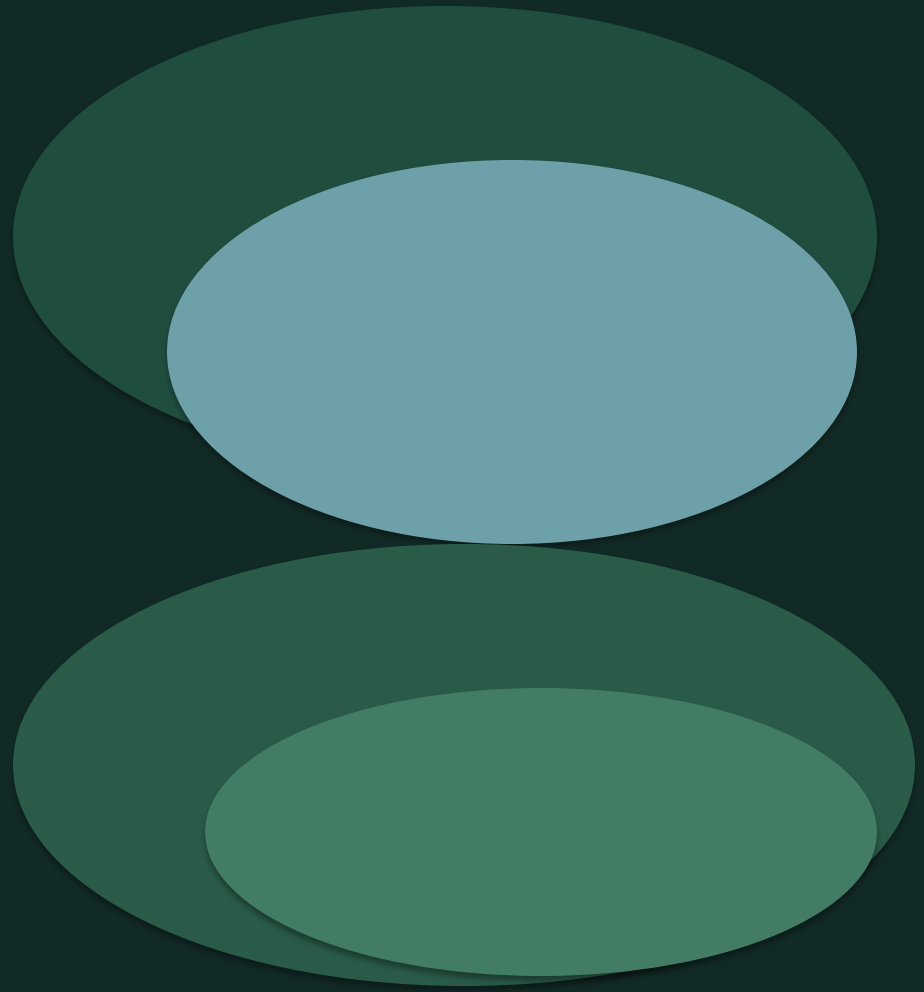
ROYAL BLISS

RESORTS AND HOTEL

An integrated resort, amusement park and entertainment destination



Accra, Ghana | Investor & Strategic Partner Presentation

WHERE LUXURY MEETS NATURE

The Opportunity

A destination built around more than a room key.

Royal Bliss is envisioned as a multi-experience destination where guests can stay, dine, play, celebrate, relax and reconnect with nature in one integrated setting.

One destination

Hospitality, attractions, events, wellness and nightlife designed to reinforce one another.

Multiple audiences

Designed for families, tourists, couples, corporate groups, event guests and entertainment seekers.

Multiple revenue streams

Potential income from rooms, dining, tickets, events, leisure activities, spa services and partnerships.

Concept-stage proposal: development scope, feasibility, costs and returns remain subject to validation.

Vision, Mission & Brand Promise

VISION

To become a globally recognized Ghanaian hospitality and lifestyle destination known for exceptional service, natural beauty and memorable experiences.

MISSION

To combine luxury accommodation, nature, entertainment, recreation and wellness while delivering inclusive, professional and responsible hospitality.

OUR PROMISE

Your Escape. Your Serenity. Your Bliss. Our Pride.

Guiding pillars: LUXURY • NATURE • ENTERTAINMENT

Market Positioning

Royal Bliss is positioned as an integrated resort and leisure ecosystem—not simply a hotel.

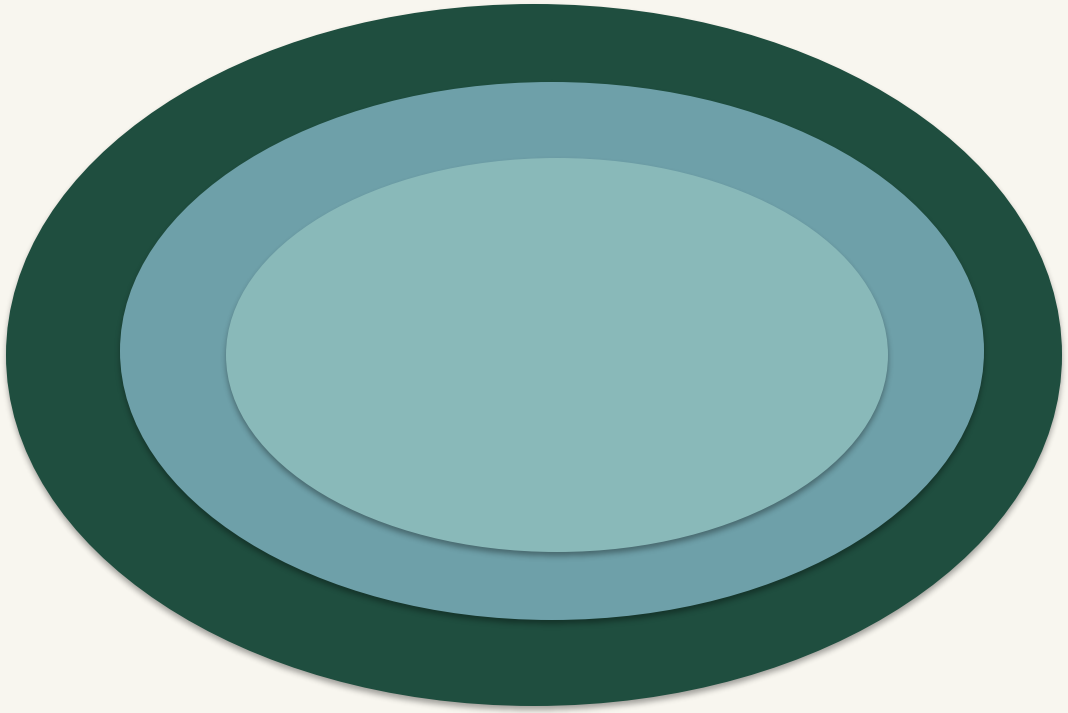
- Hospitality anchor: accommodation and food & beverage create a base for overnight and day visitors.
- Attraction engine: water, family and amusement experiences can encourage longer visits and repeat attendance.
- Events and nightlife: venues and programming can activate evenings, weekends and special occasions.
- Wellness and nature: spa, gardens and lake views broaden the offer toward relaxation and premium experiences.

THE POSITIONING

Stay.
Explore.
Celebrate.
Recharge.

One destination. Many reasons to return.

The Natural Lake Advantage



A built-in sense of place

- The planned site includes an existing natural lake that can become a defining visual and experiential feature.
- Potential uses may include landscaped viewpoints, lakeside dining, walking paths and selected water-based recreation—subject to environmental and regulatory approvals.
- Lake-led design can support a distinctive identity, premium guest experiences and memorable photography and events.
- Water quality, ecological protection, flood risk, carrying capacity and safe access should guide all design decisions.

Design principle: enhance the landscape while protecting the lake and its surrounding ecosystem.

Five Development Zones

01 LUXURY HOSPITALITY

Hotel accommodation, signature restaurant and premium bar.

02 WATER & ADVENTURE

Swimming pool, water park, lake enhancement and permitted water activities.

03 FAMILY ENTERTAINMENT

Mini zoo, playground, horse riding, games rooms, bowling and amusement rides.

04 NIGHTLIFE & EVENTS

Celebrity nightclub, outdoor event grounds and multipurpose halls.

05 WELLNESS & RELAXATION

Spa, massage studio, gardens and tranquil natural spaces.

Signature Attractions | 1–6

1. Ultramodern swimming pool

A premium leisure and poolside social hub.

2. Jet ski adventures

Water-based excitement, subject to access, permits and safety.

3. Mini zoo & wildlife

A managed, educational animal experience with welfare safeguards.

4. Water park & playground

Splash zones, slides and family-friendly play.

5. Horse riding

Guided outdoor experiences for a range of skill levels.

6. Indoor games rooms

Interactive entertainment for children, teens and adults.

Signature Attractions | 7–12

7. Professional bowling alley

A social attraction for families, friends and corporate groups.

8. Signature restaurant & bar

Dining, refreshments and hospitality-led experiences.

9. Exclusive celebrity nightclub

Premium nightlife, VIP lounges and curated entertainment.

10. Events grounds & halls

Weddings, conferences, concerts and corporate functions.

11. Roller coaster & rides

A thrill attraction subject to feasibility, engineering and safety approvals.

12. Luxury spa & massage studio

Treatments and restorative experiences in a tranquil setting.

Who We Aim to Welcome

Families

Day trips, attractions and shared experiences.

Tourists

A distinctive Ghana-based leisure and hospitality destination.

Couples

Romantic stays, dining, spa and lake views.

Corporate groups

Meetings, team-building, retreats and hospitality.

Event organizers

Weddings, concerts, celebrations and conferences.

Entertainment seekers

Nightlife, VIP experiences and programmed events.

A portfolio designed to serve day visitors, overnight guests and event-led audiences.

Potential Revenue Opportunities

Accommodation

Room nights, suites and packages

Food & beverage

Restaurant, bar, poolside and event catering

Admissions

Water park, amusement and selected attractions

Activities

Bowling, horse riding, games and water activities

Events & venue hire

Weddings, conferences, concerts and private functions

Wellness

Spa treatments, massage and wellness packages

Nightlife & VIP

Club admissions, table packages and curated events

Partnerships

Sponsorships, branded experiences and concession agreements

Phased Development Concept

1

PHASE 1 | VALIDATE

Site due diligence, land and title review, feasibility, market study, lake and environmental assessments, concept masterplan, approvals and financial model.

2

PHASE 2 | ESTABLISH

Prioritize core infrastructure and an opening mix of hospitality, dining, landscaped lake experience, pool and selected event facilities.

3

PHASE 3 | EXPAND

Add family attractions, water park elements, bowling, games, spa and more event programming based on demand and operating performance.

4

PHASE 4 | DESTINATION SCALE

Consider larger rides, nightclub expansion and additional signature attractions once technical feasibility, licensing and market demand are demonstrated.

Final sequencing should be determined by feasibility, capital availability, permitting and operating readiness.

Why Participate

Integrated destination model

Several complementary experiences under one destination brand.

Distinctive natural setting

An existing lake can help anchor identity and guest experience.

Diversified earning potential

Multiple planned income streams rather than reliance on room revenue alone.

Flexible development pathway

Phasing can align investment with feasibility, demand and capital availability.

Partnership opportunities

Potential collaboration across hospitality, attractions, events, food, wellness and operations.

Local economic contribution

Potential to create jobs, support suppliers and strengthen visitor offerings.

Investment case to be substantiated through feasibility studies, a costed masterplan and independently reviewed financial projections.

LET'S BUILD A DESTINATION

Partner with Royal Bliss

We invite investors and strategic partners to help advance a distinctive integrated resort, amusement park and entertainment destination in Accra, Ghana.

Potential collaboration areas

- Equity investment and joint-venture partnerships
- Hospitality, attraction and venue operating partnerships
- Project development, design, engineering and construction
- Brand, sponsorship, concession and experience partnerships

Royal Bliss Resorts and Hotel

Your Escape. Your Serenity. Your Bliss. Our Pride.

Next step: align on partnership interest, confirm site and project documentation, and commission feasibility and financial due diligence.