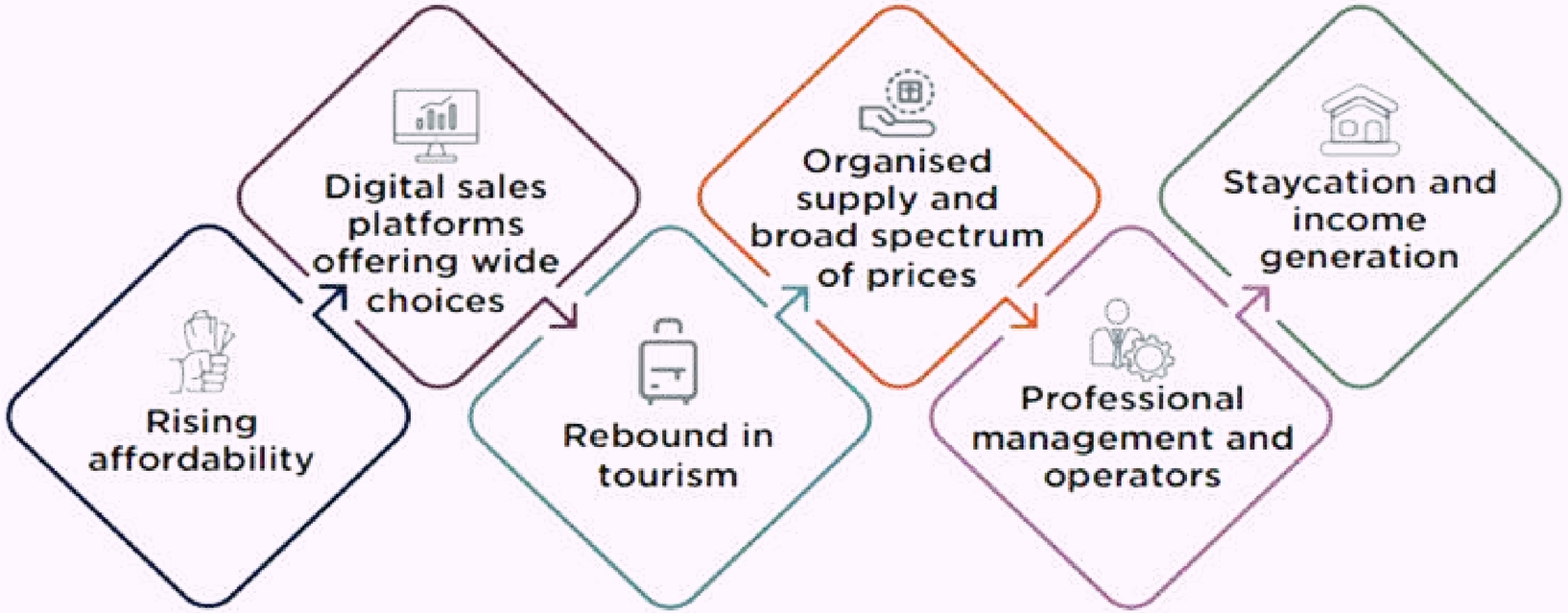
CORBETT

Managed Vacation Home

Vacation Homes: An Emerging Alternative Asset Class

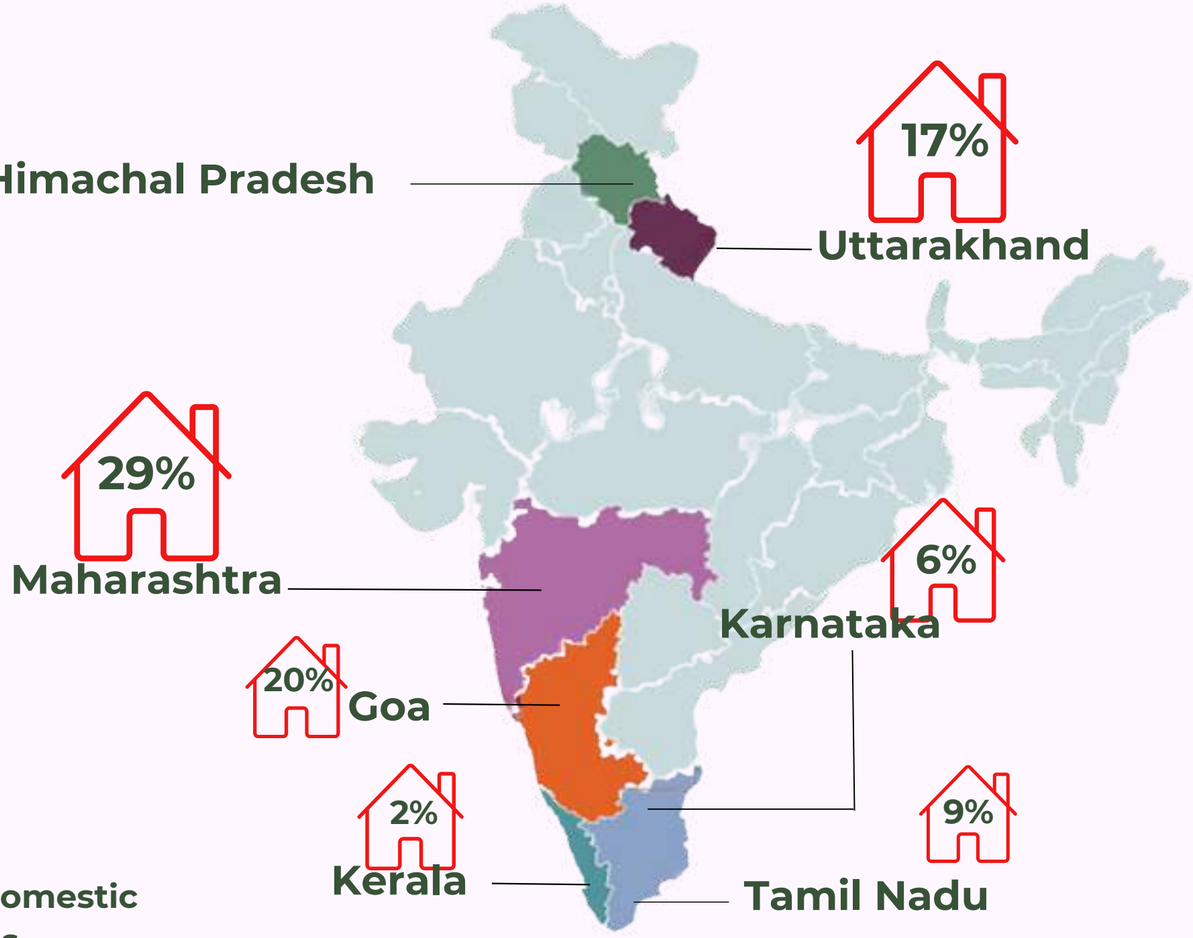
Across societies, at different times, people have invested in additional homes that are neither their regular residences nor meant for steady income streams. Occasionally, such homes serve both these purposes.



Market is growing at a CAGR of 23.6%
Times of India

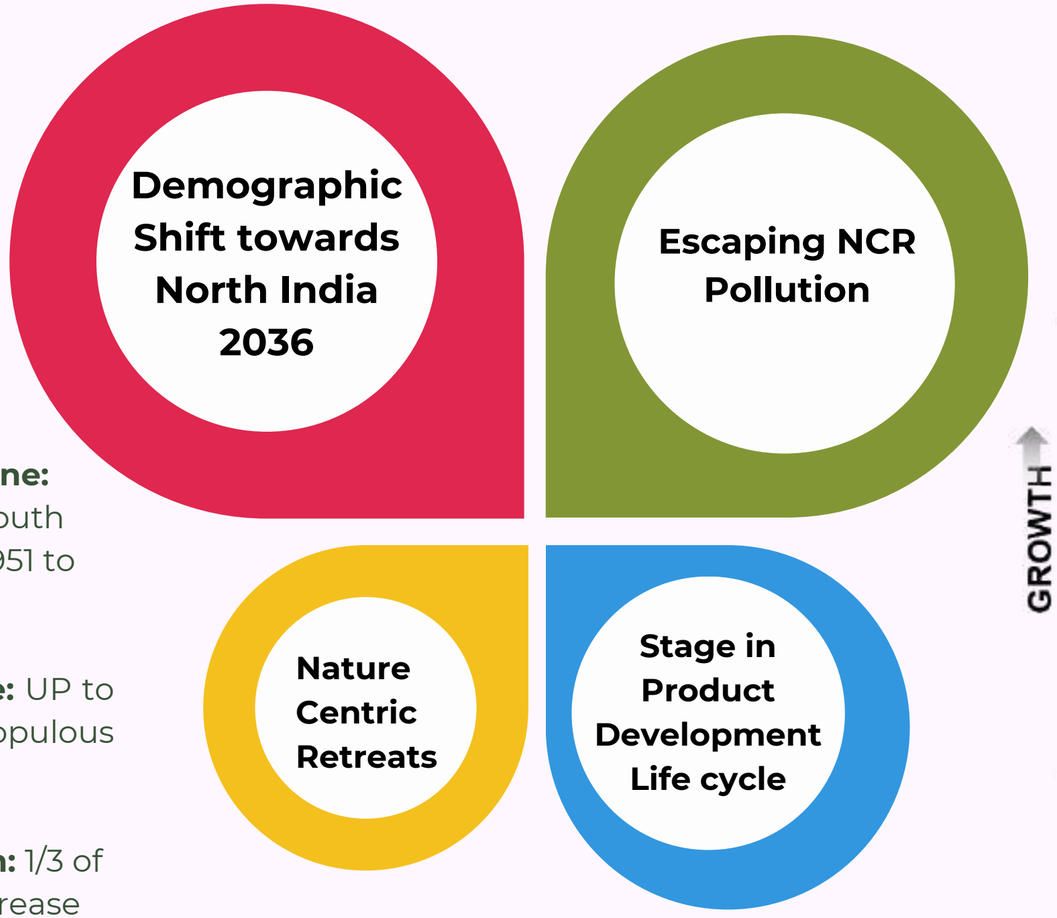
Vacation Homes: Hotspots In India

- Hill Stations
- Beach Destinations
- Countryside Retreats



Location Profiling of Domestic Investment Preferences
Savills India Research

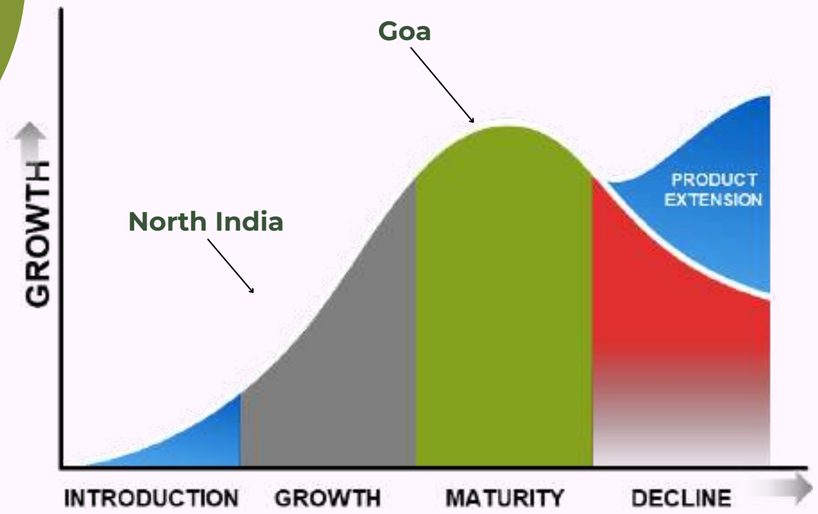
Vacation Homes: Opportunity North India



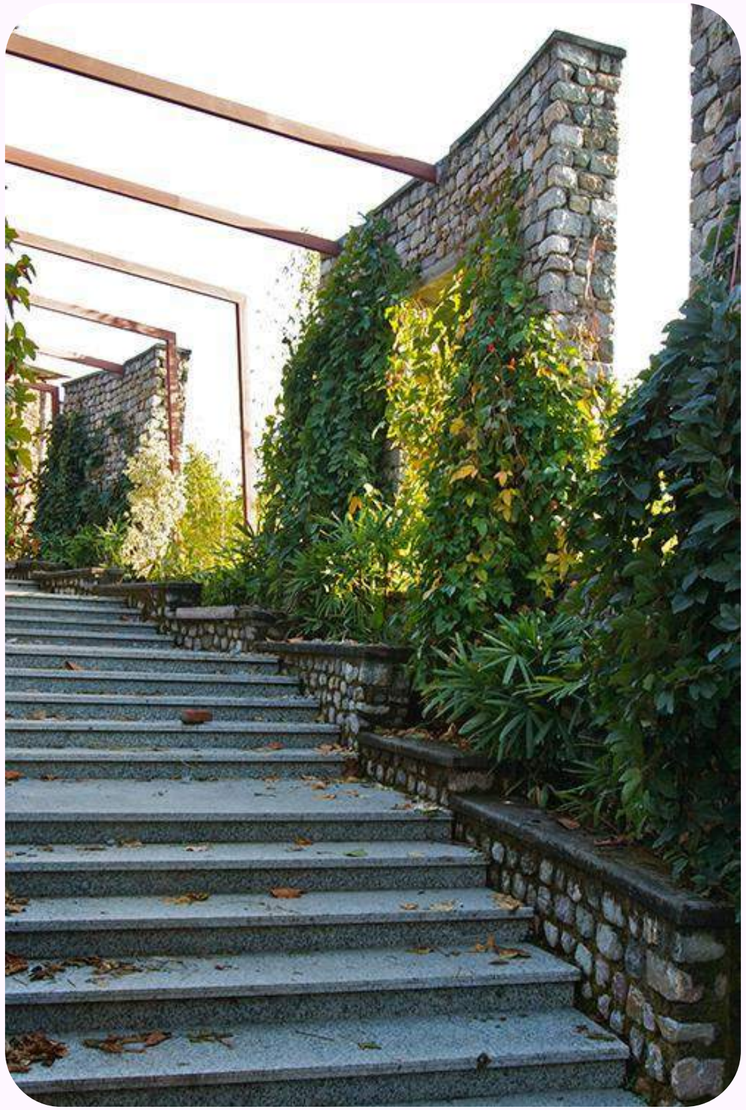
Southern State Decline: Population share of south down from 26.2% in 1951 to 19.8% in 2022.

UP Population Surge: UP to surpass the 4 most populous southern states.

UP and Bihar Growth: 1/3 of India's population increase by 2036 from UP and Bihar.



Vacation Homes: Why Corbett in North India?



No off season free from seasonal cycles
Highest number of tigers among Indian national parks.

Wildlife and adventure centered tourism that is not dependent seasonal fluctuations

Gateway to the mountains yet not in it
Located at the foothills of the Himalayas', near the popular hill-station of Nainital, Bhimtal, Bhowali and Ranikhet are a 1-2 hours drive

Comparatively safer from land slides and flash flood

Highest arrival of foreign tourists in Uttarakhand

- More then 35% increase in tourists. (3.65 lakh+ tourists visits in 2022-23, nearly a lakh more than that in the previous year.)

44.2% of the of foreign tourists that set foot in Uttarakhand visited Jim Corbett in 2021

- Its highest for any tourist destination in Uttarakhand and more than 4 times than that in destinations like Haridwar, Rishikesh, Dehradun and Musoorie

Vacation Homes: Consumer Needs & Preferences

- Community Living
- Asthetics & Design
- Property Management Servies
- Demand for off-beat location
- Longer holding periods

PERKS

- Rental Income
- Capital Appreciation

Vacation Homes: Product Types

Villas and bungalows

- Low Availability
- Highly Priced

Apartments

- Extremely Low Availability

Farms

- Large land parcels
- Larger investment
- Construction restrictions
- No common facilities & amenities

Plots

- Land use and approvals
- Sub standard common & amenities

Vacation Homes: Challenges & Way Forward

Regulatory & Legal Byelaws

Construction delays

Maintenance and Upkeep

Standard Amenities and facilities

Monetization for ROIs

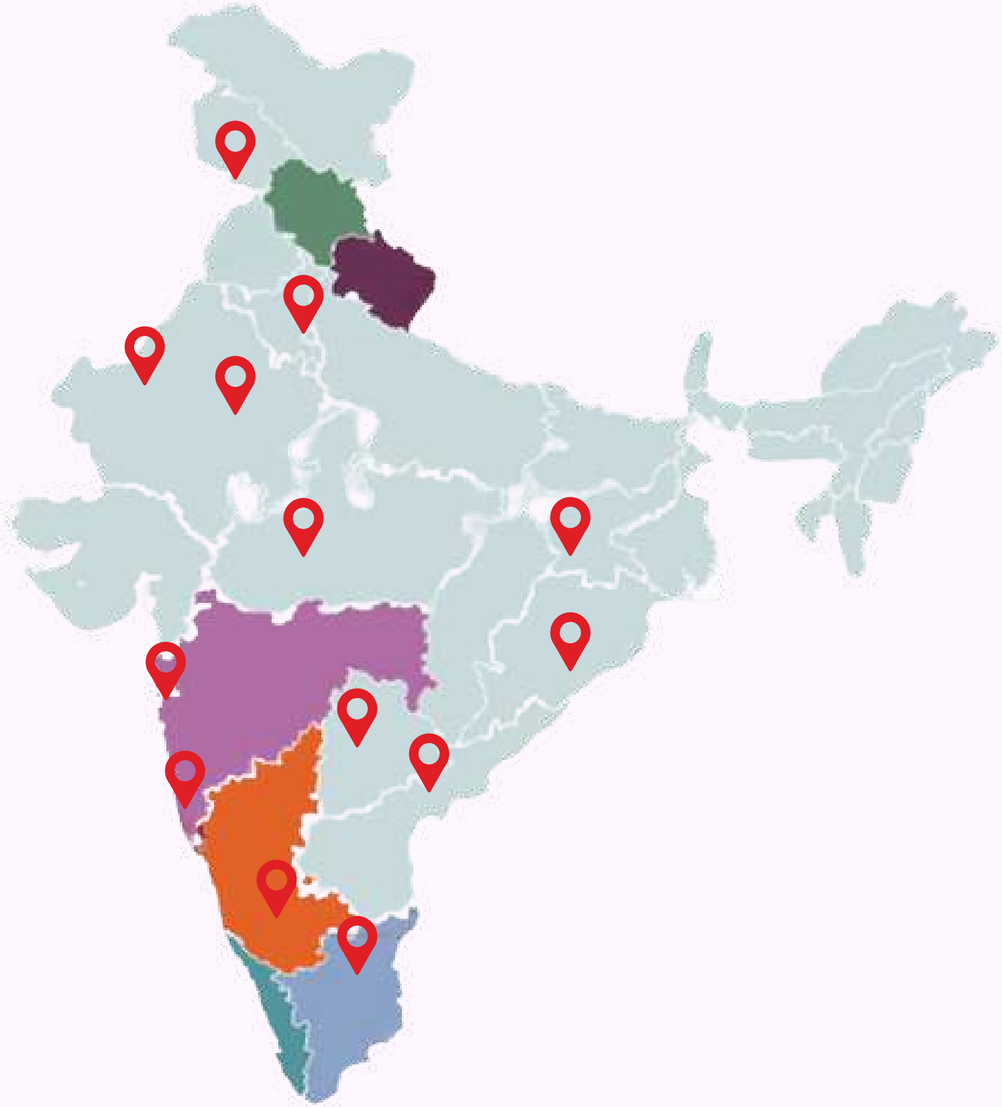
Way forward

Managed Vacation Homes

The Park

The Park Group of Hotels is a pioneer in the concept of luxury boutique hotels in India. Over the 50 years since it was first established, the group has grown in popularity and prestige, achieving global standards of product quality and service excellence.

The Park Geographical Presence



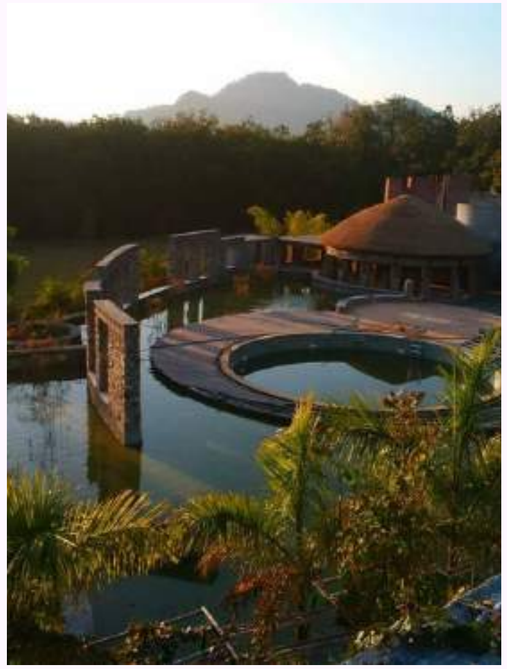
Jammu
New Delhi
Phalodi
Jaipur
Indore
Hyderabad
Kolkata
Chennai
Visakhapatnam
Mumbai
Goa
Bengaluru

THE PARK | THE PARK COLLECTION | ZONE BY THE PARK | ZONE CONNECT

18 CITIES

04 BRANDS

3005 ROOMS

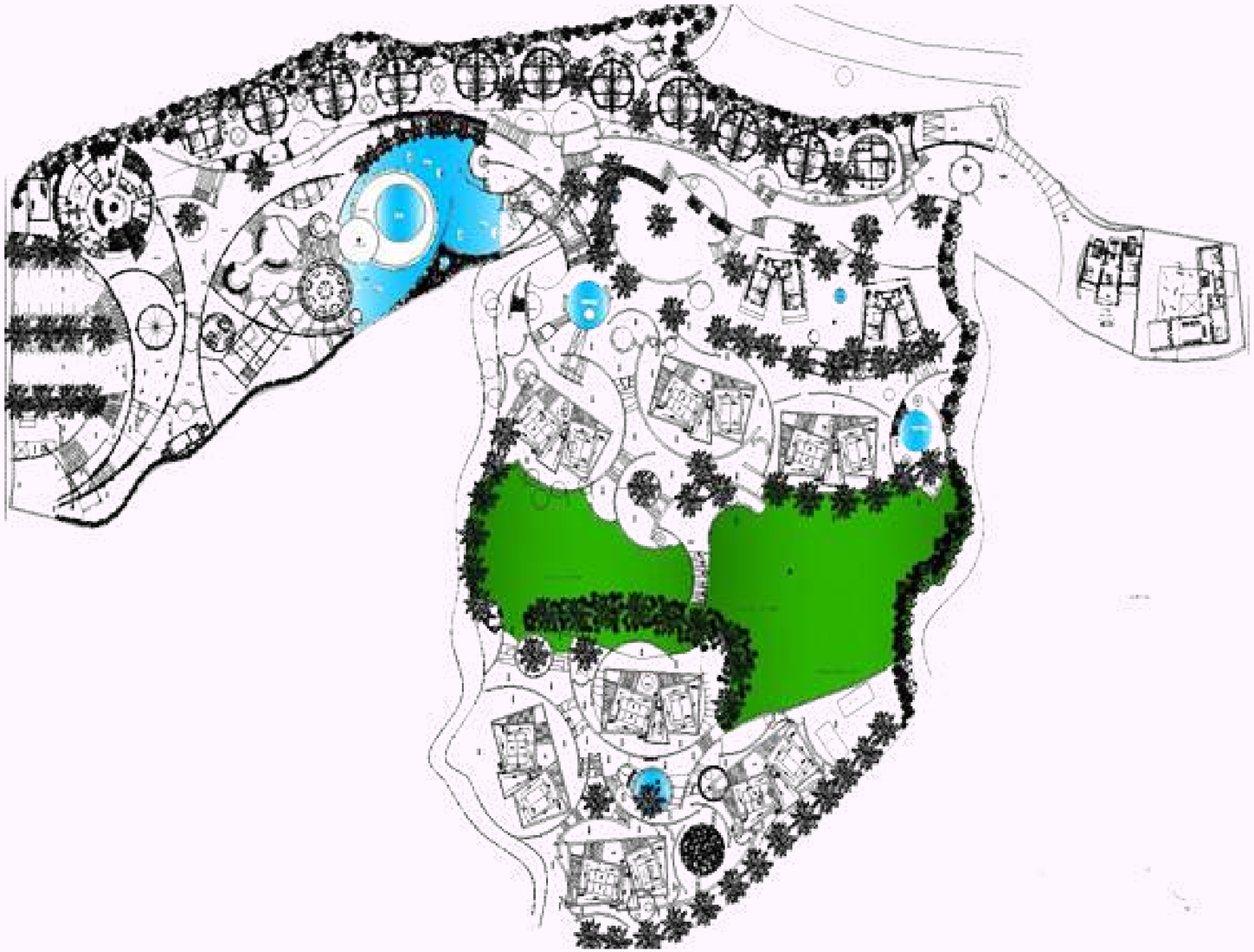


CORBETT

Managed Vacation Home

- **Area:** 60,000 sq.ft.
- **Location:** Jim Corbett
- Three sides of the project touching the forest reserves.
- Highly awarded & acclaimed project infrastructure.
- On the foothills of the Himalayas in Uttarakhand, India
- One of the first kind of swimming pool which is inside the man made lake
- The best scenic view of the reserve forest through tree houses which are in 2 numbers and expandable up to 8
- Most of the built up area is built according to Eco – friendly guidelines (leed gold)

THE PARK CORBETT: SITE



TYPE 1: Jungle Lagoon Villa (1000 sq ft)

- **Nature-Centric Design:** The circular design of the cottages is inspired by nature's geometry and encourages guests to connect with the jungle from various angles, blurring the boundary between civilization and the wild.
- **Circular Cottages with Private Splash Pools:** Guests can enjoy circular cottages that come with private splash pools, providing a serene oasis in the heart of the jungle.
- **Indulgent and Rejuvenating Experience:** Whether you choose to relax in your private pool or savor delectable meals, The Park Corbett's Jungle Lagoon Villa promises an indulgent, rejuvenating, and unpredictable experience.

TYPE 2: Jungle Crescent Villa (550 sq ft)

- **Scenic Views:** Through large windows, you can enjoy stunning views of the jungle's beauty.
- **Seamless Connection with Nature:** Step forth onto the sit-out, which seamlessly merges with the resort's verdant landscape.
- **Options for Exploration:** You have the choice to explore the jungle's meandering trails.

TYPE 3: Jungle Floor Suites (707 sq ft)

- **Ground-Floor Suites:** These suites are on the ground floor and provide direct access to the jungle, allowing guests to explore its wonders.
- **Spacious and Thoughtfully Designed:** Generously sized and designed with meticulous attention to detail to ensure a seamless blend of comfort and natural beauty.
- **Private Patio:** Each suite features a private patio where guests can step outside and immerse themselves in the enchanting sounds and scents of the jungle.

TYPE 4: Jungle Moonlight Suites (837 sqft)

- **Moonlight View:** These suites are thoughtfully designed to immerse guests in the jungle experience under the enchanting moonlight.
- **Private Balconies:** Spacious private balconies for stargazing and enjoying the nocturnal sounds of the forest, creating an atmosphere of tranquility and fascination

THE Park | Corbett : Financial Product Offering

Payment Plans

70-30 : AR 9% till possession

90-10 : AR 12% till possession

Commitment charges : 9% MG or 25% of (PRR) Proportional Room Revenue for 3 years. After 3 years 25% of room revenue share or 9% MG whichever is higher

Other details

- Regi
- stration of allocated land
- 9 fre
- e weekends and 9 weekdays nights every year
- Live beyong 18 days, 12 weekday nights at a 50% discount
- 25% off on Food & Beverage and 25% off on SPA Services

1. *Subject to availability at the time of confirmation, with T&Cs*
2. *The MG/PRR would not be shared with the consumer for the number of days stayed, beyond 10 free nights*

Thank You!

Site Office

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