

以电子竞技及运动游戏为主题 PREMIUM RESORT DEVELOPMENT PROJECT FOCUSED ON
ELECTRONIC AND SPORTS GAMES 高端 度假胜地建设项目 PREMIUM-CLASS RESORT
DEVELOPMENT PROJECT





项目名称：PROJECT NAME:

全称：以电子竞技及运动游戏为主题的度假胜地建设项目

Full Name: Project for the Construction of a Premium Resort Focused on Electronic and Sports Games

简称：游戏度假胜地建设项目 Short Name: Game Resort Development Project

项目目标：PROJECT OBJECTIVE:

本项目的核心目标是建设一处以电子竞技及运动游戏为主题、注重服务品质、高端全面的综合性休闲度假胜地，并融入部分游戏服务项目。 The fundamental objective of this project is to construct a premium-class, comprehensive resort complex emphasizing service quality and focused on electronic and sports games, incorporating selected gaming service offerings.

度假胜地理念 RESORT CONCEPT

1.

设施配置：度假胜地全面融入电子竞技与运动游戏技术，结合现代时尚潮流，规划了智能室内装潢、互动电子游戏系统及各具特色的运动环境。 1. Facilities: The resort is designed by integrating modern, trendy smart interior décor infused with electronic and sports gaming technology throughout, along with interactive electronic gaming systems and uniquely themed sports environments.

2.

游戏设施：打造配备最新电竞设备、电脑及VR装置的专属游戏区域，并定期举办竞技赛事及游戏活动，吸引全年龄段宾客参与，营造社区氛围。 2. Gaming Facilities: Dedicated

gaming zones equipped with the latest e-game gear, computers, and VR setups will be established. Regular tournaments and gaming events will be organized to engage guests of all ages and create a community atmosphere.

3.

电子中心：设有技术休闲室，宾客可体验从VR设备到游戏P

C等最新科技产品，同时提供额外游戏设备租赁服务。 3.

Electronics Hub: A technology lounge will be arranged where guests can try out the latest devices from VR headsets to gaming PCs, as well as a rental service for additional gaming equipment.

4.

体育融合：涵盖多种体育场地、健身中心，以及在项目推进过程中引入的虚拟现实运动体验等传统与电子（电竞）运动

的多种设施。 4. Sports Integration: A variety of sports courts, a fitness center, and various traditional and electronic (esports) sports amenities including virtual reality sports experiences will be incorporated throughout the project's implementation.

5.

此外，将积极探索开展新兴技术及编程课程培训的可能性。

5. Training opportunities covering emerging technologies and coding classes will also be actively explored.

6.

健康选择：通过提供按摩等游戏配套服务以及瑜伽、自然冥想等附加健康服务，帮助宾客放松身心，平衡游戏与电子娱乐的专注度。

6. Wellness Options: Additional wellness services including massage-type gaming amenities, yoga, and nature meditation will be provided to help guests relax and balance their engagement with gaming and electronics.

7.

可持续发展：为吸引环保型旅行者，将在度假胜地的设计与

运营中融入生态友好实践，并持续增加可再生能源的使用比

例。 7. Sustainability: To attract environmentally conscious travelers, eco-friendly practices will be incorporated into the resort's design and operations, with a continuous increase in renewable energy utilization.

8.

营销策略：将利用游戏与科技领域的社交媒体及网红资源，

向目标受众推广度假胜地，并在正式开业前实施品牌推广阶

段，制造市场热度。 8. Marketing Strategy: Gaming and technology-focused social media and influencers will be leveraged to market the resort to the right audience, implementing a project awareness phase to generate pre-launch buzz.

9.

合作伙伴：与游戏公司及科技品牌开展赞助、活动或独家内

容方面的合作，并充分利用宾客的口碑反馈作为营销资源。

9. Collaboration: Partnerships with gaming companies and technology brands through sponsorships, events, or exclusive content will be pursued, with guest feedback and testimonials leveraged for marketing purposes.

10.

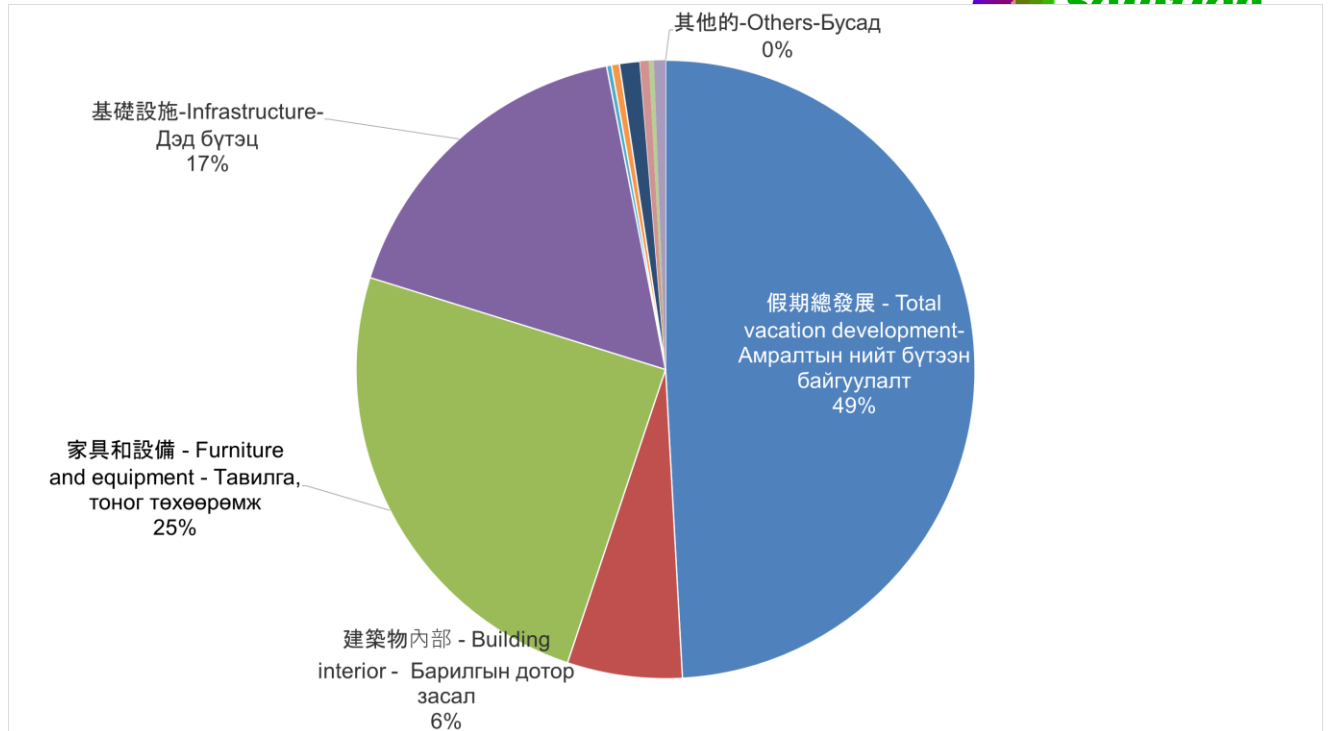
客户反馈：除融入运营特色的计费系统外，将建立持续收集

宾客意见的反馈机制，以便随时间推移不断调整和优化度假

胜地的服务内容。 10. Feedback: Beyond a billing system that reflects operational features, a continuous guest feedback collection system will be established to explore opportunities to modify and improve the resort's offerings over time.

项目投资：PROJECT INVESTMENT:

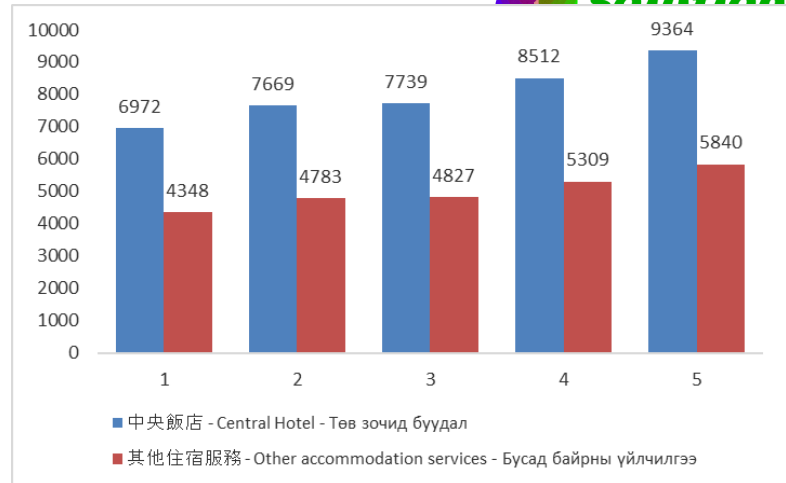
成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
假期總發展 - Total vacation development	¥54,695,250.0	\$7,815,840	27,347,625,000₮
建築物內部 - Building interior	¥6,686,145.0	\$955,437	3,343,072,500₮
家具和設備 - Furniture and equipment	¥27,460,193.4	\$3,924,006	13,730,096,700₮
基礎設施-Infrastructure	¥19,084,374.4	\$2,727,118	9,542,187,200₮
綠色植物-Green plant	¥286,875.0	\$40,994	143,437,500₮
交通等費用-Transportation and other expenses	¥460,000.0	\$65,733	230,000,000₮
供熱樓、倉庫、冬季車庫 - Heat supply building, warehouse, winter garage	¥1,184,151.2	\$169,213	592,075,598₮
供熱樓、倉庫、冬季車庫 - Heat supply building, warehouse, winter garage	¥504,494.0	\$72,091	252,246,998₮
節慶戶外裝飾品 - Holiday outdoor decoration	¥300,000.0	\$42,869	150,000,000₮
啟動資金成本/第一個月總成本/ - Start-up capital costs /Total costs for the first month/	¥667,695.2	\$95,412	333,847,615₮
其他的-Others	¥0.0	\$0	0₮
總投資額-Total investment	¥111,329,178.2	\$15,908,714	55,664,589,111₮



项目规模：PROJECT SCOPE:

2026-2031 years service plan

	中央飯店 - Central Hotel	其他住宿服務 - Other accommodation services	Total
2027-2028	6972	4348	11320
2028-2029	7669	4783	12452
2029-2030	7739	4827	12565
2030-2031	8512	5309	13822
2031-2032	9364	5840	15204
合计 / Total	40255	25108	65362
每月 / Per Month			1,089
每日 / Per Day			36



项目财务摘要： PROJECT FINANCIAL SUMMARY:

项目预计在60个月内为65,000至75,000名宾客（每日35至45人）提供全四季服务，实现1,070亿图格里克的总收入，支出经营成本300亿图格里克，缴纳税款180亿图格里克，净利润达580亿图格里克。 The project is projected to serve 65,000 to 75,000 guests (35 to 45 per day) across all four seasons within a 60-month period, generating revenue of MNT 107 billion, incurring operating costs of MNT 30 billion, paying taxes of MNT 18 billion, and achieving a net profit of MNT 58 billion.

此外，预计在第57个月通过累计利润收回550亿图格里克的投资。 Furthermore, the MNT 55 billion investment is projected to be fully recovered through accumulated profits

by the 57th month.

收入 / Revenue

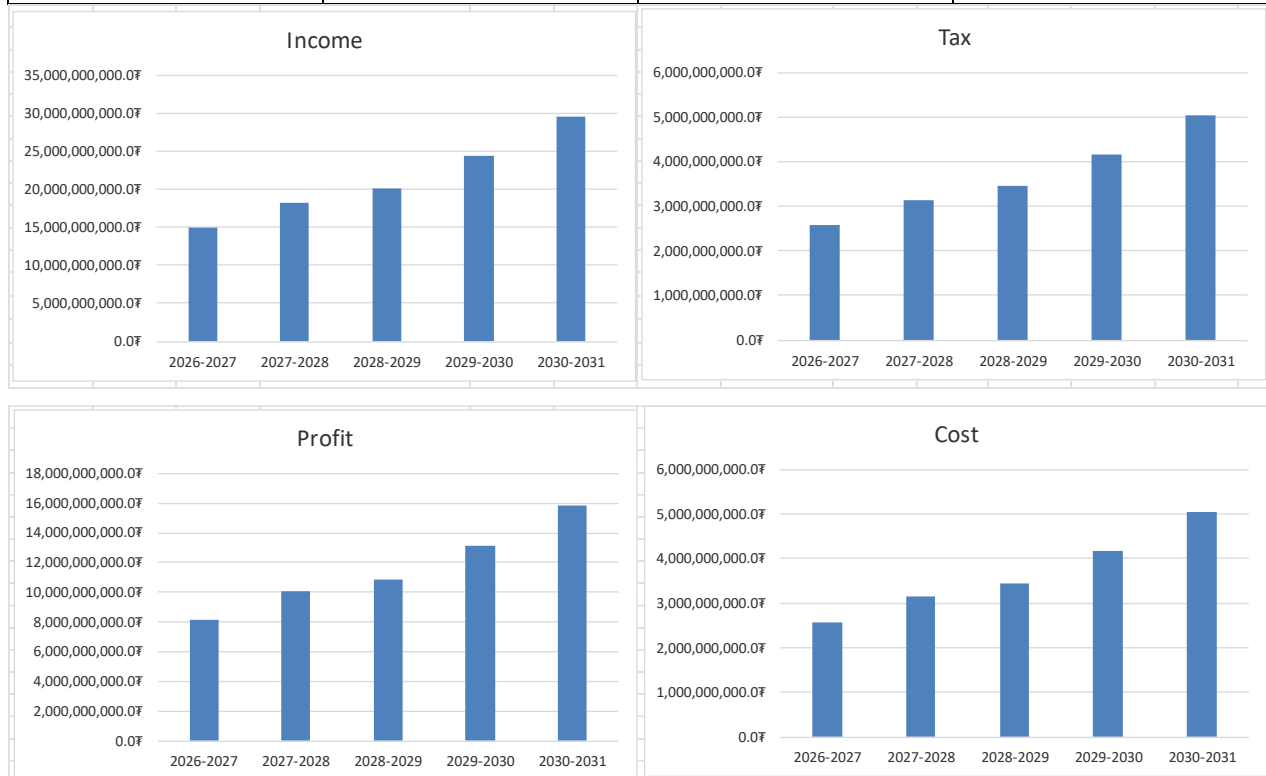
税款 / Tax

2026-2027	15,020,146,699.7¥	2026-2027	2,575,641,252.2¥
2027-2028	18,174,377,506.6¥	2027-2028	3,142,523,523.9¥
2028-2029	20,173,559,032.4¥	2028-2029	3,447,925,742.4¥
2029-2030	24,410,006,429.1¥	2029-2030	4,171,618,335.0¥
2030-2031	29,536,107,779.3¥	2030-2031	5,041,763,089.4¥
合计 / Total	107,314,197,447.1¥	合计 / Total	18,379,471,942.9¥

利润 / Profit

成本 / Cost

2026-2027	8,160,624,570.4¥	2026-2027	4,283,880,877.1¥
2027-2028	10,108,334,208.6¥	2027-2028	4,923,519,774.1¥
2028-2029	10,857,772,649.5¥	2028-2029	5,867,860,640.5¥
2029-2030	13,134,558,585.4¥	2029-2030	7,103,829,508.7¥
2030-2031	15,839,760,025.4¥	2030-2031	8,654,584,664.4¥
合计 / Total	58,101,050,039.3¥	合计 / Total	30,833,675,464.8¥



项目价值与原则：PROJECT VALUES AND PRINCIPLES:

- 由于休闲娱乐、电子竞技及运动游戏服务中人力投入至关重要，薪酬成本已按充裕标准规划，并设有激励薪酬体系。
 - As human involvement is critically important in leisure, electronic, and sports gaming services, wage costs have been planned at adequate levels with an incentive-based compensation system.
- 将部分游戏方向的服务纳入运营体系，以宾客的舒适体验为首要工作方向。 Selected gaming-oriented services will be incorporated into operations, with guest comfort positioned as the primary priority.
- 项目建设用地约7公顷，注重全面配套，采用高端解决方案，总造价为350亿图格里克。 The project construction will be carried out on approximately 7 hectares, emphasizing comprehensive completeness, featuring premium-class solutions, at a construction cost of MNT 35 billion.
- 项目已按60个月内宏观指标趋于不利的情景加以规划测算。
 - The project has been planned by considering macro indicators under a stressed scenario over the 60-month period.
- 这是蒙古国首家设有专属舒适方案客房的公共住宿大厅形式疗养院，面向中等收入消费者，并将依据专项法规标准进行规范管理。 This is the first resort in Mongolia featuring a communal accommodation hall concept with individually tailored comfort solutions, designed for middle-income consumers and governed by dedicated regulatory standards.

项目服务体系：PROJECT SERVICE COMPLEX:

- Hotel
- 獨棟住宅 - Single house
- 雙人房 - Twin house
- 敦屋 - Twon house
- 措措蒙古包-Tsomsog yurt (传统特色蒙古包)
- 蒙古包-Yurt

度假胜地服务项目： RESORT SERVICES:

从众多服务类别中，以下10种服务套餐作为代表性方案进行规划。根据服务种类不同，每晚住宿费用为100,000至250,000图格里克。 From the extensive range of service categories, the following 10 service packages have been selected as representative offerings. Depending on the service type, the nightly rate ranges from MNT 100,000 to MNT 250,000.

1天套餐 - 1 Day Package (Hotel - Central Hotel)

3天套餐 - 3 Days Package (Hotel - Central Hotel)

7天套餐 - 7 Days Package (Hotel - Central Hotel)

10天套餐 - 10 Days Package (Hotel - Central Hotel)

14天套餐 - 14 Days Package (Hotel - Central Hotel)

獨棟住宅 独栋住宅 - Single House /7 days/

雙人房 双人住宅 - Twin House /7 days/

敦屋 联排住宅 - Town House /10 days/

膠囊之家 胶囊屋 - Capsule Home /10 days/

蒙古包蒙古包 - Yurt /7 days/

其他 - Other

项目位置： PROJECT LOCATION:

宗金博尔多旅游区 Tsonjin Boldog Tourism Zone



项目实施 PROJECT IMPLEMENTING

机构： ORGANIZATION::

"FORSEASON" 有限责任公司 / LLC

项目实施阶段： PROJECT IMPLEMENTATION PHASES:

项目将按以下阶段实施。 The project will be implemented in the following phases.

第一阶段：测算研究与评估阶段，2027年01月至04月 Phase 1: Feasibility Study and Assessment Phase, January–April 2025

第二阶段：积累建设所需资源，2027年05月至2026年04月 Phase 2: Accumulation of Resources Required for Construction, May 2027 – April 2026

第三阶段：完成建设，2028年05月 Phase 3: Completion of Construction, May 2028

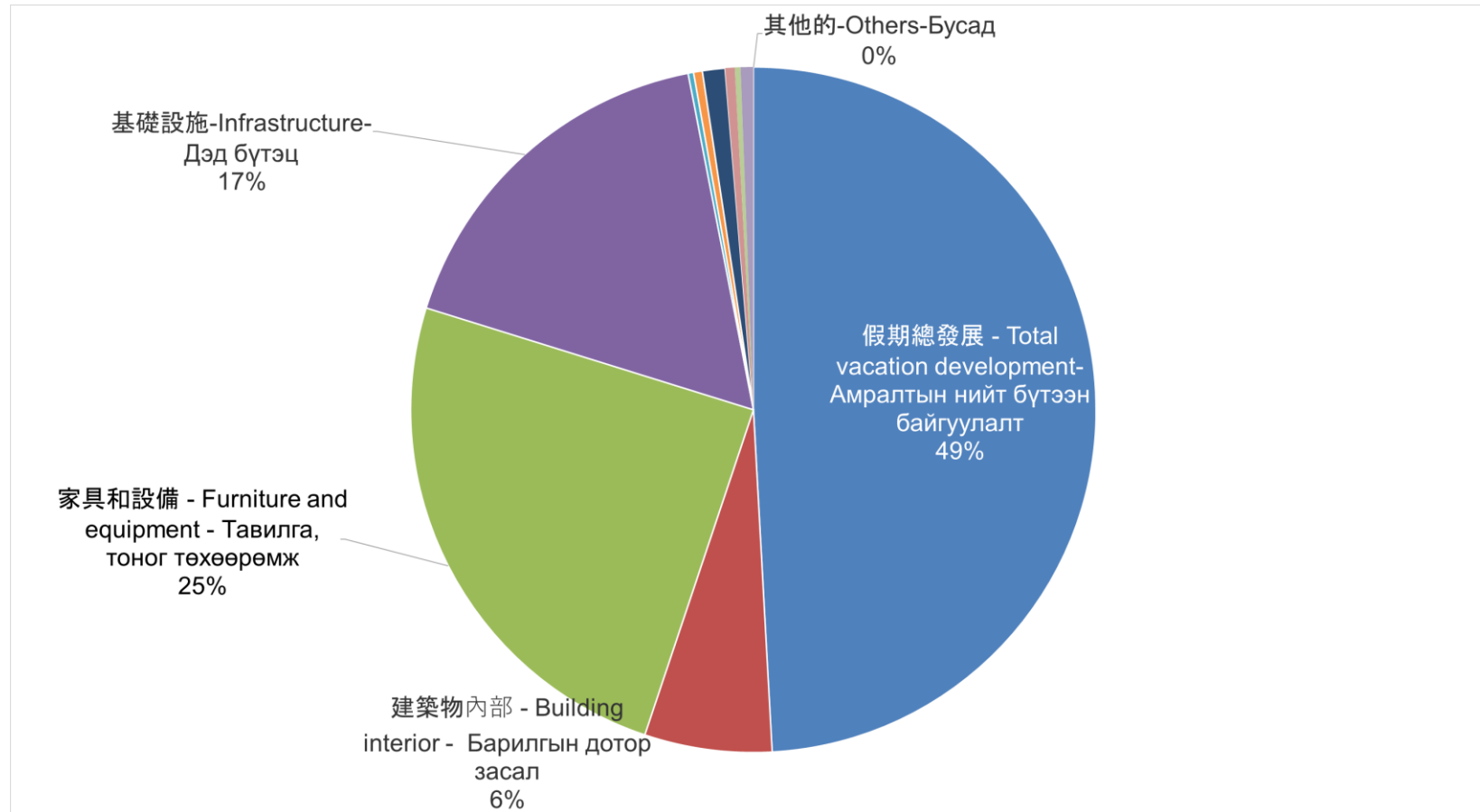
第四阶段：开始项目运营，2027年06月 Phase 4: Commencement of Project Operations, June 2027

项目所需投资规模及融资：REQUIRED PROJECT INVESTMENT SCALE AND FINANCING:

總投資計算-Calculatoin of total investment

成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
假期總發展 - Total vacation development	¥54,695,250.0	\$7,815,840	27,347,625,000₮
建築物內部 - Building interior	¥6,686,145.0	\$955,437	3,343,072,500₮
家具和設備 - Furniture and equipment	¥27,460,193.4	\$3,924,006	13,730,096,700₮
基礎設施-Infrastructure	¥19,084,374.4	\$2,727,118	9,542,187,200₮
綠色植物-Green plant	¥286,875.0	\$40,994	143,437,500₮
交通等費用-Transportation and other expenses	¥460,000.0	\$65,733	230,000,000₮
供熱樓、倉庫、冬季車庫 - Heat supply building, warehouse, winter garage	¥1,184,151.2	\$169,213	592,075,598₮
供熱樓、倉庫、冬季車庫 - Heat supply building, warehouse, winter garage	¥504,494.0	\$72,091	252,246,998₮
節慶戶外裝飾品 - Holiday outdoor decoration	¥300,000.0	\$42,869	150,000,000₮
啟動資金成本/第一個月總成本/ - Start-up capital costs /Total costs for the first month/	¥667,695.2	\$95,412	333,847,615₮
其他的-Others	¥0.0	\$0	0₮

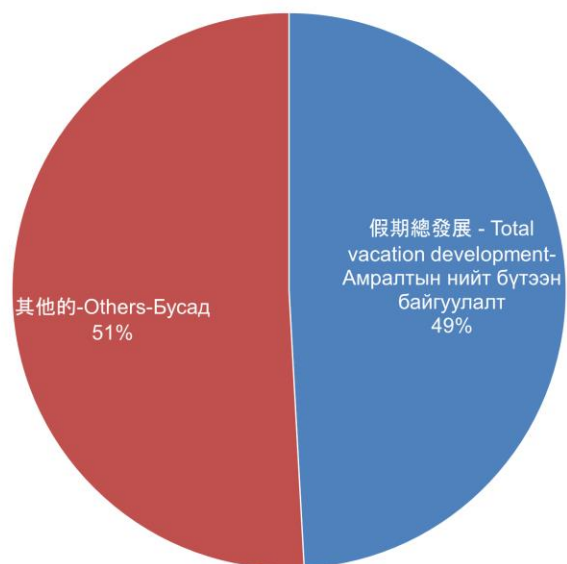
總投資額-Total investment	¥111,329,178.2	\$15,908,714	55,664,589,111₮
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主要服務大樓-Main service building

成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
假期總發展 - Total vacation development	¥54,695,250.0	\$7,815,840	27,347,625,000₮
其他的-Others	¥56,633,928.2	\$8,092,873	28,316,964,111₮
建築庫存成本-Construction inventory costs	¥111,329,178.2	\$15,908,714	55,664,589,111₮

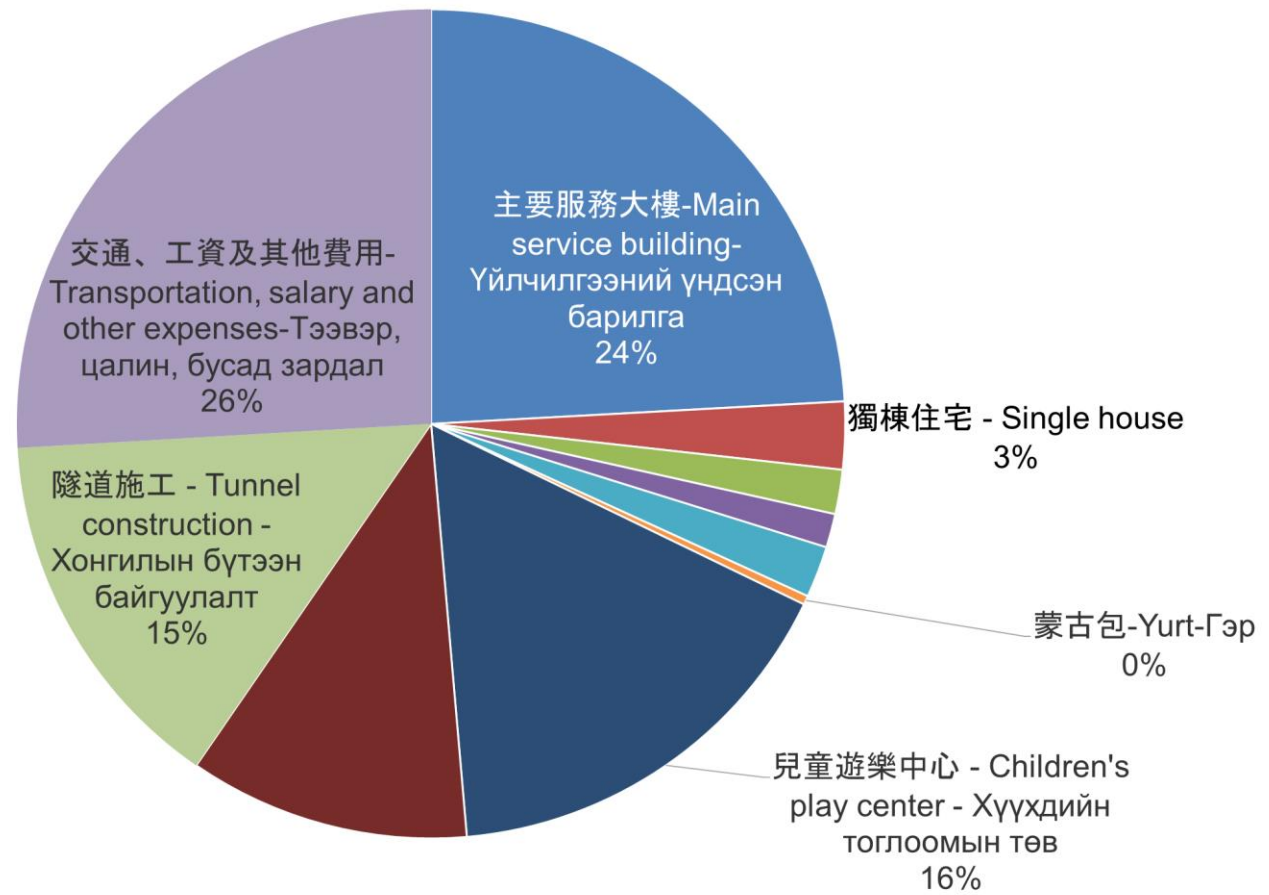
主要服務大樓-Main service building-Үйлчилгээний үндсэн барилга



假期總發展 - Total vacation development

成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
主要服務大樓-Main service building	¥13,200,000.0	\$1,886,253	6,600,000,000₮
獨棟住宅 - Single house	¥1,440,000.0	\$205,773	720,000,000₮
雙人房 - Twin house	¥945,000.0	\$135,039	472,500,000₮
敦屋 - Twon house	¥720,000.0	\$102,887	360,000,000₮
膠囊之家 - Capsule home	¥1,100,000.0	\$157,188	550,000,000₮
蒙古包-Yurt	¥190,000.0	\$27,151	95,000,000₮
兒童遊樂中心 - Children's play center	¥9,000,000.0	\$1,286,082	4,500,000,000₮
活動廳 - Event hall	¥6,000,000.0	\$857,388	3,000,000,000₮
隧道施工 - Tunnel construction	¥7,920,000.0	\$1,131,752	3,960,000,000₮
交通、工資及其他費用-Transportation, salary and other expenses	¥14,180,250.0	\$2,026,329	7,090,125,000₮
投資-Investment	¥17,595,000.0	\$2,514,290	27,347,625,000₮

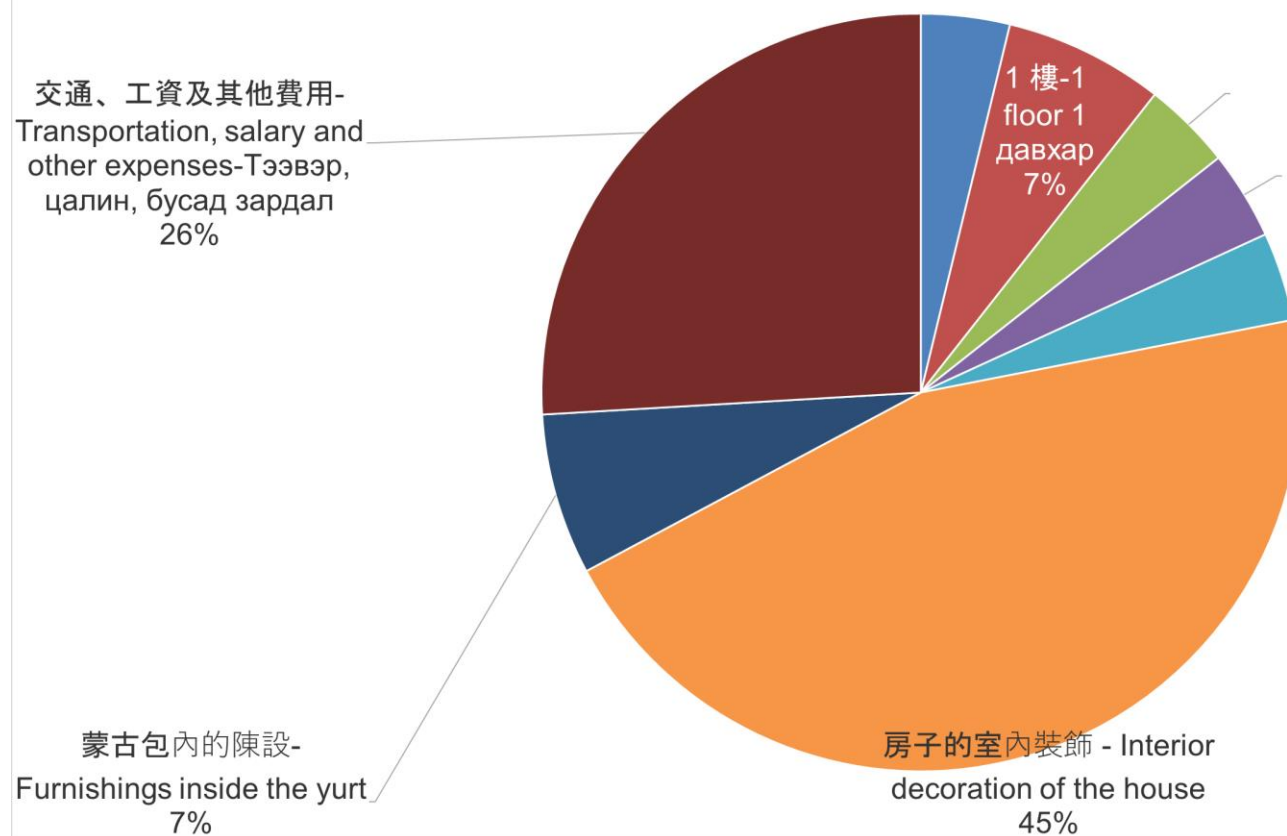
假期總發展 - Total vacation development- Амралтын нийт бүтээн байгуулалт



建築物內部 - Building interior

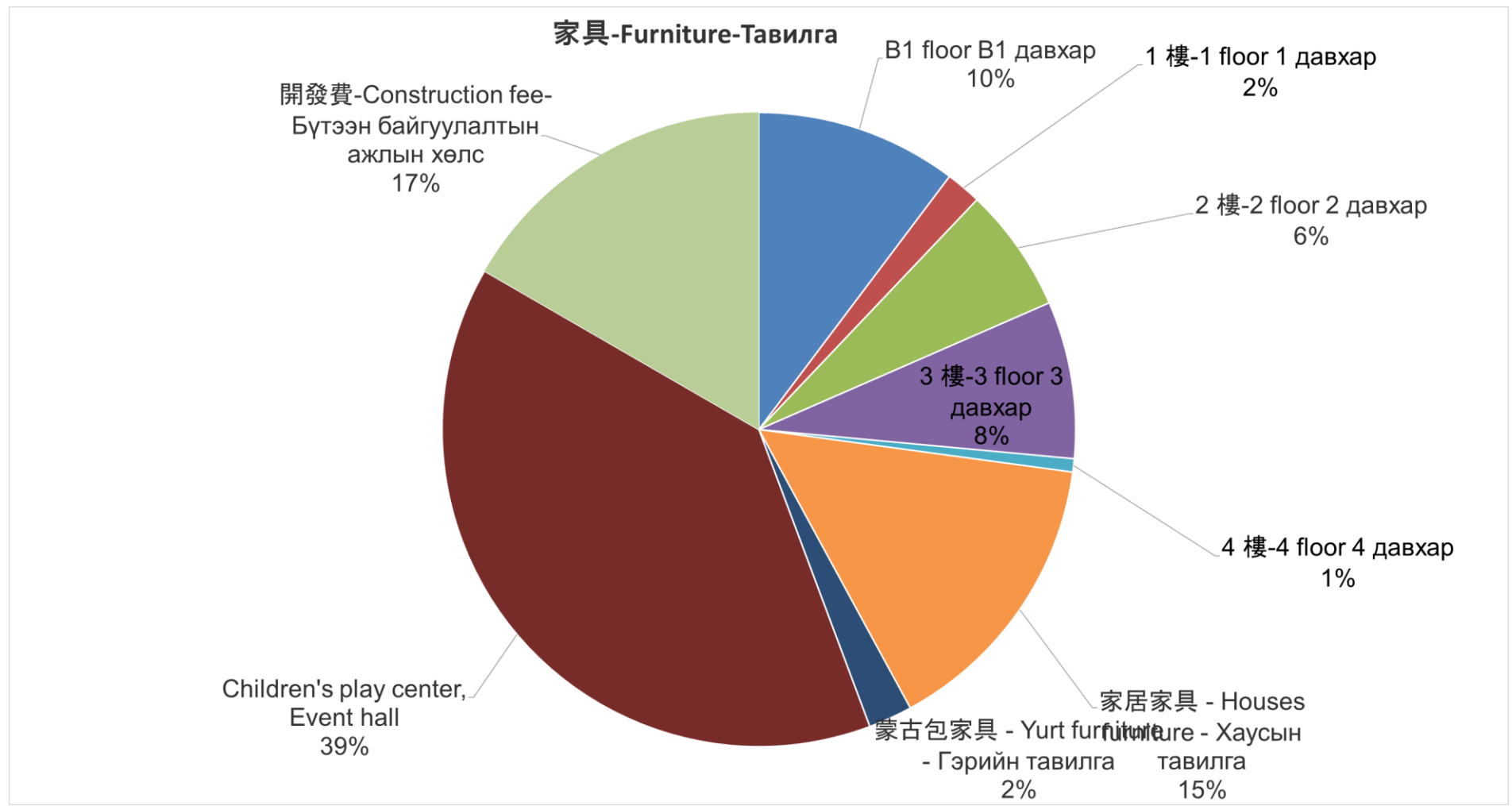
成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
B1 floor	¥252,750.0	\$36,117	126,375,000₮
1 樓-1 floor	¥454,950.0	\$65,011	227,475,000₮
2 樓-2 floor	¥252,750.0	\$36,117	126,375,000₮
3 樓-3 floor	¥252,750.0	\$36,117	126,375,000₮
4 樓-4 floor	¥252,750.0	\$36,117	126,375,000₮
房子的室內裝飾 - Interior decoration of the house	¥3,026,250.0	\$432,445	1,513,125,000₮
蒙古包內的陳設-Furnishings inside the yurt	¥460,500.0	\$65,805	230,250,000₮
交通、工資及其他費用-Transportation, salary and other expenses	¥1,733,445.0	\$247,706	866,722,500₮
投資-Investment	¥6,686,145.0	\$955,437	3,343,072,500₮

主服務樓內部-Interior of main service building-Үйлчилгээний үндсэн барилгын дотор засал



家具和設備 - Furniture and equipment

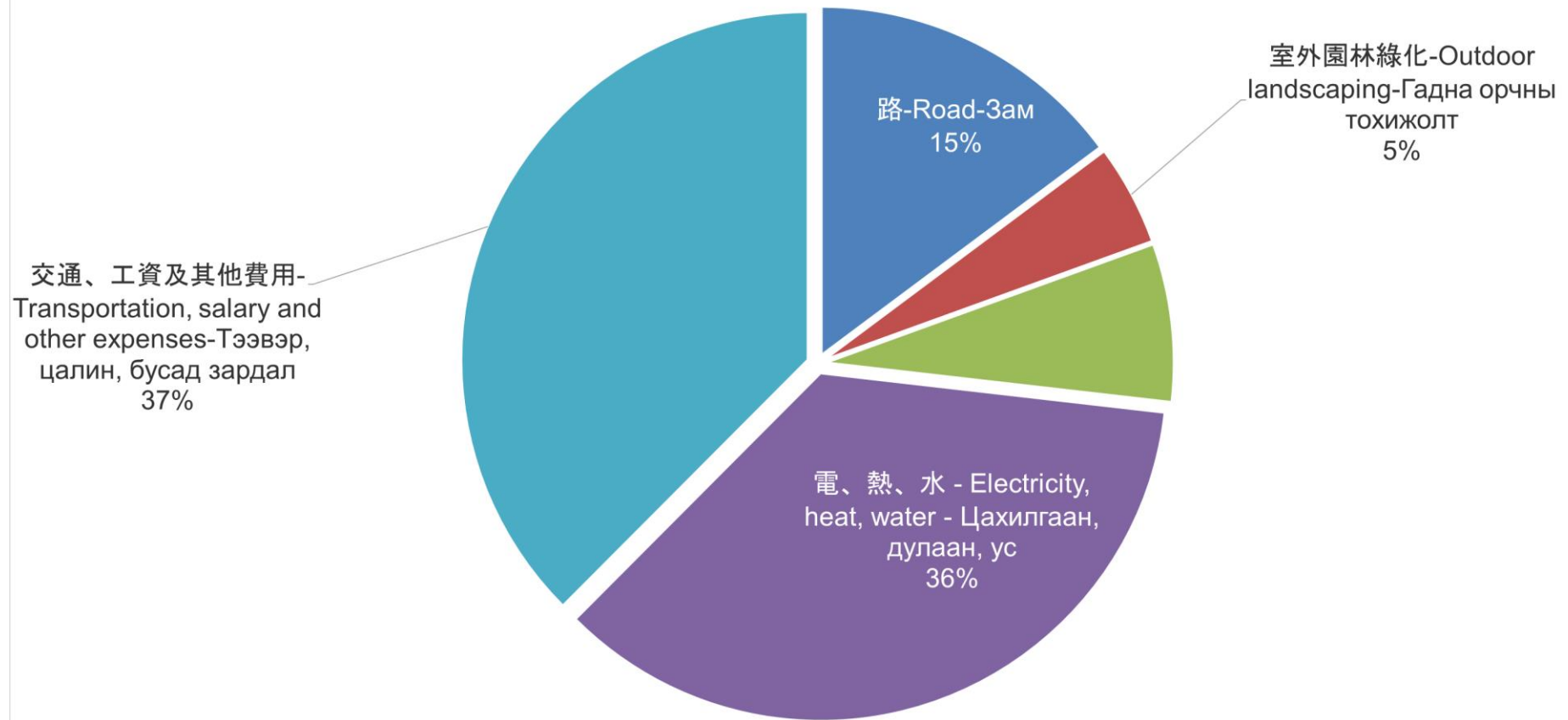
成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
B1 floor	¥2,503,000.0	\$357,674	1,251,500,000₮
1 樓-1 floor	¥440,000.0	\$62,875	220,000,000₮
2 樓-2 floor	¥1,550,000.0	\$221,492	775,000,000₮
3 樓-3 floor	¥1,950,000.0	\$278,651	975,000,000₮
4 樓-4 floor	¥165,000.0	\$23,578	82,500,000₮
家居家具 - Houses furniture	¥3,631,500.0	\$518,934	1,815,750,000₮
蒙古包家具 - Yurt furniture	¥545,400.0	\$77,937	272,700,000₮
Children's play center, Event hall	¥9,500,000.0	\$1,357,531	4,750,000,000₮
開發費-Construction fee	¥4,056,980.0	\$579,734	2,028,490,000₮
投資-Investment	¥24,341,880.0	\$3,478,405	12,170,940,000₮



基礎設施-Infrastructure

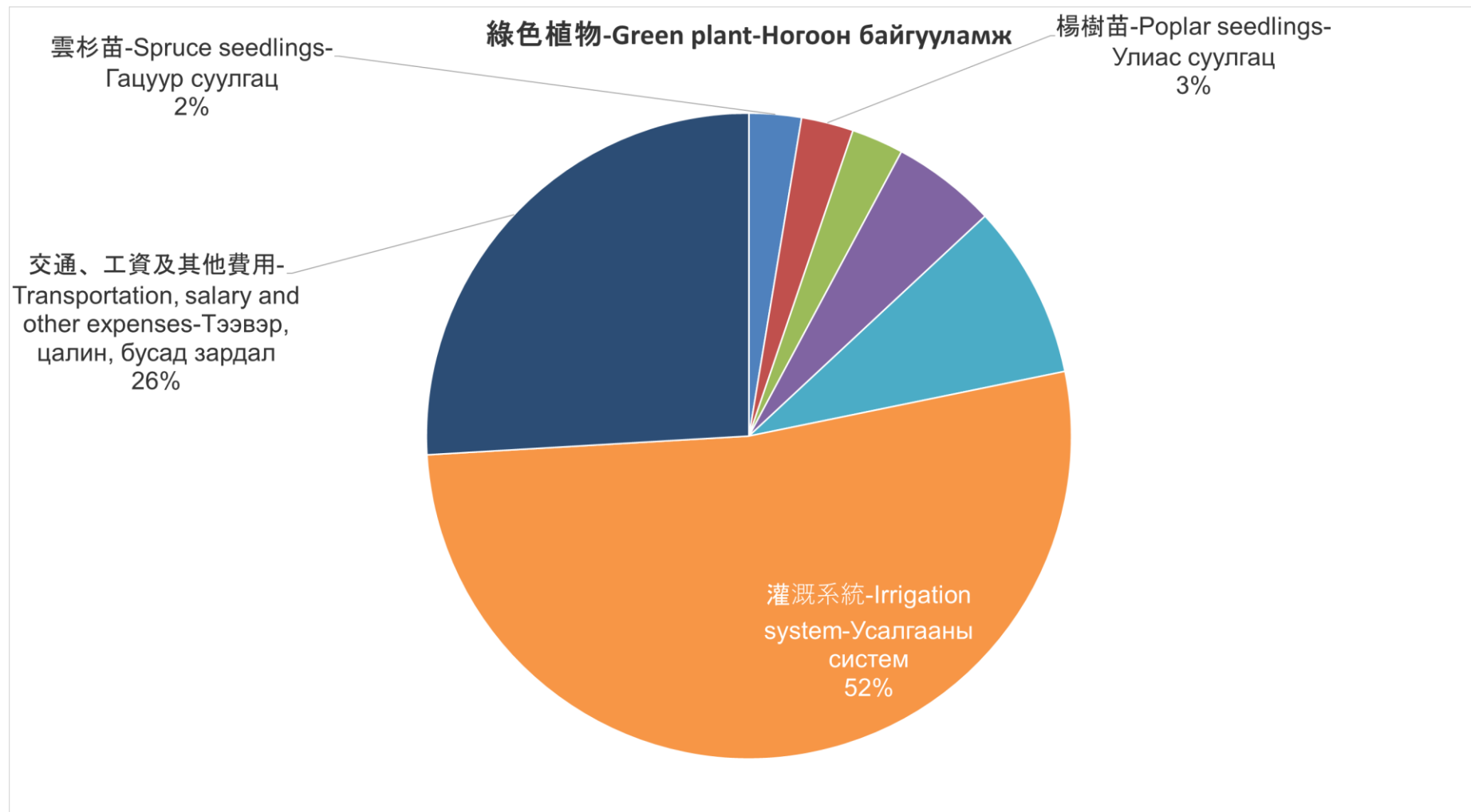
成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
路-Road	¥2,830,000.0	\$404,401	1,415,000,000₮
室外園林綠化-Outdoor landscaping	¥890,000.0	\$127,179	445,000,000₮
加熱系統-Heating system, generator	¥1,396,000.0	\$199,486	698,000,000₮
電、熱、水 - Electricity, heat, water	¥6,811,734.0	\$973,383	3,405,867,000₮
交通、工資及其他費用-Transportation, salary and other expenses	¥7,156,640.4	\$1,022,669	3,578,320,200₮
投資-Investment	¥19,084,374.4	\$2,727,118	9,542,187,200₮

基礎設施-Infrastructure-Дэд бүтэц



綠色植物-Green plant

成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
雲杉苗-Spruce seedlings	¥7,500.0	\$1,072	3,750,000₮
楊樹苗-Poplar seedlings	¥7,500.0	\$1,072	3,750,000₮
雪松苗-Cedar seedlings	¥7,500.0	\$1,072	3,750,000₮
果樹苗-Fruit tree seedlings	¥15,000.0	\$2,143	7,500,000₮
草坪種植-Lawn planting	¥25,000.0	\$3,572	12,500,000₮
灌溉系統-Irrigation system	¥150,000.0	\$21,435	75,000,000₮
交通、工資及其他費用-Transportation, salary and other expenses	¥74,375.0	\$10,628	37,187,500₮
投資-Investment	¥286,875.0	\$40,994	143,437,500₮



交通等費用-Transportation and other expenses

成本價值-Value of cost	元-Yuan	美元-USD	泰格魯格-Tugrug
交通等費用-Transportation and other expenses	¥460,000.0	\$65,733	230,000,000₮
供熱樓、倉庫、冬季車庫 - Heat supply building, warehouse, winter garage	¥1,184,151.2	\$169,213	592,075,598₮
餐飲及員工住宿 - Catering and staff accommodation	¥504,494.0	\$72,091	252,246,998₮
節慶戶外裝飾品 - Holiday outdoor decoration	¥300,000.0	\$42,869	150,000,000₮
啟動資金成本/第一個月總成本/ - Start-up capital costs /Total costs for the first month/	¥667,695.2	\$95,412	333,847,615₮
其他的-Others	¥0.0	\$0	0₮
投資-Investment	¥3,116,340.4	\$445,319	1,558,170,211₮

交通等費用-Transportation and other expenses-Тээврийн хэрэгсэл, бусад зардал

