

# ECO RESORT, SUBURBAN TOWN AND REAL ESTATE ZONE

ADS ECO Eco-Industrial Complex | Premium light investor-style concept section



Text-free 3D masterplan visualization based on the provided image, showing the resort, residential, community, recreation and green infrastructure environment.

The Eco Resort, Suburban Town and Real Estate Zone is envisioned as the lifestyle, hospitality and community-development layer of the ADS ECO platform. It can combine eco-resort functions, suburban residential clusters, wellness infrastructure, community services, educational amenities, recreation areas and green public spaces within a unified masterplanned environment. The zone adds a human-centered and real estate-driven dimension to the broader eco-industrial complex by connecting sustainable living, community services, tourism, wellness and long-term asset value.

**Strategic role: a high-value real estate, hospitality and community platform that expands ADS ECO beyond industrial operations into sustainable living, wellness and long-term land-value creation.**

# 1. Strategic Overview

The Eco Resort, Suburban Town and Real Estate Zone is designed to create a balanced living, working and leisure environment around the ADS ECO ecosystem. It may include an eco resort village, terraced hotel and wellness center, residential villas, lagoon pool, smaller pools, gardens, playgrounds, sports fields, school facilities, community center and other family-oriented amenities.

The zone can transform a portion of the project land into a planned destination that serves residents, visitors, employees, guests, institutional partners and the surrounding community. It provides an additional value chain through hospitality income, real estate sales, long-term leasing, asset management, community services and destination-based branding. This makes the ADS ECO platform more attractive not only as an industrial project, but also as a complete sustainable development ecosystem.



Resort and lagoon core



Residential villa clusters



Sports and community amenities

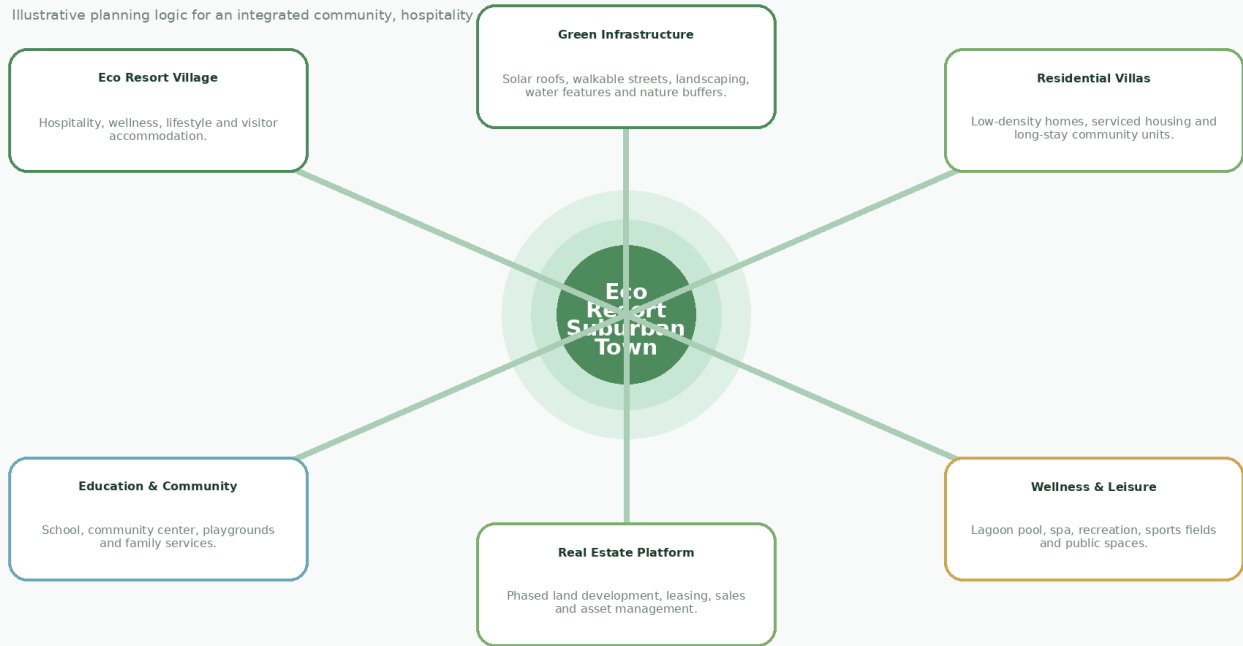
- Creates a sustainable living and wellness destination linked to the ADS ECO brand;
- Adds real estate and hospitality value to the project portfolio;
- Supports community integration through education, recreation and public amenities;
- Allows phased development to match market demand and reduce capital risk;
- Strengthens the overall identity of ADS ECO as a complete circular and sustainable lifestyle ecosystem.

## 2. Masterplan Structure and Functional Logic

The zone can be organized as a mixed-use masterplan where hospitality, residential, community and recreation functions are planned as complementary components rather than isolated projects. The masterplan logic should combine attractive public spaces, strong mobility, green infrastructure, and clear separation between residential, resort and operational service areas.

### Eco Resort and Suburban Town Structure

Illustrative planning logic for an integrated community, hospitality



Illustrative structure showing how the real estate, resort, community and green infrastructure layers can function together.

# 3. Main Components of the Zone

## Zone Component Architecture

Core functional blocks that may form the Eco Resort, Suburban Town and Real Estate Zone



Core component architecture of the Eco Resort, Suburban Town and Real Estate Zone.

Component	Role in the Zone
Eco resort village	Hospitality-oriented accommodation and visitor experience built around sustainable design.
Terraced hotel and wellness center	Premium health, spa, leisure and wellness facilities for guests and residents.
Lagoon pool and recreation areas	Central resort amenity and visual destination for leisure and events.
Residential villas and suburban homes	Low-density living, serviced homes, long-stay units and family-oriented residential clusters.
School and learning facilities	Education infrastructure for families, community engagement and long-term settlement value.
Community center	Shared services, events, co-working, social programs and neighborhood management.
Parks, gardens and playgrounds	Green public realm, family spaces, walkability and social interaction.
Outdoor sports field	Active recreation, wellness, sports programming and community cohesion.

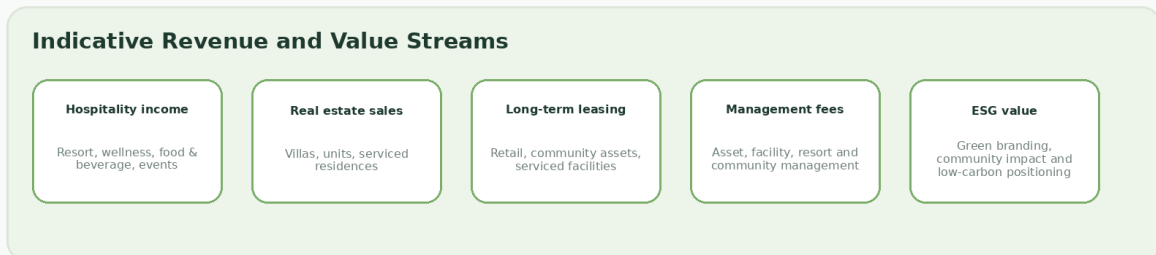
# 4. Phased Development and Investment Model

The real estate and resort zone should be developed through a phased investment approach. This reduces upfront capital pressure, allows the project to test market demand, and enables different investors or operators to participate in specific components such as hospitality, residential development, wellness, retail, education or community services.

Potential participation models include land contribution, real estate joint ventures, build-to-sell residential development, long-term leasing, resort and hotel operation contracts, wellness operator partnerships, school or education partnerships, and professional asset management. Through this structure, the zone can become a dedicated real estate and hospitality investment layer within the wider ADS ECO platform.

## Phased Development and Investment Logic

The zone can be developed in phases to reduce risk, attract partners and match market demand



Illustrative phased development and revenue logic.

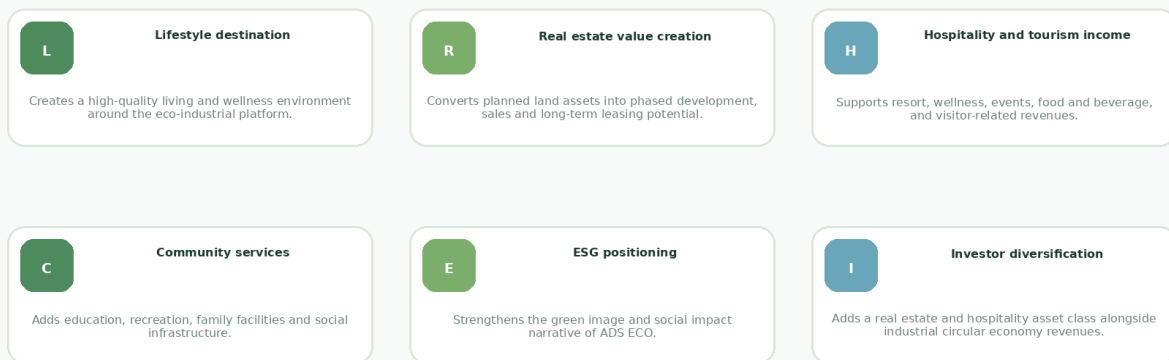
# 5. Value Creation, ESG Positioning and Platform Synergy

The zone can create value across several dimensions. It can generate real estate value through residential development and land improvement. It can generate hospitality and tourism income through resort, wellness, leisure and events. It can also increase the attractiveness of the overall ADS ECO complex by offering high-quality places to live, visit, learn and engage.

From an ESG perspective, the zone supports community development, green public spaces, walkability, family services and improved quality of life. When planned with solar roofs, efficient buildings, landscape buffers and water-sensitive design, it can become a visible demonstration of sustainable living connected to circular economy infrastructure.

## Strategic Value Map

How the zone supports lifestyle, real estate value, tourism, community impact and platform attractiveness



Strategic value map linking real estate, lifestyle, hospitality, community and ESG outcomes.

## Amenity and Platform Synergy Profile

Qualitative investor view of how the zone contributes to the broader ADS ECO platform



Qualitative synergy profile for investor communication.

## 6. Conclusion

The Eco Resort, Suburban Town and Real Estate Zone can become one of the most visible and human-centered parts of the ADS ECO platform. It expands the project beyond industrial production and resource recovery by creating an environment where sustainable living, wellness, education, hospitality and community services are integrated into one masterplanned destination.

By including resort functions, residential villas, a wellness center, lagoon pool, community center, school, parks, playgrounds and sports facilities, the zone can attract residents, visitors, investors and institutional partners. It also strengthens the long-term brand value of ADS ECO by showing that circular economy infrastructure can be connected to high-quality lifestyle, community and real estate development.

As a phased real estate and hospitality platform, this zone can generate diversified revenue streams, reduce dependence on purely industrial income, and create a long-term asset base that supports the financial and social sustainability of the overall project.

**Key Takeaway.** The Eco Resort, Suburban Town and Real Estate Zone turns ADS ECO into a complete sustainable destination by combining real estate value, hospitality, wellness, community infrastructure and green lifestyle development in one phased investment platform.