



we create...

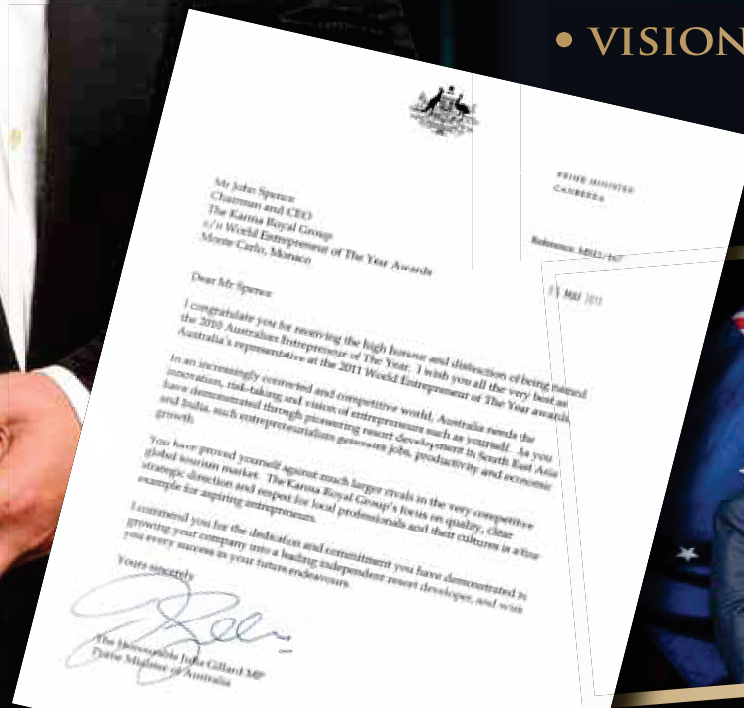


BRIGHTON BATHING PAVILION

A UNIQUE PROPOSAL FOR THE FORMER PETER PAN SITE
MADEIRA DRIVE, BRIGHTON AND HOVE

JOHN SPENCE

- CHAIRMAN & OWNER
- 2010 AUSTRALIAN ENTREPRENEUR OF THE YEAR
- WEST AUSTRALIAN TOURISM COMMISSIONER
- PHILANTHROPIST OF THE YEAR
- BRIGHTON BOY!
- VISIONARY WITH GLOBAL PLANS



K



LEADING INDEPENDENT RESORT DEVELOPER IN ASIA-PACIFIC

LEADING HOLIDAY OWNERSHIP GROUP IN THE WORLD
OUTSIDE THE UNITED STATES

18 RESORTS DEVELOPED AND OPERATED

6 UNDER PLANNING AND IN DEVELOPMENT

RESORTS & SALES OFFICES ON 4 CONTINENTS

\$00.0 DEBT OR LEVERAGE

TURNOVER US\$ 109+ MILLION

EBITA 16%+

EQUITY 100% OWNED





GERMANY

CHAKRA RESORT, SCHLIERSEE

ITALY

K2 AT BORGO DI COLLEOLI,
TUSCANY

BULGARIA

K2 AT PARKVIEW, BANSKO

ST. TROPEZ

LE PREVERGER

GREECE

KARMA PELIKANOS

JAIPUR

*CHAKRA RESORT

ROYAL HIMALAYAN CLUB
AT SHIMLA

CHIANG MAI

ROYAL BELLA VISTA COUNTRY CLUB AT CHIANG MAI
*CHAKRA RESORT

BAHAMAS

*KARMA BAHAMAS

RGBC AT BENAULIM

RGBC AT ROYAL PALMS

RGBC AT MONTE RIO

RGBC AT HAATHI MAHAL

GOA

KERALA

ROYAL KOVALAM BEACH CLUB

PHUKET

ROYAL LIGHTHOUSE VILLAS
AT BOAT LAGOON

KOH SAMUI

*CHAKRA RESORT

PALAWAN

*CHAKRA RESORT

BALI LOMBOK

RBBC AT CANDIDASA

RBBC AT JIMBARAN BAY

RBBC AT SANUR

KARMA KANDARA, UNGASAN

KARMA JIMBARAN, JIMBARAN BAY

*CHAKRA RESORT, UNGASAN

ROYAL REEF RESORT

*CHAKRA RESORT, GILI MENO

ROTTNEST

ROTTNEST LODGE

* IN PLANNING

 KARMA RESORTS

 ROYAL RESORTS

 CHAKRA RESORTS



VERTICALLY INTEGRATED

LAND ACQUISITION

LAND DEVELOPMENT

SALES & MARKETING

RESORT MANAGEMENT

BARS & RESTAURANTS

FINANCING

OTHER SERVICES

K

KARMA KANDARA - BALI, INDONESIA



KARMA KANDARA - BALI, INDONESIA



di Mare

RESTAURANT AND LOUNGE



NAMMOS

kandara



K
KARMA SPA



KARMA JIMBARAN - BALI, INDONESIA



KARMA JIMBARAN - BALI, INDONESIA



KARMA SAMUI - KOH SAMUI, THAILAND



KARMA SAMUI - KOH SAMUI, THAILAND



KARMA PELIKANOS - MYKONOS, GREECE



KARMA PELIKANOS - MYKONOS, GREECE



THE CONCEPT

BRIGHTON BATHING PAVILIONS

5 'ZONES'

PETER PAN'S PLAYGROUND

AN INDOOR / OUTDOOR CHILDREN'S PLAY ZONE

1

K



THE CONCEPT

BRIGHTON BATHING PAVILIONS

5 'ZONES'

KARMA SPA

A YEAR ROUND SPA AND HEALTH CENTRE

2

K



THE CONCEPT

BRIGHTON BATHING PAVILIONS

5 'ZONES'

THE KARMA CLUB

A PRIVATE MEMBERS CLUB WITH LIBRARY CLUB BAR AND
OFF-SITE ACCOMMODATION

RECIPROCAL RELATIONSHIP WITH OTHER CLUBS BOTH
KARMA AND THIRD PARTY





Karma
KARMELEON

THE CONCEPT

BRIGHTON BATHING PAVILIONS

5 'ZONES'

KARMA BEACH

A MEDITERRANEAN STYLE BEACH CLUB AND RESTAURANT

4

K



THE CONCEPT

BRIGHTON BATHING PAVILIONS

5 'ZONES'

THE BATHING PAVILIONS

AN OUTDOOR SWIMMING AND SUNBATHING AREA

5

K



Surf Life Saving Australia

CONSTRUCTION & SUSTAINABILITY

YEAR ROUND HARD CONSTRUCTION

SUMMER TENTED PAVILIONS

LOCAL CONSULTANTS, CONTRACTORS AND SUPPLIERS

TIMBER-FRAME AND ROBUST DESIGN

A SUPER-INSULATED LOW ENERGY DESIGN EMPLOYING RAINWATER
RE-USE AND SOLAR COLLECTION FOR THE POOL AND WATER SYSTEMS
INTERNALLY I.E. FOR THE SPA

CORPORATE CULTURE OF ECO AWARENESS

STAGED DEVELOPMENT



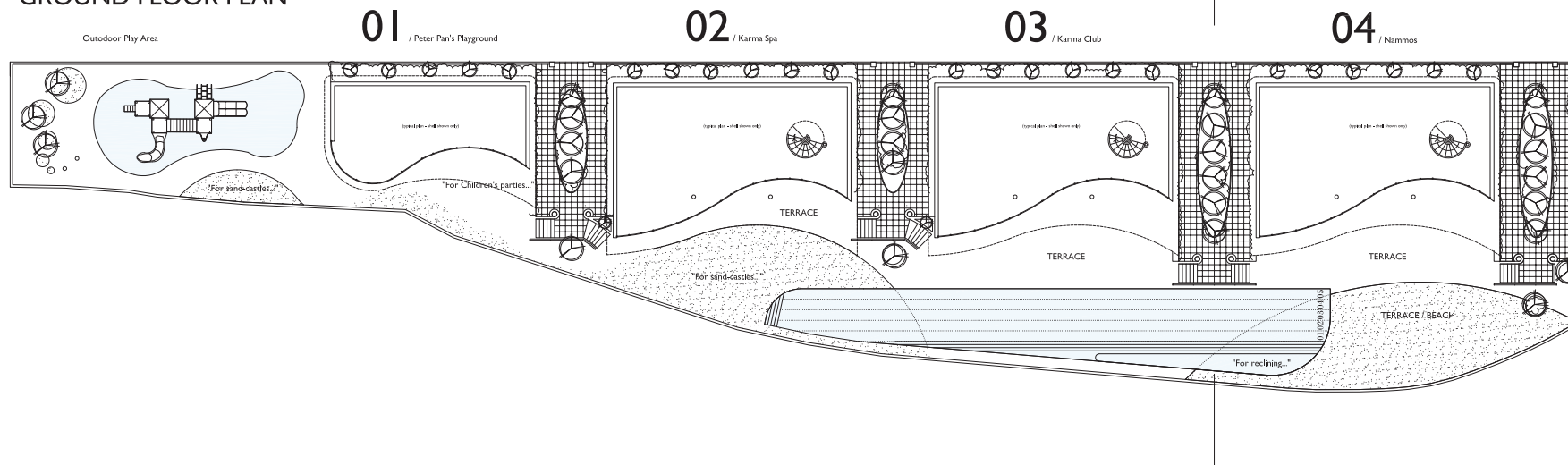


ARTIST IMPRESSIONS

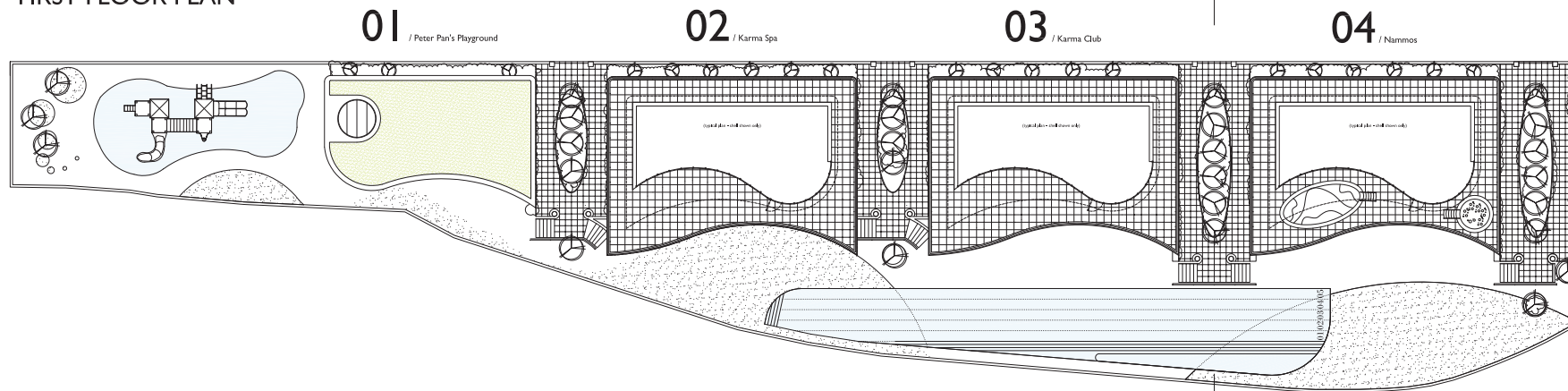
K

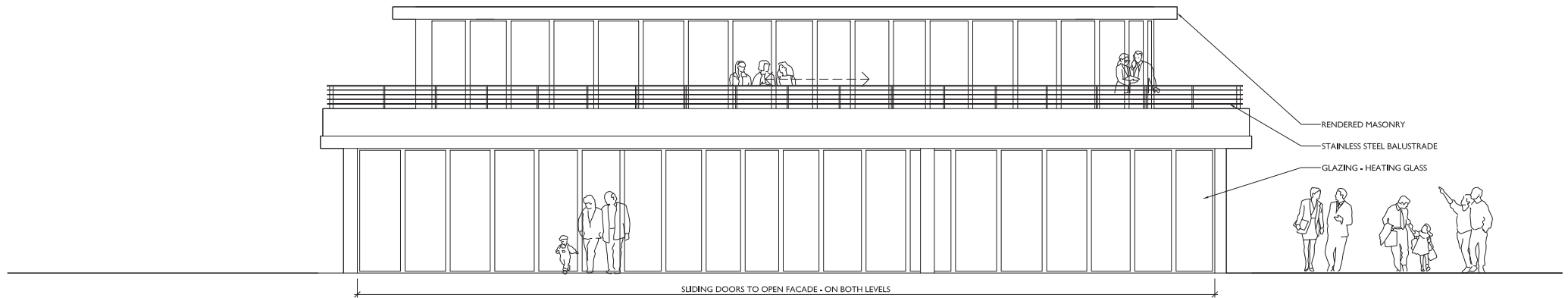


GROUND FLOOR PLAN

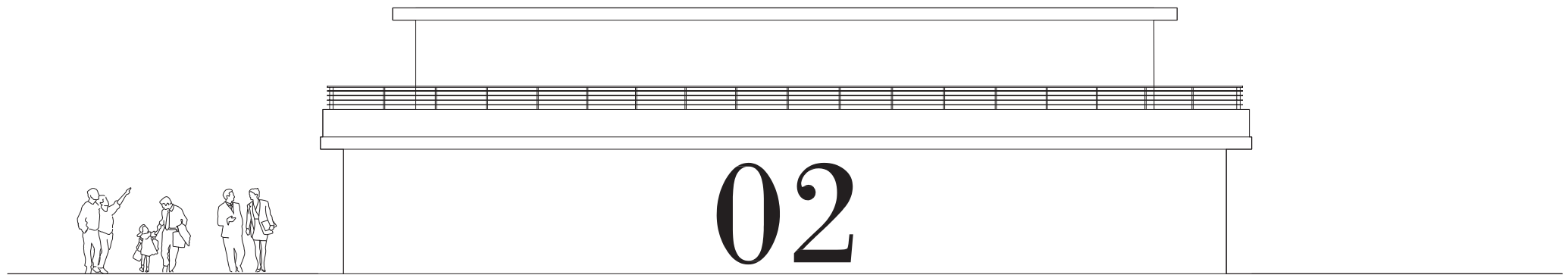


FIRST FLOOR PLAN



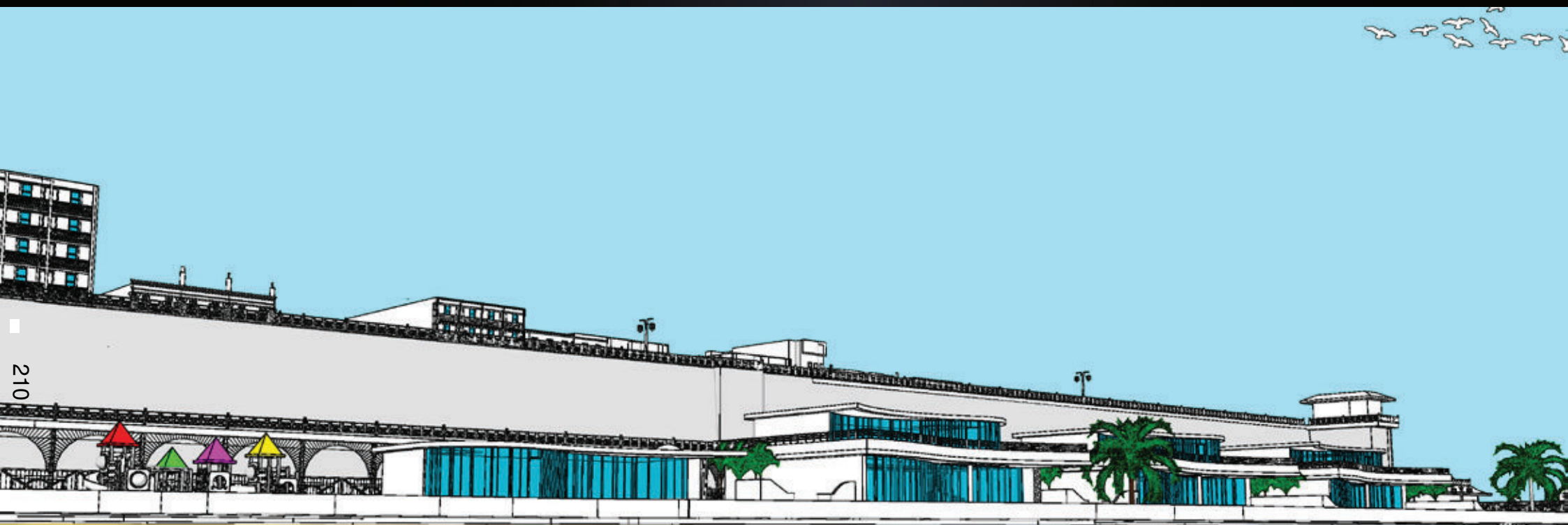


Typical Elevation - FRONT / FACING SEA



Typical Elevation - REAR / FACING MADEIRA DRIVE

SKETCH IMAGE

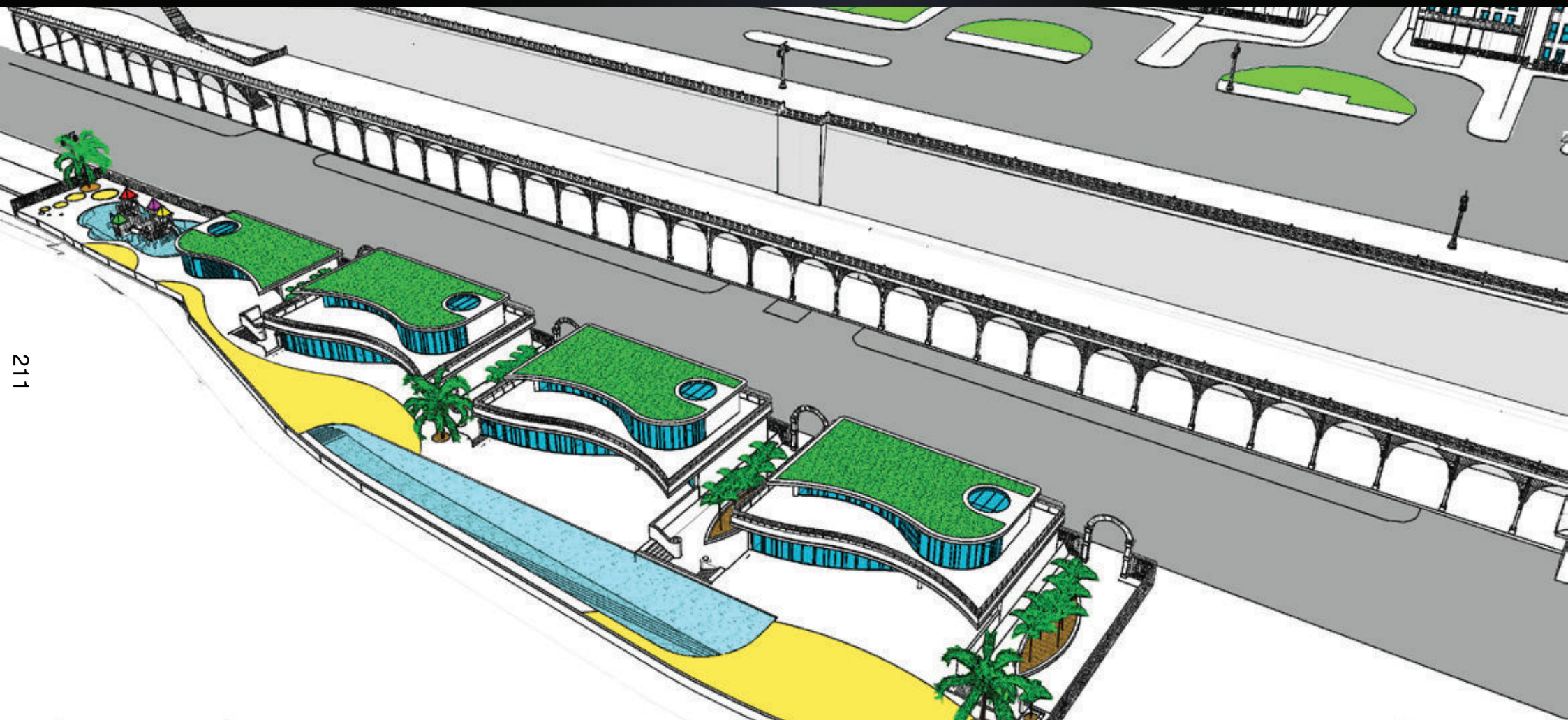


LOOKING NORTH EAST FROM THE BEACH



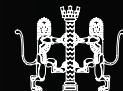
Liam Russell Architects
architecture and development

SKETCH IMAGE



211

BIRD'S EYE LOOKING WEST



Liam Russell Architects
architecture and development

SKETCH IMAGE



FROM THE ARCHES LOOKING EAST



Liam Russell Architects
architecture and development

SKETCH IMAGE



FROM THE PROPOSALS LOOKING WEST



Liam Russell Architects
architecture and development

SKETCH IMAGE



LOOKING ALONG MADEIRA DRIVE AT PROPOSAL



Liam Russell Architects
architecture and development

KEY FEATURES / BENEFITS

NON EXCLUSIVE & YEAR ROUND

LARGE RANGE OF PRICE POINTS

PR WORTHY AND 'UNIQUE'

A HIGHLY SUSTAINABLE PROPOSAL

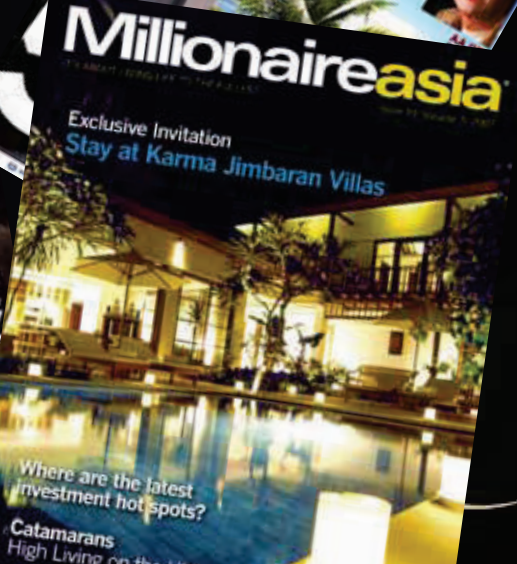
LANDMARK DESTINATION... PROMOTE BRIGHTON AND
BRING IN VISITORS

PROJECT AND BRIGHTON PROMOTED EXTENSIVELY THROUGH
KARMA'S GLOBAL PR AND MARKETING REACH

SIGNIFICANT EMPLOYMENT & REVENUE GENERATOR
FOR LOCAL ECONOMY







REQUIREMENTS

LONG TERM LEASE

HELP WITH CONSENTS AND APPROVALS

SUPPORT

HELP WITH PARKING SOLUTIONS (VALET)

K

CONCLUSION

...IT WOULD BE NICE TO COME HOME!!!

K



we create...