FAQ

1. What payments does the villa buyer have to make?

Type of villa	Plot	Built-up area	Price
A 4 bedroom	~1 500 m^2	~1 183 m^2	from 260 million THB
B 5 bedroom	~1 570-1 600 m^2	~1 175-1 245 m^2	from 280 million THB

Payment schedule:

⟶ 500 000 THB — Reservation Deposit
⟶ 35% — within 30 days after signing the Off-Plan Reservation Agreement
⟶ 15% — completion of foundation construction
⟶ 15% — when completion of structural framework
⟶ 10% — when completion the walls and installing windows
⟶ 15% — when completion of plaing and interior
⟶ 10% — upon villa handover

One-Time and Recurring Payments:
Sinking Fund: 1 000 THB / m^2 of built-up area (one-time payment upon handover)
Common Area Fee: 60 THB / m^2 / month (paid annually in advance)
Optional Villa Management Package: 70 THB / m^2 / month
(includes maintenance, pool, garden, housekeeping, reports, payments, etc.)

Government Fees and Taxes:
Leasehold transfer fee: ~1.1%
Freehold transfer fee: ~2%

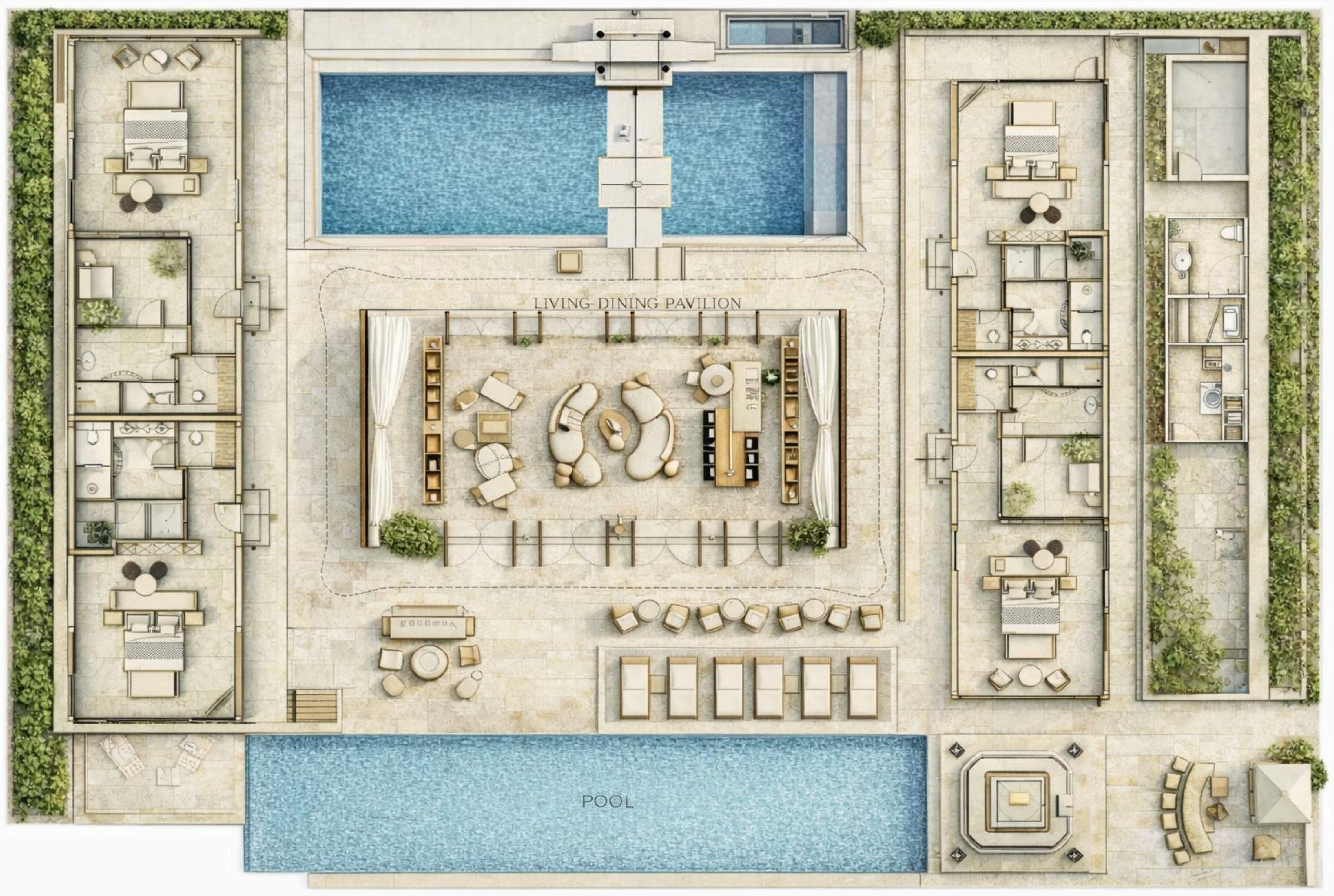
Additional Taxes:
Specific Business Tax: 3.3%
Corporate Income Tax: 1%

Taxes and fees are allocated in the final agreements.
Utilities: water and electricity bills — based on actual consumption.

2. Plans with dimensions

Type A 5 bedroom Oceanfront Villa
Plot: ~1 600 м^2
Main building: 390 м^2
Service building: 59 м^2
Pond: 141 м^2
Walkways: 440 м^2
Pool: 142 м^2
Sala: 27 м^2
Plantings: 184 м^2
Other areas: 187 м^2
Total area: ~1 300 м^2
All areas are approximate

Type B 4 bedroom Villa
Plot: ~1 500 м^2
Main building: 362 м^2
Service building: 66 м^2
Pond: 125 м^2
Walkways: 385 м^2
Pool: 151 м^2
Sala: 27 м^2
Plantings: 192 м^2
Other areas: 192 м^2
Total area: ~1 200 м^2
All areas are approximate



3. How is ownership legally formalized?

For foreigners:

Building — freehold
Land — registered leasehold 30 years with the possibility of extension for 2 × 30 years

The lease is registered at the Land Office and can be transferred

For Thai nationals:

The land can be registered as freehold after the land surveying is completed.

Documents:

• Reservation Agreement
• Off-Plan Reservation Agreement
• Villa Lease Agreement
• Villa Management Agreement
• (Optional) Rental Agreement

Until the lease is registered, all payments are considered prepayments for future leasehold rights, not a purchase.

4. What is the payment plan?

⟶ 500 000 THB — Reservation Deposit
⟶ 35% — within 30 days after signing the Off-Plan Reservation Agreement
⟶ 15% — completion of foundation construction
⟶ 15% — when completion of structural framework
⟶ 10% — when completion the walls and installing windows
⟶ 15% — when completion of plaing and interior
⟶ 10% — upon villa handover

Plus Sinking Fund and Common Area Fee.

Sinking Fund: 1 000 THB /m^2 of built-up area (one-time payment upon handover)
Common Area Fee: 60 THB / m^2 / month (payment for one year in advance)
Optional villa maintenance package: 70 THB / m^2 / month (preventive maintenance, swimming pool, garden, cleaning, reports, payments, etc.)

5. Is there a rental program?

Yes. The owner can join.

Income distribution:
40% — to the owner
60% — to the management company

A 3% FF&E reserve is withheld before distribution.

Taxes:
Foreigners — 15% withholding tax
Thai residents — 5%

Short-term rentals up to 30 days are only allowed within the official program, after obtaining a hotel license.

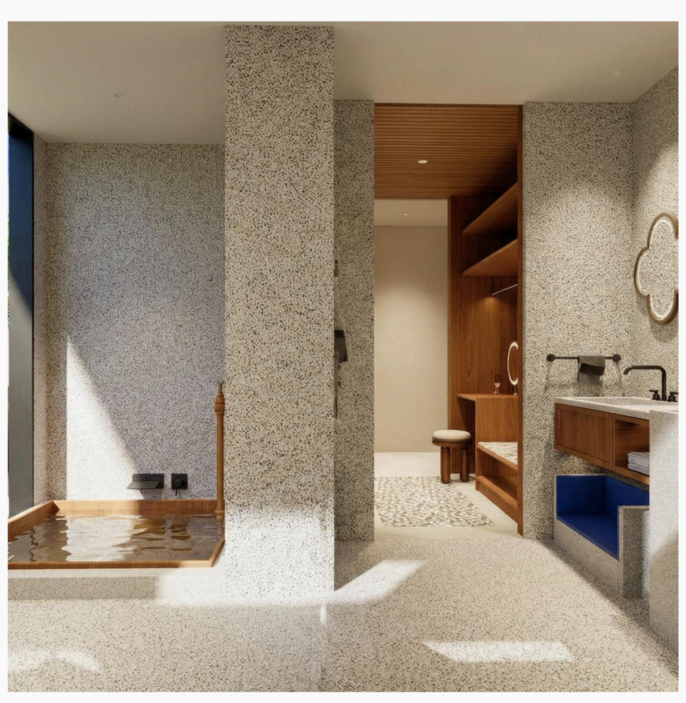
6. Are furniture and appliances included?

Included:
✓ Built-in kitchens
✓ Built-in appliances (oven, dishwasher, stove, etc.)
✓ Built-in wardrobes
✓ Full interior finishes
✓ Sanitaryware by Toto/Cotto and Gessi/Grohe
✓ Pool, pathways, landscaping

Not included:
✗ Furniture (sofas, tables, beds, etc.)
✗ Decor, paintings
✗ Curtains
✗ Tableware, textiles

FF&E/OS&E packages are available additionally.

7. What materials are used?

Resort-grade materials:

— Reinforced concrete
— Steel / wood
— Concrete / lightweight walls
— Roof: concrete / alang-alang synthetic / tiles
— Floors: porcelain tiles / stone
— Pathways: sand-wash / stone
— Windows: aluminum + tempered glass
— Sanitaryware: Toto/Cotto, Grohe/Gessi, Cristina bathtubs

Materials may be replaced with equivalent or superior alternatives.

8. Is there a smart home system?

Basic infrastructure is available:

✓ Wi-Fi
✓ IPTV
✓ Fire safety system
✓ Cabling

Full "smart home" system (control of lights, curtains, AC, security system) is optional, as a Client Variation.

9. Completion timeline and number of villas

Number of villas	8 villas (A1–A4 and B1–B4)
Average construction period per villa	~24 months
Ready for occupancy	~730 days from the agreement date
Planned date for full completion of the project	31 August 2029
Warranty period	1 year after handover

If the project is delayed without valid reasons, the developer will pay compensation.

10. What is IEA?

There is no separate IEA document.

The investment structure consists of:

— Reservation Agreement
— Off-Plan
— Lease Agreement / Freehold Transfer
— Management Agreement
— Rental Agreement

If the client wants an escrow/investment scheme, it can be discussed separately.

11. Is it possible to modify the design or layout?

Yes, via Client Variation.

Process:

1. The client submits a request
2. The developer evaluates it
3. Issues the cost and timeline adjustments
4. The client pays the Variation Cost + 20% Variation Fee
5. Changes are implemented

Minor developer improvements do not require approval, provided quality is not reduced.

12. What is the rental income (yield)?

7% guaranteed yield for 3 years
Plus 40/60 profit-sharing
Plus market yield in strong years
The final IRR may exceed 7%, depending on occupancy

13. What is the expected capitalization?

Guaranteed:
7% annual income
100% buyback after 7 years

The market may provide additional upside, but this is not guaranteed

Math:
7% × 7 years = 49% net income + full return of capital

14. Does the land value increase?

According to the Phuket market:

↑ Growth in tourism: +170%
↑ Growth in real estate market: +30%
↑ High demand in the luxury segment
↑ Major infrastructure projects underway

This creates a positive trend for capitalization.

15. Who manages the villa when the owner is absent?

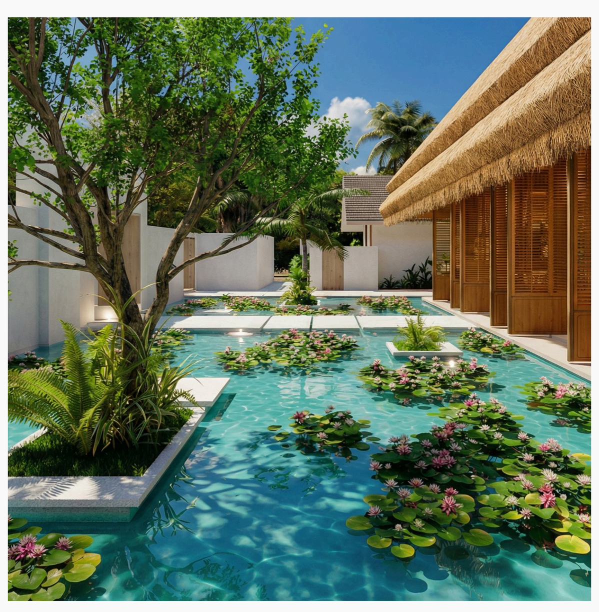
Included in the Common Area Fee:

✓ 24/7 security
✓ Cleaning and infrastructure management
✓ Garden and grounds maintenance

Optional (70 THB / m^2/month):

✓ Preventive maintenance
✓ Cleaning
✓ Pool cleaning
✓ Pest control
✓ Administrative support

If the villa is rented out, it is maintained to hotel standard.


16. What security system is in place?

⟶ 24/7 security
⟶ Fire detectors
⟶ High-quality hardware
⟶ Infrastructure for CCTV и signal systems
⟶ Full smart-security system — optional

17. What contracts does the buyer sign?

✓ Reservation Agreement
✓ Off-Plan Reservation Agreement
✓ Villa Lease Agreement (or Freehold Purchase — for Thai nationals)
✓ Villa Management Agreement
✓ Rental Agreement (optional)

All documents are registered with the Land Office or notarized by lawyers.