



# Investing made simple.

Ecoland, Matina, Davao City, Philippines



**DoubleDragon**  
CORPORATION

**DoubleDragon Corporation**, led by Edgar “Injap” J. Sia II (Founder of Mang Inasal) and Tony Tan Caktiong (Founder of Jollibee), is one of the leading property companies listed in the Philippine Stock Exchange with over 1.2 million square meters of completed Gross Floor Area (GFA).

# DoubleDragon Core Projects

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## Project Overview

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Land Area:	5,384 sqm.
No. of Rooms:	519
No. of Floors:	12 (no 4th and 13th floors)
No. of Parking Slots:	196
Amenities:	Lobby, Garden Deck, Lap Pool, Fitness Gym, Café, Retail Shops, Function Rooms & Helipad
Owner & Developer:	Hotel of Asia, Inc. (A subsidiary of DoubleDragon Corporation)
General Contractor:	CK Builders Corp.
Architect:	Jose Siao Ling & Associates



## Amenities

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The building is equipped with four lifts making it accessible for guests to move from floor to floor, and a service elevator that supports and serves the guests without interruption. You could also hop back and forth to the city in style through the hotel's own helipad.

Garden Deck and common lounge have been introduced into the design to maximize natural lighting into the building and for guests to enjoy the gorgeous sunset in the city. Guests can choose from different establishments at the ground floor like having some afternoon tea at the restaurant beside the lobby. Function Rooms and Meeting Rooms are provided with partitions catering to small and large groups such as business forums, seminars as well as wedding events, corporate anniversaries, birthday celebrations and the like. Guests will definitely enjoy the pool, spa and gym when they stay at the hotel.

With this development and amenities, tourists will certainly choose to stay at Hotel101 - Davao.







## Amenities

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Lobby, Garden Deck, Lap Pool, Fitness Gym,  
Café, Retail Shops, Function Rooms & Helipad



ARTIST'S PERSPECTIVE





## Happy Room

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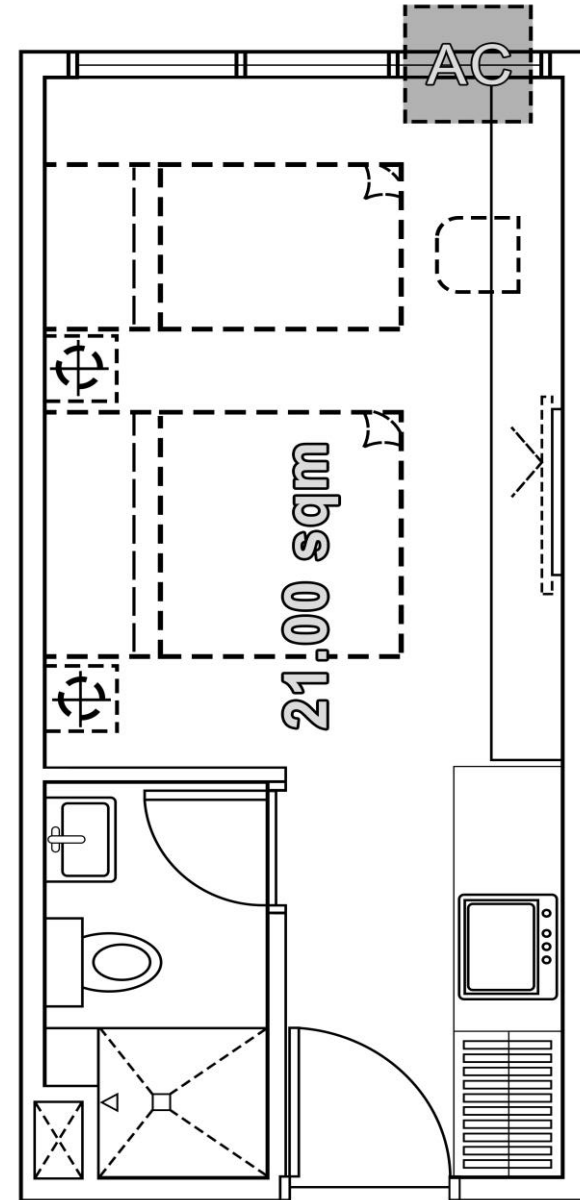
Our signature room is crafted with efficiency and consistency in mind.





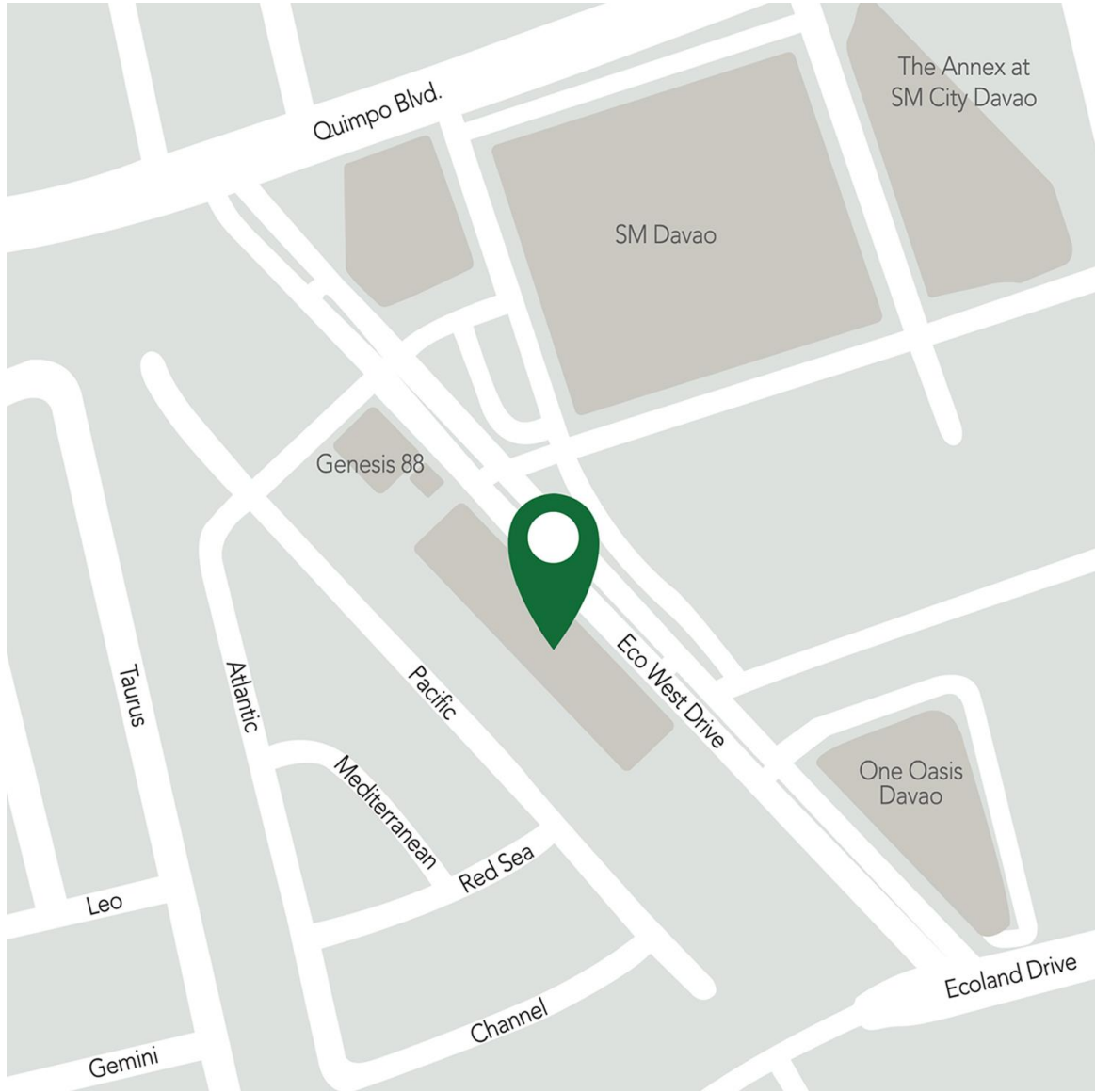
## Unit size: 21 sqm.

- Fully fitted out
- Kitchenette with microwave
- Natural lighting and ventilation
- Maximized ceiling heights









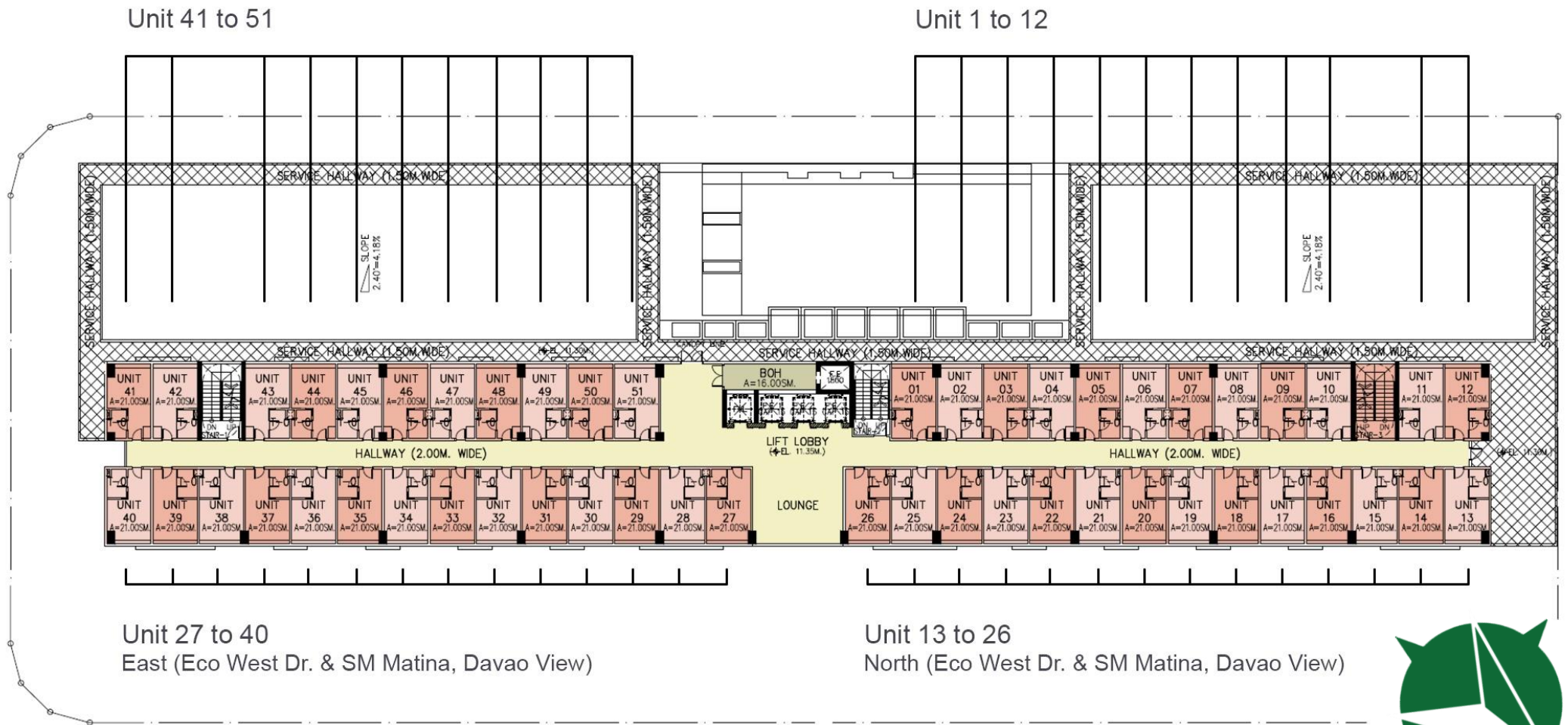
## Location

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Eco West Drive, Ecoland, Matina, Davao  
City, Philippines



# Sample Floor Plan



Unit 27 to 40  
East (Eco West Dr. & SM Matina, Davao View)

Unit 13 to 26  
North (Eco West Dr. & SM Matina, Davao View)



UNIT OWNER SHARE

**30%**

**+10** free stay vouchers annually



HOTEL101 SHARE

**70%**

## UNIT OWNER SHARE

- ✓ 30% of Gross Room Revenue Excluding Taxes
- ✓ Condominium title to the unit
- ✓ Will shoulder real property tax
- ✓ Will get 10 free stay vouchers annually

## HOTEL101 MANAGEMENT CORP. SHARE

- ✓ 70% of Gross Room Revenue Excluding Taxes
- ✓ Will shoulder cost of unit renovations, hotel operating expenses, unit repairs and maintenance



# Payment Terms

## PAYMENT SCHEMES

OPTION 1 Spot Cash Less 10% Discount		OPTION 2 100% Spread over 24 Months with 5% Discount on TCP		OPTION 3 10% Downpayment, 20% Spread over 24 Months, 70% Balance based on Payment Schedule		OPTION 4 5% Downpayment, 25% Spread over 24 Months, 70% Balance based on Payment Schedule	
TCP	₱ 5,580,000.00	TCP	₱ 5,580,000.00	TCP	₱ 5,580,000.00	TCP	₱ 5,580,000.00
10% Discount	₱ 558,000.00	5% Discount	₱ 279,000.00	Reservation Fee	₱ 50,000.00	Reservation Fee	₱ 50,000.00
NET TCP	₱ 5,022,000.00	NET TCP	₱ 5,301,000.00	10% DP net of Reservation Fee	₱ 508,000.00	5% DP net of Reservation Fee	₱ 229,000.00
Reservation Fee	₱ 50,000.00	Reservation Fee	₱ 50,000.00	20% DP in 24 months	₱ 46,500.00/mo	25% DP in 24 months	₱ 58,125.00/mo
Balance Payable in 30 Days after Reservation Fee	₱ 4,972,000.00	100% Spread	₱ 5,251,000.00	70% Balance	₱ 3,906,000.00	70% Balance	₱ 3,906,000.00
		over 24 months	₱ 218,791.67/mo				

\* All units are subject to title transfer fee equivalent to 4% of the Net Contract Price due together with the last payment. Title transfer fee will be used to cover the cost of transferring the title of the unit.

Please make check payable to **HOTEL OF ASIA, INC.**

# Revenue Share Projections

## REVENUE SHARE PROJECTIONS

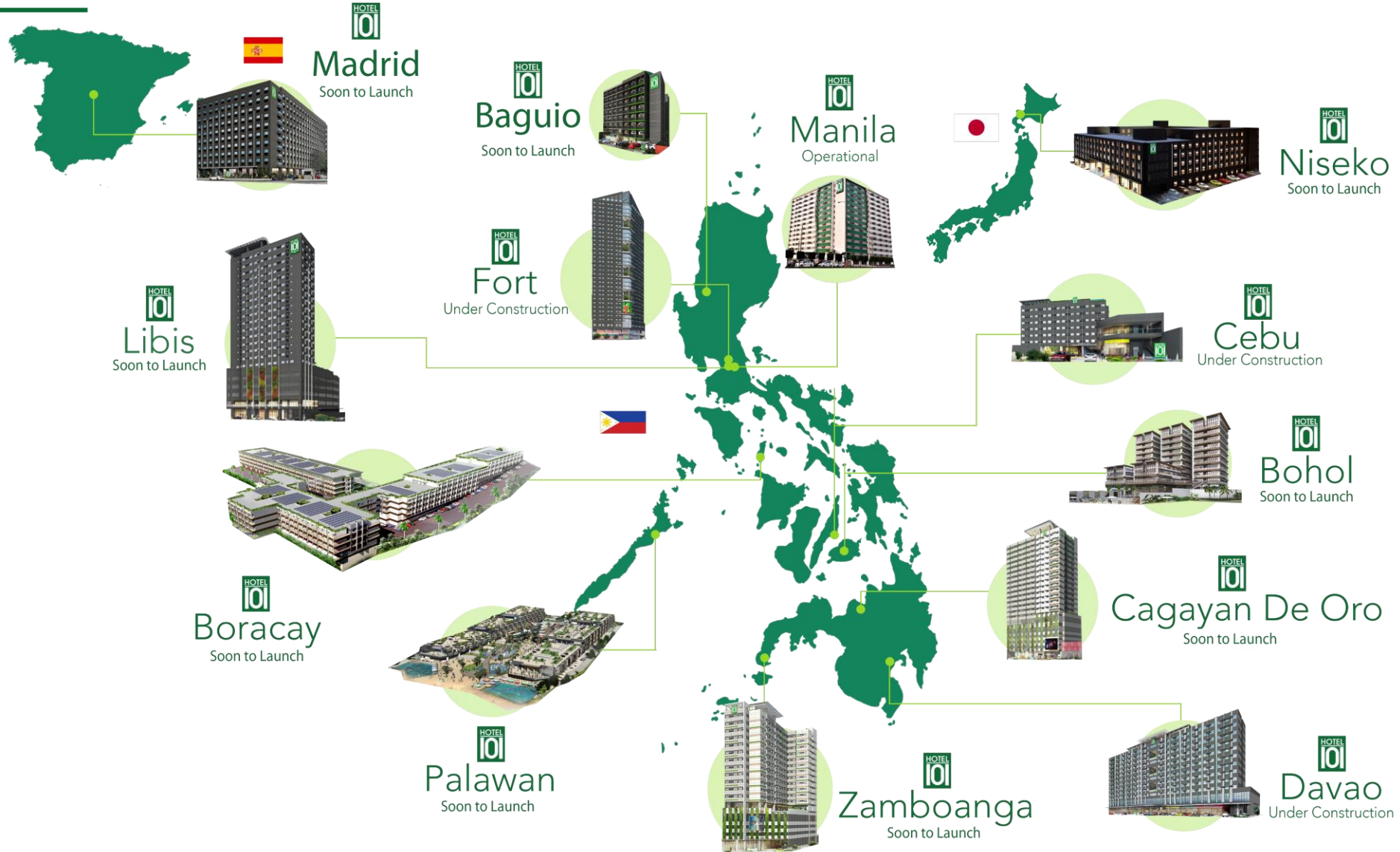
Unit Price Before Discount:	PHP 5,580,000.00	No. of Units:	519
Projected Daily Room Rate:	PHP 4,000.00	Unit Owner's Share in Revenue:	30% of Gross Room Revenue

Occupancy Rate	Projected Monthly Income per Unit	Projected Annual Income per Unit	Unit Owner's 30% Share in Gross Room Revenue	Plus: Value of 10 free stay vouchers per year	Projected Total Annual Yield per Unit	Annual Rate of Return (ROI)
100%	PHP 120,000.00	PHP 1,440,000.00	PHP 432,000.00	PHP 40,000.00	PHP 472,000.00	8.46%
95%	PHP 114,000.00	PHP 1,368,000.00	PHP 410,400.00	PHP 40,000.00	PHP 450,400.00	8.07%
90%	PHP 108,000.00	PHP 1,296,000.00	PHP 388,800.00	PHP 40,000.00	PHP 428,800.00	7.68%
80%	PHP 96,000.00	PHP 1,152,000.00	PHP 345,600.00	PHP 40,000.00	PHP 385,600.00	6.91%
70%	PHP 84,000.00	PHP 1,008,000.00	PHP 302,400.00	PHP 40,000.00	PHP 342,400.00	6.14%
60%	PHP 72,000.00	PHP 864,000.00	PHP 259,200.00	PHP 40,000.00	PHP 299,200.00	5.36%
50%	PHP 60,000.00	PHP 720,000.00	PHP 216,000.00	PHP 40,000.00	PHP 256,000.00	4.59%
40%	PHP 48,000.00	PHP 576,000.00	PHP 172,800.00	PHP 40,000.00	PHP 212,800.00	3.81%
30%	PHP 36,000.00	PHP 432,000.00	PHP 129,600.00	PHP 40,000.00	PHP 169,600.00	3.04%

\*The monthly revenue share is deposited in the Unit Owner's assigned bank account every 16th day of the succeeding month. The figures presented are projections and estimates. Monthly and annual income shall depend on the actual performance of the hotel. All units are subject to closing fees equivalent to 4% of the Net Contract Price due together with the last payment.



# Hotel101 Locations



# Thank you.

## **Hotell101 – Davao**

Address: Eco West Drive, Ecoland, Matina, Davao City, Philippines

Completion Date: December 01, 2023

[inquiries@ddsales.com.ph](mailto:inquiries@ddsales.com.ph)

HLURB LTS NO. 034054 | HLURB CR NO. 029154

### Disclaimer:

All statements other than statements of historical fact included in this Presentation including, without limitation, statements regarding future plans and objectives of the Company, are "forward-looking statements". Forward-looking statements are provided to allow potential investors the opportunity to understand management's beliefs and opinions in respect of the future so that they may use such beliefs and opinions as one factor in evaluating an investment. These statements are not guarantees of future performance and undue reliance should not be placed on them. The company undertakes no obligation to update forward-looking statements if circumstances or management's estimates or opinions should change except as required by applicable securities laws. The reader is cautioned not to place undue reliance on forward-looking statements.

# Appendix



# Hotel101 – Manila Accolades



Actual Historical Occupancy  
 2019 – 89.23%  
 2020 – 80.11%  
 2021 – 96.04%  
 2022 – 71.56%  
 Jan 2023 – 81.77%

Unit Owner’s Return Actual Historical Yield  
 2019 – 8.09%  
 2020 – 6.72%  
 2021 – 7.64%  
 2022 – 5.72%  
 2023 – 6.98%



Tripadvisor 2021 Travelers’ Choice

#1 Most Booked in Pasay against its competitive set, and #2 Most Booked in the entire Metro Manila against 2,929 hotels (Booking.com)

Expedia Group Top 3 Star Hotel Partner



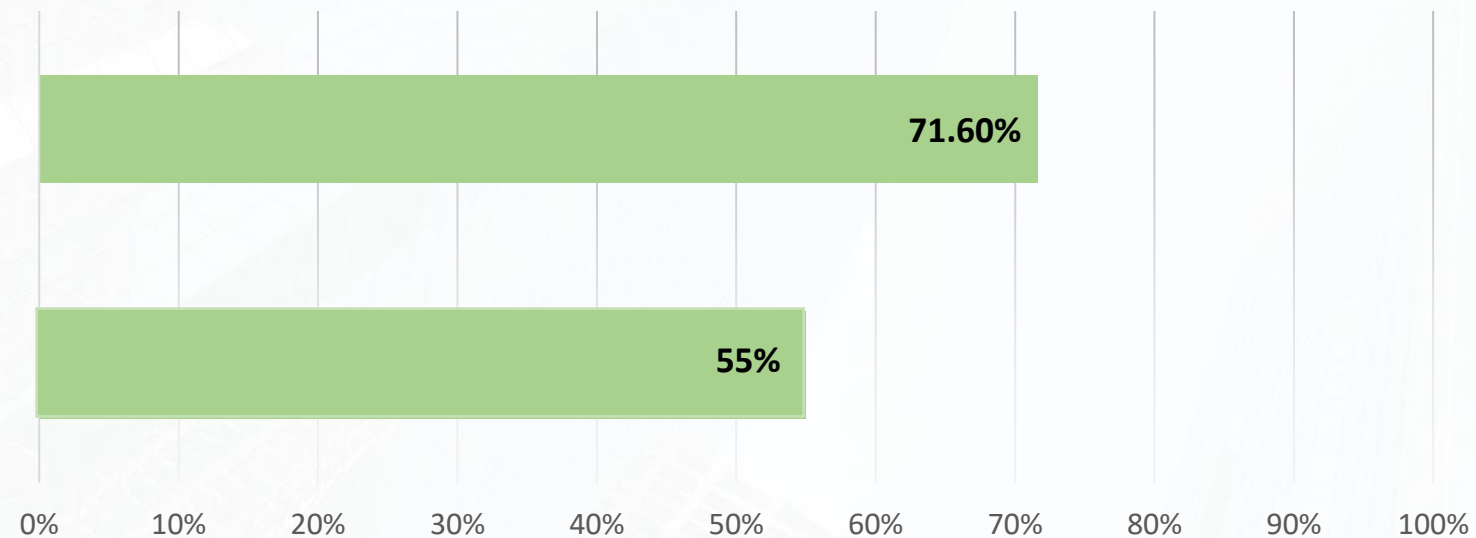
# Hotel101 – Manila Vs. Hotel Industry (PHL)

Hotel101 – Manila (2022)

71.60%

PHL Hotel Industry (2022)

55%





# Pre-Pandemic Tourist Arrivals (Philippines)

\*In Millions



\*Colliers  
 \*Statista  
 \*Department of Tourism  
 \*Bureau of Trade and Industrial Policy Research