



crystal bridge

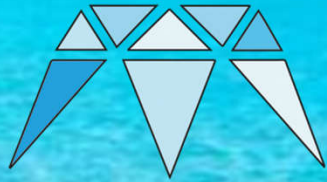
connects you with your dreams

presents

an untapped market

Crystal lagoons

japan



crystal bridge
connects you with your dreams

Presentation Outline

- ① The idea
- ② Overview
- ③ The problem we solve
- ④ What is crystal bridge
- ⑤ Team
- ⑥ Market opportunities
- ⑦ Business model
- ⑧ Marketing strategy
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the idea

It happened with Starbucks Japan

1995: Sazaby League Co.
entered in joint venture
with Starbucks with **4 MLD**

2015: Starbucks USA
bought back their quota
for a total of **914 MLD**

2020: Crystal bridge buys
rep. rights for **2 MLD**

2050: Crystal bridge
develops a market with
NPV of **\$4.15 BILLION**



overview

Crystal Lagoons© is present in 27 countries with
40 project in operation and more than 600 in
planning/construction phases

we aim at bringing Crystal Lagoons©
in Japan, third world economy.
from 0 to 50 projects in 30 years

problems solved

*who?
what?
how?*

- relaunch failing golf clubs,
third sector plots, resorts
without beach access
- new model of retirement
villages to bring together
families, pet therapy.
- social distance and contact
with nature, (COVID proof)

what are we?



crystal bridge

connects you with your dreams

- Crystal bridge is connecting investors to real estate projects for equity and business opportunities located in Japan.

- in Japan COVID is under control because of their social discipline. There are big growth opportunities such as the expo, IR, Olympics etc.

team

futoshi yoshida, developer

well connected with all big trading corporations, hotel operators, construction and real estate companies. deep knowledge of the japanese market and original business schemes.



iacopo torrini, architect

22 years in japan, 1st grade licenced architect in japan. founded studio dodici in 2003. fully staffed, globally minded architects office.



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market size

japanese are practical people.

let`s not push only on resorts and aquaparks for the moment.

“serious” business first.

once the image is rooted let`s concentrate on the fun stuff.

2500

GOLF COURSES
(without counting
practicing ranges)
& SHRINKING
GOLF POPULATION

\$1trillion

seniors market

NURSING HOMES
& SERVICED APTS.
25,292 locations
1,248,869 users
(2016 data)

43

OUTLET MALLS
\$ 11 BILLION
yearly sales
2.8 BILLION
users market

business model

① PURCHASE EXCLUSIVITY
RIGHTS X JAPAN (2MLD)

④ LEVERAGE ON TEST CASES
AND SELL AS ADDED VALUE
TOOL FOR LANGUISHING
GOLF COURSES, HOTELS

② FINANCE OKINAWA PAL
PROJECT (10 MLD)

③ BUY CHEAP LAND AND
DEVELOP OUTLET MALLS,
RETIREMENT TOWNS ETC.



marketing strategy

PUBLIC ACCESS LAGOONS

- SHOPPING MALLS
- WATER PARKS
- CASINO/EXPO

HYBRID LAGOONS

- HOTELS
- RETIREMENT VILLAGES
- GOLF COURSES

REAL ESTATE PROJECTS

- RESORT VILLAGES
- NEW TOWNS/SMART CITIES
- TIME SHARE CONDOS



financing

all photos ©by Crystal Lagoons

SEED
TLSA OKINAWA
USD 300,000
-completed-

DEBT
MA JAPAN
USD 2MLD
-exit 2.5MLD in
2025-ROI =5%

SERIES A
OKINAWA
USD 10MLD
equity available
ROI = 4% /year



challenges

① OBTAIN RECOGNITION
AS A SWIMMING FACILITY
(AS IN CALIFORNIA AND
TEXAS)

② CREATING FIRST
LAGOON (WATER USAGE
AND DISCHARGE PERMITS,
ENVIRONMENTAL
ASSESSMENT, DIFFIDENCE
TOWARDS NOVELTY ETC.)

example 1

Location: Awaji Island

Land area: 85,000 m² · Lagoon area: 21,000 m²

Use: shopping (140 units) hotel (150 rooms)

Cost of land: 20 million USD

Total cost of project: **205 million USD**



example 2



Location: Awaji Island

area: 156,000m²

Lagoon area: 45,000 m²

use: retirement village + IR resort

Cost of land: 35 million USD+fees

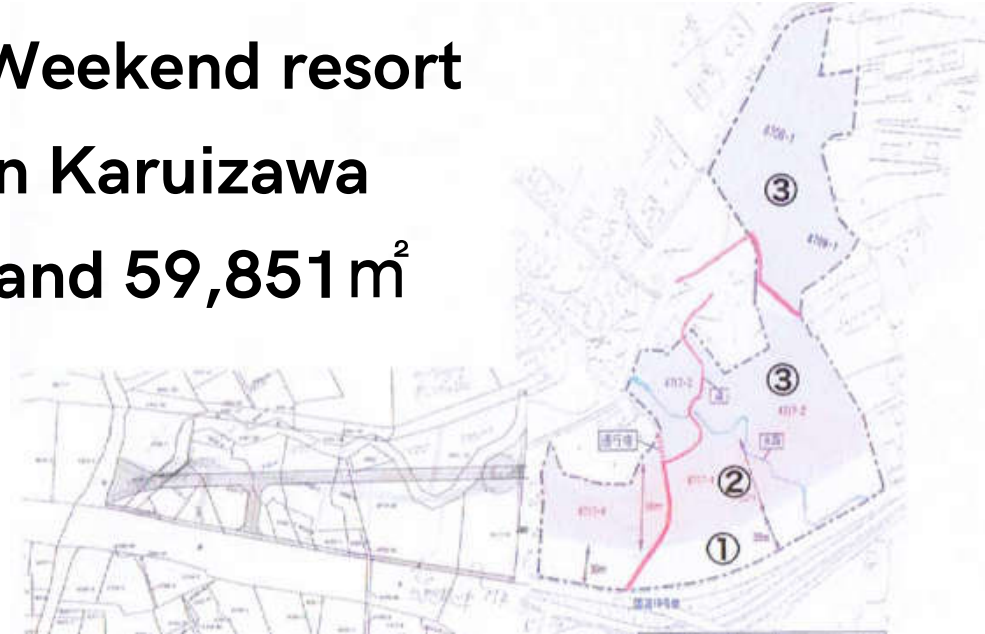
Total cost of project: **230 million USD**

example 3



**Ski & summer
resort in Niseko**
land 74,704 m²

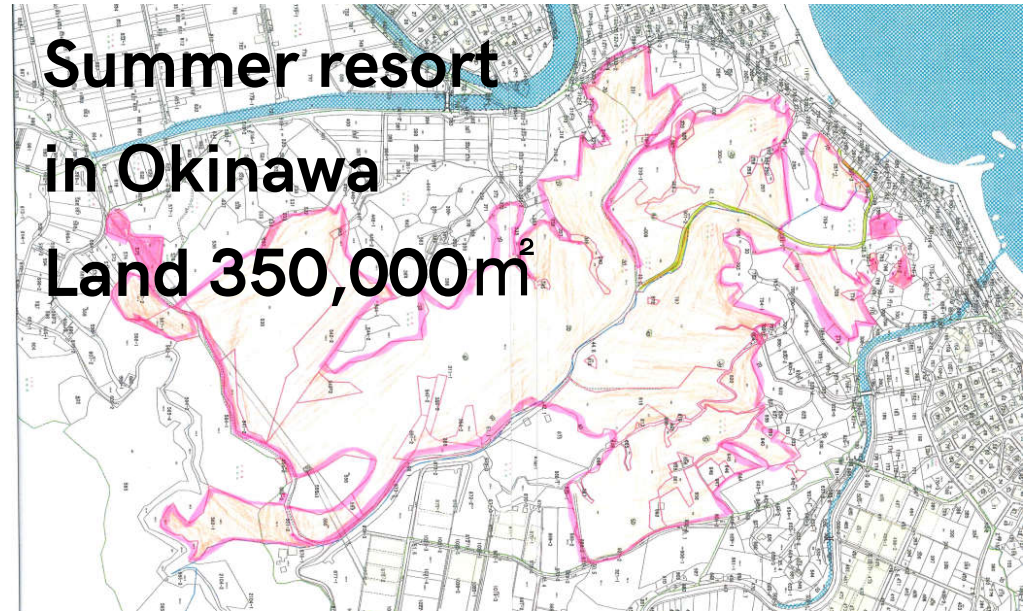
**Weekend resort
in Karuizawa**
land 59,851 m²



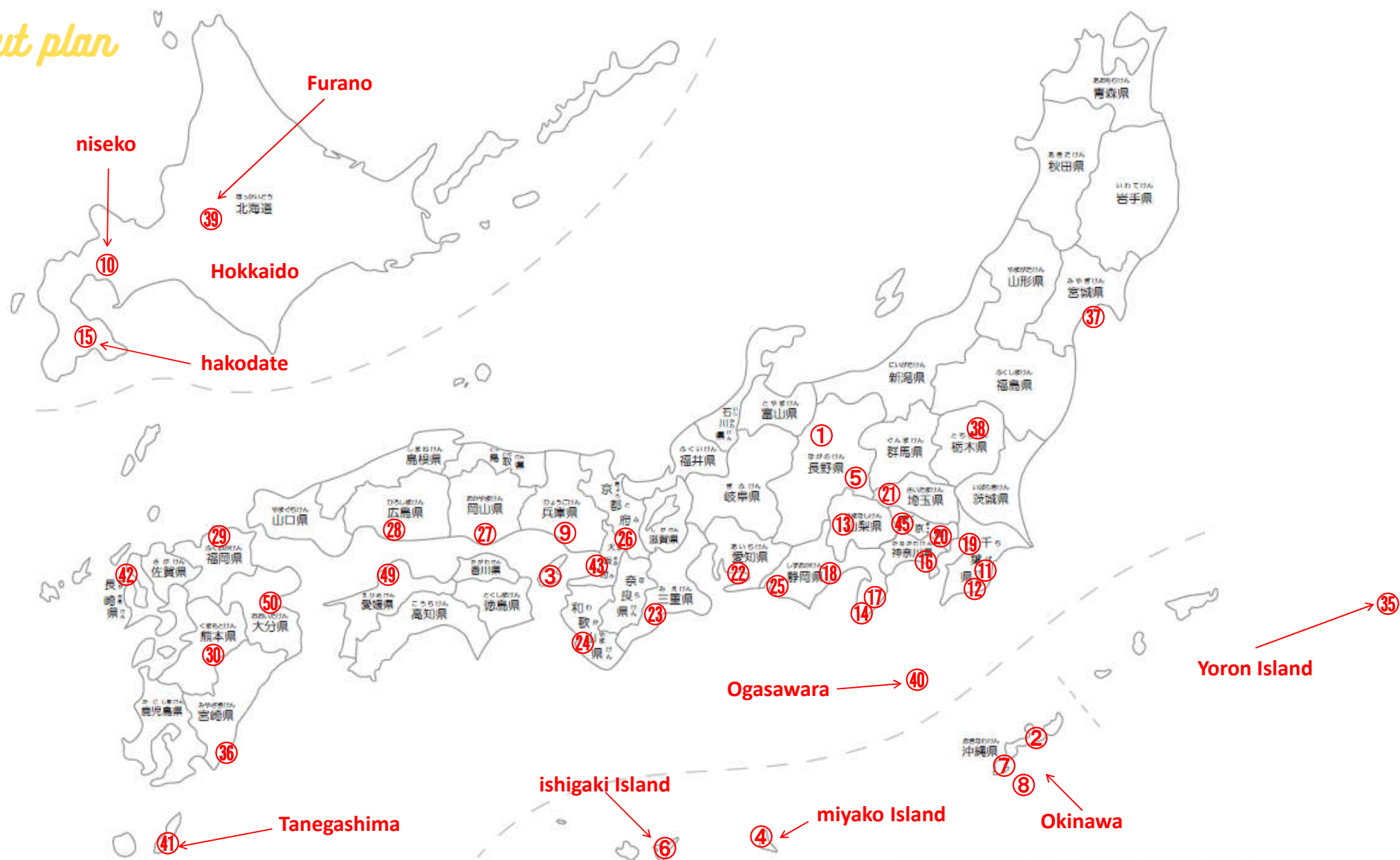
**Ski resort
in Hakuba**
land 75,738 m²



**Summer resort
in Okinawa**
Land 350,000 m²



roll out plan



Crystal Lagoons in Japan:

Crystal bridge proposed roll-out plan

drafted on: sept.25, 2020
updated:
updated:

location	① nagano (hakuba)	② okinawa (kunigami)	③ Hyogo (Awaji)	④ okinawa (miyako island)	⑤ nagano (karuizawa)	okinawa (ishigaki island)
type	PAL	PAL	PAL	hybrid	hybrid	residential
year open (tentative)	2023	2024	2024	2025	2025	2026

location	okinawa (nago)	okinawa (kincho)	Hyogo (Miki city)	hokkaido (niseko)	Chiba (Boso-city #1)	Chiba (Boso-city #2)
type	residential	residential	residential	PAL	residential	residential
year open (tentative)	2027	2028	2028	2030	2030	2030

location	Yamanashi (Yamanaka-ko)	Shizuoka (Isu kogen #2)	hokkaido (hakodate)	yokohama (minatomirai)	Shizuoka (Isu kogen #1)	shizuoka (gotenbashi)
type	residential	residential	PAL	PAL	PAL	hybrid
year open (tentative)	2030	2030	2032	2035	2035	2035

location	Chiba (Makuhari)	Tokyo (odaiba)	saitama (tokorozawa city)	Nagoya (waterfront area)	Mie (Suzuka)	Wakayama (shirahama)
type	PAL	PAL	residential	hybrid	hybrid	hybrid
year open (tentative)	2040	2040	2040	2040-45	2040-45	2040-45

location	Shizuoka (Hamana-ko)	Kyoto city	Okayama (Kurashiki)	Hiroshima	Fukuoka	Kumamoto (Mt. Aso)
type	hybrid	residential	hybrid	hybrid	hybrid	hybrid
year open (tentative)	2040-45	2040-45	2045-50	2045-50	2045-50	2045-50

Crystal Lagoons in Japan:

drafted on:
updated: 20/10/22
updated:

location	③①Okinawa(Yanaha)	③②Okinawa(Zamami)	③③Okinawa(Kume)	③④Okinawa(Iriomote)	③⑤Kagoshima(Yron)	③⑥Miyazaki(Aoshiwa)
type	HOTEL	HOTEL	HOTEL	HOTEL	HOTEL	hybrid
year open (tentative)	2025	2026	2027	2027	2030-35	2035-40

location	③⑦Miyagi(Sendai)	③⑧Tochigi(Nasu)	③⑨Hokkkaidou(Furano)	④⑩Tokyo(Ogasawara)	④①Kagoshima(Tanegashima)	④②Nagasaki(Sasebo)
type	hybrid	hybrid	hybrid	HOTEL	HOTEL	hybrid
year open (tentative)	2040-50	2040-50	2040-50	2040-50	2040-50	2040-50

location	④③Osaka(Maishima)	④④Chiba(Urayasu)	④⑤Tokyo(Hachiouji)	④⑥Kanagawa(Miura)	④⑦Kanagawa(Odawara)	④⑧Kanagawa(seya)
type	hybrid	PAL	PAL	hybrid	HOTEL	HOTEL
year open (tentative)	2040-50	2040-50	2040-50	2040-50	2040-50	2040-50

location	④⑨Ehime(Matuyama)	⑤⑩Oita(Beppu)				
type	hybrid	HOTEL				
year open (tentative)	2040-50	2040-50				

location						
type						
year open (tentative)						

conclusion

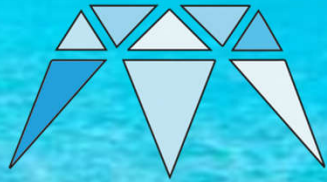
simple!
invest in the
development
of Crystal
Lagoons in
Japan !

... I wish there was an
investment
opportunity with a
TESTED business
model, but in a **NEW**
and rich market...

all photos ©by Crystal Lagoons



contact



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thank you for your consideration!

some video references:

- ① Crystal Lagoons outstanding features : <https://www.youtube.com/watch?v=LUzyzxLLiHk>
- ② Miami lagoon : <https://www.youtube.com/watch?v=F9NgGaWhpU4>
- ③ Awaji-Japan outlet mall (3D video) : <https://www.youtube.com/watch?v=rEwvDrQrffc>
- ④ Texas hybrid lagoon : <https://m.youtube.com/watch?v=olT2fYnQGxg>
- ⑤ Houston lagoon on TV : <https://youtu.be/v98HnHJ5Qgc>

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iacopo's activities



studio dodici
fall in love with your life

Incorporated in 2003. designed 42
houses, hotels, schools, condos
Sales in 2019-20: 500K USD



Bartok design Co.
ENJOYING LIFE, JAPANESE STYLE

Incorporated in 2009. sold over 600
Wooden bathtubs in 40 countries.
Sales in 2019-20: 500K USD



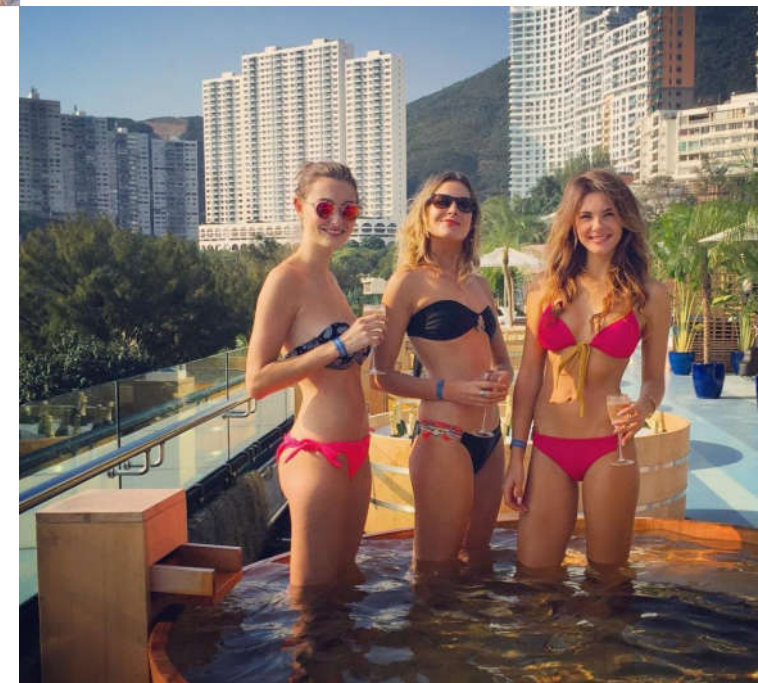
iacopo torrini, 48 years old

born in Italy from architects family,

School: Turin Polytechnic and Oxford
Brooks University.

Experience: Studio Uno (Torino),
Berzak Gold (NY), Iruka Sekkei (Kobe).

Features: 1st grade licensed architect.
In Japan since '98, fluent in Japanese
broad network of business contacts.



iacopo's new projects



物件探しは「トイレの写メから」の時代

OSAKA.ESTATE

In partnership with IT engineer R.C.

Portal site for real estate searches

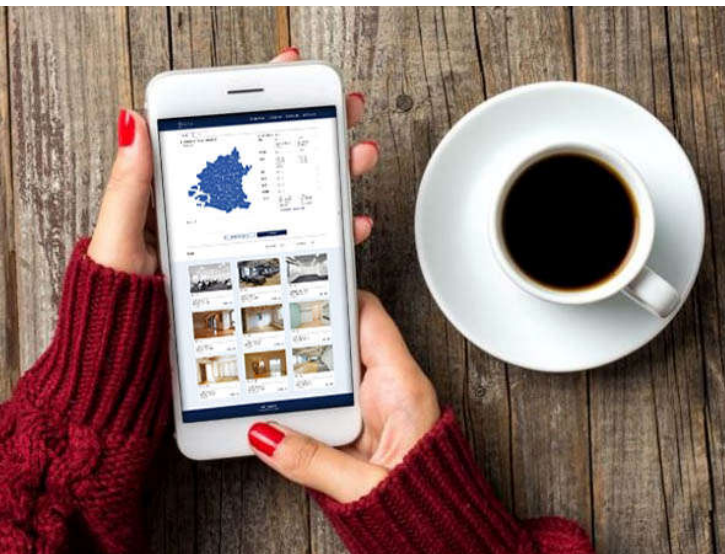
- reach your target in 2 clicks
- Instagram style room feature search
- twin server structure



lliance.jp

A WIN·WIN·WIN system to spot real estate gems for redevelopment in Japanese cities.

Providing value for real estate agents, land owners, developers, architects.



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Aiming at becoming exclusive agent of Crystal Lagoons© for Japan.

We "Create a Destination anywhere"
planning - development - maintenance

