

Templeton Group  
Three Legacy Projects  
New Zealand



New Zealand is not the land of my birth, but it is where I have chosen to make my home for the last 30 years. It is where I established Templeton Group and it is the land where, with the support of a large and extraordinarily talented team of architects, designers, engineers, planners, other professionals and craftspeople, we have been able to make an enduring impression on the built environment and on the quality of the lives, businesses and well-being of those who live here.

Over that period, I have also acquired tracts of land and development rights in some of New Zealand's most beautiful and pristine regions, places whose charms and pleasures I now wish to share with others, especially those who wish to visit this land and immerse themselves in its beauty.

As a former drummer timing, they say, is everything. I now appreciate, far more than I used to, the importance of health, wellness and wellbeing. I do so when health and well-being are becoming the driving forces in global property and tourism markets.

The following pages show how those factors — access to properties with unique potential and a desire to participate in the global wellness market — combine to open up three outstanding opportunities to create visitor experiences of unsurpassed quality and immense personal value.

To bring these opportunities to fruition, Templeton now seeks to partner with global brands whose leaders share a similar vision and would like to participate with a proven development partner.

I thank you for taking the time to consider them.



Nigel A. McKenna  
Founder

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# TEMPLETON GROUP

**CREATING SPACES FOR PEOPLE**

# Investing in a Better Built Future

Every project is approached with a clear vision, rigorous design standards, and a commitment to quality that delivers both lifestyle and financial returns. Our track record is extensive, our expertise proven, and our ambition unwavering.



What sets Templeton apart is not just what we build, but how and why we build it.

From 5-star hotels to large-scale residential communities like Warkworth Ridge, Templeton creates assets with enduring value, for people, for places, and for partners.

**The Sebel Awards:** Multi-Unit Residential Merit Award 2025, Housing - Multi Unit Auckland Architecture Award 2025

**Halsey Pavilion - Lighter Quay Awards:** NZIA New Zealand Architecture Award for Multiple Housing, 2004, Property Council Award of Excellence for Multi-Unit Residential 2004, Highly Commended, Year of the Built Environment Awards 2005

**Rydges Wellington Awards:** Architecture Award Winner 2007, Best Leading Hotel NZ 2015 World Travel Awards



**From left:** The Sebel & The Quays (Auckland Viaduct), Halsey Pavilion - Lighter Quay (Auckland Viaduct), Rydges (Wellington CBD)

# \$7B+ Completed Project Value

A transformational contribution to New Zealand's economy through high-quality, high-impact developments.



# 5,391 Units Delivered

Creating exceptional homes and communities where people will want live and exist now, and well into the future



**Light Box Awards:** Multi-Unit Residential Merit Award 2025, Housing - Multi Unit Auckland Architecture Award 2025

**From left:** Light Box (Long Bay, Auckland), Chambers & Station (Mt Eden, Auckland), Beaumont Quarter (Auckland)



**Chambers & Station Awards:** Winner Best in Category NZPC property Awards 2017



**Beaumont Quarter Awards:** NZIA New Zealand Architecture Medal Finalist, Urban Design 2010 NZIA New Zealand Architecture Award, Urban Design 2010, NZIA Auckland Architecture Award for Urban Design 2009, The People's Choice Auckland City Mayoral Urban Design Awards 2007, The People's Choice Auckland City Mayoral Urban Design Awards 2006, NZIA Auckland Architecture Award 2003

**A**t Templeton, we understand that people don't just reside, they live, work, play, and connect. That's why we go beyond construction to create integrated environments where communities can grow and thrive.

From urban regeneration to family neighbourhoods, our projects reflect the aspirations of modern New Zealanders through places that are designed not just to look beautiful, but will feel like home for future generations.

# From Homes to Hotels and Everything In Between



An expansive portfolio including homes, apartments, townhouses, sections, hotels, and more.



**From left:** Abstract Hotel exterior (Auckland CBD), Alla Prossima Restaurant (Auckland CBD), Elementum (Long Bay, Auckland), Light Box (Long Bay, Auckland), College & Mason (Stonefields, Auckland)



**North - Lighter Quay:**

NZIA New Zealand  
Architecture Award for  
Multiple Housing, 2004

Property Council Award of  
Excellence for Multi-Unit  
Residential, 2004

Highly Commended, Year  
of the Built Environment  
Awards, 2005

# Creating Spaces for People

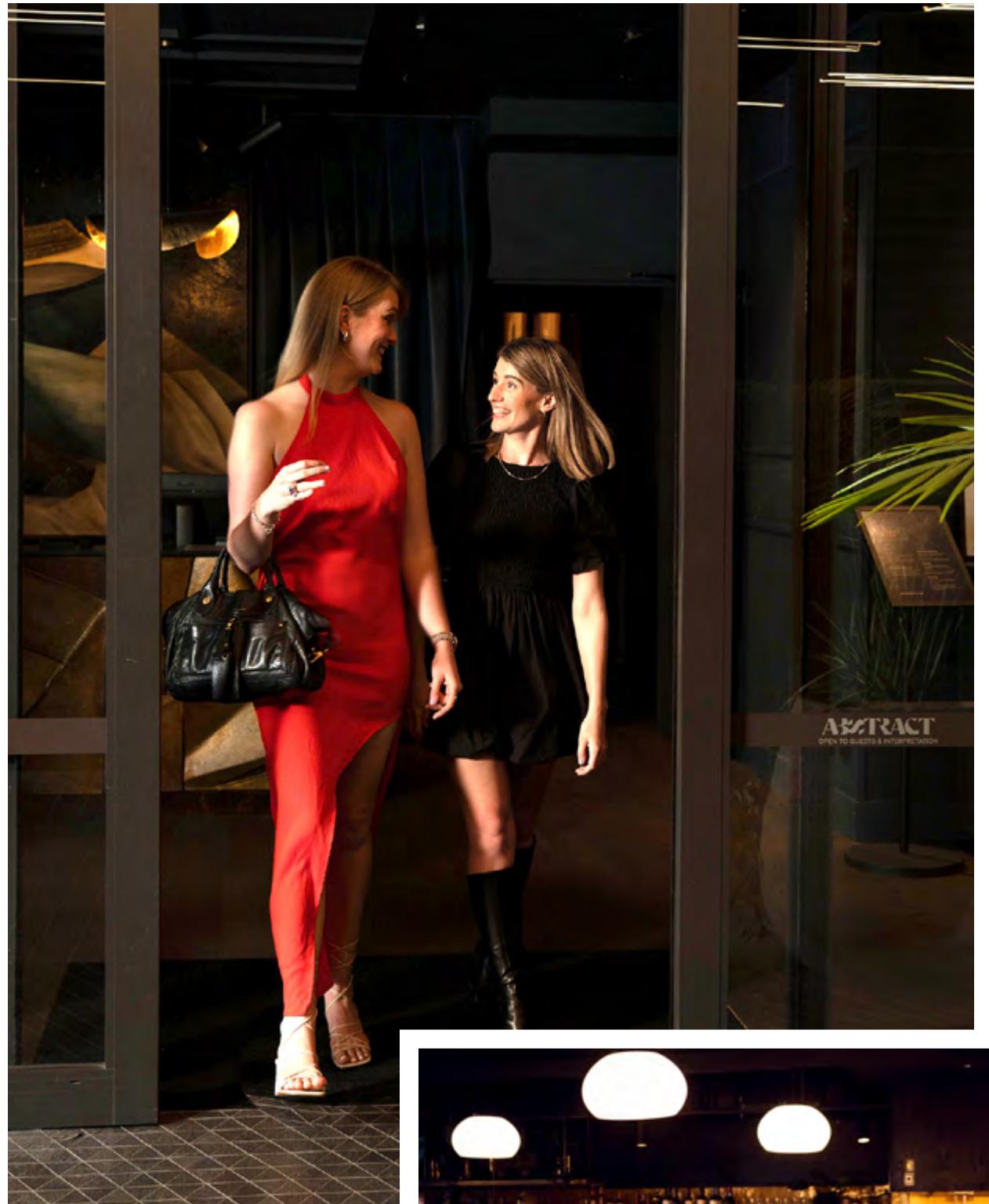
ABSTRACT HOTEL



Templeton Group is New Zealand's largest privately owned residential property developer, led by renowned industry figure Nigel McKenna. With a multi-billion-dollar development pipeline and a growing presence across the country, Templeton is recognised for delivering large-scale, thoughtfully designed communities that create lasting value and elevate the way people live.

Over a career spanning more than three decades, McKenna has shaped some of New Zealand's most iconic residential and mixed-use projects. His approach combines visionary thinking, deep respect for the land, and an unwavering commitment to quality. Every Templeton development, whether a city apartment, lifestyle precinct, or heritage restoration, carries this same philosophy: distinctive, enduring, and human-centric.





## Abstract Hotel

Multi Unit Residential  
Property Excellence  
Award 2025

# Why Partner with Templeton?

New Zealand's Largest Residential Property Developer

- One of NZ's most reputable and established property developers
- Visionary leadership with decades of experience
- Unrivaled pipeline of diversified projects
- Strong design ethos with commercial discipline
- Proven delivery and performance record
- National scale with local insight



New Zealand Prime Minister (Christopher Luxon) to address country while at Templeton project; Elementum (above)

# WAIKERIKERI STATION

**WORLD-CLASS VINO THÉRAPIE SPA & LODGE**

# Revered Luxury

The Ultimate Luxury Escape in  
the Heart of Central Otago

CENTRAL OTAGO

Set across 130 hectares of extraordinary landscape, Waikerikeri Station is a world-class retreat in the making; where luxury, wellness, and wine converge in one of New Zealand's most awe-inspiring regions.

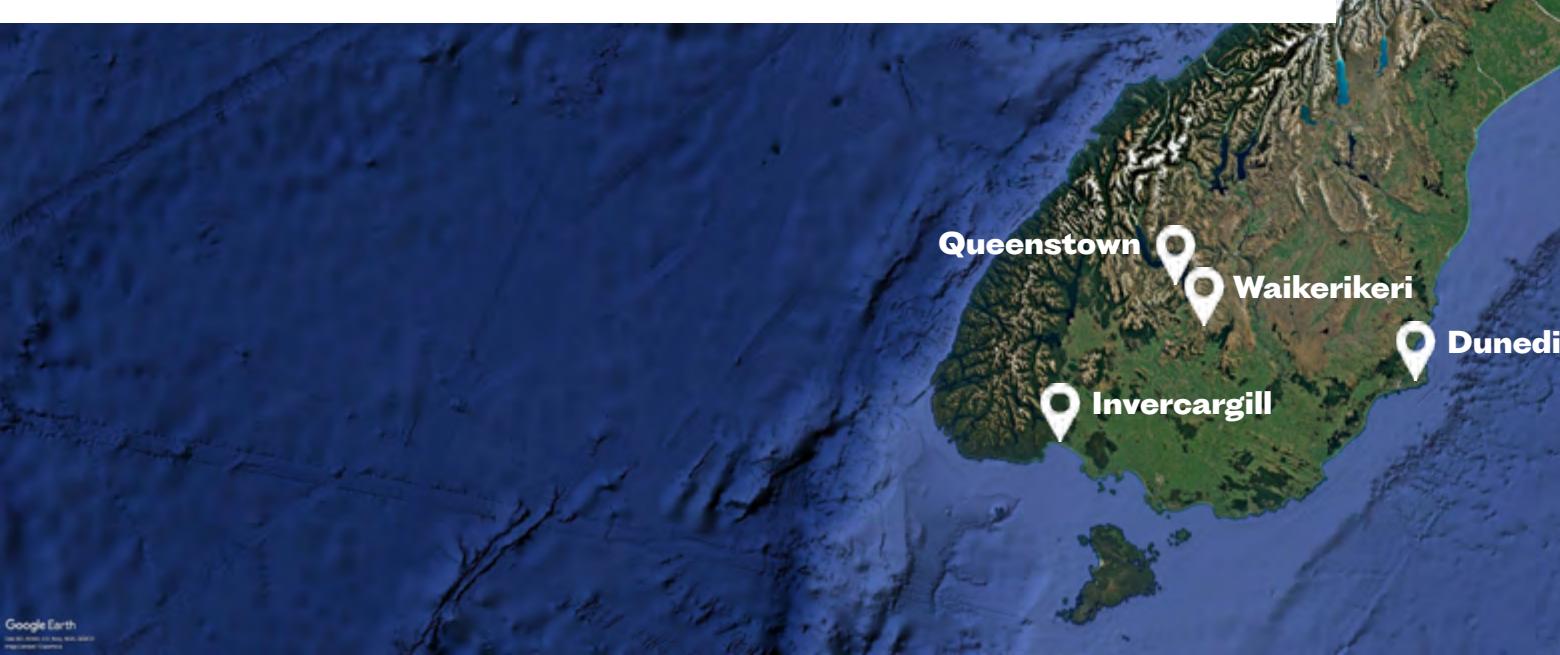
Located in the Alexandra Basin, just minutes from Clyde and Alexandra, the site is immersed in dramatic natural beauty. Snow-capped peaks, rolling valleys, stone bridges, rivers, plateaus, and vineyards surround it. It's Central Otago in its purest form.

This isn't just another resort. It's a legacy project, underpinned by land held by Nigel McKenna for nearly two decades. It is poised to become New Zealand's first vinothérapie spa and luxury lodge retreat, seamlessly integrated into a working vineyard and wellness destination.



Queenstown Lakes and Central Otago remain top-performing tourism regions, with visitor expenditure exceeding \$2.7 billion annually and 2025 international arrivals into Queenstown Airport up 45% from 2019 (Years Ended May). Central Otago is experiencing a wave of public and private investment alongside a new destination management plan focused on sustainable tourism.

The luxury lodge segment is well-positioned to benefit from this growth, offering high-end, low-density experiences in scenic locations with strong appeal to affluent travellers. Key consumer drivers include privacy, personal service, immersive nature-based activities, and health and wellness, all of which contribute to longer average stays and higher yield per guest.



Established Vineyard — The award-winning 800ha McArthur Ridge Vineyard is both operational and profitable, forming the backbone of the site's wine, spa and tourism offering.





A DESTINATION WITH DEPTH

## Recreation at Every Turn



With direct access to the Otago Central Rail Trail, a 9-hole golf course, extensive trails, springs, and rivers, it's a paradise for active and leisure travellers alike.

# A Vision of Integrated Luxury

Nestled in Central Otago's stunning landscape, Waikerikeri Station is a masterplanned retreat blending world-class wellness, elegant accommodation, and a vibrant village lifestyle. Anchored by New Zealand's first integrated vinothérapie spa, the development harmonises luxury living with nature through vineyards, walking trails, and breathtaking views. This visionary project sets a new benchmark for sustainable wellness and refined relaxation in the region.



# The Luxury Lodge & Wellness Centre



At the heart of Waikerikeri Station, the Lodge & Wellness Centre Precinct unites two defining experiences: the refined comfort of the Homestead and the world-class Spa, located just a short walk away. Together, they offer guests a journey of restoration and reconnection — where design, landscape, and wellbeing come together in quiet harmony. Set against the dramatic backdrop of Central Otago, this precinct embodies the soul and stillness of the region in a form both elevated and enduring.

HOMESTEAD

Where every arrival feels like a return

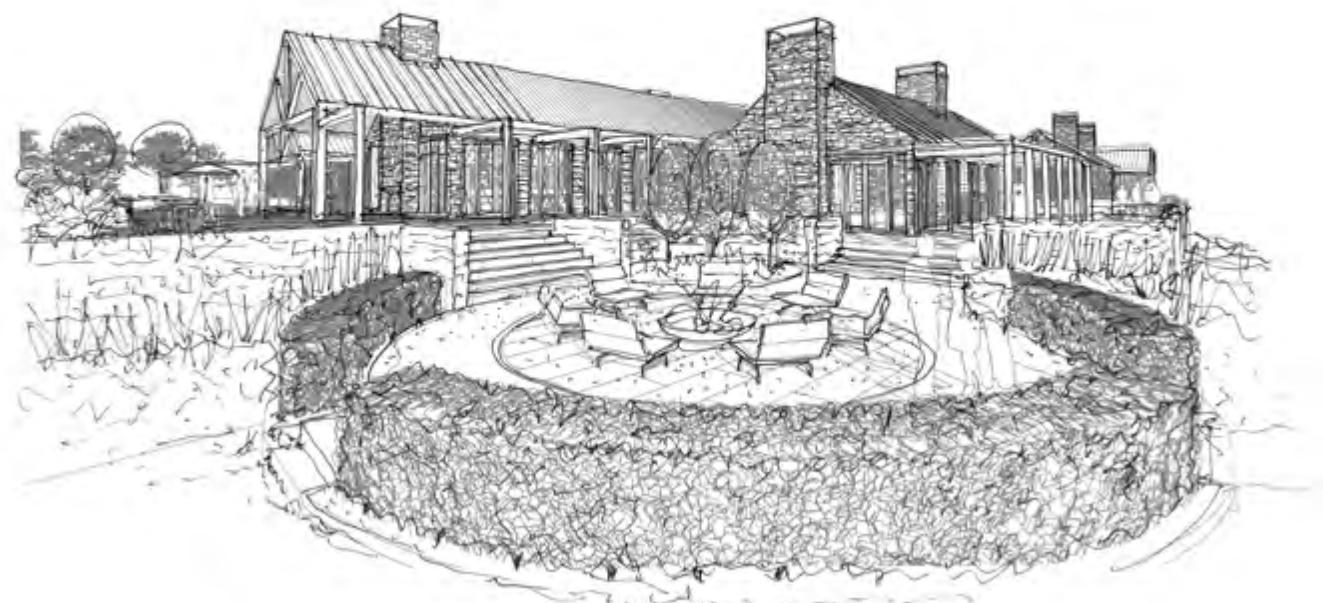


## **The Homestead: The Heart of the Lodge**

The Homestead is the central pillar of the Lodge experience. It is welcoming, refined, and richly layered with character. It houses both essential staff spaces and a collection of beautifully designed guest facilities.

Inside, guests are greeted by a reception and check-in area that flows into two distinct dining rooms. One light and relaxed for daytime, the other more intimate and refined for evening service. Two private dining rooms offer secluded settings for special occasions or small group gatherings.

A spacious library lounge, complete with a fireplace, invites quiet moments and conversation. Two temperature-controlled wine tasting rooms tucked beneath the Homestead offer a sensorial journey into local vintages. Outside, a chef's garden supplies the kitchen with fresh ingredients, and a firepit area provides a relaxed space for connection under the stars.

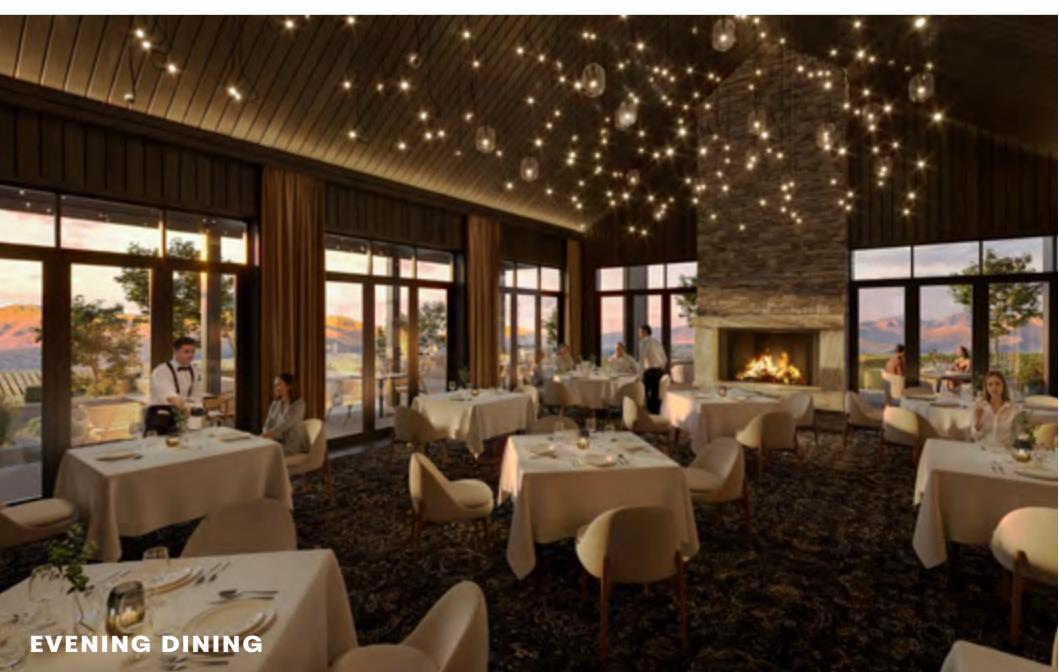




DAY DINING



ARRIVAL



EVENING DINING

Revered Luxury at your finger tips.

Thoughtfully designed to evolve with the rhythm of the day, dining at Waikerikeri is both elegant and effortless. From sunlit meals to intimate evening gatherings, guests enjoy a variety of refined spaces that celebrate seasonality, comfort, and connection. These moments are always framed by the beauty of Central Otago.

## HOMESTEAD

Inside the Homestead, the interiors reflect the quiet majesty of the surrounding landscape. Designed with restraint, refinement, and a deep sense of place, each space is composed of natural materials and local textures. Stone, timber, and linen are paired with soft light, sculptural forms, and warm, understated detailing. The architecture encourages stillness, while layered interior elements, from hand-selected furnishings to tactile finishes, create an atmosphere of timeless comfort.



A Sanctuary of  
Sophistication in  
Central Otago

HOMESTEAD INTERIOR



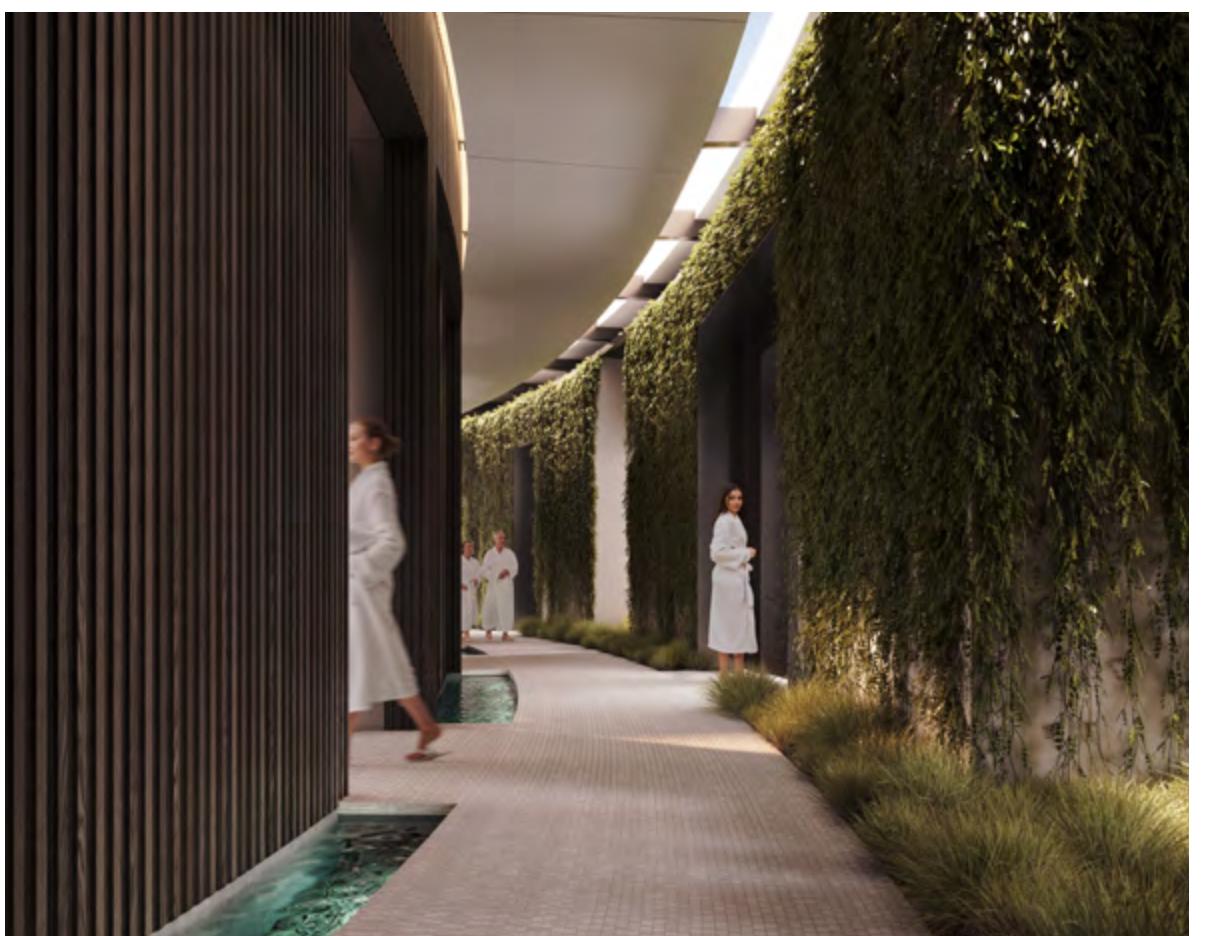
**TRANQUILITY & TREATMENT IN THE ALEXANDRA BASIN**

## A New Benchmark for Wellness in New Zealand

The Waikerikeri Spa & Wellness Retreat offers an immersive, world-class wellness experience unlike anything else in New Zealand. Set within the dramatic beauty of Central Otago, the spa draws inspiration from the region's raw natural energy: stone, water, forest, and light, channelling them into a restorative journey that is both deeply personal and undeniably luxurious.

From the moment guests arrive, they enter a carefully curated progression of spaces designed to awaken the senses and soothe the spirit. The journey begins in a beautifully crafted reception area, leading to architecturally designed changing rooms before flowing into a sequence of hydrotherapy experiences: indoor and outdoor thermal pools, volcanic steam rooms, crystal saunas, rain forest showers, hot springs, and cold plunge pools.

**WELLNESS CENTRE**



Vinothérapie Spa & Wellness Retreat. A flagship, first-of-its-kind experience in NZ. Anchored in luxury, nature, and Pinot Noir-infused therapies.



At the heart of Waikerikeri's wellness philosophy is vinothérapie: a treatment concept rare to this part of the world. Harnessing the antioxidant-rich properties of Pinot Noir grape extracts grown onsite, vinothérapie blends nature, science, and indulgence to deliver powerful benefits for both body and mind.

Waikerikeri Station will be the first destination in New Zealand to offer a fully integrated vinothérapie spa, merging vineyard, wellness, and luxury in one seamless destination.

More than just a spa, Waikerikeri Station is a sanctuary, a place of connection, healing, and quiet transformation. Designed with soul, scale, and sustainability in mind, it represents a bold new vision for wellness in New Zealand, where nature is not just a backdrop but an active partner in every guest's journey.

**VINOThERAPIE**



# Your Journey Begins Here

A space of quiet anticipation, where light, texture, and stillness invite each guest to exhale. From the first step inside, the experience is no longer just physical; it becomes deeply personal.



WELLNESS CENTRE





PRESIDENTIAL TREATMENT ROOM



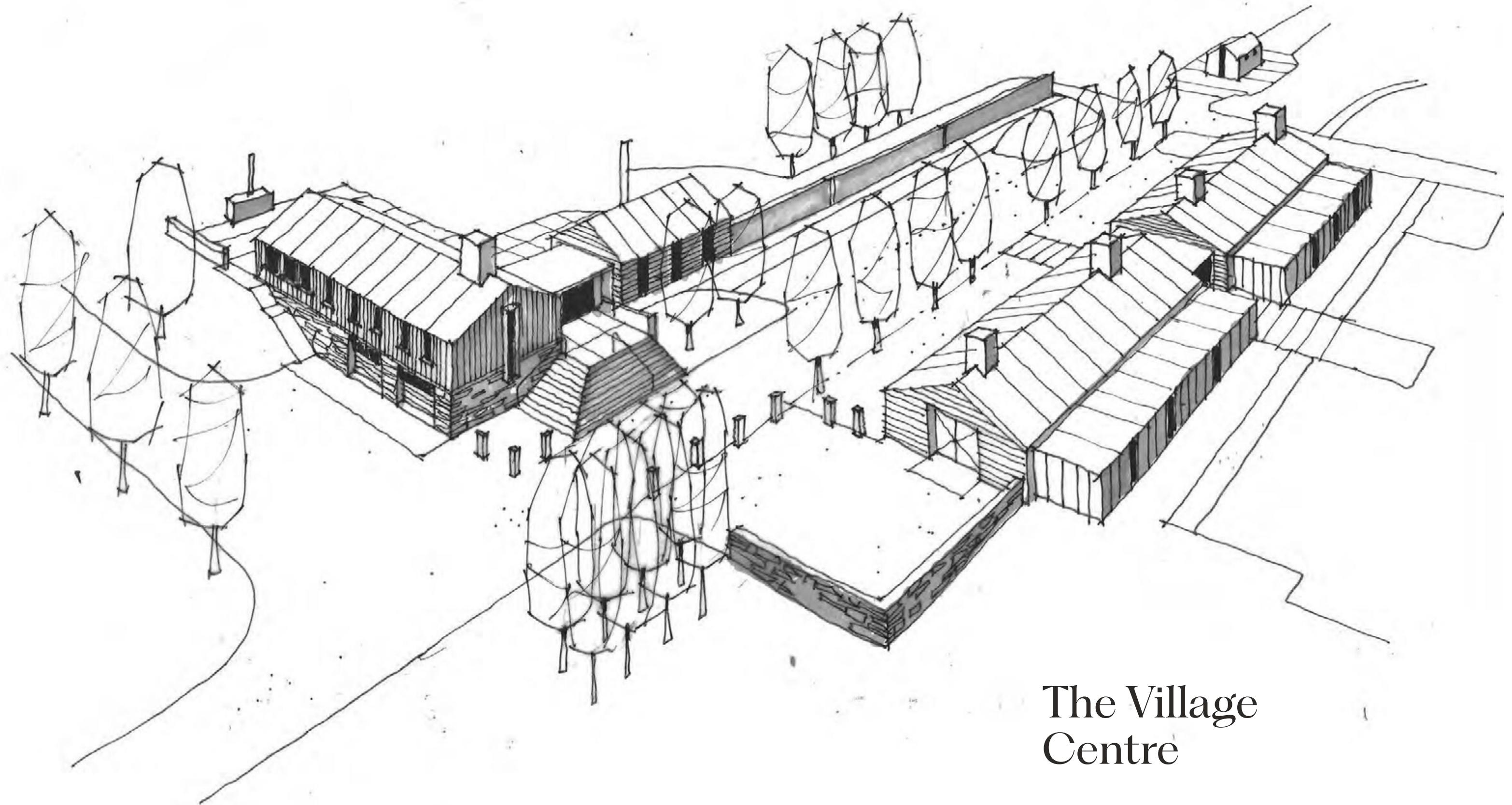
## Redefined Luxury Accommodation

Surrounding the Homestead are 16 standalone villas, each thoughtfully designed to offer elevated levels of privacy and comfort. The architecture draws inspiration from the landscape, blending modern luxury with a deep connection to place.

These include:

- Ten one-bedroom villas (110m<sup>2</sup>)
- Five two-bedroom villas (150m<sup>2</sup>)
- One exclusive six-bedroom villa (360m<sup>2</sup>)

Each villa includes a generous terrace and private plunge pool, carefully positioned to capture natural light, tranquil views, and a sense of seclusion. Footprints are being refined slightly to enhance sustainability without compromising comfort.



The Village  
Centre

## VILLAGE CENTRE

# Central Amenities

## A Social Heart for the Station

At the centre of Waikerikeri Station, the Village will serve as both a gathering place and a lifestyle hub for guests and residents alike. Designed to complement the retreat's natural surroundings, it will feature a curated mix of amenities and experiences.

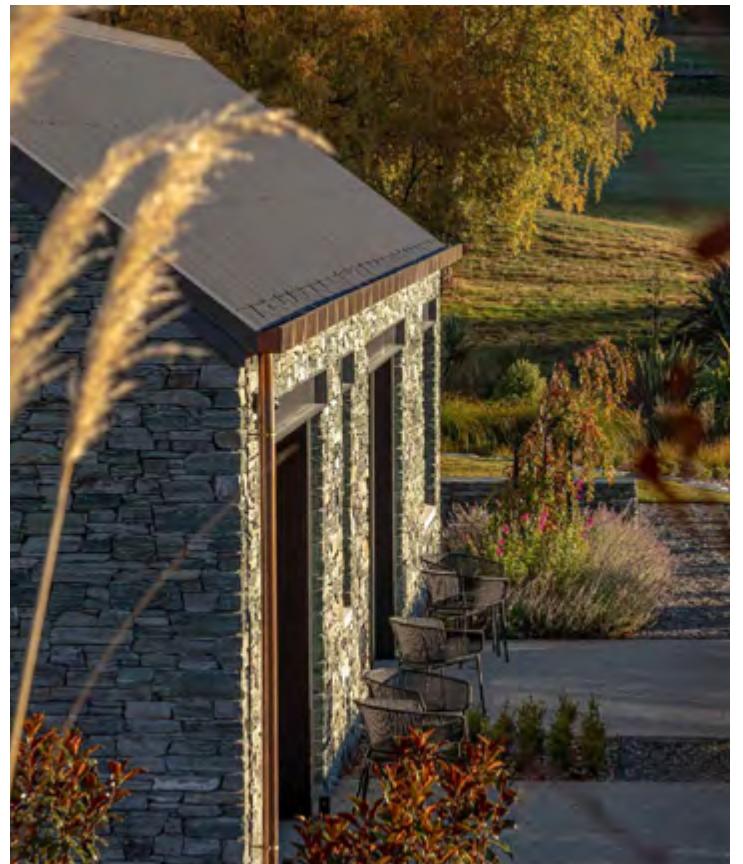
Key buildings include a bike mechanic shop, a small general store and golf admin hub, a dedicated golf pro shop, and a two-level restaurant and winery with a cellar door, designed to become a signature destination in its own right. Two tennis courts will complete the precinct, adding a dynamic recreational element to the relaxed village atmosphere.



# 9 Hole High Country Club Golf Course



# Residential Lots



## A Global One-of-a-Kind. Yours to Call Home.

Waikerikeri Station presents a limited release of 80 freehold lifestyle residences, offering a rare opportunity to own part of one of New Zealand's most visionary wellness and wine destinations. Set within an active vineyard, these spacious lots average 2,800m<sup>2</sup> and are thoughtfully placed to maximise privacy, views, and a deep sense of connection to the land.

Residents will enjoy access to the station's amenities, including the village centre, restaurant, winery, and world-class wellness spa.

Just a short drive from Clyde and Alexandra, owners can enjoy the convenience of nearby towns while living fully immersed in nature, wellness, and wine.



# Waikerikeri Station: A Legacy of Luxury and Lasting Returns

Waikerikeri Station presents a truly rare opportunity: a turnkey luxury destination that combines secure land tenure, thriving vineyard revenue, and New Zealand's first fully integrated vinothérapie spa experience.

Situated in Central Otago, an emerging hotspot for premium tourism with limited direct competition, this development unlocks diverse revenue streams from high-end accommodation, exclusive events, boutique wine sales, wellness offerings, and residential properties.

Backed by the expertise and reputation of Templeton Group, one of New Zealand's most trusted private developers, Waikerikeri Station is poised to capitalise on the robust rebound of international tourism.

Visitor arrivals are projected to return to pre-pandemic levels by 2025, with growth expected at a 4.1% CAGR through 2034.

Tourism New Zealand's strategic push to promote year-round, off-peak, and regional travel is already driving increased visitor numbers, supported by successful campaigns like 'Star Grazing' targeting key markets such as Australia and China.

Meanwhile, domestic tourism continues its steady ascent, underpinned by favourable economic conditions including low interest rates, positive migration trends, and rising housing investment.



# TOI ORA

SPA & LODGE LUXURY RETREAT



A Sanctuary of  
Stillness

# Toi Ora Masterplan

1. Wellness Retreat (Pages 70-79)
2. Lodge (Pages 80-85)
3. Private Chalets (Pages 86 & 87)



## SERENITY AT TOI ORA WELLNESS RETREAT

Toi Ora Spa is the North Island's most immersive luxury wellness destination. Nestled in native bushland near Warkworth, it offers a globally inspired wellness retreat fused with indigenous values, fine hospitality, and holistic health experiences, making it an irresistible proposition for the rising wellness travel market.

This World-Class Health & Wellness spa offers a wide range of experiences, including an internal and external Hydrotherapy pool, a 25-meter internal swimming pool, two steam rooms, two saunas and two cold plunge pools, pre- and post-relaxation lounges and stunning 12 treatment rooms.



WELLNESS RETREAT BUILDING EXTERIOR



# Culturally Grounded

Toi Ora draws on the Māori philosophy of total wellbeing, the interconnection between what we do and how we live.

It is whānau, whakapapa and hauora working in harmony. Toi Ora isn't just a brand, it's a belief system, giving this destination deep cultural credibility and emotional resonance.

## THE CULTURAL FOUNDATION



Toi Ora is built for long-term relevance and cross-demographic appeal, from retreat-seeking professionals to wellness-focused boomers, romantic getaways, high-end tourists, and corporate wellness groups. With premium pricing, multiple income streams, and a brand positioned at the nexus of wellness and luxury, Toi Ora is more than a retreat, it's a sanctuary.



WELLNESS RETREAT

With over 30 curated wellness journeys, guests are invited to explore treatments rooted in nature - volcanic steam, mineral springs, rain forest showers, ice caves, hydrotherapy, saunas, massage therapies, and meditation rituals, all delivered in a world-class spa environment that taps into both modern science and ancient knowledge.





The first of its kind in New Zealand

Arrival at Toi Ora Lodge is calm and intentional. Guests are welcomed by a landscape of native bush, sculpted gardens, and natural stillness. The timber-and-stone lodge sets the tone for a deeply grounding stay. The private villas boast panoramic bush views and every detail is designed to restore balance and immerse guests in the rhythms of nature.

**Explosive Global Demand:** The wellness tourism market is growing twice as fast as global tourism, driven by affluent travellers seeking escape, recovery, and reconnection. Toi Ora meets this demand head-on with unparalleled depth and authenticity.

**Scalable Revenue Streams:** A highly diversified model that includes villas & suites, spa treatments, private programs, curated retreats, dining, product sales, and events.



# Arrival at Toi Ora Lodge

## LODGE

Strategic Location — Just 45 minutes from Auckland, Toi Ora delivers luxury without the travel fatigue. It's a premium staycation option for urban professionals, corporate retreats, and discerning visitors.

Warkworth is the gateway to one of Auckland's most desirable regions, renowned for its vineyards, country pubs, boutique restaurants, weekend markets, scenic bush walks, and cycle trails. The charming village of Warkworth is just minutes away, as are the white-sand beaches of Omaha and Tawharanui.





Auckland is New Zealand's primary international gateway, accounting for around 67% of all international arrivals. In 2025, Auckland Airport recorded 2.3 million international arrivals, marking an 83% recovery from 2019 levels (Years Ended May). Prior to COVID-19, international guests made up roughly 50% of hotel occupancy in the city. Hotel supply grew slowly (CAGR 0.7% to 2017), pushing occupancy from 74% to 86% and driving strong gains in ADR and RevPAR, outpacing inflation. A surge in development from 2017 has since increased supply, creating competitive conditions still being absorbed post-COVID.

Importantly, the Lodge is located within an hour's drive of central Auckland, home to 43% of New Zealand's top-earning households (78,750 earning \$200K+ annually). This proximity positions the Lodge and Spa as a highly attractive weekend escape for affluent domestic travellers, offering a premium, wellness-led alternative just outside the city.



# Private Chalets Surrounded in Native Bush

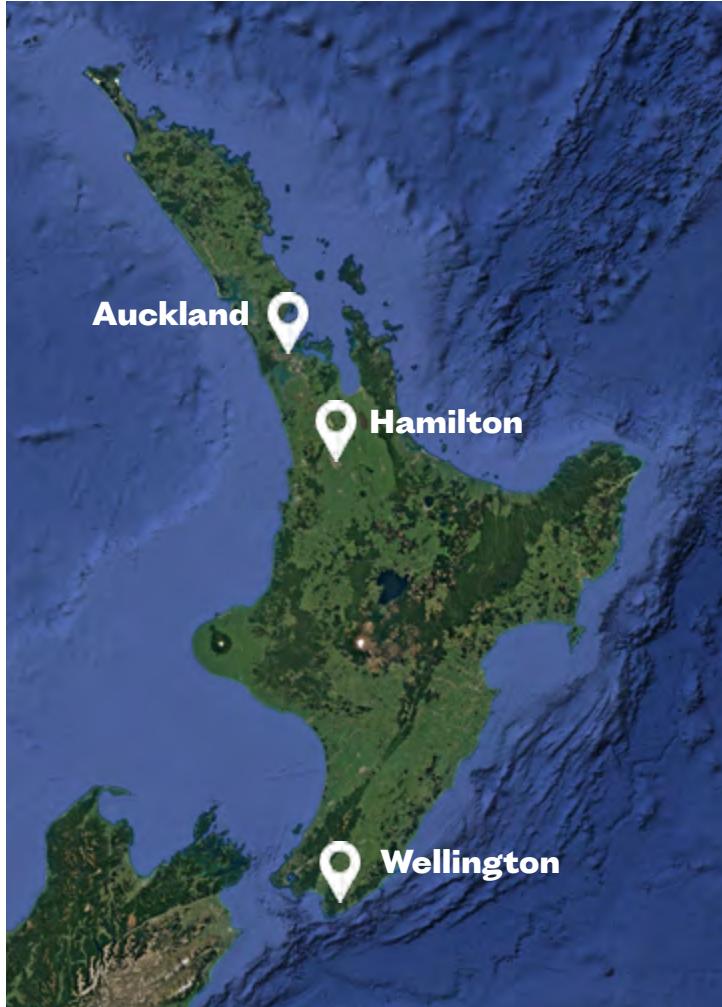


# HAMILTON HOTEL

**HAMILTON'S PREMIUM HOTEL**



# A Landmark Hotel Development for Hamilton City



**Image:** Artist impression of concept design

Templeton Group has been selected as the exclusive development partner for one of Hamilton's most prized riverfront land parcels, Victoria on the River. This premier central site, secured via a competitive Expression of Interest process, positions Templeton to deliver a transformative new hotel and mixed-use precinct in partnership with Hamilton City Council.

On 1 March 2024, Templeton signed a Development Agreement with Hamilton City Council, providing exclusive development rights, commercially advantageous terms, and strategic support from Council to unlock the full value of this site.

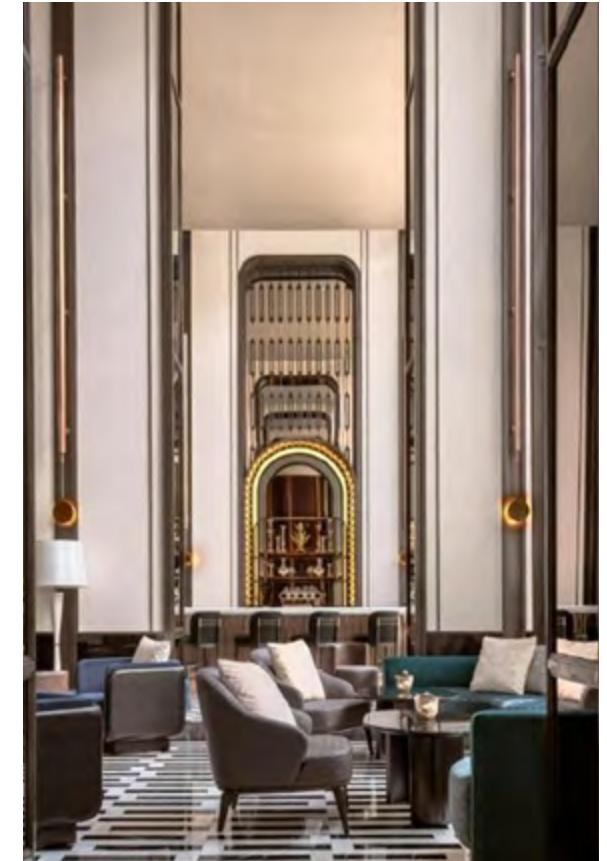
# Templeton's Vision

Our plan is to create Hamilton's leading hotel and hospitality destination, anchored by a global brand and supported by premium lifestyle amenities.



# The Hotel

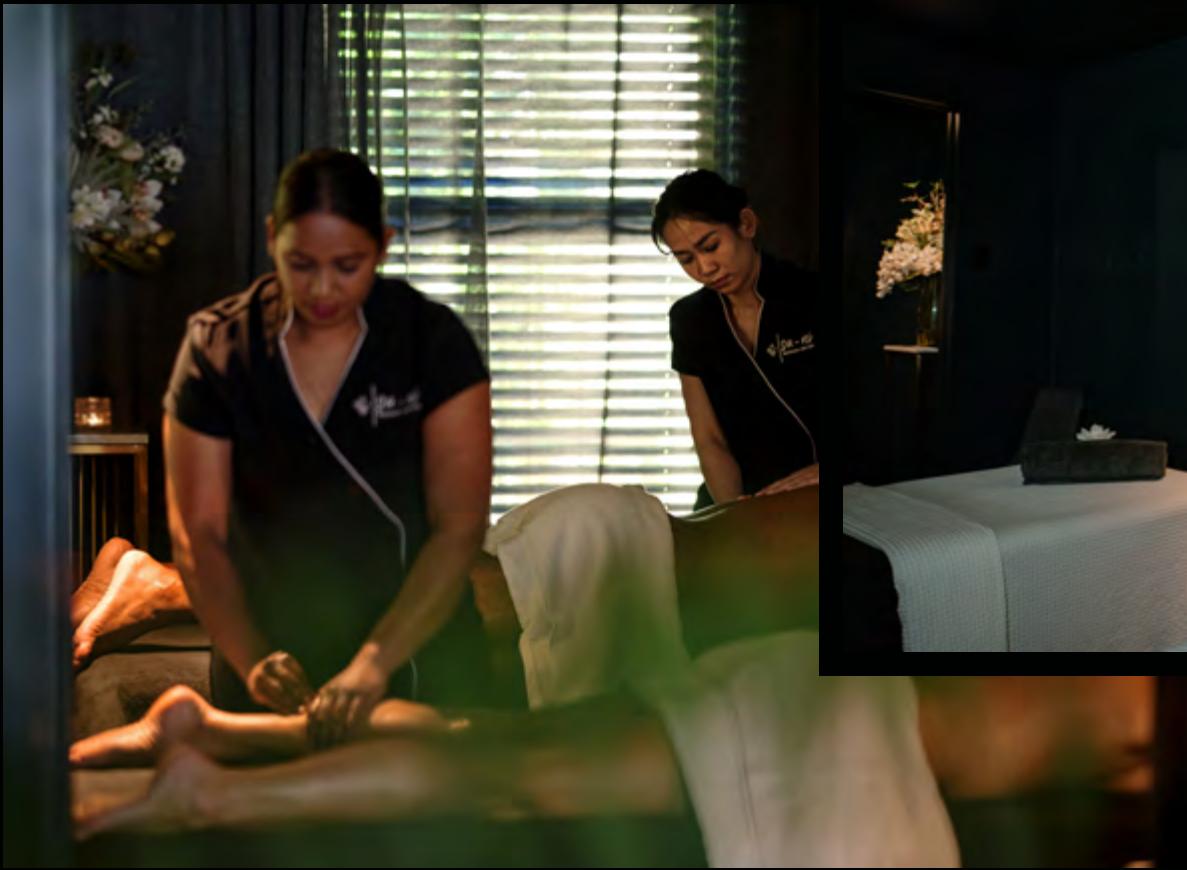
An untapped opportunity in Hamilton's premium hotel market.



Victoria on the River represents a rare opportunity to lead the hotel renaissance in Hamilton's high-growth urban core. With long-term demand locked in, commercial terms secured, and skyline-shaping potential, this is a high-impact development play with exceptional upside.

Backed by Templeton Group, Nigel McKenna has unrivalled hotel development experience, having delivered Sofitel, Lighter Quay, Sebel, Quadrant, and Rydges Wellington to name a few.

**THE HOTEL CONCEPT**



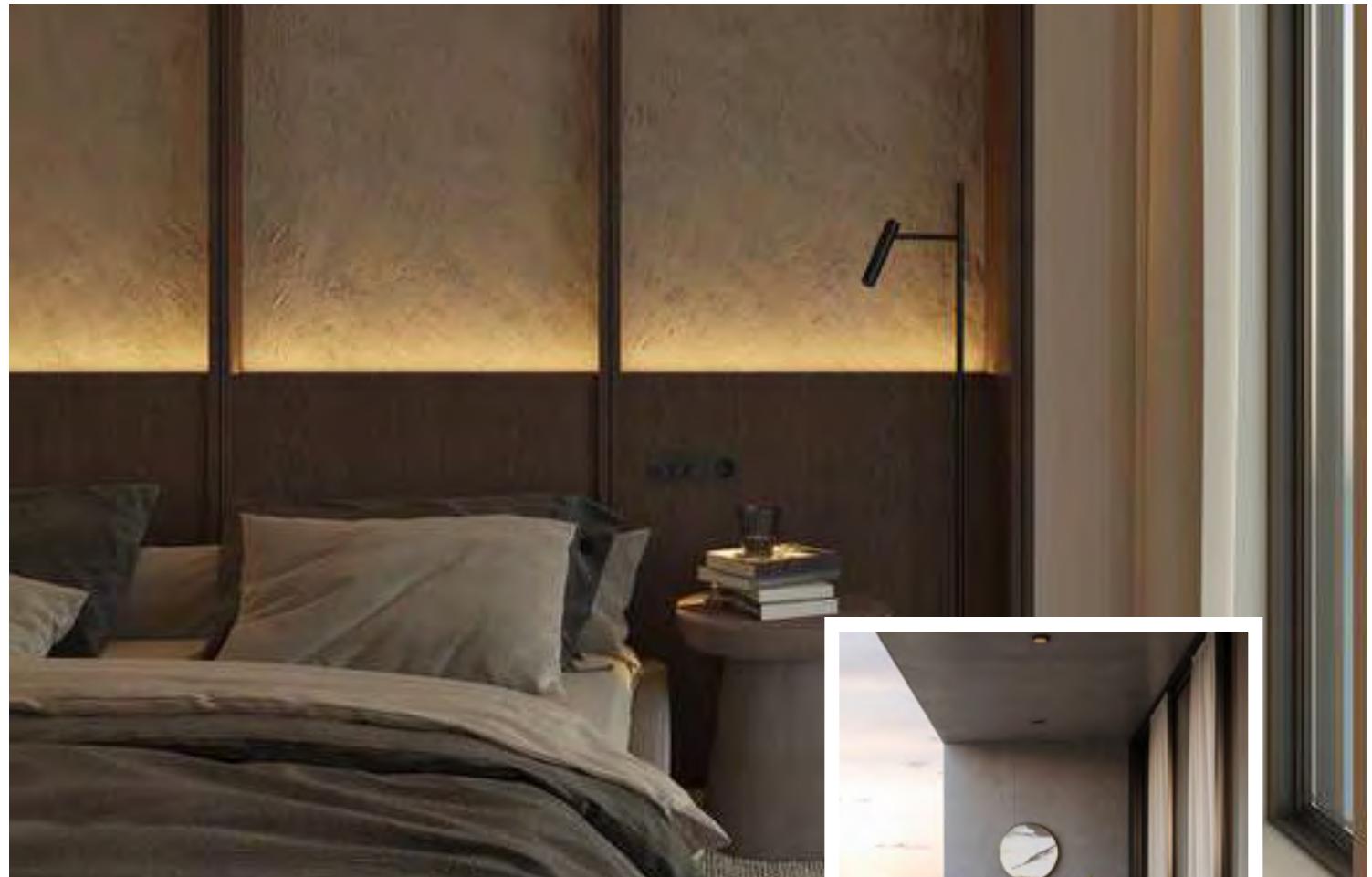
## The Wellness Centre

The Spa & Wellbeing centre on floor 14 will be a sanctuary designed to care for both mind and body through complete sensory immersion and the restorative power of skilled touch.

From the moment guests arrive, every element is intentionally curated to support their relaxation, from soft lighting, calming textures, warm tones, soothing music, gentle aromas, and the perfect temperature, all working together to create an environment of calm before the treatment even begins.

Our experienced therapists draw on time-honoured techniques, including traditional massage practices, to relieve tension, ease discomfort, and restore balance. They begin by listening and understanding unique needs, then tailor each treatment to support the journey to stillness, clarity, and renewal.





Your New City Retreat: Hotel Living, Reimagined  
Discover a new way to live in the heart of Hamilton, where the comfort of home meets the service and style of a boutique hotel. Thoughtfully designed for modern urban living, these compact, beautifully appointed residences offer the perfect blend of privacy, community, and convenience.

#### Location Highlights:

Step out your front door and into the best of Hamilton. Dining, entertainment, culture, retail and transport, all just a short stroll away. Live where every detail is considered. Where you can focus on living, working, or unwinding and leave the rest to us.

## Terrace Residences & Penthouses



# An Unprecedented Opportunity

A city ready to welcome the world — but still waiting to welcome them well.

Independent research conducted by Horwath HTL (August 2023) confirms an urgent and growing need for upscale hotel accommodation in Hamilton, New Zealand's fastest-growing city. Surpassing Auckland in GDP growth, Hamilton is experiencing a sharp uptick in business activity, tourism, and infrastructure investment. Despite this, it remains critically underserved at the premium end of the accommodation spectrum. The projected shortfall in rooms is growing, with a gap of 155 rooms expected by 2024 and an increase to 595 rooms by 2033.

Currently, the city's only 4-star-plus offering is a single Novotel property. This leaves a structural gap in the market, particularly for discerning business travellers, conference delegates, and leisure guests seeking elevated hospitality experiences. Top-tier hotel occupancy is consistently high, averaging between 80 and 95 percent. The projected shortfall in rooms continues to grow, with a gap of 155 rooms expected by 2024 and an increase to 595 rooms by 2033.

Visitor numbers are rising in parallel. International arrivals increased by 5 percent in 2025 (YE May) and have now reached 87 percent of pre-COVID levels. Strong recovery has been seen from key inbound markets, with Australian arrivals sitting at 95 percent of pre-COVID levels, the USA at 105 percent, and China showing an 11 percent year-on-year increase.

The International Visitor Survey (IVS) reported \$11.7 billion in international visitor spend for the year ending September 2024, representing a 30 percent increase on the previous year. Full recovery is projected by March 2027.

In a city with global ambitions and limited premium supply, the case for investment is clear.



# THE PROCESS

## The Process

The following steps have been set out to ensure a seamless and straight forward process.

This Information Memorandum provides preliminary information to assist interested parties with their assessment of the opportunity. Further information is available via online data room which can be accessed upon execution of a Confidentiality Agreement. Please request data room access through Stephen Hamilton as set out in 'Next Steps' section.

01

EOI distributed to selected operators	28 July
Operators indicate interest via email	1 August
Confidentiality Agreement distributed to interested operators	4 August
Interested operators provided access to further detailed documentation	4 August
Deadline for questions	15 August

02

EOI Closes	5 September
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03

Shortlisting of operators	12 September
Shortlisted operators invited to present to Templeton	3 October

04

Negotiation of key commercial terms	17 October
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05

Selection of preferred operator and signing of Heads of Agreement	31 October
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HORWATH HTL



# Horwath HTL

Templeton has engaged Horwath HTL Limited (New Zealand) to provide independent market and commercial advice regarding the projects, and to manage the Expressions Of Interest (EOI) process on its behalf.

The following pages provide a brief commentary regarding the development opportunities from a market perspective, and an outline of the EOI process, including timing and contact details.

## Waikerikeri Station

Waikerikeri Station will be positioned as New Zealand's leading high-end luxury lodge, and one of only seven lodges nationally capable of achieving a true international luxury standard of guest satisfaction. Waikerikeri Station will be the first Lodge in New Zealand to deliver an extensive fully integrated spa and wellness experience. The Lodge at Waikerikeri Station will set a new benchmark for New Zealand luxury lodges and will be positioned and priced on par or above the top seven existing luxury lodges in New Zealand.

The established onsite vineyard setting will provide a unique and welcome change of scenery which will underpin the Lodge experience and differentiate Waikerikeri from New Zealand's other luxury lodges, which typically offer ocean, lake or river views. The world-class pinot noir grapes grown onsite and bottled with the McArthur Ridge label, will feature in vinotherapie treatments as well as the restaurant, wine cellar and tasting room.

The Lodge's Central Otago landscape location with wide and extensive views is remote enough to be exclusive, and close enough to enjoy easy access from Queenstown, New Zealand's most desired international visitor destination, and growing international gateway.

The comprehensive range of onsite facilities will appeal to a wide range of guests and support a longer average length of stay. In addition to the Lodge, Spa and Food and Beverage outlets, the master-planned resort will be complemented by complementary on-site amenities including nine hole golf course, village centre (including a golf Pro shop and cycle service centre), and tennis courts.

## Toi Ora Lodge & Wellness Retreat

Toi Ora Lodge and Spa will have a premium market positioning, occupying the space between New Zealand's top tier of luxury lodges and the next tier of premium lodge properties.

Toi Ora will deliver superior quality and experiences which will command premium room rates, whilst being more affordable than luxury lodges. This will allow Toi Ora to appeal to a larger part of the market and capture a larger volume of room nights, with a lower cost margin.

Toi Ora has the benefit of proximity to Auckland, New Zealand's leading population centre and commercial hub, with the highest concentration of high income earners, and New Zealand's international gateway. Improved roading places the Lodge within a comfortable 45 minute drive of the sizeable Auckland target market for local, domestic and international visitors.

Toi Ora will easily be considered to be a perfect destination for a weekend getaway in its semi-rural location, within an easy drive North to Auckland's visitor attractions including Matakana Village, local regional parks and renowned eastern beaches.



## Hamilton Hotel

The Victoria Street hotel is in the heart of Hamilton City and will enjoy a prime riverside position in the Victoria River Precinct, SkyCity Hamilton entertainment complex, and the new Waikato Regional Theatre (due to open late 2025 / early 2026). The site is part of a transformational inner-city redevelopment which aims to connect the central city to the Waikato River, and create a vibrant environment where people can live, work, meet, dine, and play. The recommended lifestyle positioning will complement the revitalised destination, with an attractive balance of timeless contemporary design, comfort, and affordability.

Hamilton's accommodation supply is currently dominated by motels and smaller 3 to 4-star hotels, with Novotel Tainui being the leading hotel option. The existing accommodation caters primarily to the corporate market. The premium Victoria Street Hotel will fulfil demand for a premium, international standard hotel in the city, including a higher proportion of leisure visitors and families.

Hamilton's rapid population and economic growth has resulted in it being a key urban centre in New Zealand. New commercial and residential developments in the CBD and large-scale infrastructure projects will attract more businesses, residents, and visitors, increasing demand for quality accommodation.

As a business hub, Hamilton will continue to draw corporate travellers and events, especially as accommodation options continue to improve. The Hamilton Hotel will also benefit from excellent regional connectivity for business travellers, located approximately two hours by motorway from Auckland, and a 20 minute drive from Hamilton International Airport and the Mystery Creek Events Centre.

The Hotel is particularly well located to accommodate attendees of large-scale events at Claudelands Events Centre, which is a 5 minute drive away. The 10,000m<sup>2</sup> venue is a top-tier destination for live music, performing arts, sports, conferences, and exhibitions. The Hotel will also benefit from spillover demand related to events held elsewhere in the Waikato including 'Fieldays', the Southern Hemisphere's largest agricultural trade show, and sporting events held at Cambridge's Grassroots Trust Velodrome, and at Karapiro Lake Domain.

## Next Steps

If you wish to express your interest in the management opportunity, please send a reply via email to Stephen Hamilton, Director Horwath HTL New Zealand, who is managing the Expression Of Interest (EOI) process.

We will then email you a copy of a Confidentiality Agreement ("CA") to sign and return. Upon receipt of the signed CA, we will provide you with access to the 'data room' containing detailed information about the three properties including:

- Architect plans and renders
- Horwath HTL market reports (including occupancy, and room rate projections for the hotel and lodges, and revenue projections for the hotel, lodges and spas).

## Contact



Stephen Hamilton  
Director, New Zealand

Email: [shamilton@horwathhtl.com](mailto:shamilton@horwathhtl.com)  
Main: +64 9 309 8898  
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# DATA ROOM

## Data Room

To offer a comprehensive understanding of these premium projects, a curated Data Room has been established. This secure portal houses project-specific documentation, including detailed architectural plans, high-resolution renders, civil engineering reports, and in-depth market research.

To access the Templeton Group Data Room, please scan the QR code below.



### Next Steps:

Download and sign the Confidentiality Agreement to proceed

Or log in directly if you have already received your username and password

### Contact

For any further assistance please contact

Stephen Hamilton  
Director, New Zealand

Email: [shamilton@horwathhtl.com](mailto:shamilton@horwathhtl.com)

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### Disclaimer:

This Information Memorandum has been prepared solely for information purposes in order to assist interested parties in making an initial evaluation of the opportunity and does not constitute advice nor purport to contain all of the information that an interested party may require. In all cases interested parties must conduct their own investigation and analysis of the data set out in this Information Memorandum to satisfy themselves in all respects and not rely on the information in this Information Memorandum to make their business decisions. This Information Memorandum has been prepared in good faith and with due care by Templeton and Horwath HTL, but neither Templeton nor Horwath HTL accept responsibility hereunder for the accuracy of any part of the information contained in this Information Memorandum. Therefore the recipients(s) of this Information Memorandum to the extent that they rely on the information contained herein do so entirely at their own risk. Templeton and Horwath HTL expressly disclaim all liability for representations, express or implied, contained in, or for omissions from, this Information Memorandum or any other written or oral communication given to any interested party in the course of their evaluation and/or offer. This Information Memorandum does not constitute an offer to contract or otherwise.



Templeton Group  
New Zealand