

Hotel Investment Project

Introduction

Angola's economy has been struggling of late, which cannot be surprising, given it is an oil driven economy, where the import substitution policy, outlined by the government, has not had the time to soften the negative impact of a downward trend of the oil market.

Unlike what is happening across the country, Luanda's hotel market has been holding its own. It is true that occupancy and rates have been falling, however, Luanda's hotel market remains among the best performing markets in Sub-Saharan Africa and it is not outperformed by any of the new Sub-Saharan startlets, like Addis Ababa or Nairobi.

Airport Traffic

- ▶ Luanda's airport ranked among the top-20 in Africa with close to 2.5 million passengers (last disclosed figures in 2010). Presently, Angola has 14 international routes to and from Luanda. Most (7) of those routes are to Europe, but Luanda is also connected with Brazil, Cuba, USA (Houston Express), UAE and China.
- ▶ Luanda's new airport is among those. The strong correlation between aviation and lodging demand is bound to create a tourism growth surge.



Angola Tourism



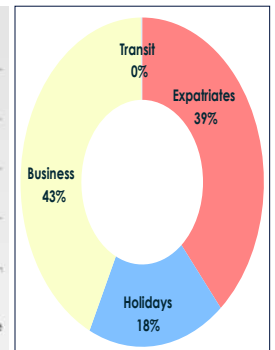
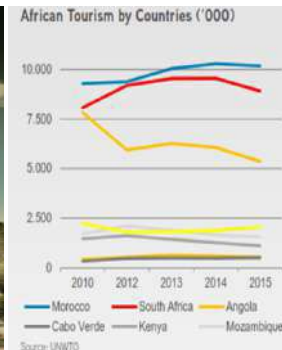
Angola's tourist arrivals have stayed close to half a million per year, since 2010, representing 2% of the African Sub-Saharan tourism and 1% of the overall African tourism.

Demand

- ▶ Angola and, especially, Luanda lodging demand is driven by the corporate market, ignited by oil companies or services companies, both on the business and the expatriates segment.
- ▶ Leisure demand is, mostly, used as a subterfuge for business, with Angola's remaining incapable to capitalize on such strengths, such as beaches or natural attractions, which stand second to very little countries in the African continent.
- ▶ The overall average stay, in hotels, is 2,6 nights/stay, increasing, for foreigners, to 3 nights/stay

INVESTMENT OPPORTUNITY

| | |
|---------------------|---|
| Project Type | 5 Star Hotel |
| Location | Prime location at center of Luanda |
| Trading Type | Hotel Investment & operation |
| Capital | USD\$150,000,000.00 |
| Introduction | 5 star hotel, 198 luxury rooms, 3 top level penthouses, 2 bars, conference facilities, business center, gym & spa, underground parking space for 200 cars |



“Unique opportunity that you must not miss to acquire a 5 star hotel in center of Luanda by investment”

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