

CONCEPT DOCUMENT

INHAMBANE BAY
MOZAMBIQUE



For Presentation to:

- The Inhambane Local Governance for approval.
- The Mozambique Council of Ministers.
- The approved Hoteliers.
- The investors

From:

The Joint Venture formed between
Fresh Camp Services Mozambique Lda and Tsetsera Comercio & Investimentos

THE ORANGE THEME.

WHY?

- THIS IS WHY



THE PURPOSE, AND THE WHY?

The Concept Presentation herein communicated is a Resort Development planned for the Inhambane Bay area, which we will further spotlight during this presentation in terms of geographical position and accompaniments.

The Purpose, is, but not limited to attracting international foreign tourism, exit the USA, Canada, Europe in total, the pacific rim as well as the Arab States of the Persian Gulf. Relying on SADC tourism is wonderful and must be continuously encouraged, however the volume and the currency is incomplete. The international volume must be cultivated and fortified, refreshing the magnificent Inhambane coastline.

The Why?

Mozambique is growing....

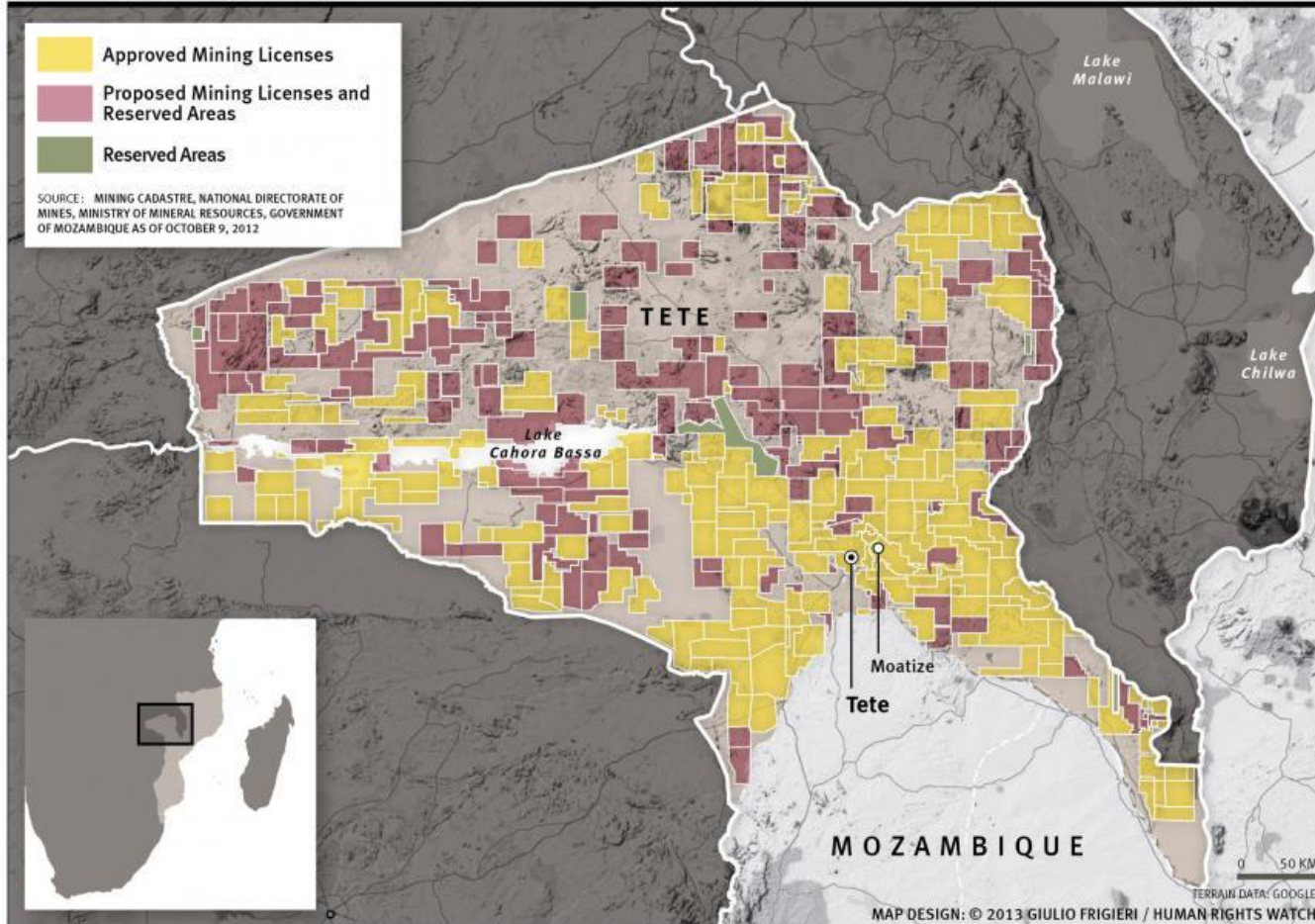
Mozambique is on a growth path gaining momentum and speed rarely seen...

Mozambique currently, as said previously, in terms of commodities is one of the most attractive regions on the planet, considering the FNLG, namely the Rovuma offshore fields, the Buzi, Pande, Temane, and Inhassoro onshore fields, then further consider the Coal industry in Tete Province alone.

The United States is persistently investing in Mozambique agriculture, positive signs supporting the growth pattern within Mozambique.

Therefore, with this growth pattern discussed, why not Tourism too....

Map of Mining Licenses in Tete Province, Mozambique



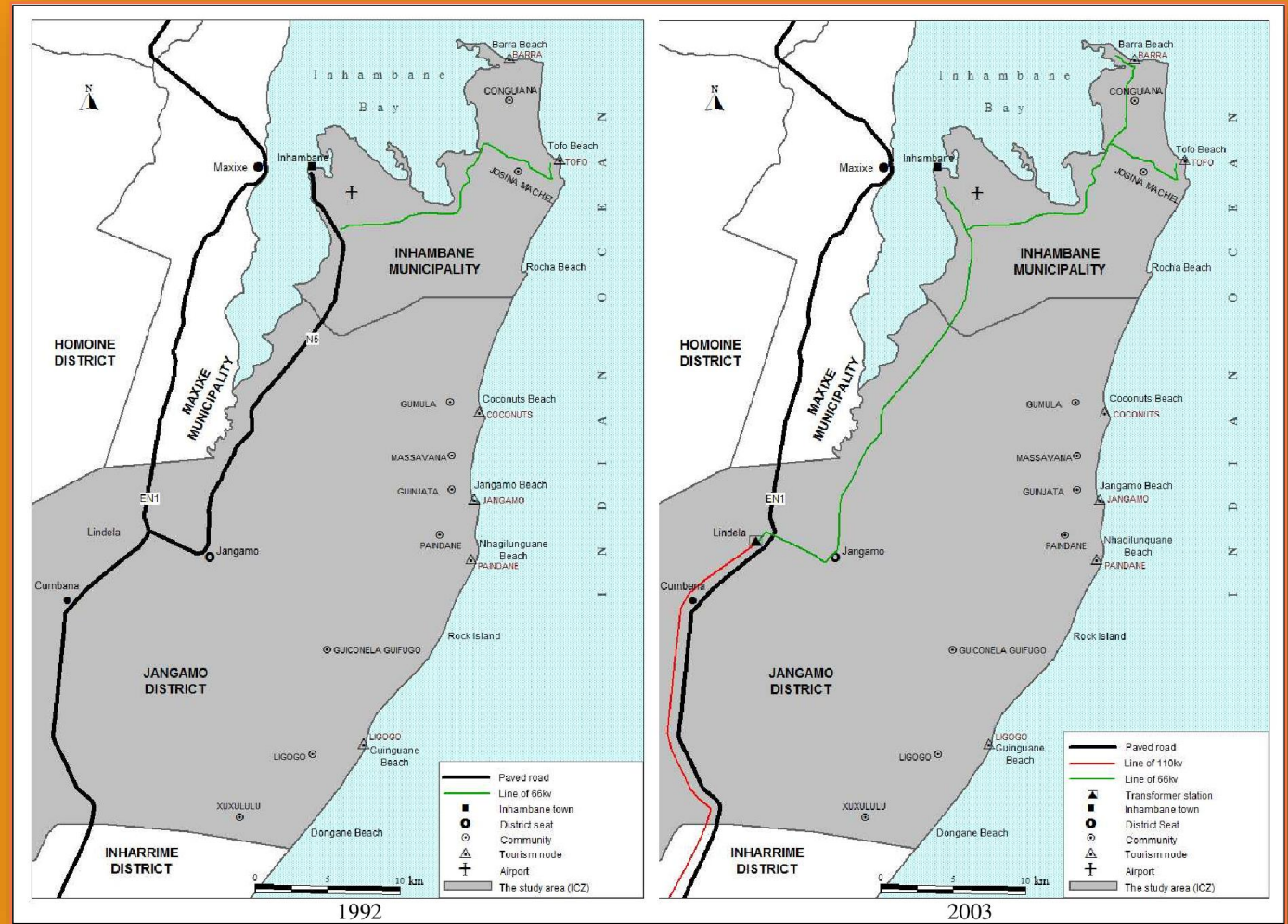
This map is based on data from the Mozambican government's mining registry in October 2012 and does not reflect any new, expired, or canceled licenses since then. There may be additional licenses not reflected in this map due to some gaps in the obtained data. Not all exploration activity leads to the discovery of commercially viable deposits and to the development of mines, so this map does not imply that all of the shaded areas will eventually be covered by mining operations. But the crowded number of licenses contribute to problems including resettlement of local communities, water resource management, and conflicts over claims to land use.

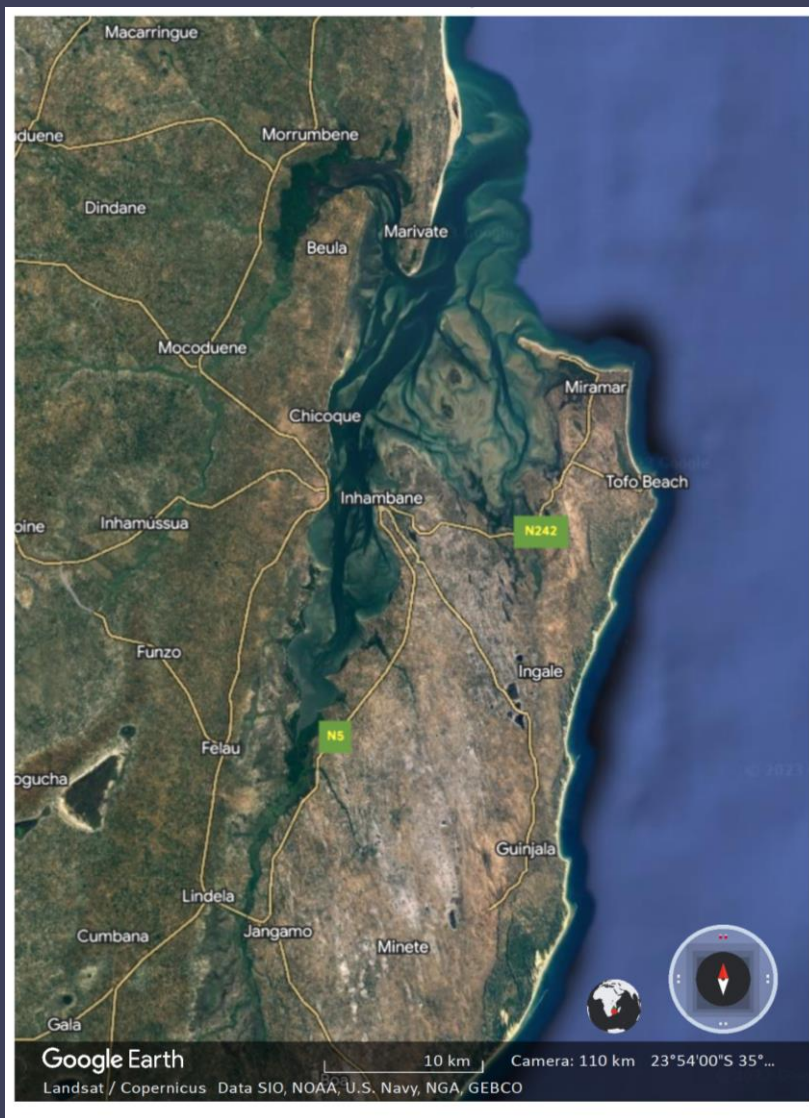


Gas field / discovery
2012 Natural Gas Master Plan:
 Supply node
 Gas processing node
 Demand node
 Raw gas pipeline
 Sales gas pipeline
 NGL pipeline

Licensed area	Operator	Partners
A Rovuma Onshore	Anadarko	
B Rovuma Offshore 1	Anadarko	Mitsui, ENH, Bharat Petrol., Videocon, Cove Energy
C Rovuma Offshore 4	ENI	ENH, Galp Energia, Kogas
D Rovuma Offshore 2 & 5	Statoil	Tullow, ENH
E Rovuma Offshore 3 & 6	Petronas	Total
F Buzi	ENH	Kallia
G Sofala	Sasol	ENH
H M-10	Sasol	Petronas, ENH
I Block 16 & 19	Sasol	Petronas, ENH
J Pande & Temane	Sasol	ENH, Int. Finance Corp.
K Area A	Sasol	ENH

THE AREA OF INTRIGUE





TIRAR O FÔLEGO

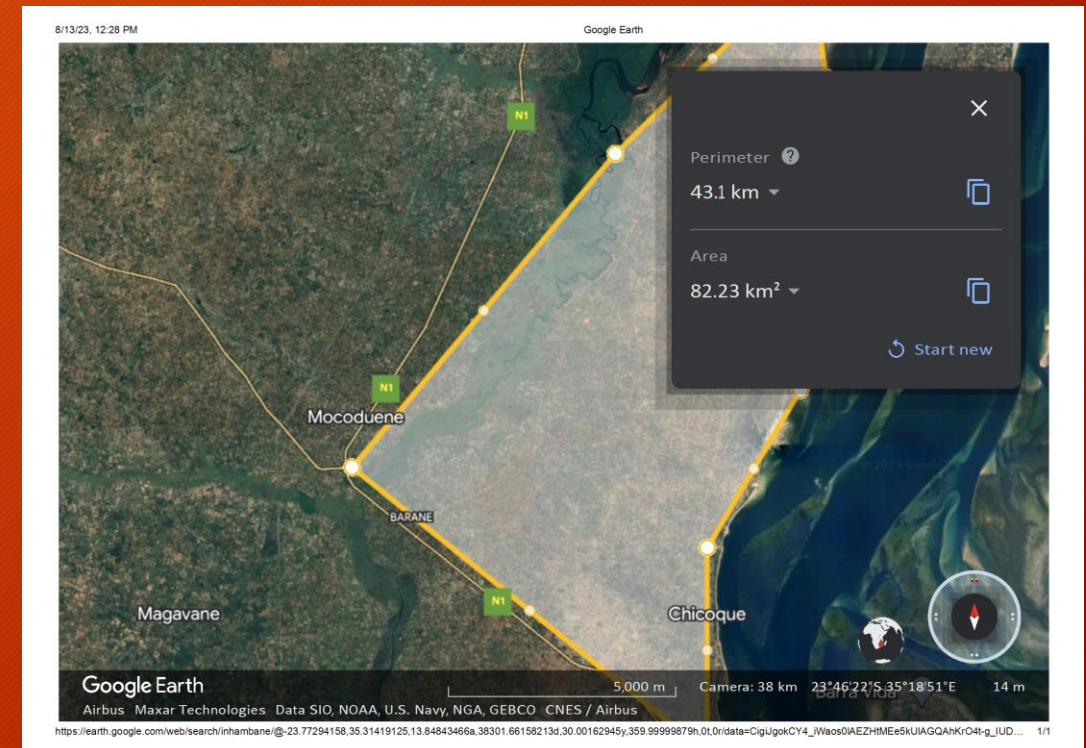
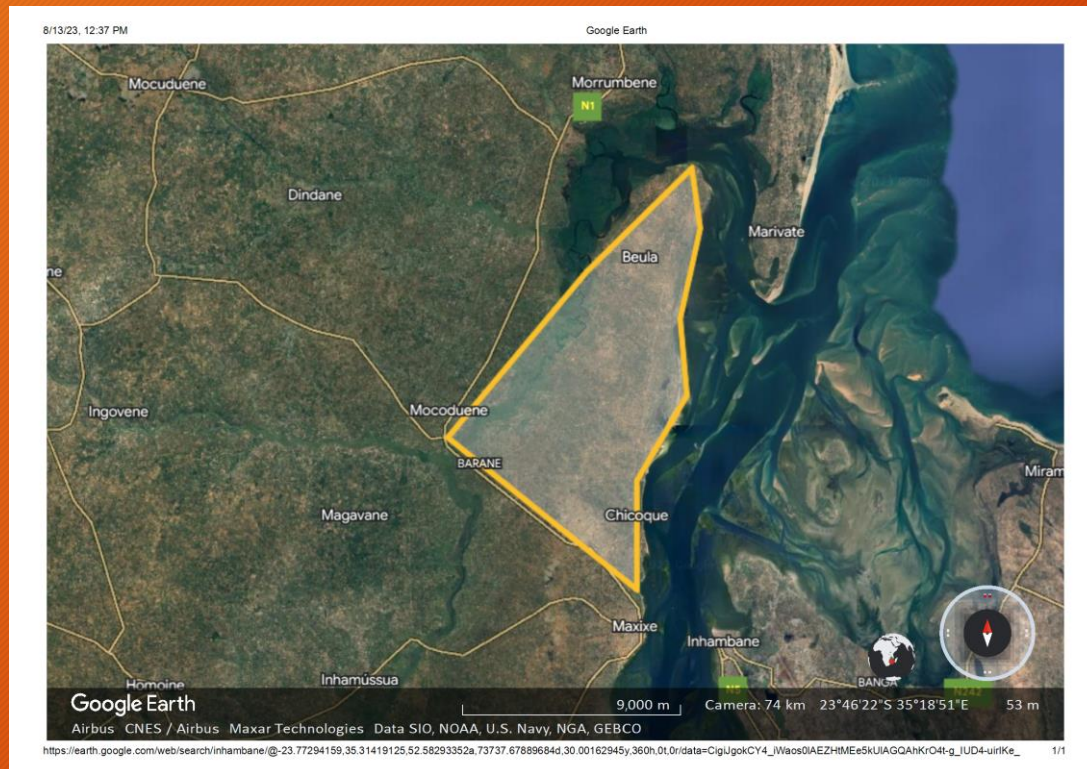
Uma terra feita por Deus
quando ele sorria



<https://earth.app.goo.gl/?apn=com.google.earth&isi=293622097&ius=googleearth&link=https%3a%2f%2fearth.google.com%2fweb%2f%40-23.79034578,35.42813915,13.09966497a,123274.56792025d,35y,0h,0t,0r>

THE RESORT DEVELOPMENT

The Construction & Development scheduled for the Inhambane Bay project will be situated as represented below.



The Hotel:

The Hotel is to be considered a circuit hotel with a fully scaled up Marina, namely the anchor surrounding itself with fishing//diving lodges, game lodges, etc to provide a wider more expansive experience for the tourist with the significance being, shared existence with surrounding newly constructed ocean chalets directly associated with and owned by the Hotel Group, as well as existing lodges extended from Marivate down to and including Barra Basin supporting local business completely, thus in so doing achieve the oceanic big five. In addition, the land based big five requires securing, which would allow the complete African picture to unfold in and around some of the most pristine beaches in the world.

Exceptional examples of what we wish to construct are dotted around the world offering a five star plus experience with international standards.

The intention, as always will be to preserve mother natures boundaries, thus the bulk factor requires consideration, not exceeding three//four floors to maintain the areas ridge line of site nestling the development below the ridge.

In the following slides, please cast your eyes over some developments that we aim to match in grandeur, but certainly not copy, as that would be IP/Copyright infringement.

The appointed hotel group approved by the developer will dictate a large portion to the intended design.

















THE CONCEPT..

The Resort will initially encompass the hotel as before discussed which will be a five star plus, exceeding the normal five-star experience.

Encompassing but not limited to:

120-room hotel with lobbies adjoining, all sea facing, oversized, including suites.

Wellness spa and health experience, including a gym with instructors.

Conference rooms and fully serviced facilities.

24 Hour Concierge service.

Three alternate fine dining restaurants, equal to Michelin Star experiences.

Informal deck dining.

Casual breakfast ala carte (x2) and/or buffet (x1) breakfast & lunch dining area.

Saltwater swimming pools of epic proportion, including secluded sun decks.

Freshwater swimming pools to match that on offer under the saltwater category.

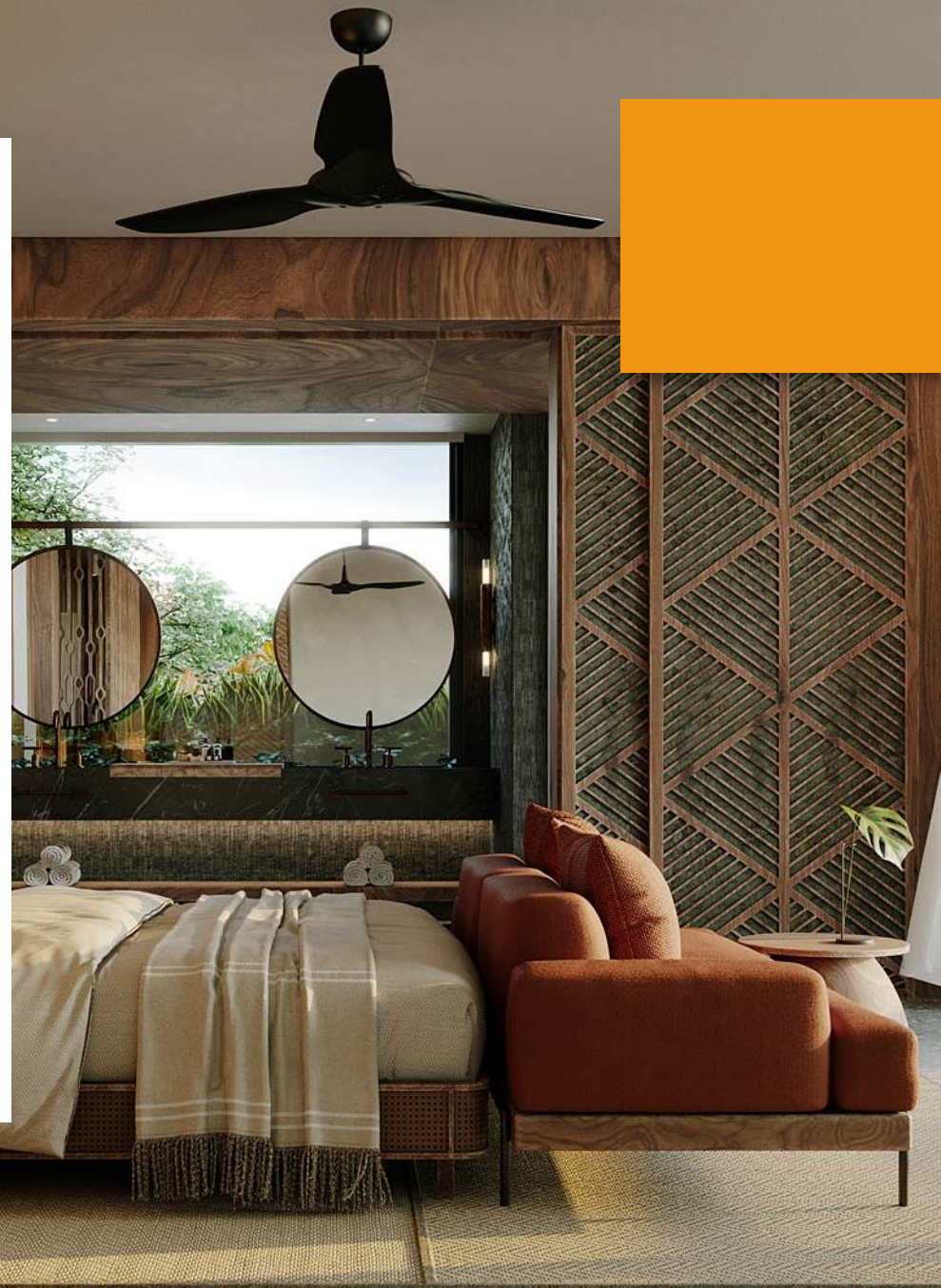
24 Hour food & beverages services.

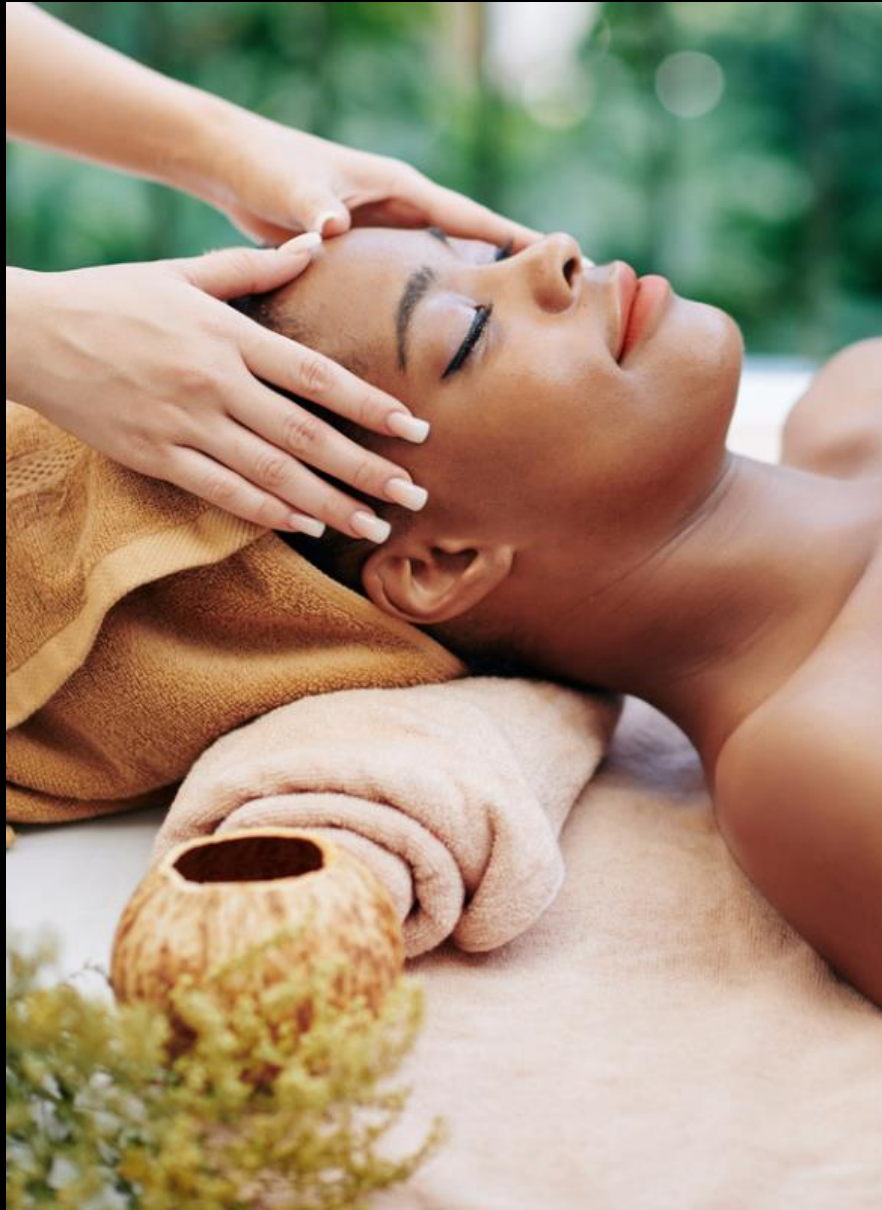
24 Hour lady's bars, saloons and the old-fashioned pub, or as some say, the local.

Mini fashion district, trading exclusive affluent merchandise.

Offering water sports, from para-gliding to fishing and diving, all water motor sports, and possibly an annual regatta from Inhambane Bay to Porto De Maputo.

In the slides to follow, please find and feel the intended concepts surrounding the hotel interiors, but again, not limited to:















LUXURY SEASIDE & SAFARI HOLIDAY DESTINATION

The concept should not only be the bay, as beach and surf need to be included. Therefore, the targeted area is that depicted in the proposed Inhambane Bay development, but further incorporates Barra Basin and Marivate (Linga Linga//Castelo Do Mar).

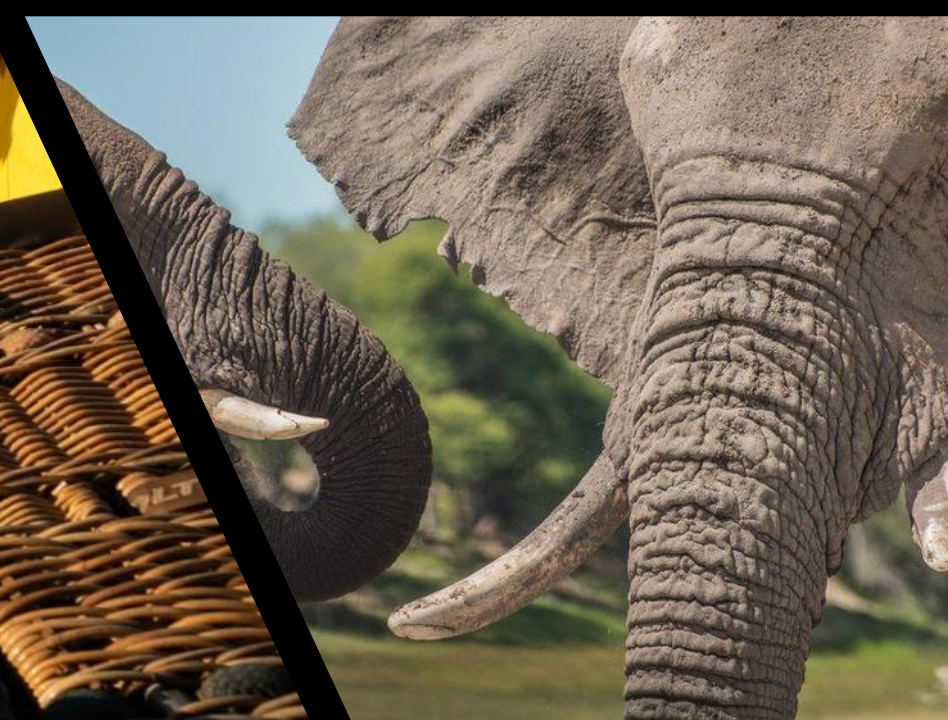
This works for the following position:

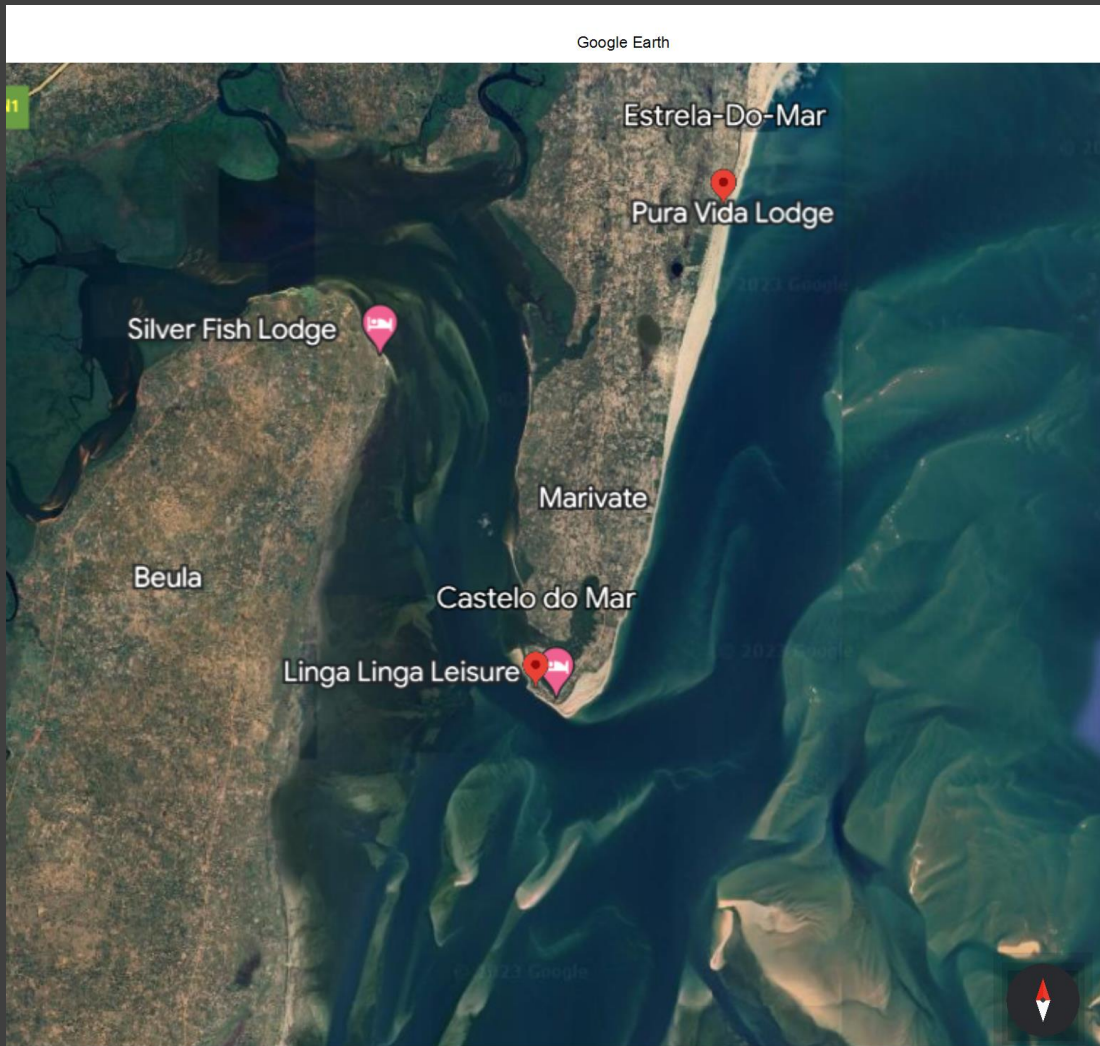
The hotel definition of “Circuit Hotel” is creating an anchor hotel with lodges and smaller cabana//chalet elements supporting the resort under one group to provide to the customer a complete seaside experience.

It is critical for this proposed site to include the support of, and the development of the Zinave (Mabote District) & Banhine (Chigubo District) National Parks to claim the ocean big five along with the land big five, expanding the complete experience for a visitor.

The National Park idea would be exclusive, and the distance between Inhambane Bay and the National Parks is quite a distance, thus helicopter carriage would be the correct mode of transport.

Tourism is fuelled by excitement, imagine doing a game drive or whale watch from a hot air balloon.

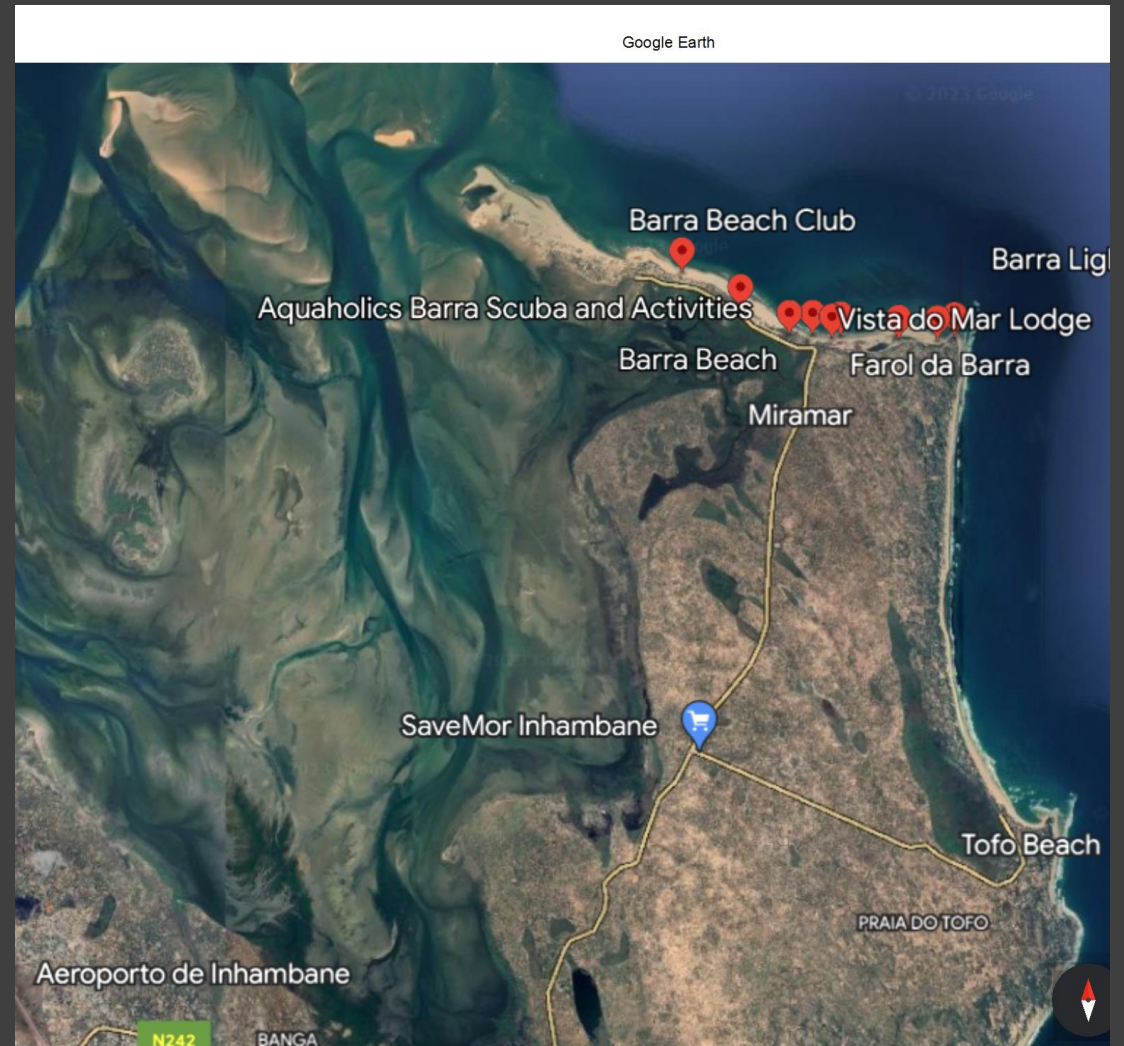




Airbus Data SIO, NOAA, U.S. Navy, NGA, GEBCO CNES / Airbus

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Google Earth



Airbus Data SIO, NOAA, U.S. Navy, NGA, GEBCO

earch/BARRA+BASIN+MOZAMBIQUE/@-23.82514357,35.48523612,5.42949161a,32435.48757754d,34.99839159y,0h,0t,0r/data=CigiJgokCTWX2CslmDFA

Google Earth

BAY // OCEAN.

The linkage between the main marina and the Barra Basin // Marivate (Linga Linga//Castelo Do Mar) would be via water taxi//ferry, thus the reason for a jetty//slipway upgrade 5km from Barra Basin, currently situated in the estuary mouth.

In reference to the jetty//slipway in the Barra Basin, the same principle will apply at Marivate (Linga Linga//Castelo Do Mar), but a new build in-lieu of an upgrade.

In addition, similar should be built at the Northeast point of the proposed development:

Why?

To support local fisheries (Refer added discussion under the Social Responsibility heading)

Note:

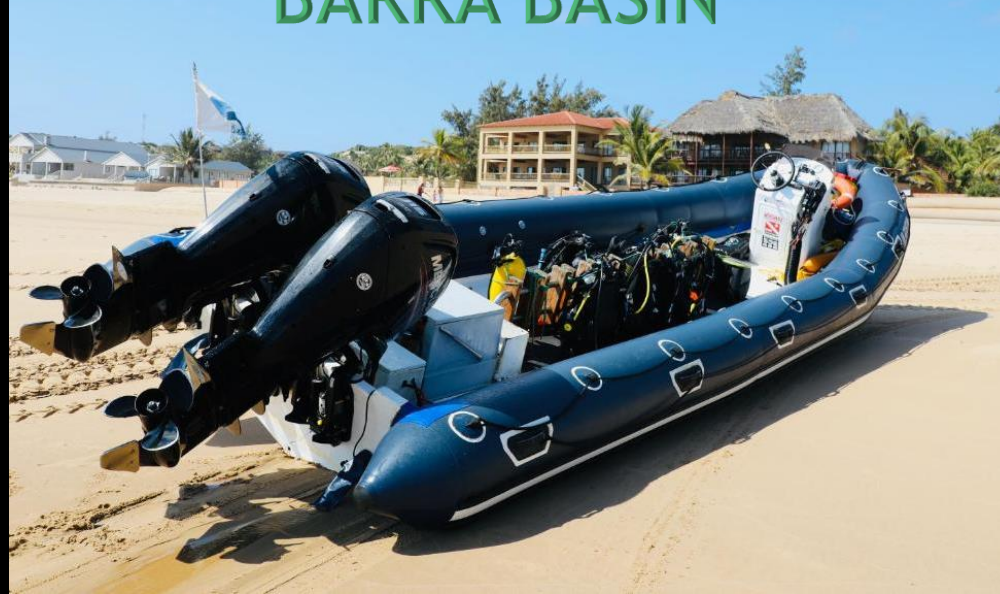
Approximately 60% of the proposed development side of the bay is relatively deep, the balance has intolerable sand banks at low tide which the locals know how to navigate, thus the reason behind the Northeast furthest point.







VISTA DO MAR LODGE
BARRA BASIN



3 AUGUST 2023 // 8 AUGUST 2023
BARRA BASIN
MOZAMBIQUE





3 AUGUST 2023 // 8 AUGUST 2023
CASTELO DO MAR
MOZAMBIQUE



3 AUGUST 2023 // 8 AUGUST 2023
CASTELO DO MAR
MOZAMBIQUE



CASTELO DO MAR



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CASTELO DO MAR
MOZAMBIQUE



LODGE CONCEPT DRAWINGS // IDEAS



LODGE DESIGN CRITERIA

Marivate (Linga Linga)

- The concept will require ten standalone clusters.
- Contained within 1x standalone cluster is four segregated lodges consisting of four bedroomed on suite sleeping quarters, a lounge and dining area sea facing, with abundant space to the front side sea facing for relaxation and external activities.
- Within each standalone cluster there is a centralized kitchen, maintained and serviced by the anchor hotel serving five star plus cuisine.
- Off the backside, dune facing, a Bistro concept is to be introduced, eating areas situated in similar fashion to the Parkhurst concept, allowing interaction between guests and facilitating festive atmosphere whilst dining.
- Within each individual lodge, a plunge pool is a must.





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SHARED HOTEL INTEREST IN BARRA BASIN

AND

MARIVATE (LINGA LINGA//CASTELO DO MAR

Why?

The intention of the proposed development linking in Barra Basin, Marivate (Linga Linga//Castelo Do Mar) is to enhance the region, attracting international tourism, etc, but not to destroy the upmarket lodges currently trading in the area, thus supporting the lodges will be considered.

Supporting local business by incorporation within the “Circuit Hotel Concept”, possibly assisting local ownership in “buy-outs” for incorporation, alternatively assisting the local business units with improvements to existing lodges with a view for incorporation in the “Circuit Hotel Concept”

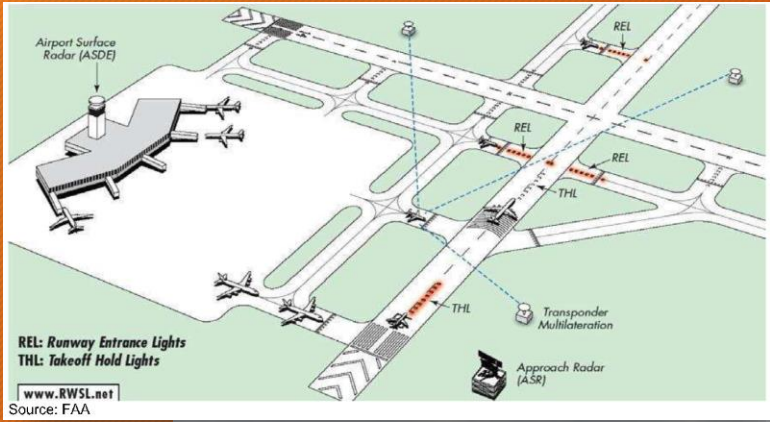


MARINA

- The Marina should be considered a sports orientated marina in-lieu of a commercial marina, namely an addition to the hotel concept enhancing the asset and the experience with a view to sailing regattas and water sport.
 - Refer to the hotel visuals in previous slides to understand the Hotel//Marina marriage.
 - When traveling on the bay recently, on a vessel with a Garmin depth gauge, the water depth varied at low-tide generally between 4meters and 18meters, and in discussion with the skipper, he stated the meterage rises by approximately 8feet at high-tide.
 - That said, dredging may have to be considered, being especially mindful of the fragile eco system in the process if a suitable Marina position cannot be sited.
 - The Marina should attract vessels no longer than 10meters, as vessels exceeding this size require a minimum of 8feet draft from keel to bay floor.
- To be considered will be size, namely 50 berthing points.







AERODROME & HELIPORT



An aerodrome (Commonwealth English) or airdrome (American English) is a location from which aircraft flight operations take place, regardless of whether they involve air cargo, passengers, or neither, and regardless of whether it is for public or private use.

The Aerodrome//heliport planned will need international status to attract that affluent customer.

Incorporating, but not limited to:

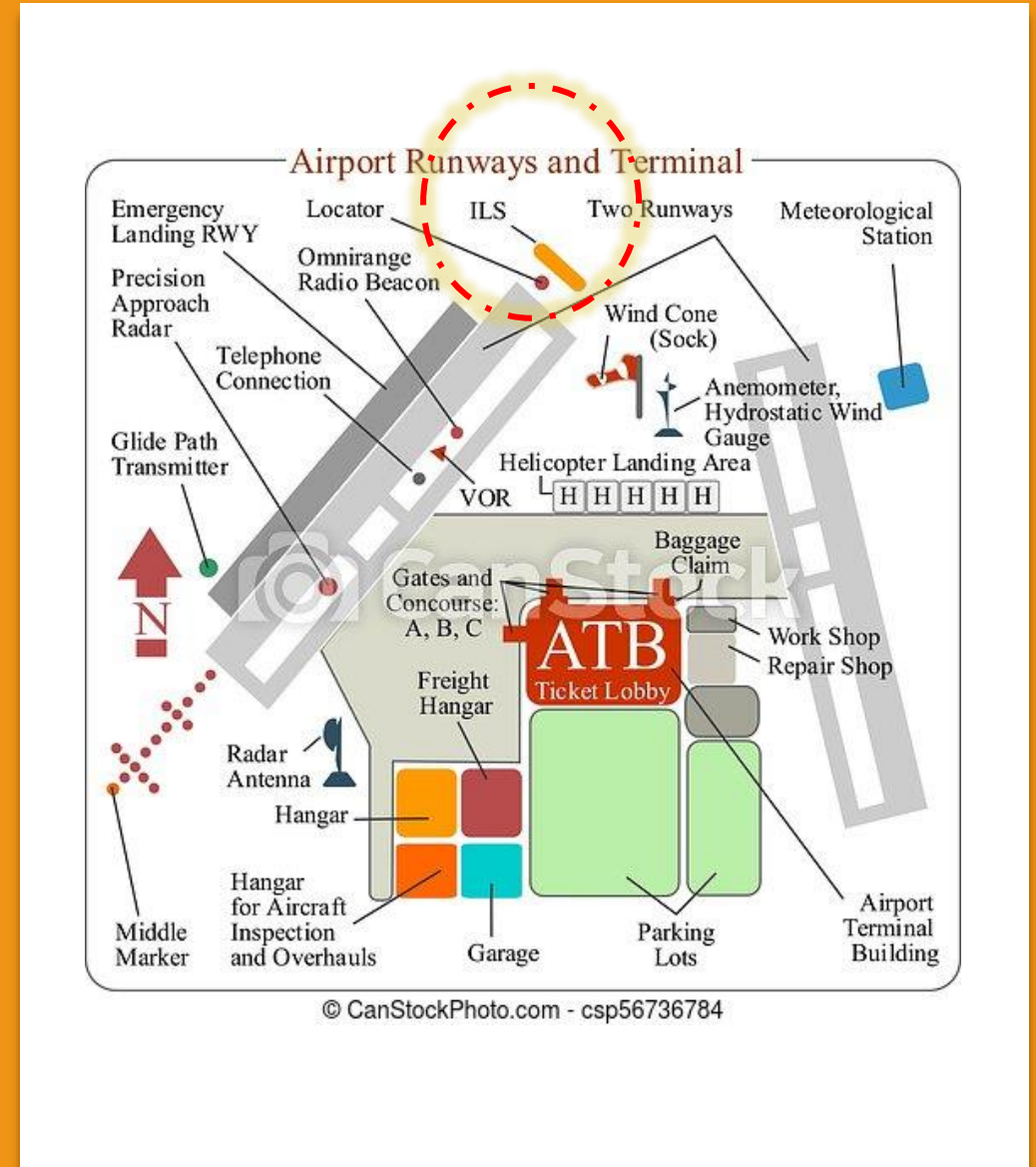
A multi directional runway system, encompassing not less than two runways, not less than 3km in length.

An ILS (Instrument landing system) and, IFR (Instrument flight rules).

The positioning of the Aerodrome//heliport is critical: Noise factor cannot hinder the hotel guests.

The arrivals area must be polished and professional with minimal passport/visa stress.

Close enough to avoid lengthy transportation to the Hotel.



INHAMBANE BAY MOZAMBIQUE



PROIBIDO DEIXAR
BAGAGEM A PASSAR EM
ESTRADA COLECTIVA
NÃO É PERMITIDO
DEIXAR BAGAGEM
AQUI SEM O
PERMISSIVO DEIXAR

ADVANCED MEDICAL CENTER (PRIVATE)

- International tourists will expect a 24hour advanced medical facility including helicopter landing space for peace of mind traveling around the globe in the event of a medical challenge//emergency//malaria//etc.
- The level of the physician, nursing staff and general care-givers will need to be qualified, certified, and licensed.
- This same medical center will remain full of activity considering it will be utilized by the resort and development staff into the future.
- The equipment and staff will have to be of the highest quality and standard.





Encompassed within the development freehold stands for young and old and retirement concepts need consideration.

Considering the development area is indeed 82,23km², there is ample space for this incorporation.

The introduction of common parks, gyms, sports facilities and retail will uplift this part of the development

RESIDENTIAL & RETIREMENT

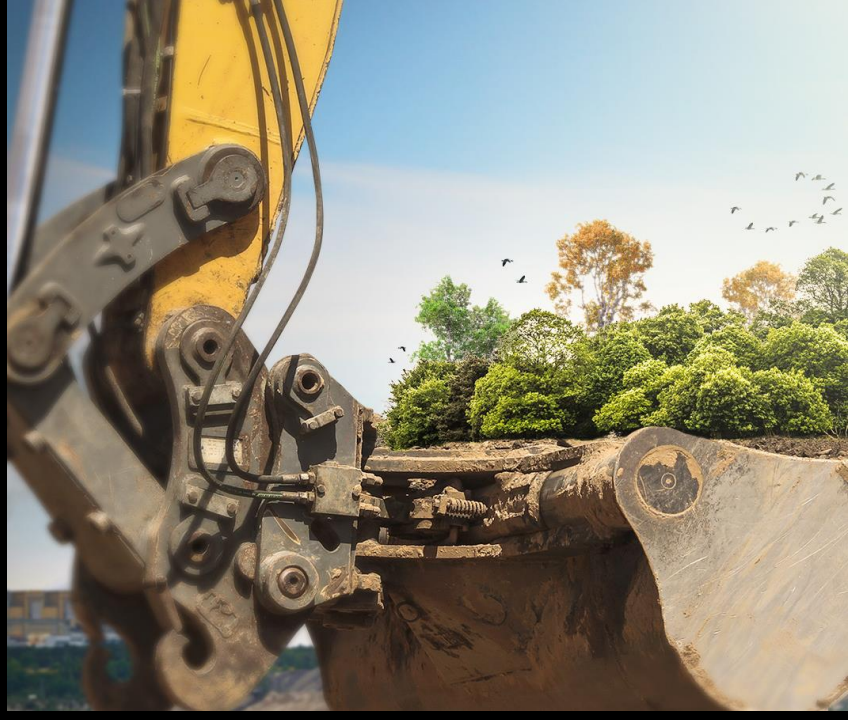
PHASE II



Environmental Impact

- AS IN ALL PROJECTS CONSTRUCTED IN THE PAST, LITTLE OR NO CONSIDERATION WAS GIVEN TO THE ENVIRONMENT.....
- This development will have strict rules in matters surrounding the environment.
- The environmental consultant will be separated from the construction professional team to ensure rules are obeyed, and before any work commences, for example “Dredging”, an impact study will be conducted, and the contractors will have to work to that issued methodology.





LOCAL UPLIFTMENT & SOCIAL RESPONSIBILITY

Based around good business practice and common decency, one cannot ignore the local populace, considering this is their home and Country...

..Improve the current hotel school in Inhambane in facilities upgrade with added development (the construction project financier) and in skills, structuring courses covering all aspects of the hospitality industry as well as languages (the proposed hotelier).

The benefits will be tremendous for the proposed new hotel and lodges, both newly built as well as the current trading lodges in Barra Basin.

..Fisheries, after spending time within the area, the local fishing trade is large, and key to local business, thus the suggestion for a trading point to support the local fisheries, providing a jetty//slipway and market at the Northeast point of the proposed development where fresh fish can be traded to the hotel and lodges daily.

..Agriculture, expanding this sector, advising, and teaching improved skills, allocation of land within the 82km² will uplift this area and community, not to mention self-sustained earnings both in agriculture and fisheries.

Markets need to be built creating a “Co-Op”, including a distribution center for both fisheries and agriculture.

Permanent employment will automatically follow the resort development further supporting these sectors



Should the Hotel Group and, or the Developer petition for a golf course, then the idea should be like that built in Malelane (RSA), named Leopard Creek.

Refer to slide 56.

The suggestion would be retaining an exclusive private status in-lieu of promoting it at great expense to the international circuits.



GOLF

PHASE II





Baraza Resort, Zanzibar

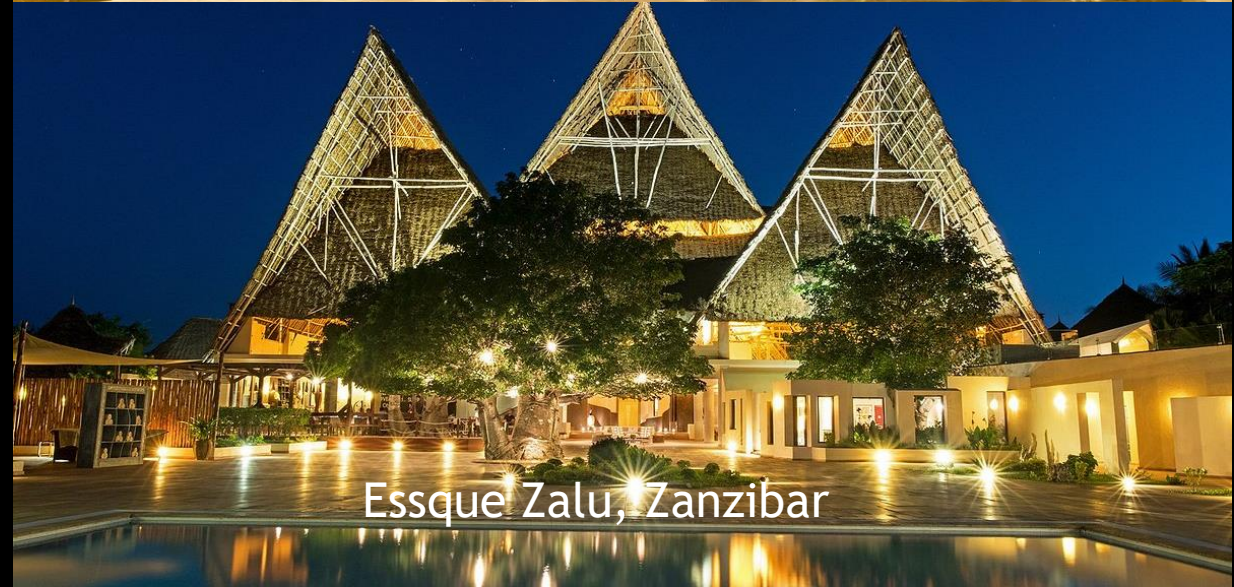


Le Saint Géran, Mauritius

THE COMPETITION



Le Touessrok, Mauritius



Essque Zalu, Zanzibar

PROVISIONAL CONCEPT COSTING

: Phase 1 Only.

: Excluding Hotel school Inhambane, Agricultural and fisheries DC, Market, and assistance.

: The values discussed below are structures only, movable fittings, equipment, etc is excluded.

PROVISIONAL CONSTRUCTION COST ONLY \$92,855,790 Excluding All Taxation

A. MUNICIPAL ROAD IMPROVEMENT TO ACCESS DEVELOPMENT AREA:

\$1,052,632

B. INTERNAL ROAD RETICULATION:

\$3,157,895

C. 120 ROOM 7 STAR HOTEL:

\$27,094,737

D. RENOVATION OF 4 AND CONSTRUCTION OF 40 NEW LODGES:

\$5,518,421

E. CONSTRUCTION OF CENTRAL CLINIC:

\$1,768,421

F. 50 BERTH MARINA:

\$4,737,368

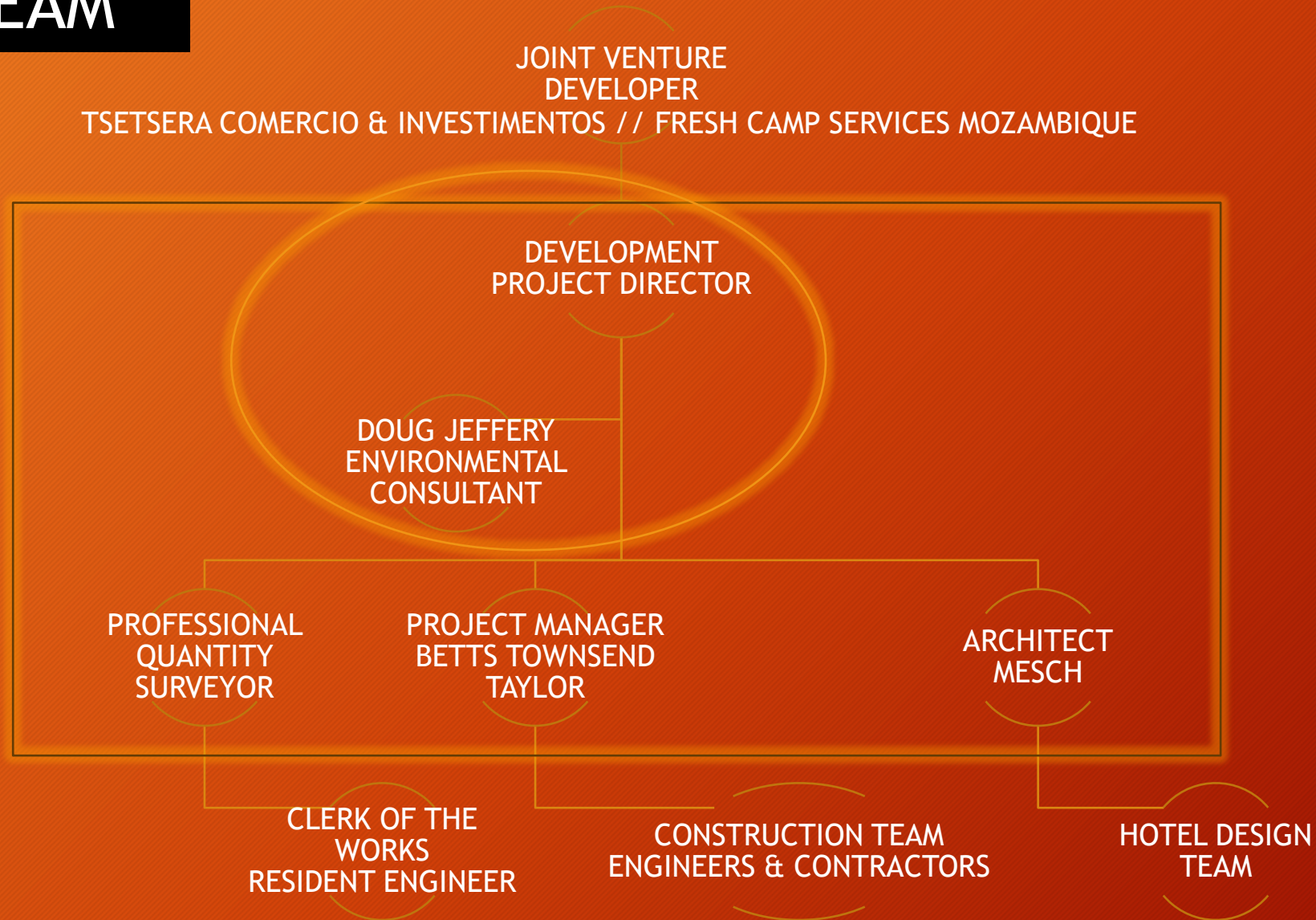
G. AIRPORT, 3000M RUNWAYS, AND SUPPORT STRUCTURES:

\$47,684,211

H. THREE JETTY//SLIPWAY DOCKING POINTS:

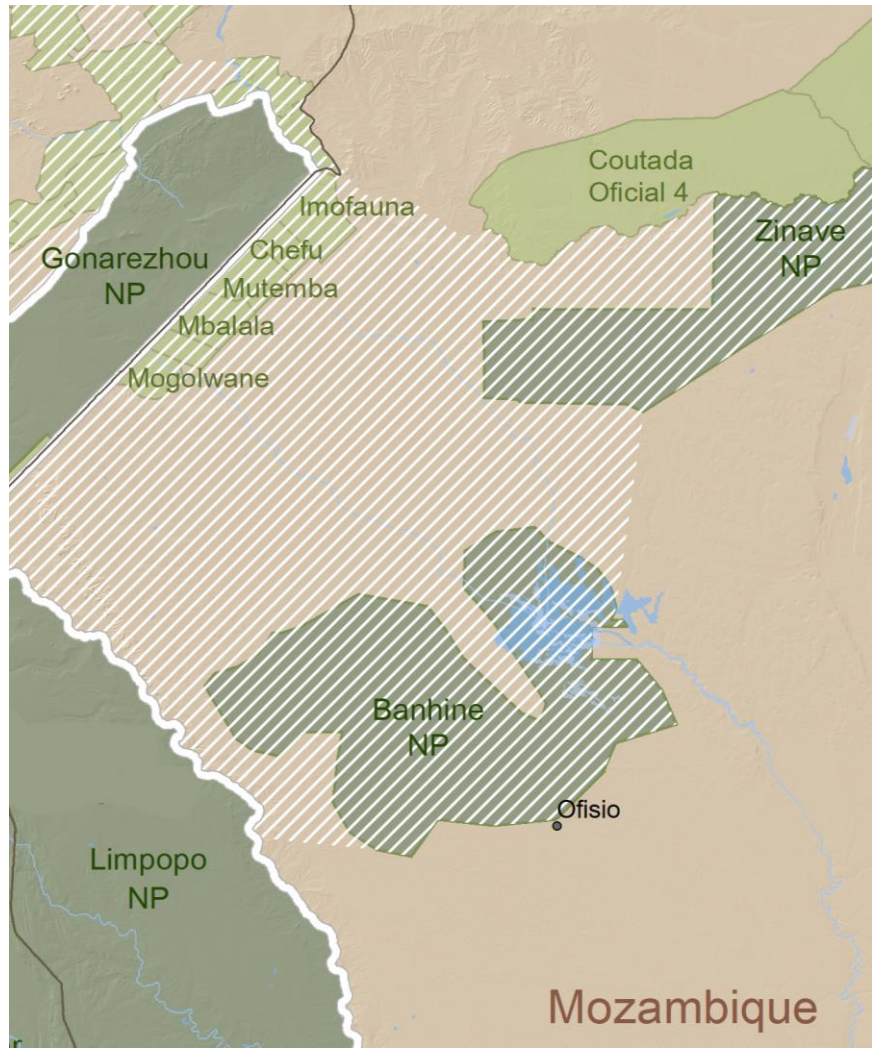
\$1,842,105

THE TEAM



SPECIAL ECONOMIC ZONE RESTRICTED ECONOMIC ZONE





To attract the right Hotelier and the correct Investment Team, as previously discussed with His Excellency, the Deputy Minister of Tourism and His Excellency, the Governor of Inhambane, consideration for the following SEZ (Special Economic Zone) we respectfully request .

As indicated on the map of Inhambane (Previous Slide 62), The area surrounded by the RED circle linking in Barra Basin, Inhambane City and Marivate, but further including the 408000ha Zinave National Park and the 725000ha Banhine National Park.

Be officially declared:

- A protected economic zone, safeguarding the development from intrusive “copy-cat” developers seeking success off this resort development. In addition, these same intrusive developers generally will not respect the environment and local populace rules we have in place and will possibly harm the elevated standard we are promoting.
- A permanent duty free, customs excise zone, zoned prior to construction, adding to the development with no taxation on construction plant, equipment and materials.
- A US Dollar free trade zone (No restriction forcing Mozambique metical).

As indicated on the map of Inhambane (Previous Slide 62),
The area surrounded by the RED circle linking in Barra Basin, Inhambane City and Marivate,
but further including the 408000ha Zinave National Park and the 725000ha Banhine National
Park.

Be officially declared:
(In continuation....)

- A US Dollar trading zone.
- Unrestricted foreign exchange for the proposed development team, resulting in free flow of earnings across international borders.
- Tax relief for the proposed development team vs. Earnings.

As indicated further on the map of Inhambane (Previous slide 62),
The area surrounded by the GREEN circle, we request this be declared a restricted zone to
eliminate added rogue developments crowding this development which would decay this
developments name, theme and grandeur, which in turn would turn tourism away. As
mentioned throughout this presentation, the local area and local people need to be
respected, therefore rogue developments are a negative and we ask for this permission which
in turn protects the area to the positive.

Land Right:

We request 100% title deed, fully owned by the development protecting asset and venture.

FOREIGN CURRENCY INJECTION INTO THE INHAMBANE BAY AREA.

INHAMBANE BAY BECOMES THE NEW HOLIDAY DESTINATION OF CHOICE, THE NEW DEBUTANTE.

LOCAL AGRICULTURE AND FISHERIES RECEIVE A CONSIDERABLE BOOST TO SUSTAIN LOCAL ENTERPRISE, ALONG WITH THE BARRA BASIN LODGES.

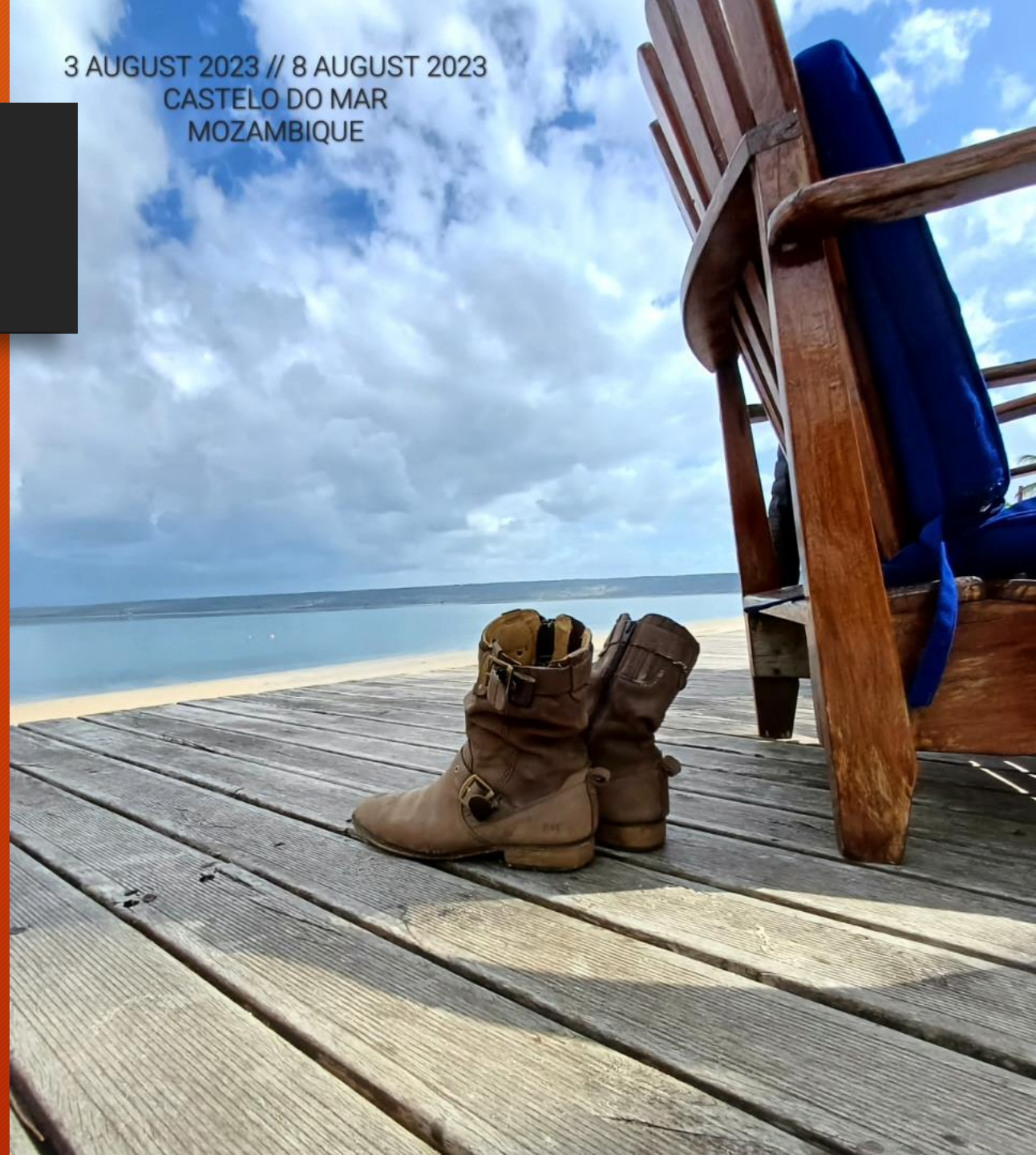
EMPLOYMENT EQUATING TO SUSTAINED EARNINGS PERMANENTLY WITHIN THE RESORT.

THE RESULT FOLLOWING

INHAMBANE IS MAGNETIC

Someone went to Linga Linga,
and decided to Linga Longer,
not sure if he left, his boots
are still at Castelo Do Mar.

3 AUGUST 2023 // 8 AUGUST 2023
CASTELO DO MAR
MOZAMBIQUE



OBRIGADO PELO SEU TEMPO. BOA NOITE.

- THANK YOU TO:
- Two committed Mozambique entrepreneurs who gave up so much time to introduce us to this amazing Country which has led us to this fantastic position.
- His Excellency, the Deputy Minister of Tourism, Fredson Bacar for the good advice continuously and positive support, and for making his office and valued time available for the team.
- His Excellency, the Governor of Inhambane, Daniel Francisco Chapo for his valued time, support and patience which we are most grateful for.