

INVESTMENT PROPOSAL

TRANQUILITY BAY RESIDENCE - KOH CHANG





Project Proposed Selling Price 450 Million Thai Baht
Property inclusive of following details;

1. Total land area is 28,000 Square meter (or 17.5 Rai) on ocean side with 24 meters sloping down from road level to private beach in Bang Boa Bay.
2. Residential facilities that have been developed include:
 - a. 3 floor Seaview Lobby
 - b. 120 seat Beachfront Restaurant
 - c. 30 meter Beachfront Infinity Edge Swimming Pool
 - d. 316 meter Private Pier
 - e. 230 meter Private Beach
3. Phase 3 Beachfront land with area of 12,000sqm ready to be developed into Condominiums and beachfront Villas or a Hotel.



4. Phase 2 Condominiums include 4 buildings (D,E,F,G) with 39 units in total. 22 units have been sold, with 17 units remaining. Total sales value for remaining 17 units is **159,990,000 Thai Baht.**

Unit No	Type	Size	Selling Price
Condo E3	One Bedroom Suite	60 Sqm.	7,350,000
Condo F1	One Bedroom Suite	60 Sqm.	7,350,000
Condo F2	One Bedroom Suite	60 Sqm.	6,825,000
Condo F3	One Bedroom Suite	60 Sqm.	6,825,000
Condo F4	One Bedroom Suite	60 Sqm.	7,350,000
Condo F5/6	Two Bedroom Suite	120 Sqm.	15,200,000
Condo F9	Two Bedroom Penthouse	120 Sqm.	17,000,000
Condo G1	One Bedroom Suite	60 Sqm.	7,350,000
Condo G2	One Bedroom Suite	60 Sqm.	6,825,000
Condo G3	One Bedroom Suite	60 Sqm.	6,825,000
Condo G4	One Bedroom Suite	60 Sqm.	7,350,000
Condo G6	One Bedroom Suite	60 Sqm.	7,140,000
Condo G9	Two Bedroom Penthouse	120 Sqm.	17,000,000
Condo Additional D1*	Two Bedroom Suite	100 Sqm.	11,000,000
Condo Additional D2*	Two Bedroom Suite	80 Sqm.	8,800,000
Condo Additional E1*	Two Bedroom Suite	100 Sqm.	11,000,000
Condo Additional E2*	Two Bedroom Suite	80 Sqm.	8,800,000
		TOTAL	159,990,000



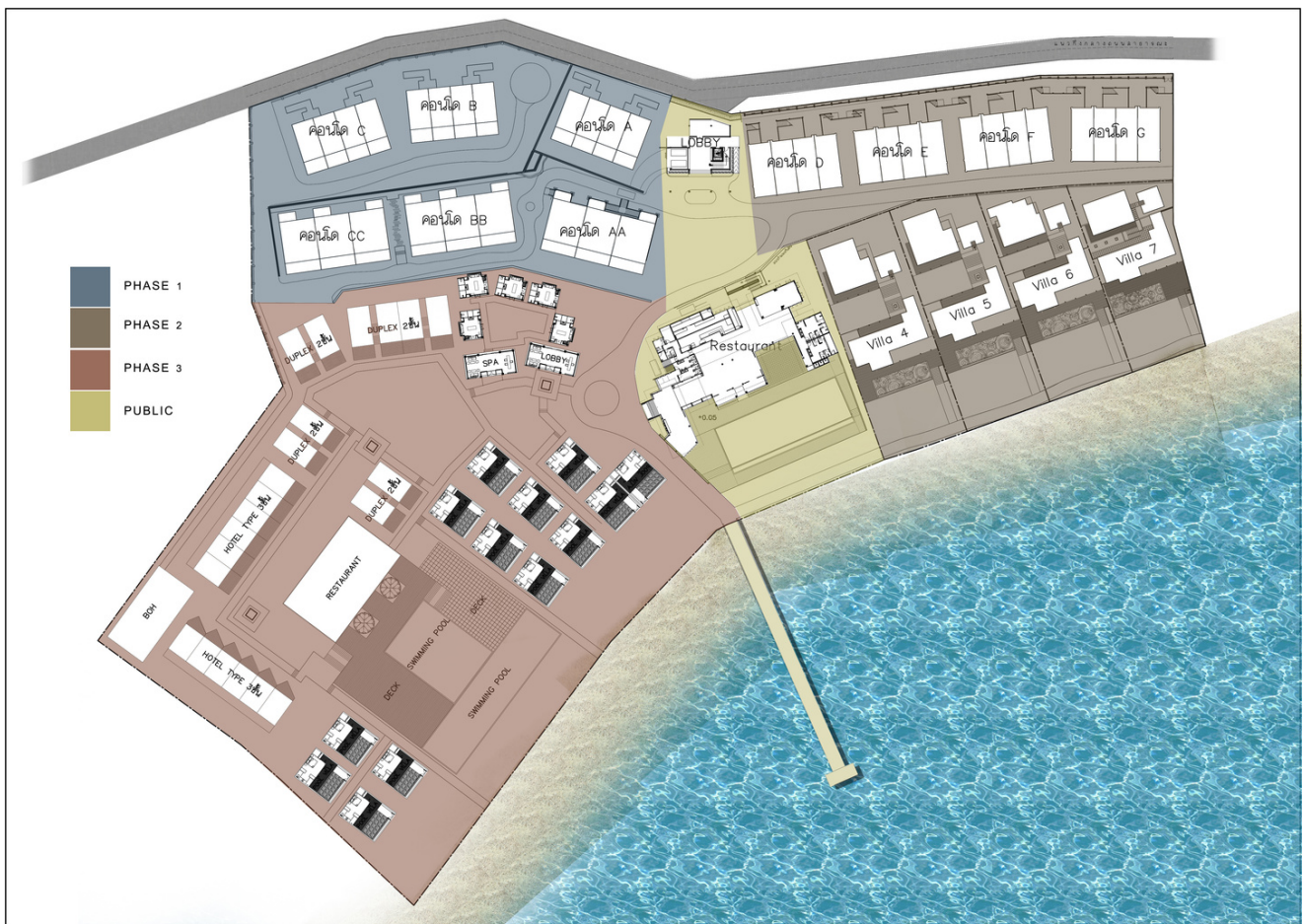
5. Phase 2 Beachfront Pool Villa comprises of 6 villas, 1 have been sold, remaining unsold 5 villas with total sales value **271,000,000 Thai Baht** as following details;

Villa No.	Type	Size	Selling Price
Pool Villa No.1	Three Bedroom Pool Villa	232/615 Sqm.	47,000,000
Pool Villa No.2	Three Bedroom Pool Villa	232/613 Sqm.	47,000,000
Pool Villa No.3	Four Bedroom Pool Villa	408/402 Sqm.	56,000,000
Pool Villa No.4	Four Bedroom Pool Villa	325/309 Sqm.	49,000,000
Pool Villa No.5	Four Bedroom Pool Villa	500/826 Sqm.	72,000,000
		TOTAL	271,000,000

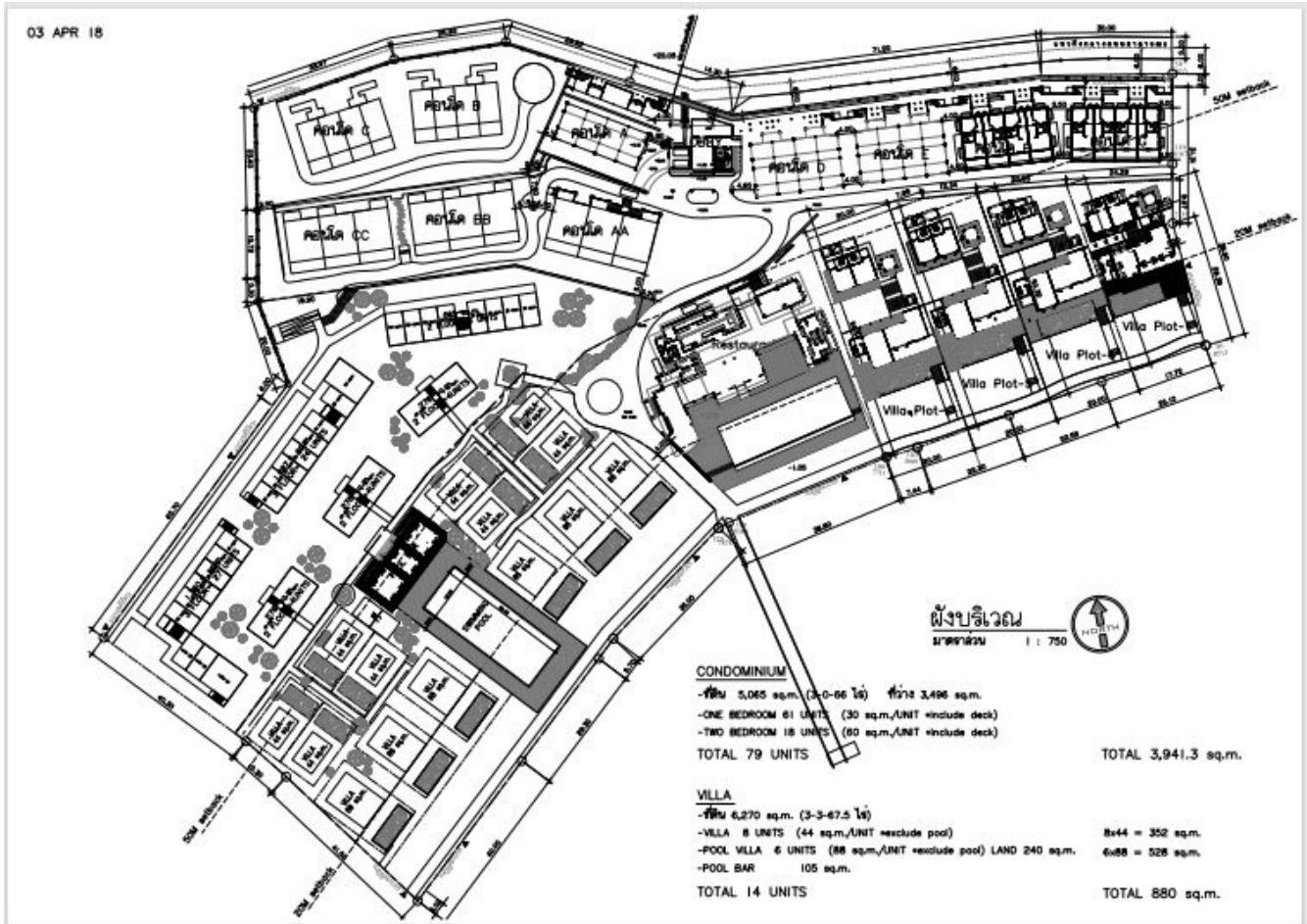


Plans for Phase 3 and Phase 4 Developments

- Option 1: To be developed as “Luxury Beachfront Hotel” with Pool villas, Spa and Restaurant.



- **Option 2:** To be developed "Residential Condominiums and Villas" for sales, comprises of 79 condominium unit and 14 pool villas with total sales value **561,950,000 Thai Baht.**



Condominium Price Phase 3

Type	Total Units	Price/Unit
One Bedroom 30 Sqm.	61	4,350,000
Two Bedroom 60 Sqm.	18	8,700,000
Total	79	421,950,000

Pool Villa Price Phase 4

Type	Total Units	Price/Unit
One Bedroom Pool Villa 44 Sqm.	8	7,000,000
Two Bedroom Pool Villa 88 Sqm.	6	14,000,000
Total	14	140,000,000

Future Marina Plan

