

# Investment Overview

Hato Businesspark is a professionally structured commercial development comprising **36 high-quality business units**, realized in two phases:

- **Phase 1:** 22 units (now selling)
- **Phase 2:** 12 units (sale to be determined)

Construction of Phase 1 will commence once **a minimum of 14 units have been sold**, ensuring market validation prior to the start of building.

The estimated construction period is approximately **200 workable workdays** from the legal transfer of the apartment right.

The project is developed on **freehold land**, meaning investors acquire full ownership rights to their apartment right without long lease or recurring land rent obligations.

## Legal & Ownership Structure

Investors acquire a **future registered apartment right on freehold land**, providing:

- Exclusive use of a private business unit
- A proportional undivided share in the common areas and underlying land
- Automatic membership in the Owners' Association (VvE)

The legal structure, ownership shares and allocation of common costs are formally established in the Deed of Division.

## Casco Delivery – Flexible Investment Model

Units are delivered **casco (shell condition)**, including structural framework, façade, roof and utility connection points.

A limited number of predefined modification options may be selected before construction. All interior fit-out and customization may be realized by the buyer after delivery, subject to VvE regulations where applicable and subject to the buyer's responsibility in obtaining the suitable government permits.

Casco delivery provides controlled initial capital allocation, full flexibility in interior layout, efficient adaptation for own use or rental.

The units will be delivered in shell condition and include:

- Ground floor with high ceiling
- First floor
- Private outdoor area at the front
- Clear internal height suitable for a variety of business activities
- Provision for WEB water connection
- Solar panel installation Package A
- Preparations for a pantry and sanitary facilities

Multiple units can be combined and the walls between units can be removed if desired. Units will be delivered according to the building permit. Any changes to the unit are subject to local building regulations, permits, contractual and structural restrictions. Changes can only be made after delivery. An extension of the building or unit onto communal ground or the private outside areas is not permitted.

### Solar-Powered & Energy Options

Hato Businesspark is designed as a **solar-powered commercial park**, offering multiple solar installation packages tailored to operational requirements.

This supports:

Long-term energy cost predictability, sustainable positioning, increased asset resilience, no operational dependency on grid supply

Solar installations are integrated within the owners' association (VvE) framework to maintain technical quality and architectural consistency.

Units are fitted with solar panel installation package A (see technical description). Buyers may choose for an upgraded package, B or C (see additional options below). The installation and maintenance of the solar panels fall under the management of the VvE. The costs of this are borne by the owner of the solar panels. Changes to the solar panel installation are permitted within the restrictions of the deed of division and only on the owner's designated portion of the roof.

Package A (included in the purchase price):  
2 x 5.1 kW battery and 14 solar panels

Package Option B:  
15 kW battery and 18 solar panels – \$3,900

Package Option C:  
20 kW batteries and 22 solar panels – \$7,800

### Additional Options

Fixed frame with glass instead of overhead door  
– \$6,000

Guest Toilet fitted with:

- Wall-hung (concealed) toilet
  - Flush plate and washbasin
  - White wall tiles 30 × 60 cm
  - Grey floor tiles 60 × 60 cm
  - Including mechanical ventilation
- \$6,000

Prices are exclusive ABB.

### Governance & Long-Term Value Protection

All owners are members of the owners' association (VvE), responsible for managing:

- Structural elements and shared installations
- Insurance of the building
- Maintenance planning and reserve funding
- Shared infrastructure and access
- Preserving a professional appearance of the park

An owner of one unit has a 1/38 share in the votes.

### Zoning Regulations

Under applicable zoning regulations, a **business apartment in combination with the business unit is permitted**, offering additional operational flexibility where legally compliant.

Use of the units is limited to approved business activities in accordance with zoning regulations and a few additional park restrictions. Zoning regulations permit business activities in categories 1, 2 and 3.

Link to Zoning Regulations - Business Park: [Click here for Zoning Regulations](#)

Notable exceptions for Hato Business Park are: spray paint activities; scrapyards; wholesale in trucks/lorries-, live animals-, flammable liquid and gas product, storage of vehicles. Companies with activities related to fish, meat, waste and herbs need to install an industrial ventilation system.

All business activities need to comply with the regulations stipulated in the deed of delivery. The buyer is responsible for inquiries into business possibilities within the government regulations and is responsible for obtaining permits required for their intended business activities.

Hato Businesspark is designed as a **modern, clean and architecturally consistent business environment**, aimed at high-quality entrepreneurs and investors seeking long-term value stability within a professionally governed setting.

### Further Information

For detailed specifications, options and availability, please refer to the official project website and contact your realtor.

# Investment Analysis Example

## Object

Total surface area: 120 m<sup>2</sup>

- 60 m<sup>2</sup> warehouse (ground floor)
- 60 m<sup>2</sup> office (upper floor)

**Purchase price: USD 267,000**

**Delivery: Casco (shell condition)**

## Expected Rental Income

Market rental indications:

Office space: ± USD 35–50 per m<sup>2</sup> per month

Warehouse space: ± USD 17–20 per m<sup>2</sup> per month

Calculation based on conservative mid-range values:

Warehouse (60 m<sup>2</sup> × 17) = USD 1,020 per month

Office (60 m<sup>2</sup> × 35) = USD 2,100 per month

Total monthly rent: USD 3,120

Total annual rent: USD 37,440

## Gross ROI

USD 37,440 ÷ USD 267,000

= approximately 14.0% gross annual return

## Disclaimer:

This calculation is based on market indications and assumptions regarding rental prices per m<sup>2</sup>. Actual rental income may vary depending on market conditions, location, finish level, additional investment after casco delivery, lease structure and vacancy. The stated ROI is indicative and not guaranteed. Investors should obtain independent financial and legal advice before making an investment decision