



**BRIO** de **AGOHO**

# ABOUT

**Brio de Agoho** is a 1.12-hectare beachfront hotel and resort development at Brgy. Uacon, Candelaria, Zambales offering a fractional ownership business model through the selling of preferred shares to interested investors.

Nourished by Filipino culture and pride in every detail reflected through its interior and exterior aesthetics, wide array of amenities, and modern adaptations of Filipino architecture.

Envisioned to be the first true upscale hotel and resort in **Central Luzon**.

# OUR CONTRACTOR & DEVELOPER



# WHY ZAMBALES?

Major government infrastructure projects show that national development is headed northward towards **Region III**

## **SAN JOSE TARLAC - PALAUIG ZAMBALES (2023)**

Reduces travel time to Brio de Agoho by 1.5 to 2 hours

## **NINOY AQUINO INTERNATIONAL AIRPORT**

Approximately 5hrs and 45mins to Brio de Agoho

## **CAPAS TARLAC - BOTOLAN ZAMBALES (2023)**

Reduces travel time to Brio de Agoho by 2 hours

## **NEW CLARK INTERNATIONAL AIRPORT**

Approximately 3hrs to Brio de Agoho

## **DAANG KALIKASAN**

## **MANGATAREM PANGASINAN - STA CRUZ ZAMBALES**

Reduces travel time to Brio de Agoho by 1.5 hours

## **NEW MANILA INTERNATIONAL AIRPORT BULACAN**

Completion: December 31, 2024

Approximately 4hrs to Brio de Agoho

# WHY ZAMBALES?

- Central Luzon shared **10.4%** of total committed investments in the country for the 3<sup>rd</sup> QTR of 2022 (3<sup>rd</sup> largest among all Regions);
- **64%** increase in tourist arrivals (1,251,030) during the 3<sup>rd</sup> QTR of 2022 vs 2021;
- Some **12 million** passengers per year are expected to arrive via Clark Int'l Airport;

Source: Philippine News Agency (PNA) December 29, 2022

- Amount of travel revenue contributing to the overall economy forecast to grow by 71%.

Source: World Travel and Tourism Council (WTTC), 2022

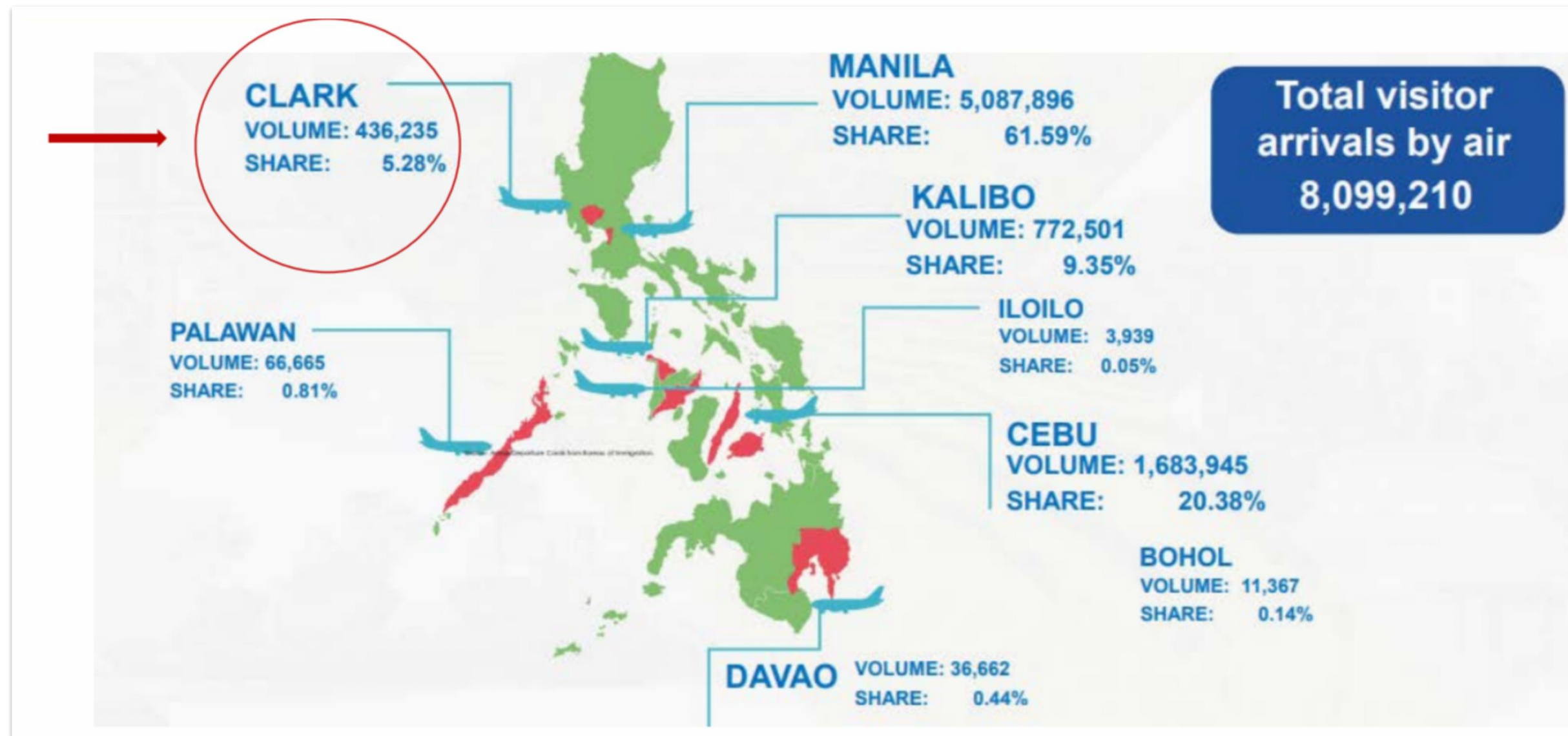
# WHY ZAMBALES?

- By 2025, it is estimated that travel revenue will contribute **32%** more to the region's GDP;
- **90-95%** of the Frequent Individual Travelers (FIT) and Meetings, Incentives, Conventions, and Exhibitions (MICE) business is generated from the NCR and CALABARZON region;
  - Opening of infrastructure between North and South Luzon will ease travel opening opportunities for FIT and regional MICE events;
- DOT forecasts a recovery of the domestic travel sector to **90%** of 2019 levels by 2024;

Source: Anya Hospitality Group (AHG), 2023

# WHY ZAMBALES?

- Top Airports by Arrivals:



1. Manila;
2. Cebu;
3. Kalibo;
4. **Clark;**
5. Palawan;
6. Davao;
7. Bohol;
8. Iloilo.

Source: Anya Hospitality Group (AHG), 2023

# WHY ZAMBALES?

- Distribution of Travelers in Region III:

REGION/PROVINCE/CITY		Foreign Travelers	Overseas Filipinos	Domestic Travelers	Total 2019
<b>Region III (CENTRAL LUZON)</b>		<b>672,372</b>	<b>3,367</b>	<b>3,410,635</b>	<b>4,086,374</b>
	Aurora	162	-	273,744	273,906
	Bataan	11,034	-	386,815	397,849
	Bulacan	-	-	149,171	149,171
	Nueva Ecija	13,959	-	302,771	316,730
	Pampanga	411,154	-	499,512	910,666
	Clark	391,457	-	330,110	721,567
	San Fernando City	6,599	-	122,957	129,556
	Others	13,098	-	46,445	59,543
	Tarlac	14,796	646	93,264	108,706
	<b>Zambales</b>	<b>76,644</b>	<b>-</b>	<b>773,596</b>	<b>850,240</b>
	SBMA	98,861	2,038	907,731	1,008,630
	Angeles City	45,762	683	24,031	70,476
	Olongapo City	-	-	-	-

Source: Department of Tourism (DOT), August 17, 2020

Zambales: 21% of Total Travelers

- Domestic: 23%
- Foreign: 11%

- SBMA;
- Zambales;**
- Clark;
- Bataan;
- Nueva Ecija;
- Aurora;
- Bulacan;
- San Fernando City;
- Tarlac;
- Angeles City.



# SITE DEVELOPMENT PLAN

- |                    |                           |                       |
|--------------------|---------------------------|-----------------------|
| 1. FIESTA PAVILION | 6. BRIO HOTEL             | 11. OAK BAR           |
| 2. PREMIER VILLAS  | 7. MANGO RESTAURANT       | 12. SUNKEN LOUNGE     |
| 3. LOFT VILLA      | 8. POOL DECK              | 13. SUNSET DECK SEATS |
| 4. FLOATING VILLAS | 9. INFINITY POOL          | 14. MASSAGE HUTS      |
| 5. LAGOON POOL     | 10. KIDDIE POOL & JACUZZI | 15. BLUE BAR          |



## LEGEND

# THE VILLAS



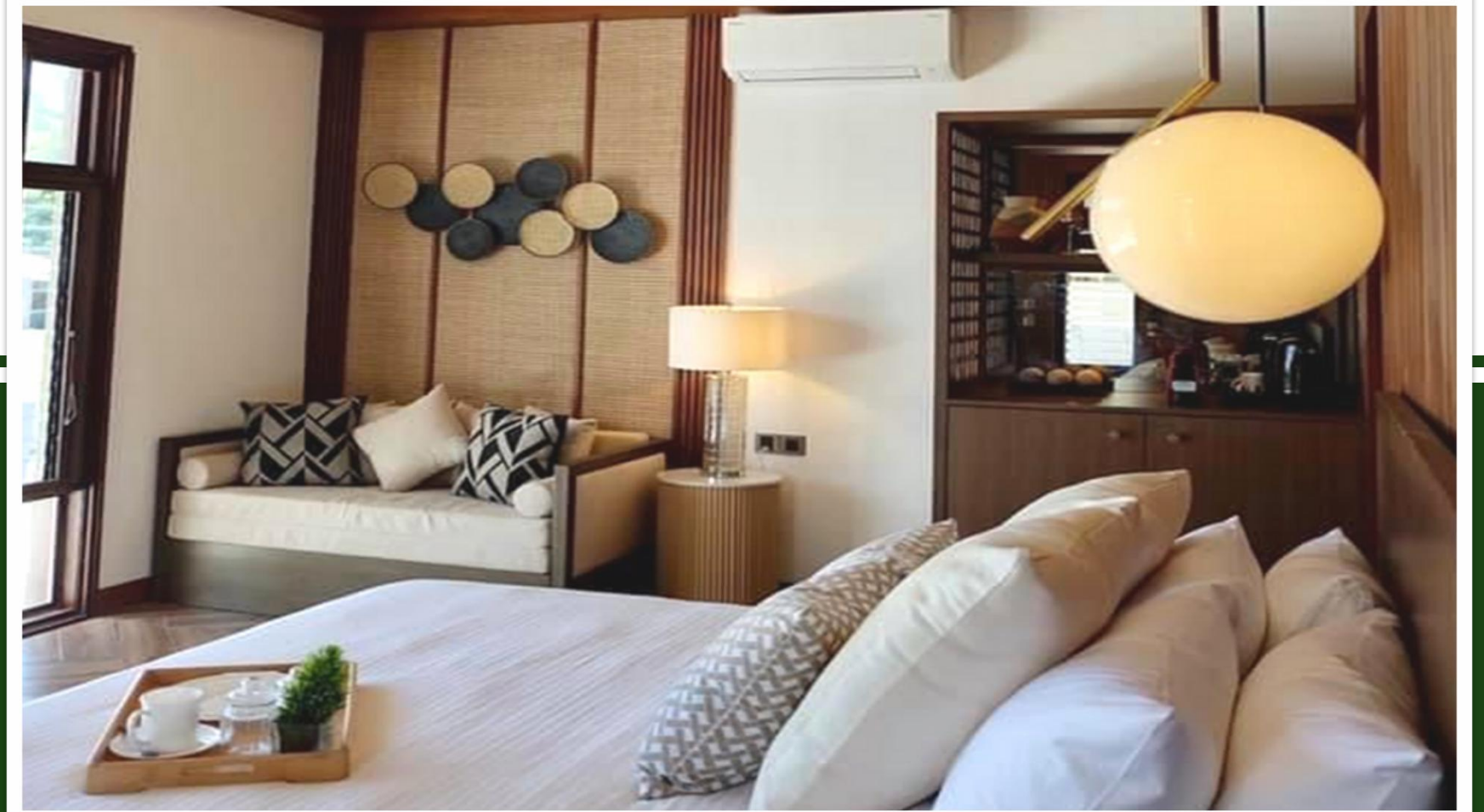
# FLOATING VILLAS



# Floating Villas

- Six one-bedroom villas each with a queen-sized bed and a sofa-bed;
- Sun bed and hammock;
- Direct access to the Lagoon Pool;
- Spacious and state-of-the-art toilet and bath;
- Area: 77.37 sqm.





# PREMIER VILLAS



# Premier Villas

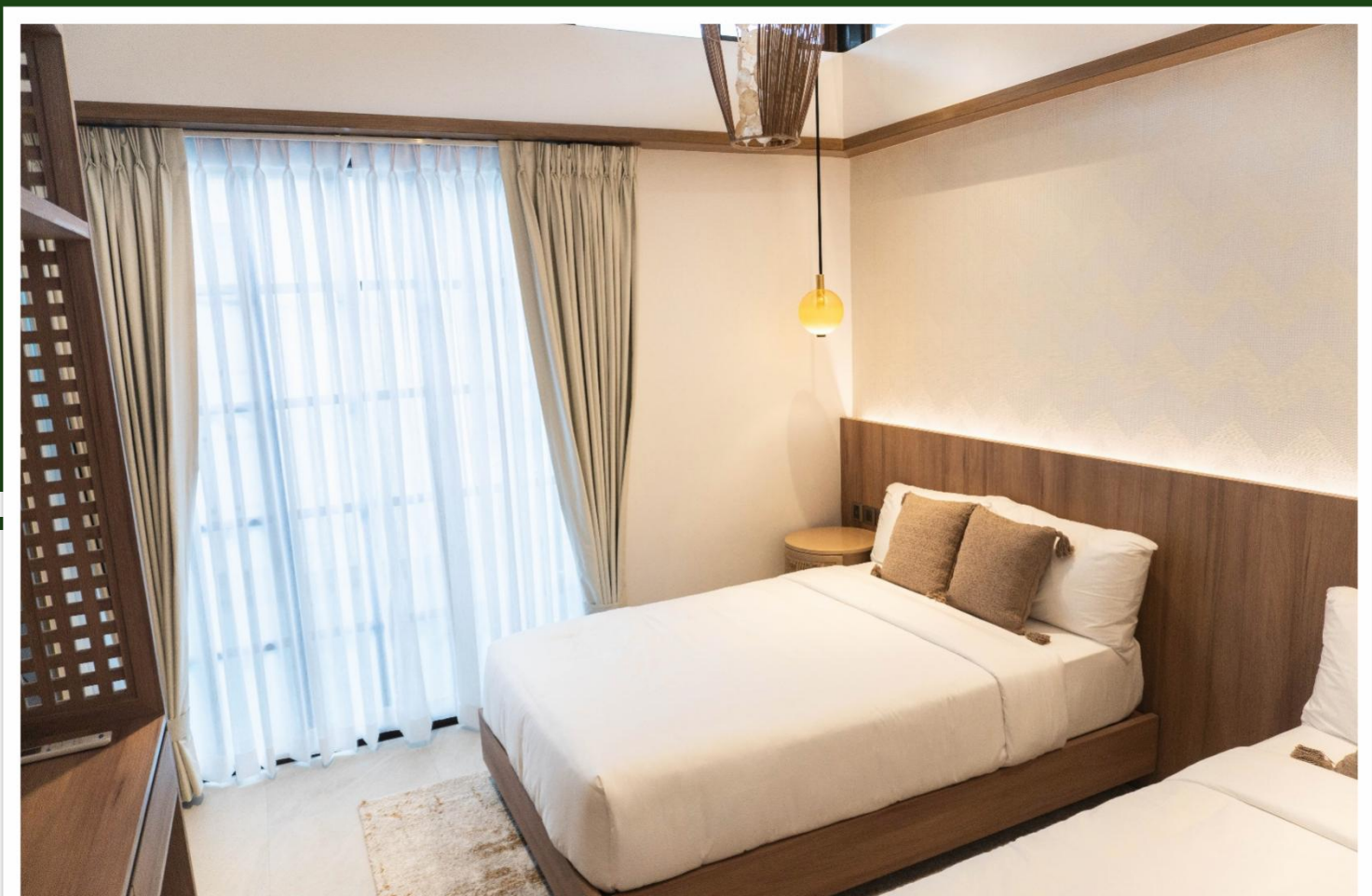
- Eight luxurious 2-bedroom villas;
- Private dipping pool with sun bed;
- Sunken living room & dining area;
- Own kitchen;
- Master and common toilet & bath;
- Area: 129.84 sqm.

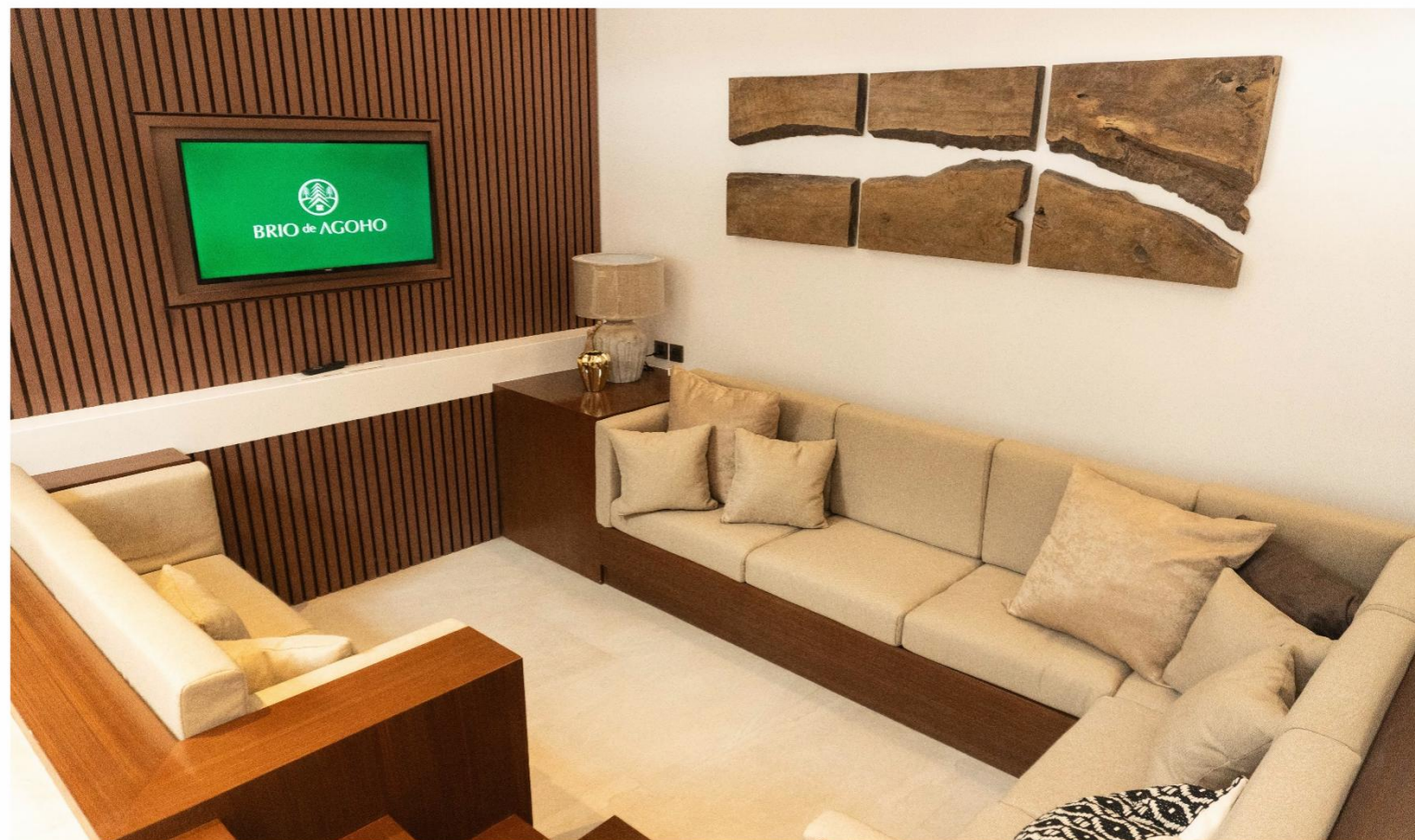












# LOFT VILLA



# Loft Villa

- Grandest among the villas;
- High ceiling, and oversized windows and doorway;
- Loft-style overlooking the living room and dining area;
- Private dipping pool and garden;
- Lanai and outdoor lounge;
- Own kitchen;
- Master and common toilet & bath
- Area: 169 sqm







# BRIO HOTEL





# Brio Hotel

- Five-storey hotel building;
- 80 air-conditioned suites featuring modern and local furnishings;
- Each room includes:
  - Mini bar;
  - Coffee and tea-making facilities;
  - Lounge chair;
  - Smart television;
- Brio Cafe.



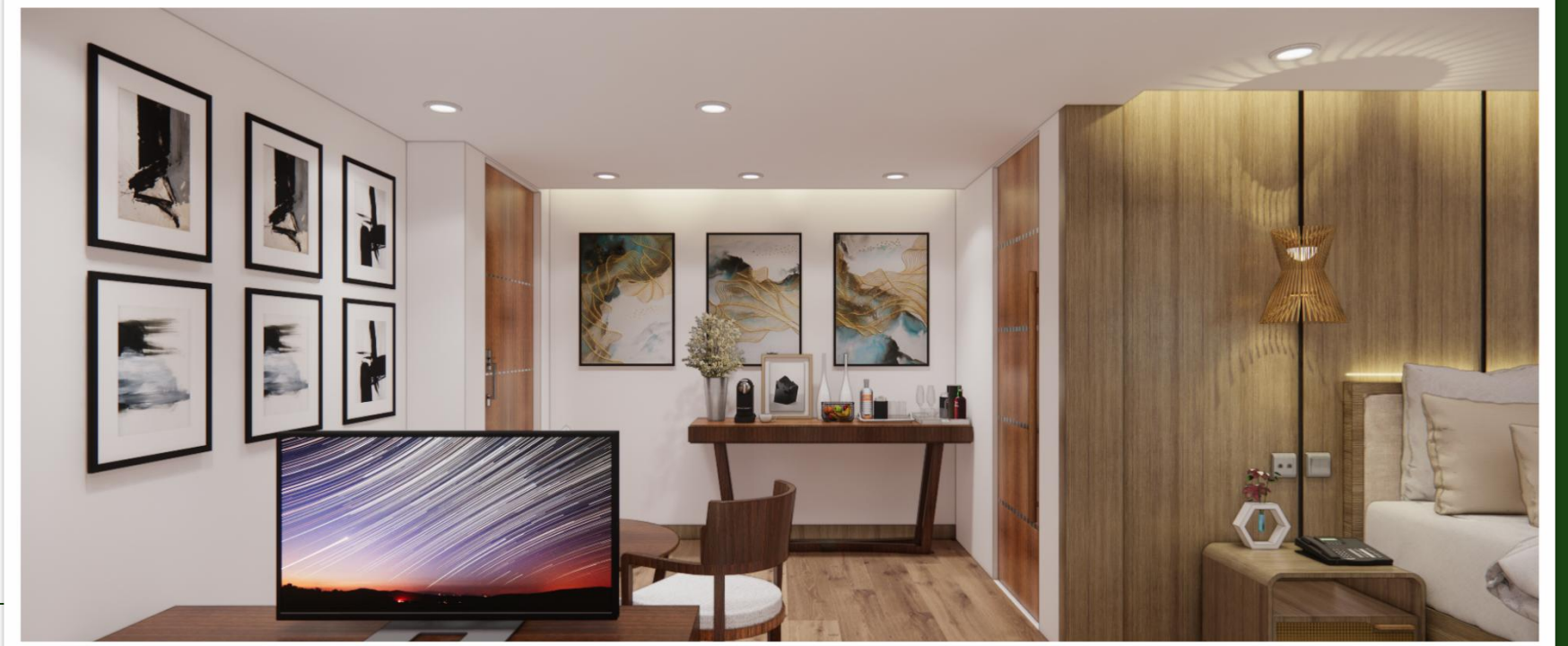
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# Brio Hotel

	<b>Units</b>	<b>Features</b>	<b>Floor Area (sqm.)</b>
<b>Economy Suites</b>	<b>11</b>	1 Queen-sized bed or 2 Single beds;	<b>28.93</b>
<b>Deluxe Suites</b>	<b>42</b>	1 Queen-sized bed or 2 Single beds; Private balcony	<b>32.96</b>
<b>Superior Suites</b>	<b>20</b>	1 Queen-sized bed or 2 Single beds; Private balcony	<b>36.48</b>
<b>Executive Suites</b>	<b>4</b>	1 Queen-sized bed or 2 Single beds; Private balcony Converts into a 1-bedroom suite	<b>50.95</b>
<b>Presidential Suite</b>	<b>1</b>	1 bed room suite; 2 Private balconies overlooking the lagoon pool and the beach	<b>102.11</b>

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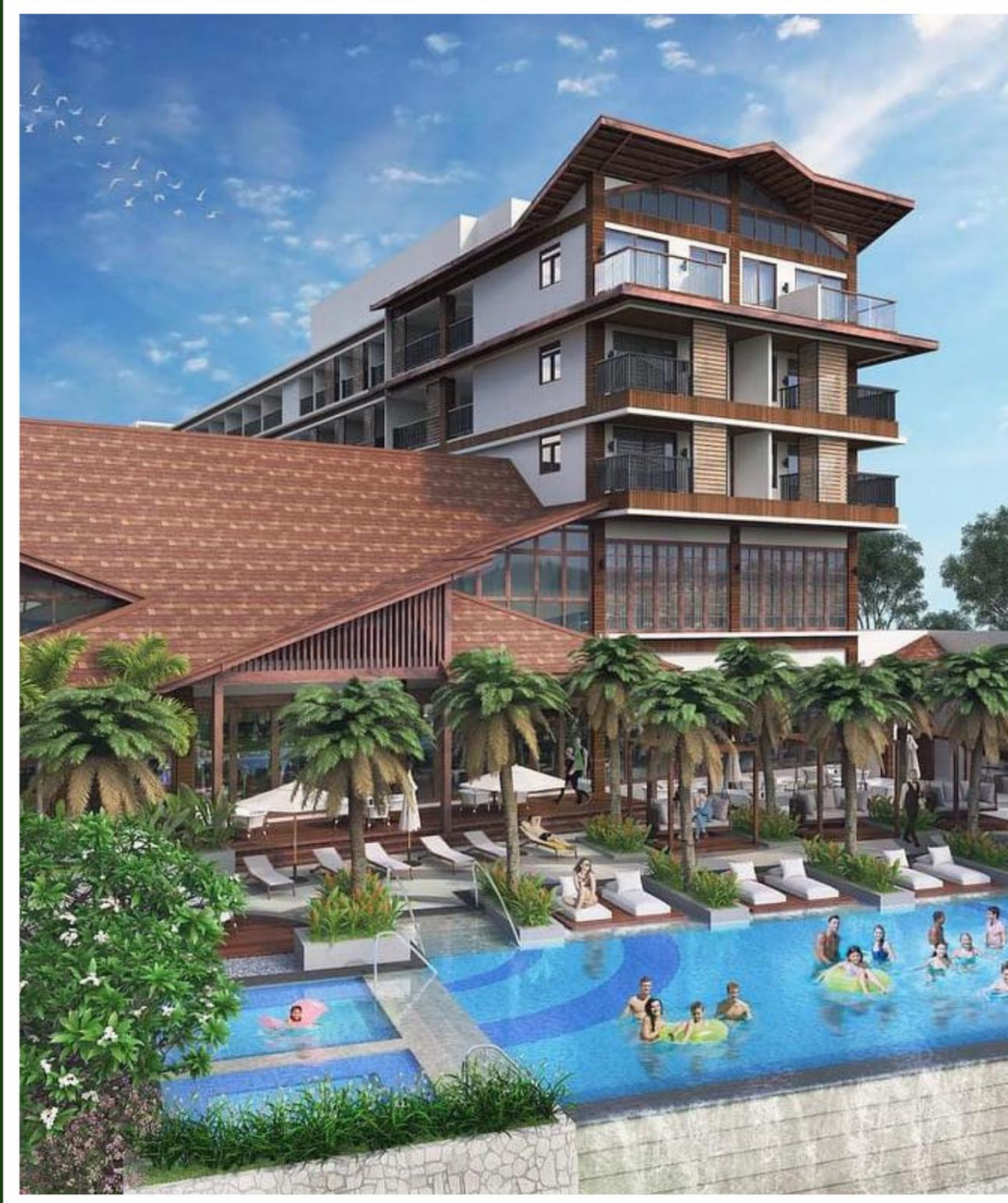
# Brio Hotel



# Brio Penthouse



# AMENITIES



# Fiesta Pavilion

- Spacious lobby and banquet hall which can accommodate up to 300 people;
- Features:
  - Club Brio;
  - Business Center;
  - Clinic;
  - Souvenir Shop;
  - Cafe.
- Club Brio:
  - VIP access and treatment exclusively for Brio de Agoho Shareholders.



# Amenity Deck

- Provides a gorgeous sunset view of the beach;
- Infinity pool;
- Kiddie pool;
- Oak Bar.

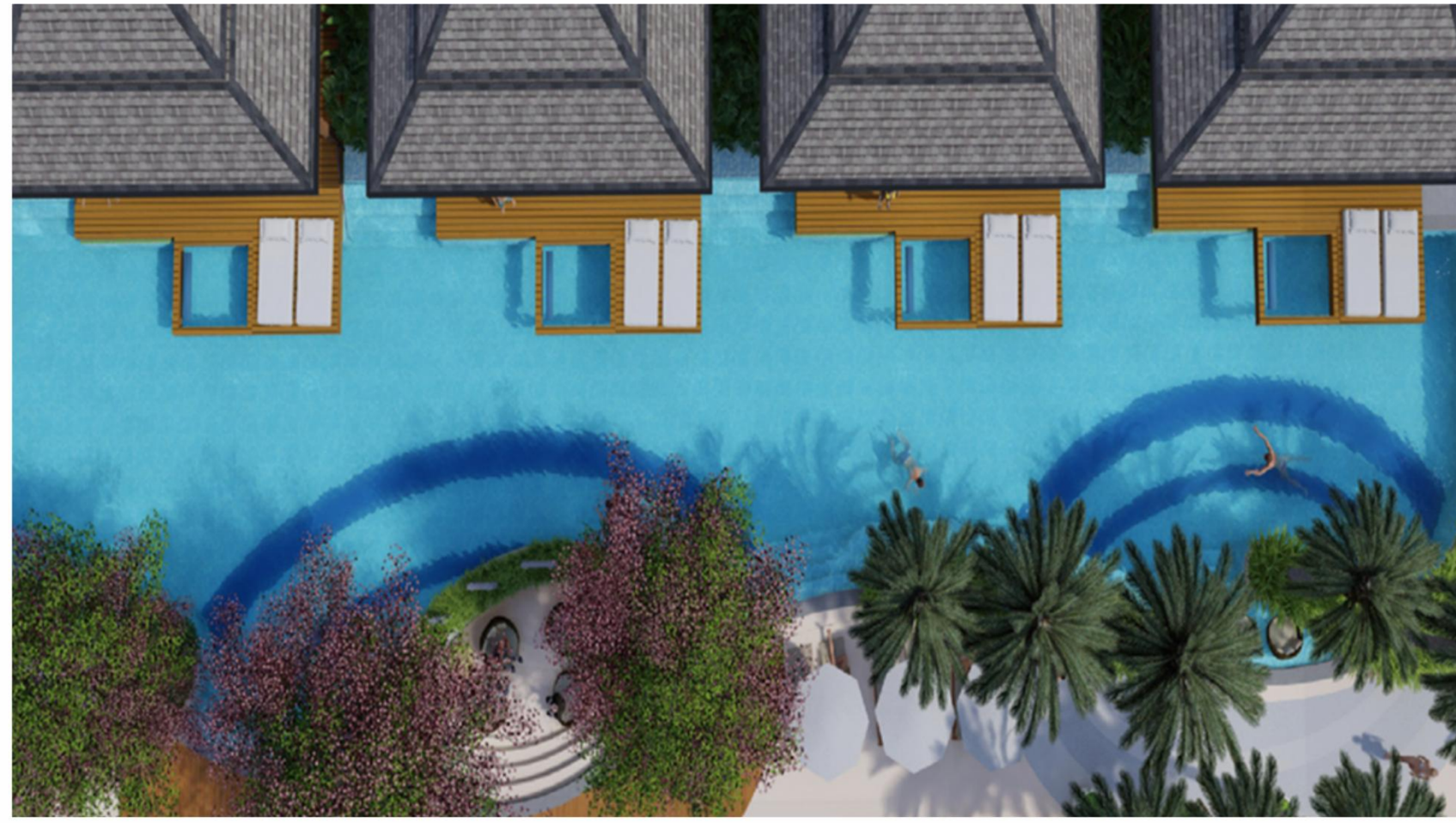


# The Mango Restaurant

- The go-to place to satisfy gastronomic cravings;
- Ball room and events area at the second floor which can accommodate up to 150 people.







## Lagoon Pool

A 60m pool nestled between the Floating Villas and the Brio Hotel. Be a modern chic sun-lounger as you take a dip and have a sun-bathing break.



## Sunken Lounge

Chat with your friends while enjoying a cool drink and the splendid view of the famous Zambales sunset.



**BE A LIFETIME SHAREHOLDER**



**FRACTIONAL OWNERSHIP BUSINESS  
MODEL**

# BE A LIFETIME SHAREHOLDER

Comparison between **Timeshare**, **Membership**, and **Fractional Ownership**

<b>Timeshare</b>	<b>Membership</b>	<b>Fractional Ownership</b>
Owns unit of time	Owns usage rights only	Owns part of the title
Time bound	Time bound	Lifetime
Usage rights are assigned	Can be used at the member's choice	Shareholders have freedom to choose to consume their stay credits
No benefits in case of dissolution	No benefits in case of dissolution	Have the priority upon liquidation
Annual Loyalty Fee whether it is used or not (with increasing maintenance fee)	Required monthly payment as long as the contract is active	You are only required to pay OPEX upon usage of any accommodation
No profit sharing	No profit sharing	With profit sharing
Value depreciates over time	Value depreciates over time	Value appreciates over time

# BE A LIFETIME SHAREHOLDER

Be a hotelier of this upscale recreational development just by getting one preferred share.

Ownership of a share comes with:

- 30 Annual Stay Credits;
- Perpetual Profit Sharing;
- Readily see your ROI;
- Hassle-free management; and
- Shared operational costs with other shareholders.

80	1,400,000
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80	1,450,000
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80	1,500,000
----	-----------

80	1,550,000
----	-----------

63	1,650,000
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## PREFERRED SHARE PRICES

Currently, we are priced at  
Php **1,450,000** per Share.

# ANNUAL STAY CREDITS

**ROOM TYPE**

**ROOM RATE\***

**STAY CREDITS**

**ECONOMY SUITE**

**5,500.00**

**1**

**DELUXE SUITE**

**6,500.00**

**1.5**

**SUPERIOR SUITE**

**8,000.00**

**2**

**EXECUTIVE SUITE**

**15,000.00**

**3**

**PRESIDENTIAL SUITE**

**30,000.00**

**6**

**FLOATING VILLA**

**20,000.00**

**4**

**PREMIER VILLA**

**35,000.00**

**7**

**LOFT VILLA**

**40,000.00**

**9**

\*Subject to change

# SHAREHOLDER'S INCOME

## SAMPLE COMPUTATION

### A. ANNUAL STAY

Annual Stay Value 30 days x 5,500*	165,000
Less Utility Fees (30%)	49,500
<ul style="list-style-type: none"> <li>• Electric &amp; Water Bills, WiFi, Telephone, Security, Staff, Repair &amp; Maintenance, etc.</li> </ul>	
<b>NET VALUE</b>	<b>115,500</b>

## Occupancy Rate Projection

<b>B. ANNUAL RENTAL</b>	<b>30% OCCUPANCY RATE</b>	<b>50% OCCUPANCY RATE</b>	<b>75% OCCUPANCY RATE</b>	<b>95% OCCUPANCY RATE</b>
Projected Resort Revenue	49,500	82,500	123,750	156,750
Less: Operating Expenses (30%)	14,850	24,740	37,125	47,025
Net Rental Revenue	34,650	57,750	86,825	109,725
<b>40% PROFIT SHARING</b>	<b>13,860</b>	<b>23,100</b>	<b>34,650</b>	<b>43,890</b>
<b>TOTAL INCOME</b>	<b>129,360</b>	<b>138,600</b>	<b>150,150</b>	<b>159,390</b>

\*Economy Suite Room Rate



# PAYMENT SCHEDULE



BRIO de AGOHO

Payment Schedule

Share Price 1,450,000.00  
 Balance 1,480,000.00  
 Processing Fee 30,000.00

Month	Monthly Payment	Total Payment	Processing Fee	Balance	% Paid	Payment Due Date
1	145,000.00	145,000.00		1,335,000.00	9.80%	
<b>AMORTIZATION</b>						
2	58,043.48	203,043.48		1,276,956.52	13.72%	
3	58,043.48	261,086.96		1,218,913.04	17.64%	
4	58,043.48	319,130.43		1,160,869.57	21.65%	
5	58,043.48	377,173.91		1,102,826.09	25.48%	
6	58,043.48	435,217.39		1,044,782.61	29.41%	
7	58,043.48	493,260.87		986,739.13	33.33%	
8	58,043.48	551,304.35		928,695.65	37.25%	
9	58,043.48	609,347.83		870,652.17	41.17%	
10	58,043.48	667,391.30		812,608.70	45.09%	
11	58,043.48	725,434.78		754,565.22	49.02%	
12	58,043.48	783,478.26		696,521.74	52.94%	
13	58,043.48	841,521.74		638,478.26	56.86%	
14	58,043.48	899,565.22		580,434.78	60.78%	
15	58,043.48	957,608.70		522,391.30	64.70%	
16	58,043.48	1,015,652.17		464,347.83	68.63%	
17	58,043.48	1,073,695.65		406,304.35	72.55%	
18	58,043.48	1,131,739.13		348,260.87	76.47%	
19	58,043.48	1,189,782.61		290,217.39	80.39%	
20	58,043.48	1,247,826.09		232,173.91	84.31%	
21	58,043.48	1,305,869.57		174,130.43	88.23%	
22	58,043.48	1,363,913.04		116,086.96	92.16%	
23	58,043.48	1,421,956.52		58,043.48	96.08%	
24	58,043.48	1,480,000.00		-	100.00%	
<b>Total</b>	<b>1,480,000.00</b>		<b>30,000.00</b>			

With 10%  
outright payment.

Prepared by:  
Sales Account Supervisor / Sales Executive

Conforme:  
Shareholder's Signature over Printed Name

# REQUIREMENTS

- Completely filled-out **Buyer Information Sheet** (BIS);
- Duly executed **Priority Reservation Agreement** (PRA);
- Duly executed **Data Privacy Consent Form**;
- Duly filled-out **Payment Option Form**;
- Payment of the **10% Down Payment**;
- Tax Identification Number ID;
- 2 valid Government-issued IDs;

# CONTACT US THROUGH THE FOLLOWING:

**Email:** info@briodeagoho.ph

**Telephone:** (+63) (2) 8563-7882

**Mobile:** (+63) (998) 555-6228

**Website:** <https://briodeagoho.ph>

**Facebook:** <https://www.facebook.com/BriodeAgohoOfficial>

Speak with any of our in-house Sales Account Supervisors or  
through your trusted Accredited Network Sellers

# Bank Accounts



Account Name:  
Bank Name:  
Account Number:

Brio de Agoho Club Resort Inc.  
Asian United Bank  
0660-10-00907-5



Account Name:  
Bank Name:  
Account Number:

Brio de Agoho Club Resort Inc.  
China Bank Savings  
6010-0000230-9