

TERM SHEET

Property type Condominium

Location Angsana Residences at Laguna Lang Co

Price & Availability

Unit Type	GFA	Cover	Un-cover	Bedroom	Price US\$
	(sqm)	(sqm)			
Pool Deluxe	88	61	27	1BR	\$360,000 - \$370,000
Garden Pool	156	74	82	1BR	\$401,000
	174	85	90	1BR	\$438,000
	252	132	120	2BR	\$655,000 – \$730,000
Sky Pool	254	193	61	2BR	\$778,000 - \$794,000

Method of Payment Payments shall be made in US\$ in the form of cash or by bank transfer into the Seller's bank account.

Reservation Required to sign Option form and placing a deposit of US\$5,000

Payment Schedule

Payments	Description	Of Selling Price
1 st	Upon signing contract	50% (less deposit)
2 nd	Upon handover, up to 3 months from the contract execution date	50%

Guaranteed rental return - 2 options:

- Minimum guaranteed rental return at 5% (in US\$) over 3 years
- Minimum guaranteed rental return at 9% (in VND) over 3 years

Whilst every care has been taken in preparing this term sheet, the developer does not guarantee its accuracy nor intends it to form part of any offer or contract. All statements are believed to be correct but are not to be regarded as statements or representations of facts. The developer reserves the right at any time to make changes to the project at its own discretion.



- Notes:**
1. Units are fully completed and ready to handover
 2. Furniture, fixtures and equipment are included and compulsory with the sale of the condominium
 3. Price and payment terms listed are effective from the date of this term sheet, subject to applicable taxes and to change without notice.
- Benefits** Privileges & discounts at all Banyan Tree, Angsana and Laguna Lang Co Resorts and Hotels (terms and conditions apply)
- Rental Program** All condominiums will automatically be part of a rental program managed by Angsana Hotel. The Owner will enjoy the exchange program while sharing profit with the hotel/resort. Purchasers are entitled to 60 days complimentary use every year (terms & conditions apply) and access to the Exchange Program.
- Rental return is 40% of net revenue. The owner shall receive 37% and 3% is held in a reserve fund for future refurbishment costs.
- Ownership** As a foreign buyer using the dual onshore Vietnam lease and offshore Vietnam investment structure you will have;
1. Accommodation rights under a long term lease [expiring 3rd June 2059] for 60 days per annum in your Angsana Residence
 2. Investment rights in the economic value of your Angsana residence including 40% of the rental income generated from your unit when it is operated as part of the Angsana Hotel.
- Purchase Documents**
1. Investment and Revenue Sharing Contract
 2. Resort Stay Lease Contract

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