



BLISSFIELD

# PROJECT SUMMARY

FOR



## Blissfield Landmark Resort

AT NEW CLARK CITY, PHILIPPINES



McKINLEY



## EXECUTIVE SUMMARY



**BLISSFIELD**

Building upon our years of proven success, we, McKinley Investment Group, are now expanding our portfolio by inviting and working alongside a select group of investors, offering them a competitive return on their investment.

The "[Blissfield Landmark Complex Development Project](#)" is to develop the government-owned land that used to be a US military site located in New Clark City, Philippines that was acquired from the government by long-term leased, into a public 36-hole Golf Course (partial membership), Fairway Village, Casino Hotel & Residence, and Residential & Commercial Complex (Phase 1 & Phase 2 development site).

The project has been completed the Sky Blue 18-hole golf course in May 2022 in the Phase 1 development site (150ha). At the same time as the construction of Fairway Village GOLF (211,608sqm), 5-star Blissfield Casino Hotel and Residence (69,436sqm) and commercial complex (9,900sqm) start in Phase 1 development, an additional 19-36-hole golf course and a commercial & residential complex (560,000sqm) within the Phase 2 development site (100ha), Phase 2 development projects, shall be pursued to start construction in the mid-2022.

## PROPOSAL OBJECTIVES

- To offer our investors security and competitive returns with a high profit.
- Ensure the investment project has a minimum of two exit strategies to mitigate risk and protect investment funds.
- To create win-win scenarios for all stakeholders involved in the investment process.





## A. THE BLISSFIELD FACT SHEET

Project Start:	9 <sup>th</sup> November 2018
Location:	New Clark City, Central Luzon, Tarlac, Capas, Philippines.
Total Land Size:	2,500,000 SQM (250ha/ 617.76345 Acres)
Ownership:	Bases Conversion and Development Authority (BCDA)
Business Operator	McKinleyTech, Inc.
Development by	China State Construction Engineering Corporation
Contract Period:	Extension of 25 years after 25 years of the contract period. It is planned to be changed into an extension of 25 + 25 years (50 years).
Leased Cost:	Annual USD 500K (Deposit and Advance paid: USD 1,800,000.00) 5% increase every 3 years from the 4th year of lease commencement.
Tax:	VAT exemption, corporate tax 5%
Revenue-Based Fee:	PGR: 3% - 5% of business Revenue
Prerequisites:	Total investment: USD 40 million over the last 5 years Job creation: 1,000 people during the construction period. 250 people at all times during the operation period



## B. BLISSFIELD BUSINESS CONTENTS

### 1. 36-hole Blissfield Golf Course with Fairway Village

Brand: [SKY BLUE NEW CLARK CITY GOLF RESORT](#) designed and built by R&H Golf Course Architect  
Brand: [Blissfield GOLF Village](#) with 300 units development

### 2. Casino Hotel & Residence

Brand: [Blissfield Casino Hotel & Residence](#).

GOLDWINN INTERNATIONAL, Inc. (JVC of Dowinn Group (50%) and McKinleyTech, Ltd.(50%)) signed up in managing a casino hotel to develop a total of 770 units including hotels and residences and prepare a casino business that operates 200 tables and 1,000 slot machines. The company operates a hotel-casino business in five major hotels in the Philippines and currently ranks first in online and offline sales.

### 3. Commercial Complex and Shopping Mall Development

Brand: Lotte Premium Outlet, shopping mall, and many retail stores

### 4. Entertainment Park

Brand: Raging water and other entertainment companies are in discussion.

## Participating Companies

### 1. Blissfield Hotel & Resorts

[Goldwinn International](#)

### 2. Blissfield Residence

[McKinleyTech](#)

### 3. Golf

[Songho Golf Design](#)

### 4. Premium Outlet

<https://www.lotteshopping.com/pr/eng/main>

### 5. Heerim Architects & Planners Co., Ltd.

[www.heerim.com](http://www.heerim.com)

### 6. China State Construction Engineering Corporation

<https://www.cscec.com>





## C. ABOUT THE BLISSFIELD PROJECT

### 1. Summary

This project is located in New Clark City, Philippines, in 3 buildings of 101,154 m<sup>2</sup> in the "Blissfield" complex for leisure, recreation, residential and commercial development with an area of 250ha, a residential lodging type residence, a 5-star hotel, and a total of 4 floors. It is a business that builds, sells, and operates podium casino business sites and commercial facilities of a large scale.

The high-end residence, a living accommodation facility, plans to supply and sell 626 households with 9 types including penthouses, with an area of 47 m<sup>2</sup> to 256 m<sup>2</sup>. Thirteen types of 404 rooms and 394 households in serviced residences plan to use the 5-star hotel chain Blissfield brand to entrust the operation of hotel amenities. With a total area of 48,084 square meters and a two-story Podium casino business, it is planned to be operated by utilizing the professional manpower of DOWINN GROUP, the No. All commercial facilities in the podium are planned for sale and rental.

### 2. The Site

The business destination is located in the center of the Blissfield Complex, at the very heart of the complex's plans, including golf courses on the south and west sides, hotel villas on the east side, commercial/residential complexes (plans) on the north side, and parks (plans) on the north side. The "Blissfield Casino Hotel & Residence" architecture will be developed into one of the best landmarks in the Philippines (Casino Hotel, Residence, Mall, Hotel Villa) blends with the magnificent nature of the golf resort center within the complex.

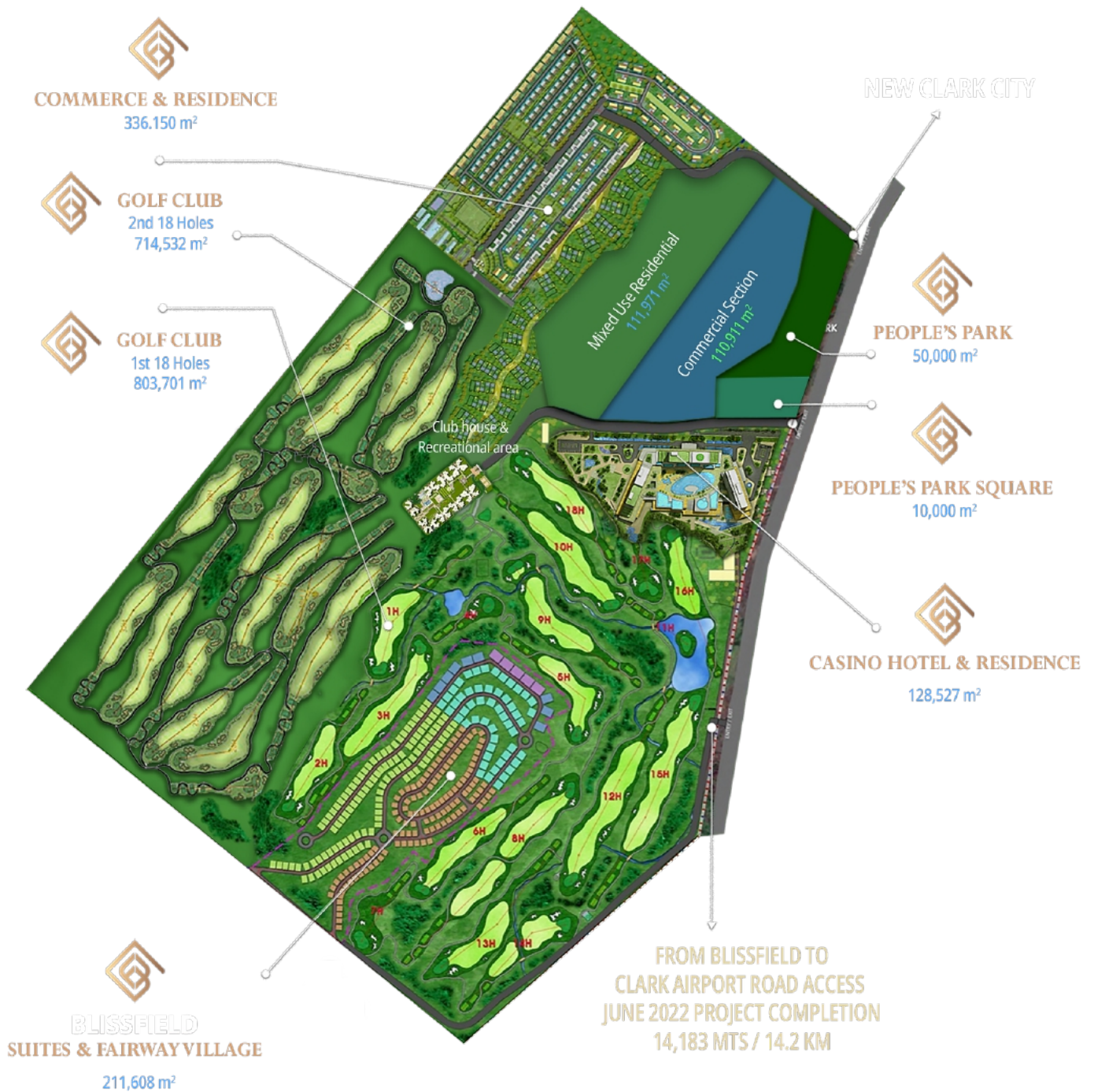
#### Blissfield "Phase 1" Development Site

Item	Site Area (sqm)
Golf Course 1-18 holes	803,701
Fairway Suite Village	211,608
Blissfield Hotel & Residence	128,527(69,436)
People's Park	50,000
Road & Others	24,948
<b>Total</b>	<b>1,218,784</b>

#### Blissfield "Phase 2" Development Site

Item	Site Area (sqm)
Golf Course 19-36 holes	714,532
Commercial & Residence	560,000
Road & Others	6,684
<b>Total</b>	<b>1,281,216</b>

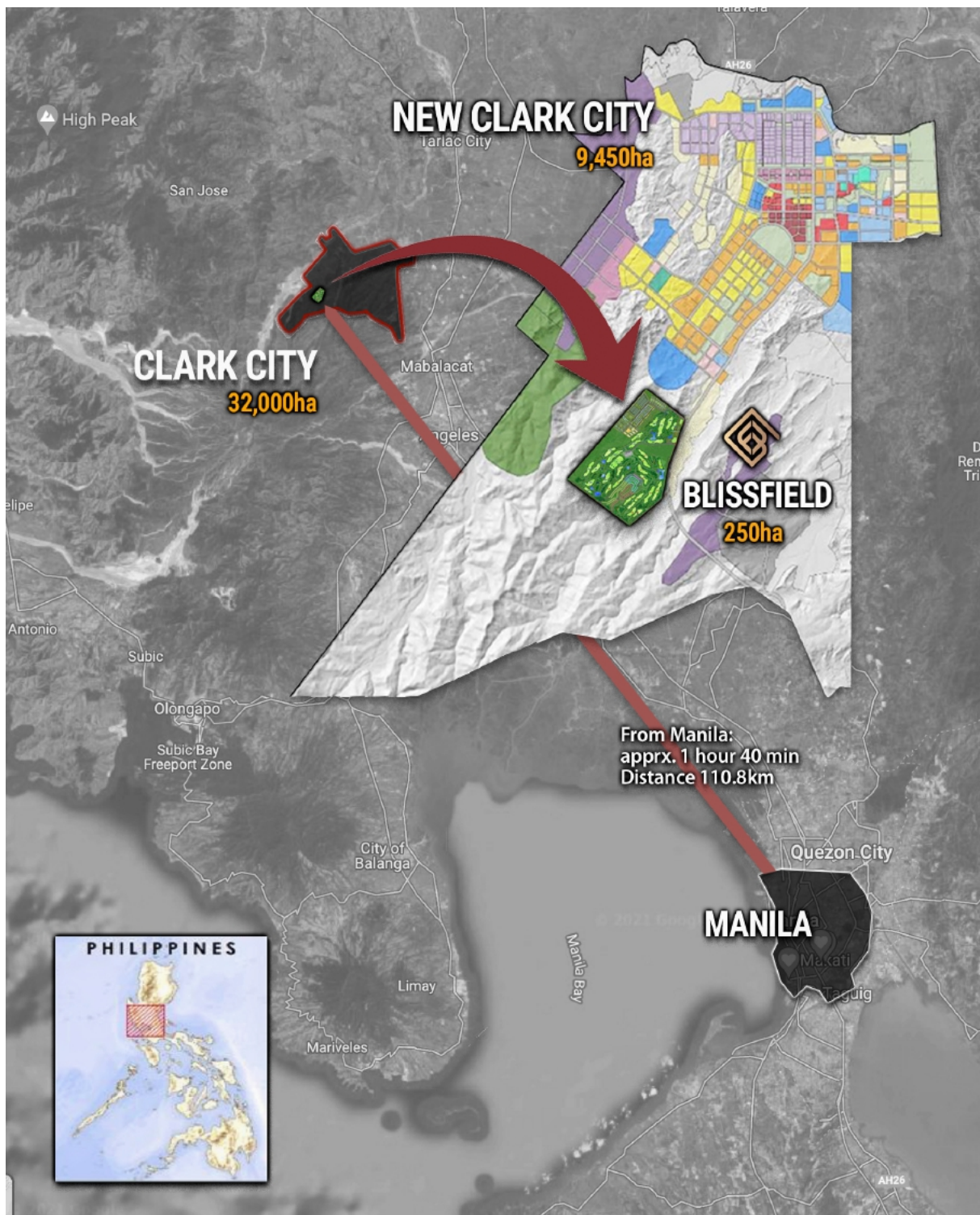
3. The Land Usage from the total of 2,500,000 SQM (250 Hectare)





## D. LOCATION & AREA

It is located in the center of the world-famous New Clark City development site.



## E. "New Clark City (Clark Green City)" Features

- New Clark City is being developed on 9,450 ha and shall be established as the best Green City in the Philippines with 1.12 million residents and 800,000 workers.
- It is scheduled to be built as the first smart city in the Philippines. Development is carried out by dividing it into 5 districts: National Government 2<sup>nd</sup> Administrative Center (including government-owned companies), commercial, academic, agricultural R&D, recreation & eco-friendly tourism, etc.
- The Clark New International Airport has been completed, and the Clark Manila high-speed railway construction is currently underway. After completion in 2024, the transit time between Clark and Manila shall be reduced to 1 hour (now, it takes about 1 hour and 20 minutes by car using the expressway)
- Clark is the No. 1 tourist destination on Luzon Island in the Philippines, and 31% of tourists visit it every year, and 600,000 Korean tourists a year use the Incheon Clark direct flight route. (Chinese tourists are explosively increasing with the opening of an airline route between Shanghai, China and Clark)
- 823 companies such as Yokohama Tire, Samsung Electro-Mechanics, and STS Semiconductor are located in the Clark Economic Zone, and most Chinese online casino operators (POGOs) in Manila have moved to Clark and constructed a POGO building for the POGO operators in Clark.
- There are 6 casino hotels, 5 golf courses, and international schools (UP University branch is scheduled to open in New Clark) in Clark, and as Clark International Airport is located within 10 minutes, it is emerging as a real estate investment area due to the convenience of transportation and tourism.





## F. ADVANTAGES

We are providing our valued investors the opportunity to generate competitive returns over the short to long term by leveraging the network and education we have experienced and acquired over the past few years in New Clark City, Philippines.

By following the demand, robust pre-purchase analysis, and rigorous project management, we provide as much certainty as possible when working with our investors. With a focus on a clear strategy, McKinley Investment Group is looking forward to the next stage of the journey and sharing our rewards with our partners.

**This investment opportunity offered to you has the following unique advantages.**

1. Since Clark City's government has fully licensed the site for 50 years, the Blissfield has been known to be the most expected project in New Clark City, and many globally known brand companies keep approaching us daily.
2. Because we have set up the lowest lease payment to the government for 50 years, the rate of market land price is already higher than that of other land prices, and the value is rapidly growing each month. Therefore, there is no investment risk as the land price has already reached three times the investment amount that can be sold at any time.
3. The Philippines' leading casino group is responsible for large-scale casino and hotel operations, providing the opportunity to connect many related businesses that are profitable in the long run and guarantee investment with the highest returns.
4. As the site development is centered on luxury brands such as a 36-hole golf course, Blissfield Hotel & Residence, Golf Resort & Suite Village, and Premium Outlets, we are confident that it will become a landmark of Clark City and enjoy various added values.
5. The Blissfield Project can be recommended as the best among McKinley Investments, and it can be said with confidence that it has zero investment risk.

The property market has always been known as very stable as long as you know what to buy and when, along with having the right power team around you. At McKinley Investment, we feel we have all these attributes in-house.











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McKinleyTech

GOLDWINN INTERNATIONAL INC.





heerim  
Architects & Planners



McKinleyTech

GOLDWINN INTERNATIONAL INC.



























