

# I. DILI WATERFRONT DEVELOPMENTS

1. The DILI Waterfront Developments will include areas along the coast from the Dili Harbour Lighthouse, all the way till Cristo Rei, with an estimated coastal land and (sea) reclamation area of 215 Ha.
2. Infrastructures and utilities for all these areas of developments in the DILI WATER FRONT developments will fall under the responsibilities of the Government of Timor Leste
3. In return, Stratacom Global Investments will build low cost community residential housing. One-unit house per hectare land given for development.
4. The government has the liberty to decide the location of this low-cost community housing estate outside of the indicated development areas
5. Area of development does not include areas utilized for infrastructures, and other utilities services, like road works, parking, power, water, tower receptions and waste management
6. The number of housing does not include land area used for infrastructures & utilities.
7. The map below indicates areas of developments are as indicated:

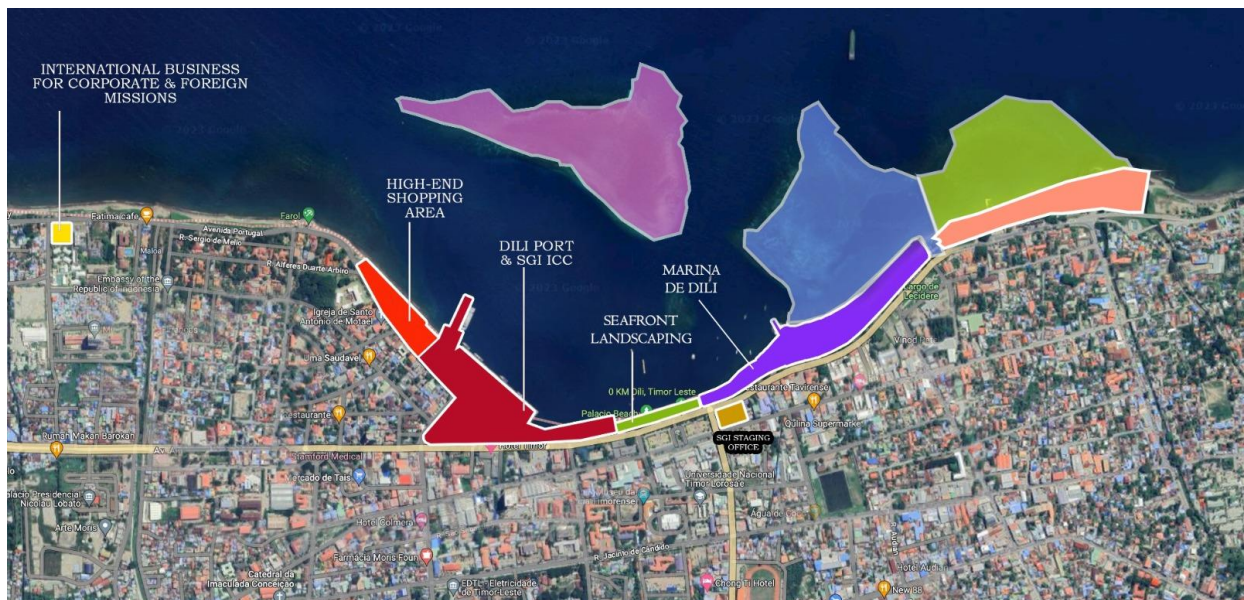


8. Table diagram to indicate land and coastal sea areas for development, including land reclamation

TOTAL AREA OF PROJECTO NOVA DILI					
NO.	ITEM DESCRIPTION	TOTAL AREA (Ha)	COORDINATE POINT		
A	PHASE 1		ZONE	EASTING	NORTHING
1	CROWN JEWEL OF DILI	12.3	51L	783231.00 m E	9053916.00 m S
	LECIDERE FRONT WATER A	20.7	51L	784245.00 m E	9054047.00 m S
	<b>TOTAL AREA A (Ha)</b>	<b>33.0</b>			
B	PHASE 2				
1	LECIDERE-AREA BRANCA BEACH	27.5	51L	786206.00 m E	9054262.00 m S
2	RECLAMATION AREA	126	51L	787260.00 m E	9055453.00 m S
3	LECIDERE FRONT WATER B	12.5	51L	784670.00 m E	9054472.00 m S
4	BAIA DE DILI	16.0	51L	783539.00 m E	9054386.00 m S
	<b>TOTAL AREA B (Ha)</b>	<b>182.0</b>			
	<b>GRAND TOTAL AREA Ha (A + B)</b>	<b>215.0</b>			

9. The above indicated area sizes (diagram: item 8) are estimates only, calculated from google map. The actual area sizes can only be finalized once actual topography survey is being conducted.

10. AS part of Dili waterfront developments, Map indications of identified areas for “Crown Jewel of Dili” immediate investments and developments at coastal areas, including land reclamation off shore:



11. The Crown Jewel of Dili entailed:

- Motael Garden
- the old Dili Port
- Palacio Beach
- Licedere Bay & Beach

12. Dili waterfront developments continues from Licedere Beach, all the way to Cristo Rei



- Area 1: Jardine Point BJ Habibie area
- Area 2: Fatuk Bendiera to Fatuk Kadui
- Area 3: Meti Aut Area
- Area 4: Areia Branca Bay reclamation
- Area 5: Areia Branca Beach
- Area 6: Cristo Rei

13. Dili waterfront developments indicated areas 1 to 6 is approximately a 6.5km stretch from Dili Soccer Field towards the East up to Cristo Rei, which will include of the coasts land reclamation along the beach and bay areas and will feature a Financial CBD, waterfront floating restaurants, luxury apartments, offices, high-end condominiums, a range of hotels & resort, service accommodations, entertainment venues, medical center and many more.



# DILI WATERFRONT DEVELOPMENTS

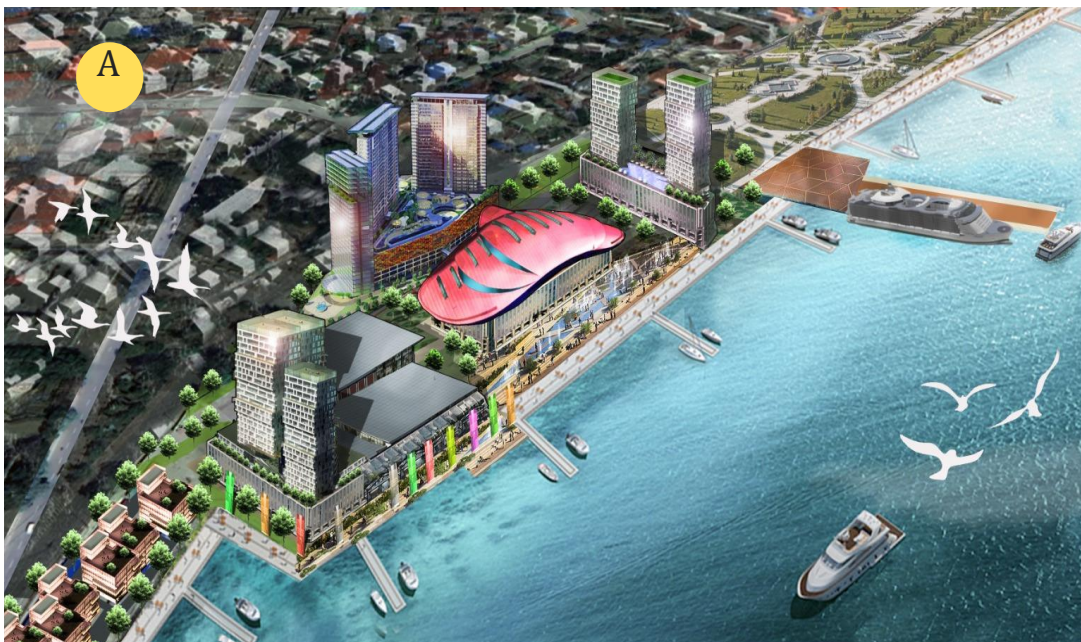
## A. MOTAEL GARDEN

1. MOTAEL GARDEN will be developed to high end shopping, as proposed in the picture:



## B. DILI PORT

1. The old Dili Port will be developed to include the Dili International Convention Center and other supporting business, commercial, retails, offices, and accommodation including hotel and apartments







## C.PALACIO BEACH

1. The Palacio Beach, in front of the Government's Palace will be developed to seafront landscaping; as per below concepts:





## D. LICEDERE BEACH

### 1. Coastal and beach front land reclamation for development at Licedere Beach





# AREA 1: JARDIN DE PONTE BJ HABIBIE

1. **AREA1:** indicates From Soccer Field / Novo Turismo Resort along Jardine Point BJ Habibie till Fatuk Bandeira
2. Concept luxury apartments and residences with water features. Development to encourage for seafront residential and commerce and to cater housing for incoming investing partners and the influx of expatriates.



## 2: FATUK BENDIERA TO FATUK KADUI

1. **AREA 2:** Development continues to Fatuk Bendiera till Fatuk Kadui, to include concepts for mixed developments for international corporate offices, other businesses and entertainments





## AREA 3: METI AUT AREA (FINANCIAL HUB)

1. **AREA 3:** at Meti Aut Area is planned for a Financial Hub
2. Planned developments for a FINANCIAL HUB for Private Banks and Financials, investment Companies, Legal firms, Accounting Firms and Insurance companies. This Financial Hub will also support other supplementary businesses including Tower hotels, apartments and specialized commercials and retails.



3. The Financial hub is to be the prime area for business environment, Financial and legal sectors development and infrastructures, and human capital



## AREA 4: AREA BRANCA BAY

1. **AREA 4:** land reclaimed shores along Areia Branca BAY area will be a luxurious hotel resorts and residence enclave. Area is extended into the sea for developments to include: Luxurious resort with villas and hotels, SKY TOWER for viewing skyline and Private yacht & marina.





## AREA 5: AREA BRANCA BEACH

1. **AREA 5:** Area Branca Beach will offer Restaurants, café, shops and market place for lifestyle and leisure. Encourages outdoor beach lifestyle for a Timorese-Portuguese Mediterranean vibe. Cultural and local produces will be prominently featured



## AREA 6: AREA BRANCA BAY

1. **AREA 6:** The Cristo Rei Beach Area will be developed to establish theme gardens and parks and picturesque outdoor marketplaces, to be a prime tourist location.





# AREA 7: MINISTRY OF FOREIGN AFFAIRS

1. STRATACOM GLOBAL INVESTMENTS agrees to refurbish and renovate the Ministry of Foreign Affairs building.
2. In return for the refurbishment and renovations at the Ministry of Foreign Building, Stratacom Global Investments will acquire two locations, Costa Nova and CPLP sites.
  - a. Costa Nova
  - b. CPLP
3. the Nova Costa site will be developed into Class A offices with security and digital infrastructures.
4. CPLP site will be developed into a 5-star business hotel.
5. The CPLP Building will also be utilized as the temporary administration and staging office for phase implementation of the Timor Leste project development plans, while Casa Europa's (address: Bidau Lecidere, Av. President Nicolau Lobato, Acait, Dili - Stratacom Global Investment's staging office location), is being developed.
6. In respect of the development over the 3 sites, the State shall apply for a lease term of 99 years over the lands.



## AREA 8: COSTA NOVA

1. NOVA COSTA will be developed and transformed into a multi-storied building for international business Class A offices for corporates companies and Foreign Missions; equipped with high security access, State-of-the-art digital and car parking facilities.



Existing buildings at  
Nova Costa





## AREA 9: CPLP OFFICE

1. The CPLP site will be developed and transformed into a 5-star business hotel with state-of-the-art digital utilities and other facilities such as fitness & wellness center, spa, conference and private meeting rooms, international gourmet restaurants, cafes and souvenir stores.



Existing CPLP building



## AREA 10: CASA EUROPA

1. The Casa Europa will be developed & refurbished into Stratacom Global Investment's company's base and staging office for all past, current and future projects can be showcased. This will include a staging office, high-end corporate offices, restaurants, cafes and shops.



Existing Casa Europa Building

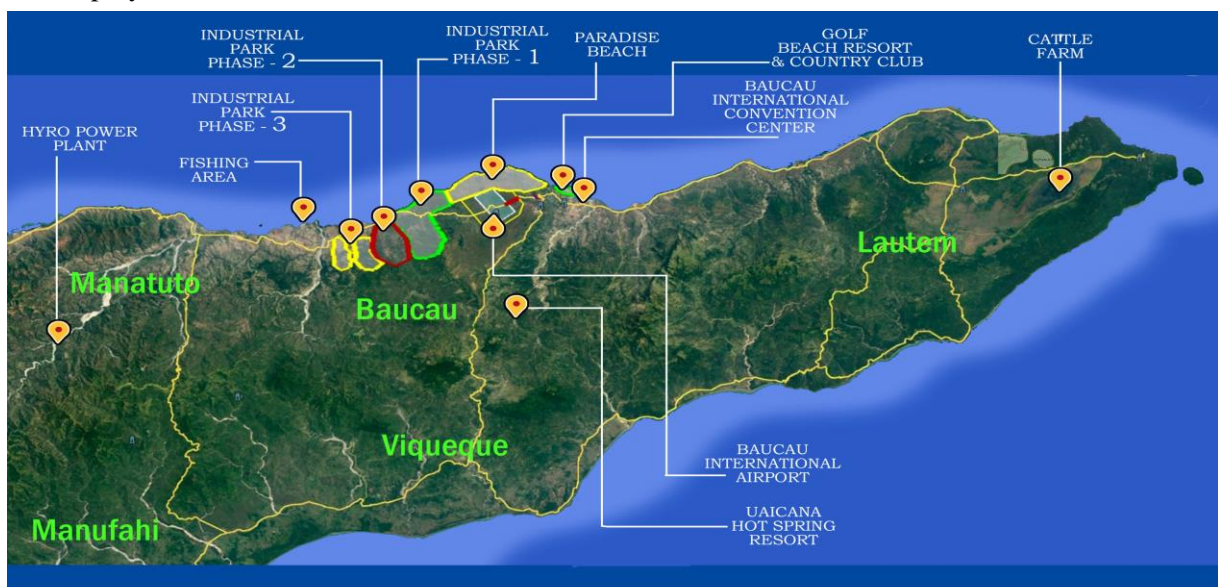




## II. BAUCAU TOURISM AND INDUSTRIAL PARKS DEVELOPMENTS

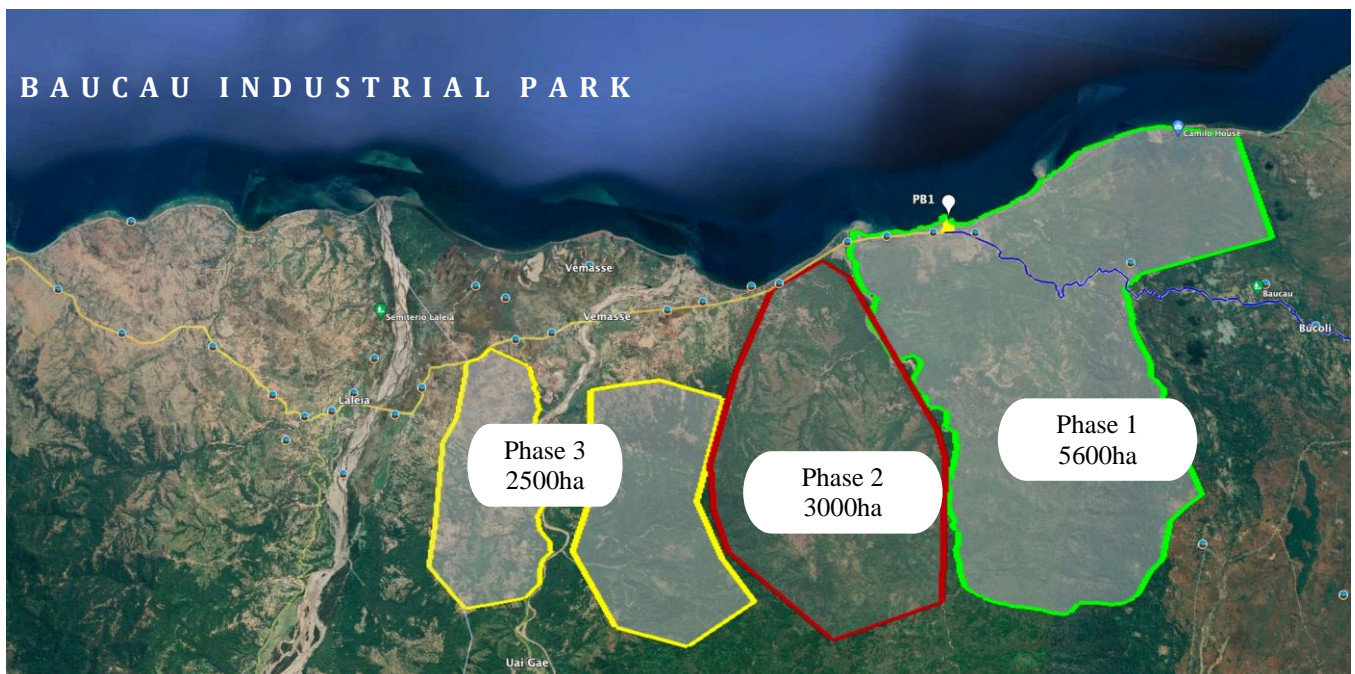
### A. BAUCAU TOURISM

1. The Baucau Tourism development project areas are identified as:
  - a. Ponta Bundura Beach,
  - b. Leunu, Uaicana Hot springs
  - c. the Baucau Expo Center (ICC) and
  - d. Uaicana Hot Springs
  - e. Baucau Old Town & Shopping Streets
2. In return, Stratacom will build low-cost community residential housing. One unit of house per two hectares land for the mentioned and listed tourism projects in the Baucau Municipality.
3. The government has the liberty to decide the location of this low-cost community housing estate outside of the indicated development areas
4. Infrastructures and utilities for these areas of developments in the BAUCAU Tourism developments will fall under the responsibilities of the Government of Timor Leste.
5. Area of development does not include areas utilized for infrastructures, and other utilities services, like road works, parking, power, water, tower receptions and waste management.
6. The number of housing does not include land area used for infrastructures & utilities.
7. Opportunities are created for locals to engage in operating more tourist activities such as whale-related activities, retail, cultural & traditional activities, thus generating additional local employment



## B. BAUCAU INDUSTRIAL PARKS

8. Baucau industrial park has been identified into 3 phases
9. The development of the Baucau Industrial Park will undergo three phases to transform Baucau into an industrial hub, spilling over to the development of a satellite town within the Industrial Park, which will include:
  - Education
  - Health Care
  - Public Transport
  - Recreational Parks & Entertainment Hub
  - Commercial Areas (Shopping Mall, Departmental Stores, Offices, etc)
  - Real Estate & Property Development
10. Part of the industrial developments will include developments for Cairabela Port for logistical and tourism support.
11. The 3 phases of industrial park accumulate to a total land area of approximately 11,100 Ha
12. An estimated 35% of the total industrial park land area will be utilized for infrastructure developments.





## B.1. INDUSTRIAL PARK – PHASE 1

1. Baucau Industrial Park PHASE 1 would be the largest of development with a land area of approximately 5600 Ha



## B.2. INDUSTRIAL PARK – PHASE 2

1. Baucau Industrial Park PHASE 2 would be the largest of development with a land area of approximately 3000 Ha





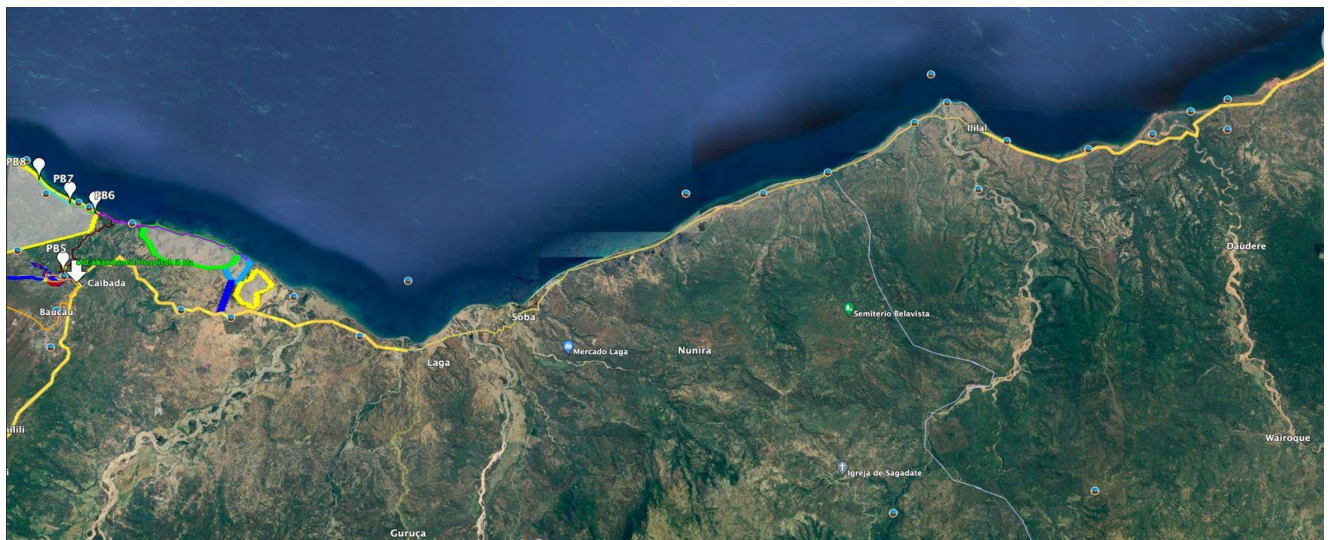
## B.3. INDUSTRIAL PARK – PHASE 3

1. Baucau Industrial Park PHASE 3 would be the largest of development with a land area of approximately 2500 Ha



## C. FISHING AREA

1. BAUCAU FISHING & AQUACULTURE AREA: Coastal offshore from Laga to Daudere estuary and beyond.
2. Stratacom Global investments is willing to discussed for the payment for the licensing fees and the amount, for a contractual term of 50 years being the minimum.





## D. PONTA BUNDURA 9KM BEACH

1. PONTA BUNDURA BEACH, 9km stretch of coastline with 4300 hectares of land will be developed for:
  - a. 5-STAR beach resorts,
  - b. condominiums
  - c. duty-free retail outlets
  - d. entertainment zone for concerts
  - e. large (outdoor) party events space
  - f. shopping & restaurants
2. Access is supported via developments in the airport, town, and other attractions in Baucau



# E. LEUNU GOLF & COUNTRY CLUB BEACH RESORT

1. The Leunu Golf & Country Club Beach Resort is located over a natural 350-hectare site overlooking white sands beach and crystal blue seas.
2. Accessibility is only minutes north east of Baucau Old Town and easily access to other local attractions.
3. It will include for a luxurious 18-hole golf course, resort, mice venues, restaurants, bars, commercial retails and country club
4. Market is aimed for high-end tourists seeking leisure and enjoyment.



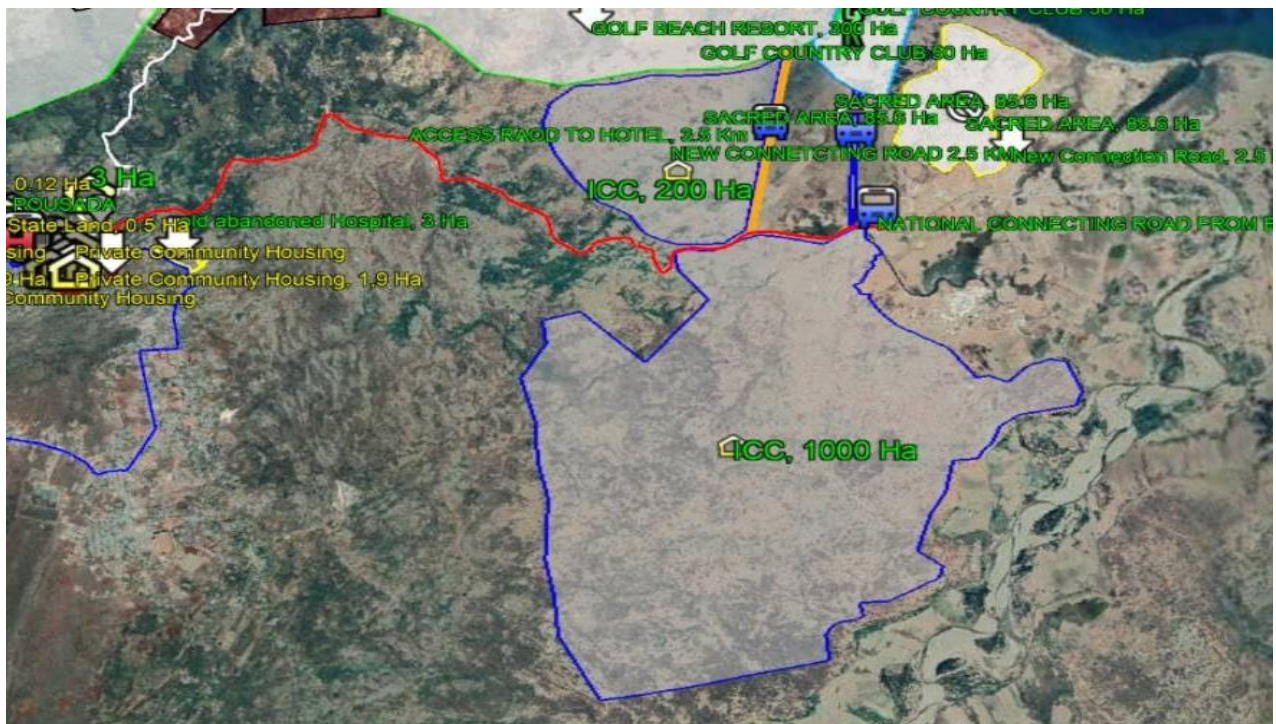
Site Locations





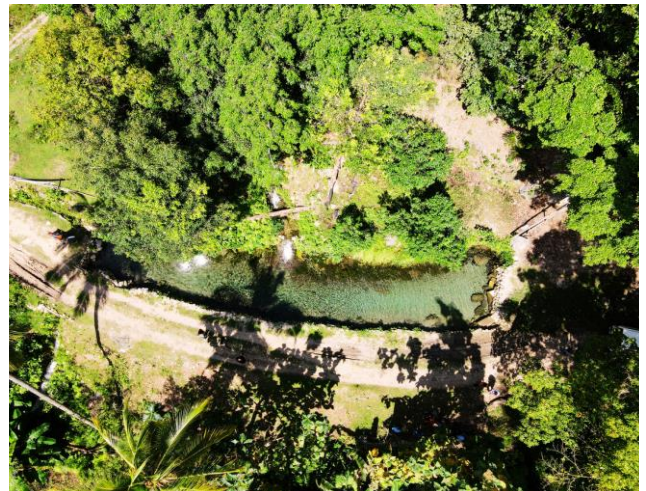
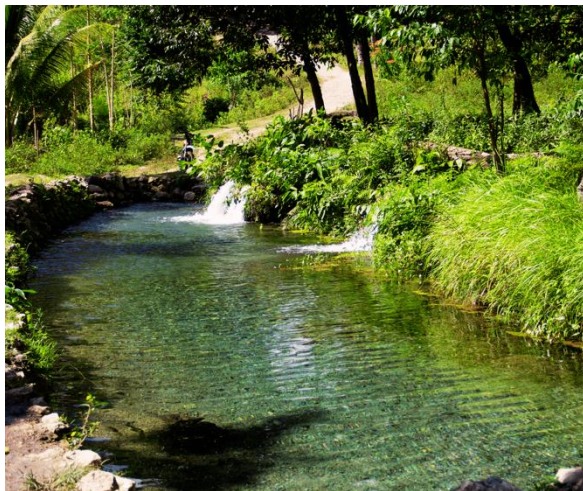
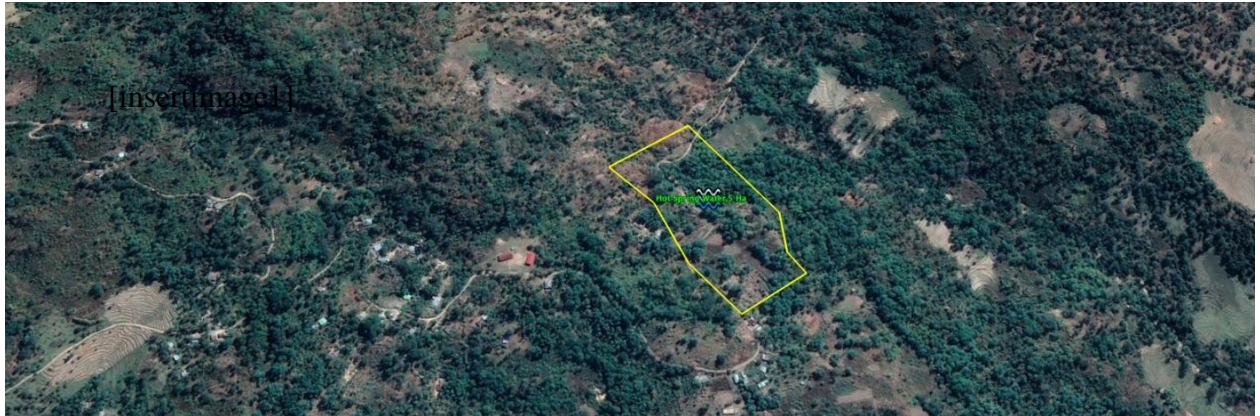
## F. BAUCAU EXPO CENTER (ICC)

1. Total of 1200 hectares of land ready for development, located in Baucau Municipality
2. Adjacent to Golf Beach Resort & Country Club
3. 4.5 Km from Baucau Town & 10.7 KM from Baucau International Airport
4. Ready for international, high-level and large-scale MICE meetings, allows visitors to combine business events, conferences, or meetings with leisure activities.
5. Convenience of stay on-site or at nearby accommodations offered by the golf beach resort, easy access the convention center and related activities.



# G.UAICANA HOT SPRINGS

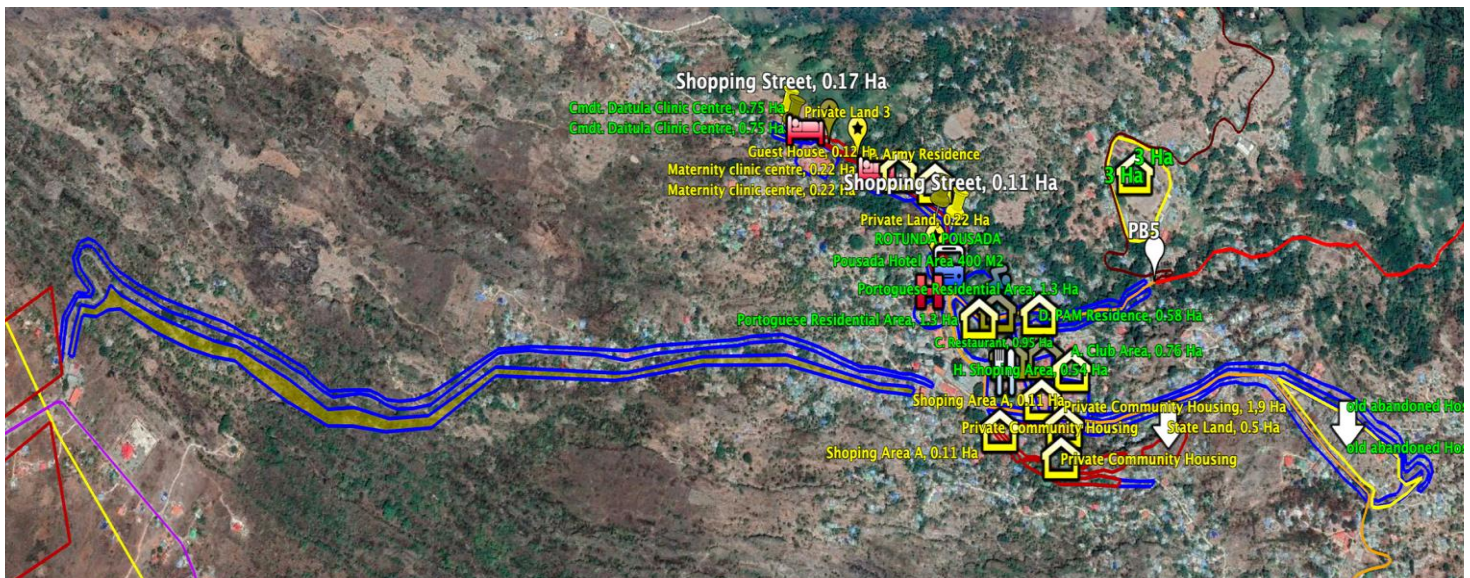
1. Uaicana Natural springs will be developed for hot springs as well as cold springs with foresight to develop this location for wellness and health as part of the tourism developments.





## H.BAUCAU OLD TOWN & SHOPPING STREETS

1. Baucau Old Town will undergo major renovation and restoration to feature a new refurbished town center with charming Portuguese-styled heritage architectures.
2. The aim is to have imminent incursion of developments across all industries in Baucau, further developments to be expanded to the old heritage shopping streets, to include Portuguese themed commercial and retails areas, spas, hotels, retail stores, restaurants, cafes, bars & entertainment areas.
3. Access will be boosted via Timor Leste's premier Baucau International Airport, the Old Town will be Baucau's heart with easy access across all industries.



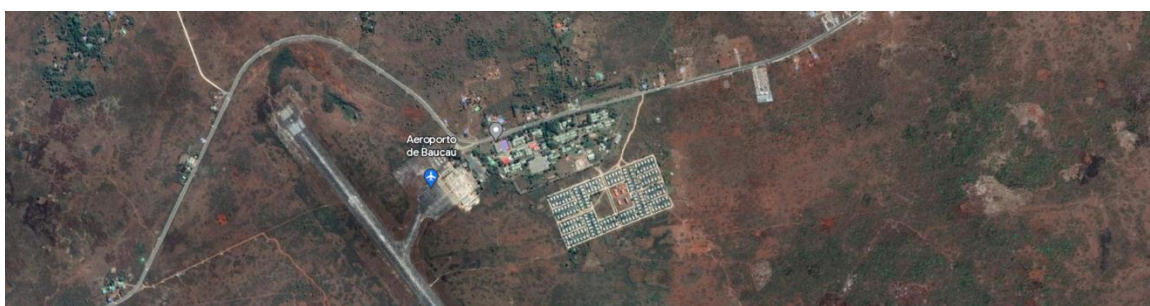
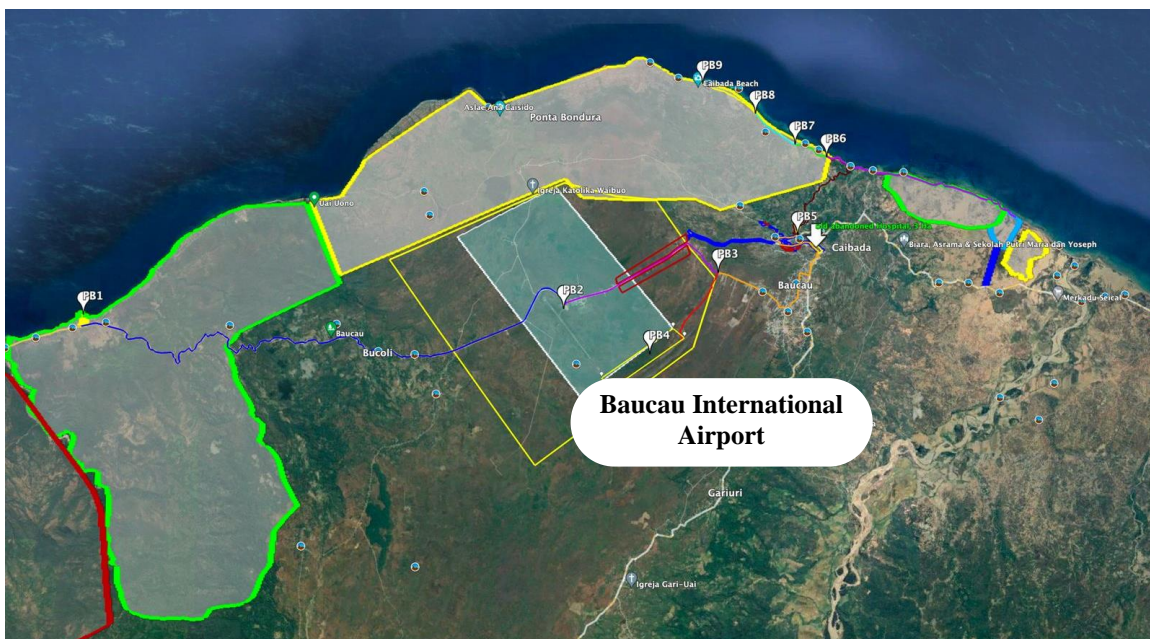
Existing location: Baucau Old Town & Shopping Streets

## I. BAUCAU INTERNATIONAL AIRPORT

1. Baucau to be home to Timor Leste's premier international airport; and its runway will be revamped, renovated, rebuild and expanded
2. Development of Baucau International Airport includes:
  - Design, Construction, Airport Management, IT & Operations & Engineering Maintenance
  - Fuel Farms, Air Cargo centers and warehouses & Logistics Hub
  - Repairs & Maintenance for all airplanes (MRO)
  - Airport Real Estate, including hotels, satellite city & Commercial & Duty Free
  - Private Aviation, Business Aircraft, Air Ambulances & Light Aircraft
  - VVIP sections & Aircraft Catering
  - Other developments relating to airport and aviation

3. Request lease term of 50 + 50 years
4. Requires additional surrounding lands to fit for the above-mentioned airport developments as well as for other supplementary airport developments AND expansion of the runway
5. Willing to manage all other airports in Timor Leste to ensure uniformity and level of standards and operations.
6. Offering the State a share in Airport revenue of 25% net.
7. Other development surrounding the airport areas identified, Stratacom Global Investments will build low cost community residential housing in exchange; one unit of house to per two hectares of land used for development, except areas used for infrastructures and utilities.
8. The government has the liberty to decide the location of this low-cost community housing estate outside of the indicated development areas
9. Infrastructures and utilities for these areas of developments at the Baucau International Airport vicinity developments will fall under the responsibilities of the Government of Timor Leste.
10. These areas of development do not include areas utilized for infrastructures, and other utilities services, like road works, parking, power, water, tower receptions and waste management.
11. The number of housing does not include land area used for infrastructures & utilities.

## SITE LOCATION FOR BAUCAU INTERNATIONAL AIRPORT

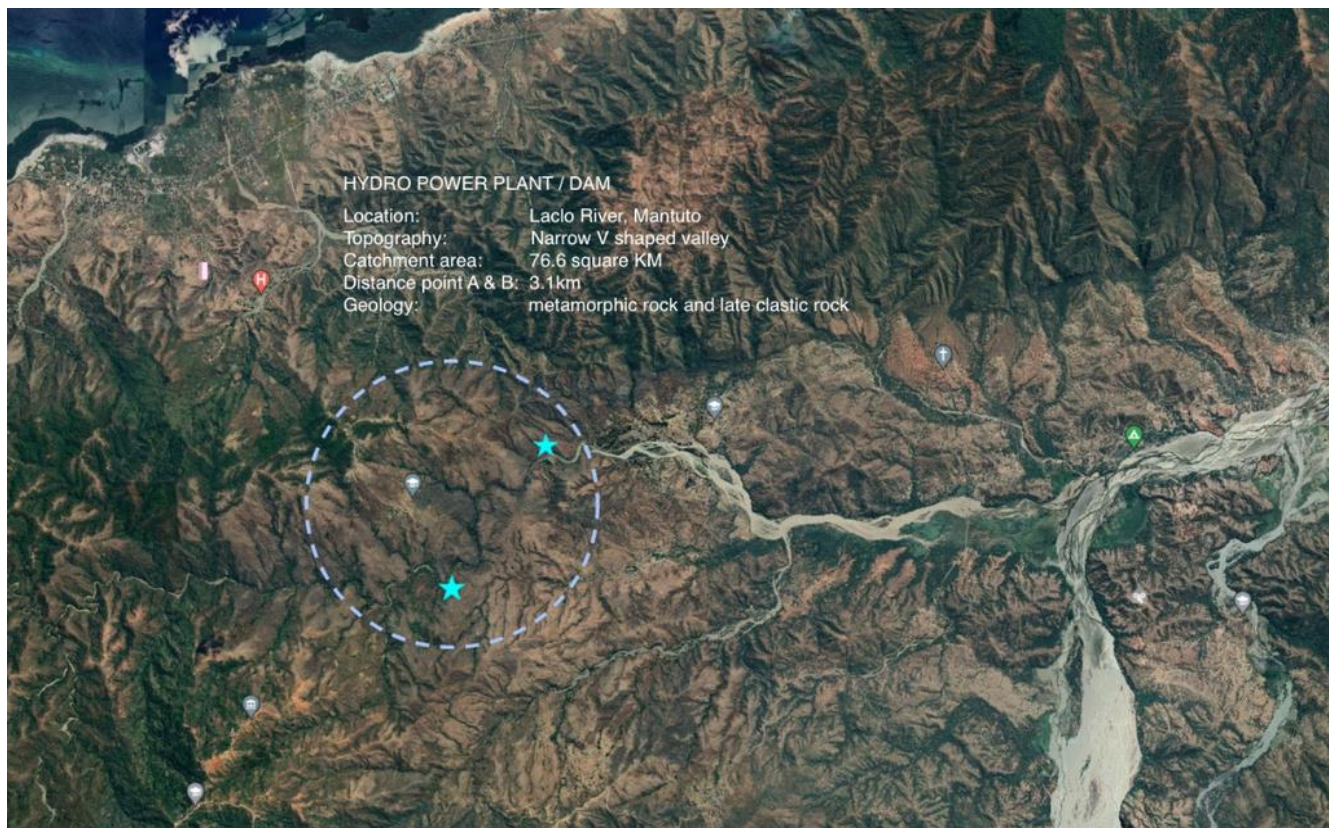




# III. MUNICIPALITY OF MANATUTO

## A. HYDRO POWER PLANT

1. Stratacom Global Investment, S.A. is offering a 50 years public private partnership opportunity with the government of Timor Leste to build and developed the Hydro Power Plant at Laclo River, Manatuto.



Location for Hydro Power Plant at Laclo River, Manatuto

## B.MARBLE & MINERAL MINING INDUSTRY

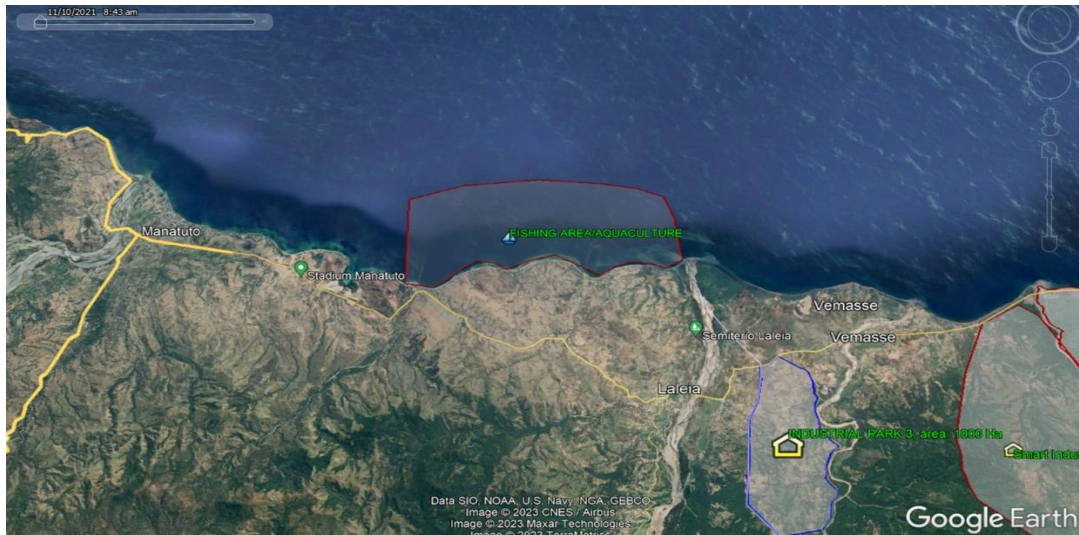
1. Marble Industry is identified at Manatuto Municipality
2. Stratacom Global investments is willing to discussed for the payment for the licensing fees and the amount for a contractual term of 50 years minimum.





## C. FISHING & AQUACULTURE FARMING

1. FISHING Area: identified at BAUCAU, MANATUTO AND THE SOUTH COAST
2. Stratacom shall develop and to grow the fishing industry to include sustainable aquaculture farming and sustainable largescale fishing in a 4-step strategy to include integrated fishery hub, building the supply chain, scale up marine aquaculture and developing downstream produces. The Developer shall develop for contractual terms of 50 years minimum. The licensing fees and amount payable shall be discussed at a later date;



Above: indicated aquaculture farming area off the coast of Manatuto



## IV.MUNICIPALITY OF LAUTEM

### A. AGRICULTURE CATTLE / POULTRY FARMING

1. Agriculture Area: identified at Lautem Municipality
2. Stratacom Global investments is willing to discussed for the payment for the licensing fees and the amount for a contractual term of 50 years being the minimum





## V. MUNICIPALITY OF ATAURO

1. Municipality of Atauro Island's Beloi Town will undergo major renovation and development to feature a refurbished town center, prominently with a jetty terminal, customs and immigration for border control to cater for, and in anticipation for incoming visitors from nearby islands.
2. Developments at Beloi will include for tourism activities, mid-range island resorts, shopping, including duty-free shopping, entertainment and leisure and other tourist facilities.
3. Developments at Acrema will aim for higher end resorts and hotels, tourist and retail facilities.
4. The aim is to have imminent incursion of developments across the island with opportunities created for locals to engage in operating more tourist activities, cultural & traditional products, retail, cultural & traditional activities, thus generating additional local employment
5. The development on Atauro Island will be highly sensitive to Atauro biodiversity coral and marine life in regard to conservation of the natural environment, given that they are the main draw cards for tourism visitors to the Island.
6. In return, Stratacom will build low cost community residential housing. One unit of house per two hectares land for the mentioned and listed tourism projects in Atauro Island Municipality.
7. The government has the liberty to decide the location of this low-cost community housing estate outside of the indicated development areas
8. Infrastructures and utilities for these areas of developments for the Atauro Island developments will fall under the responsibilities of the Government of Timor Leste.
9. Area of development does not include areas utilized for infrastructures, and other utilities services, like road works, parking, power, water, tower receptions and waste management.
10. The number of housing does not include land area used for infrastructures & utilities.
11. THE map below indicates areas of developments in Acrema and Beloi as indicated:



## A. BELOI TOWN

1. Development in Beloi Town to include jetties and ferry terminals with international border control, customs and immigration, low to mid-range resorts and other accommodations, markets, duty free, entertainment establishments and other shops.





## B. AKREMA BEACH RESORT

1. Development in Akrema to include high-end ranged resorts and other commercial, retail, hospitality and tourism facilities.



- END -