

Regulation of the Hotel Development

- Hotel development must be approved by Competent Authorities for Business Objectives.
- The width of the abutting road must be over 12 meters.
- Commercial use is limited to B1-2F.
- The floor space of the hotel room shall not be less than 60% of the total floor space.
- In principle, the whole building shall be used only for hotel and the relevant business.



Construction Simulation

Main Investment Conditions

- Development Right : Superficies
- Duration : 50 years. The contract can be renewed once for 20 years .
- Bid bond : TWD \$108,000,000
- Performance Bond : TWD \$108,000,000
- Premium Reserve Price : TWD \$720,000,000
- Payment (4 installments) :
 - When Taoyuan City Government acquire the ownership of the subject, the successful tenderer shall complete the creation of the superficies accompanied with Taoyuan City Government within 30 days after 20% of the premium has been paid.
 - The bid premium is paid in 4 installments with the first payment on the date of superficies creation and 3 yearly installments afterwards. The proportion of the 4 installments is 20%, 20%, 20% and 40% respectively.
- Rent : 3% of the current declared land value. The excess will not be counted if the rent increases more than 6% from the previous year. The rent shall be counted as the land value tax when the rent is lower the land value tax.
- Decision Method : Three-staged by reviewing the qualification of the bidder, selecting the qualified bidder and revealing the bid price of the premium.
- Special covenants :
 - In addition to the use of International Tourist Hotel, it is still possible to set up other retail business or restaurants in accordance with the regulations of the urban planning, but residential use is prohibited.
 - The successful tenderer has to obtain **operation licenses of the International Tourist Hotel, Four-Star rated certification or above in hotel rating, Green Building Label, Green Mark hotel, and Intelligent Building Label.**
 - The successful tenderer shall acquire all the building use permits in 5 years after the creation date of the superficies.
 - The skywalk and underground connection shall be installed on the south side to connect with Taoyuan Convention Center, and east side with Innovation & Research Center. The share of the construction cost is divided by the centerline of the road and the design and the location shall be decided after the actual planning.
 - If a trust is needed for financing purpose, the successful tenderer should make an application to Department of Economics Development (DED) attached with the trust plan. With the approval from DED, the successful tenderer shall execute the trust in accordance with the approved plan, and the trustee should be the financing institution.
 - Transferring the right to construct to the third-party is prohibited. The right of managing, operating, using and profiting can be transfer to the third-party by leasing, loan for use or outsourcing.

Plan of HSR Taoyuan Station Special District No.162 and No.163 of QingZhi Section

The Creation of Superficies of International Tourist Hotel

Introduction of Investment Solicitation



Background

- In conjunction with the central government's "Asia · Silicon Valley Development Plan" and "Taoyuan Aerotropolis", "Taoyuan Convention Center" and "Asia · Silicon Valley Innovation and Research Center" will be built near Taoyuan Metro A19 Station.
- The HSR Special District is classified as New Development Area where lacks of supporting facilities and services. International Tourist Hotel is planned to be developed on two residential land lots, i.e. Nos. 162 and No.163 of QingZhi Section of Zhongli District, to facilitate industry development in this area and maximize the effects of the comprehensive plan.
- The goal of this plan is to activate and effectively use the land, connect major construction projects in proximity, and spur regional economic development.

Ownership & Current Status of Subject

- The subject land lots are No.162 and No.163 of QingZhi Section, Zhongli District. The total area is 17,611.33 square meters (5,327 pings)
- The subject land lots are national land which is administered by Railway Bureau, Ministry of Transportation and Communications (MOTC). The Special District's financial settlement is estimated to be completed in 2019, and Taoyuan City Government is estimated to create superficies for investment after completing land acquisition in 2020.
- Currently the land is being used as temporary parking lots without any above-ground.
- The subject land lots are faced with Sec. 1 of Linghang N. Rd. (40-meter width) on the east, Yongyuan Rd. (12-meter width) on the west, Huanxi 1st St. (12-meter width) on the south, and Huanxi 2nd St. (12-meter width) on the north.

Location and Traffic Conditions

- Taking Sec. 1 of Linghang N. Rd. as the main entrance, only 500M from Taoyuan Metro A19 station.
- Extending to all directions by MRT and HSR.
- Convenient location which only takes 3 min to HSR, 10 min to downtown Zhongli and 15 min to Taoyuan International Airport.
- 30 mins to Taipei Main Station by transferring to HSR, convenient for business.



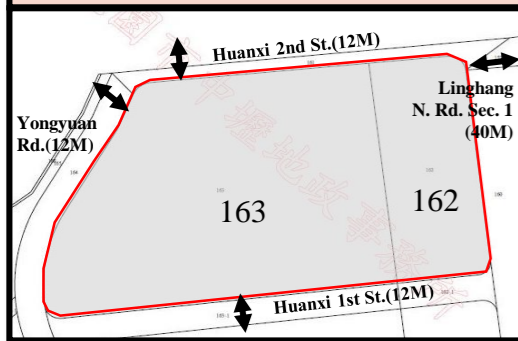
Surroundings



- ① **Taoyuan Convention Center**
International Conference Center is expected to be built in 2020 and begin operation in 2022.
- ② **Asia Silicon Valley Innovation and Research Center**
Providing innovative entrepreneurship and intelligent multiple demonstration fields, the first phase is expected to start at the end of 2019 and begin operation in 2022.
- ③ **Taoyuan Int'l Baseball Stadium**
It has a capacity of 20,000 spectators. As Lamigo Monkeys' home stadium, it holds about 60 to 80 professional baseball games each year.
- ④ **Joint Development of A19**
The joint development of Green mall and Residential buildings is expected to be completed in 2019.
- ⑤ **Taoyuan Museum of Art**
The design is expected to be completed in 2019 and the operation is expected to begin in 2022.
- ⑥ **Gloria Outlets & Cathay Commercial District**
Gloria Outlets is in operation and plans to combine with aquarium, office building and hotel to make it a Compound commercial district which is expected to operate in 2020.

- Taoyuan Convention Center and Asia · Silicon Valley Innovation and Research Center lead out the surrounding major construction, making here with excellent potential.
- With the development of the surrounding business environment, the conferences and exhibitions will bring stable demand for accommodation, catering and consumption.
- The MRT network is gradually formed with the continued construction while numerous passengers will bring unlimited business opportunities.
- The perfect accommodation location for business and sightseeing is only one station away from HSR which connects to the western corridor of Taiwan.
- Taoyuan International Baseball Stadium draw constant crowds for sports, leisure and entertainment.
- According to statistics by Tourism Bureau, M.O.T.C., average occupancy rate of the hotels in Taoyuan City is about 77%, higher than other 5 special municipalities in Taiwan. Taoyuan City is holding high accommodation demand in recent years, the occupancy rate is around 70% to 80%.

Cadastral Map of Subject



Current Status of Subject



Section	No.	Area(m ²)
QingZhi	162	4,127.80
QingZhi	163	13,483.53
Owner/Administration		
R.O.C/Railway Bureau, MOTC		
Estimated time of delivery to Taoyuan City: 2020		

