



RIERETA

INVESTMENT PROPOSAL

Saredaview Villa, Plai Leam, Koh Samui, Thailand

Riereta Equities

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9:30 am - 19.00 pm

The investment proposal for the Saredaview Villa presents information for investors relevant to the purchase, renovation and resale of one Villa located at Plai Leam, Thailand. This information has been formulated by Riereta Equities S.L. on June 2017.

The report provides background information on the Saredaview Villa project: An overview of current conditions, a current market situation, cost estimates for renovations, an overall cost analysis and investment information.

The document is intended to be used as a resource for potential investors in making a decision to invest in the Saredaview Villa project.

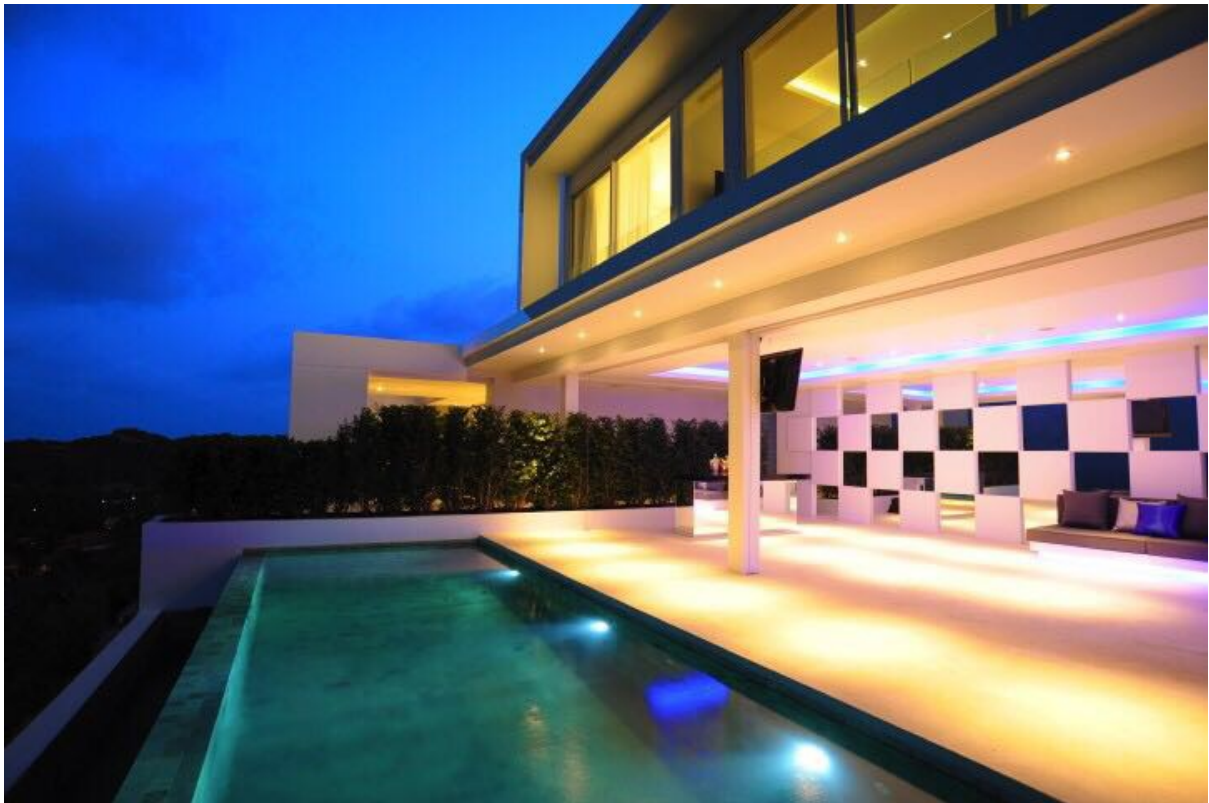
PROJECT SUMMARY

Saredaview Villa, Plai Laem, Koh Samui, Thailand

The investment proposal for the Saredaview Villa presents information for investors relevant to the purchase and revenue of this project.

The ensuing report provides background information on the Saredaview Project, an overview of current conditions, the current market situation, an overall cost analysis and details about available financial incentives and investment options.

This document is intended to be used as a resource for potential investors to make a decision about investing in the Saredaview Project.



Fact Sheet

Project, Property and Profit

This fact sheet provides you with an overview of the basic numbers and facts with regard to the project, the property and the profit:

Project Start Date	1 st September, 2018
Purchase Property	Whole villa, 4 levels, 9 bedrooms, communal pool, lounge area, terraces, parking area
Property Address	Plai Laem, Koh Samui
Current Property Status	Fully Renovated and New

Acquisition Costs ¹	42,566,341 THB (1,095,736 EUR ²)
Price/m ²	78,827 THB (2,029 EUR)
Total Operating Costs	2,486,400 THB (64,105 EUR)
Total Revenue	7,152,000 (184,468 EUR)
Net Revenue	4,665,600 THB (120,363 EUR)
Total Project ROI	11% ³
Investor ROI	8.8%
Riereta's ROI	2.2%
Payback Period	9.12 Years ⁴

¹ Including the buying price of 42,000,000 THB (1,081,347 EUR), starting costs of 387,541 THB (10,000 EUR), booking fees and commissions of 178,800 THB (4,614 EUR).

² 1 Euro = 38.74 THB as of 6 July 2017.

³ Pre-tax, see table on page 6.

⁴ Payback Period = Acquisition Costs / Pre-Tax Rental Income.

LOCATION & AREA

Plai Laem, Koh Samui

With world-famous beaches, chic restaurants, a variety of activities, and a laidback lifestyle, Koh Samui is a top destination for travelers and expats alike. Offering a fantastic quality of life at affordable prices, it's an ideal spot to live the dream life. Also known as Coconut Island, Koh Samui is set in the tropical climes of the Gulf of Thailand.

Koh Samui is located in one of the region's most popular destination for expat property investment. While other countries are trying to keep their economies from falling apart, Asian countries are prospering, particularly those in the ASEAN Economic Community. That is one reason why many foreigners have chosen to make Koh Samui their home.

Although Koh Samui is an island, there is easy access to other destinations through their international airport, and there is a ferry service that takes frequent trips to the mainland and other islands. With all the charm of living on an island, Koh Samui is a compelling place in beautiful Thailand, frequently referred to as 'The Land of Smiles'.

The market-wide hotel occupancy rate on Samui hit 72% in 2016, with tourist arrivals at Samui airport reaching 1.2 million. The hospitality sector has changed with the emergence of Chinese travelers, filling in the gaps of a once highly seasonal destination. During the first nine months of last year, Chinese tourist arrivals to Samui grew 61%, according to C9 Hotelworks. Bill Barnett, managing director of C9 Hotelworks, said the steady growth of traffic at Surat Thani airport is expected to attract more tourists to Samui, especially those in

the middle to upper classes. Additionally, in October the new Ritz Carlton Hotel will open in this area, leading to a sharp increase in house and rental prices.

Quick Facts

Area: 228.7 km² (88.3 sq mi)

Population: 67.01 million (World Bank, 2015)

Language: Thai with English widely spoken

Currency: baht (THB, ฿), 1 Euro = 38.74 THB

Time zone: GMT/UTC +7

The Saredaview Villa is situated in Koh Samui's most luxurious neighborhood, commonly referred to as the "Beverly Hills" of Koh Samui; it is close to everything, but still quiet and peaceful. Using the walk path, the rental villa is only a 5-minute walk to one of the best beaches on the island.

Construction on the villa finished in early 2016, and it has not yet been lived in. All furniture and appliances are brand new and included in the purchase price.



PROPERTY INFORMATION

The villa consists of 4 floors and is **542.4m²**, excluding the maintenance & engineering (M&E) area.

Ground floor: Carpark and M&E area

First floor: One 2-bedroom apartment, bathroom, living room and balcony

Second floor: Two 3-bedroom apartments, 2 bathrooms, communal swimming pool area, pool deck and sala

Third floor: Two living & kitchen areas, balcony

Fourth floor: 1-bedroom apartment, bathroom, living room, kitchen and balcony

Staff, Utilities and Maintenance

Staff: To operate the villa as a rental investment, we hire two staff members, with each being paid around 12,000 THB (310 EUR) per month.

Utilities: Electricity is quite affordable in Thailand relative to western rates. Depending largely on the number of guests living there each month, and how much the A/C is used, we expect an electric bill in the range of 6,000 to 10,000 THB per month, including pool pumps, etc. Currently, there is a natural water supply through a pump, thus there are no water costs⁵.

Maintenance: Pool service ranges from 2,000 THB per month up to 3,000 THB per month, including chemicals. The villa is brand new and the materials are of high quality. Built by an Australian building company, you'll find a Western standard of construction.

Service charge: A 10% service charge is added to the nightly rates found elsewhere in this presentation. This goes directly to the villa owner to offset the cost of electricity, water, breakfast items etc.

⁵ Water costs without the pump are typically no more than 1,000 THB (25 EUR) per month.

PROJECT ROI

Rental Income Without Tax: THB 4,665,600 (120,363 EUR)

Period	Season	Days	Rate A+B (THB)	Rate C+D (THB)	Days	Revenues (THB)	Revenues (EUR)
Dec. 15 - Jan. 15	Peak	31	32,000	14,000	28 (90%)	1,288,000	33,224
Jan. 16 - Mar. 31	High	76	24,000	12,000	50 (66%)	1,800,000	46,432
Apr. 1 - June 30	Low	91	20,000	8,000	30 (33%)	840,000	21,658
July 1 - Sept. 30	High	92	24,000	12,000	60 (65%)	2,160,000	55,708
Oct. 1 - Dec. 14	Low	75	20,000	8,000	38 (51%)	1,064,000	27,446
Total Rental Rev.		365			206	7,152,000	184,468
Avg. Monthly Rev.						596,000	15,372

A = 3-Bed Duplex (THB)	B = 3-Bed Duplex (THB)	C = 1-Bed Apt. (THB)	D = 2-Bed Apt. (THB)
16,000	16,000	7,000	7,000
12,000	12,000	6,000	6,000
10,000	10,000	4,000	4,000
12,000	12,000	6,000	6,000
10,000	10,000	4,000	4,000

Total Revenue		THB 7,152,000	€ 184,468
Operating Expenses			
Maintenance	THB	324,000	€ 8,356
Electricity/Water/Internet/TV	THB	120,000	€ 3,092
Housekeeping, Security & Laundry	THB	540,000	€ 13,919
Insurance & Other	THB	72,000	€ 1,856
Property Management Fees (20%)	THB	1,430,400	€ 36,882
Total Operating Expenses	THB	2,486,400	€ 64,105
Average Monthly Expenses	THB	207,200	€ 5,342
Pre-Tax Rental Income	THB	4,665,600	€ 120,363
Withholding Tax (15%)	THB	699,840	€ 18,054
Total After-Tax Income	THB	3,965,760	€ 102,309
Pre-Tax Rental Yield		10.96%	10.96%
Net Rental Return		9.32%	9.32%

CONTACT

Please Contact Us for Further Information

If you have any further questions, please do not hesitate to contact us. We will help you to understand the investment and offer support during the entire investment process and in all related manners. Our investor relations managers are delighted to help you at any stage of your investment.

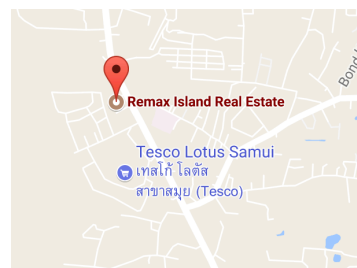
If you are interested, please send the signed investment contract to your investor relations manager and we will start the investment and ownership process.



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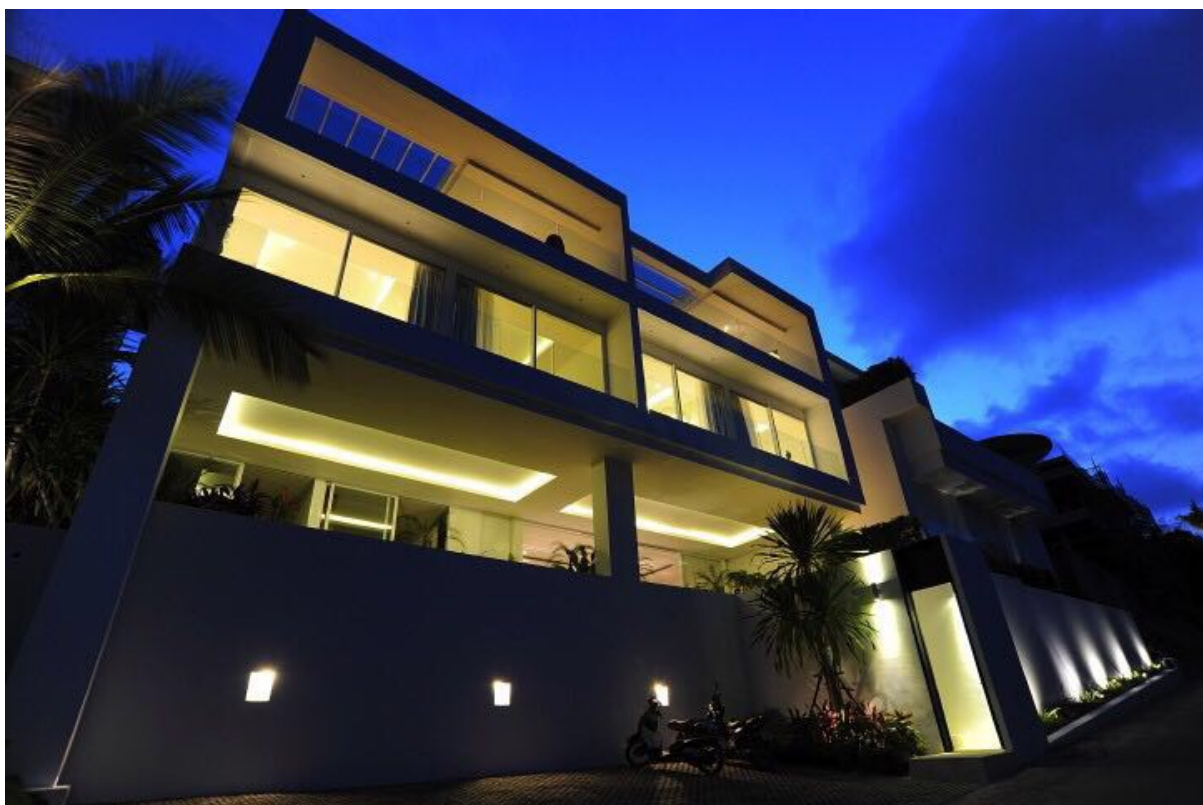
We are looking forward to hearing from you!

Your investment team

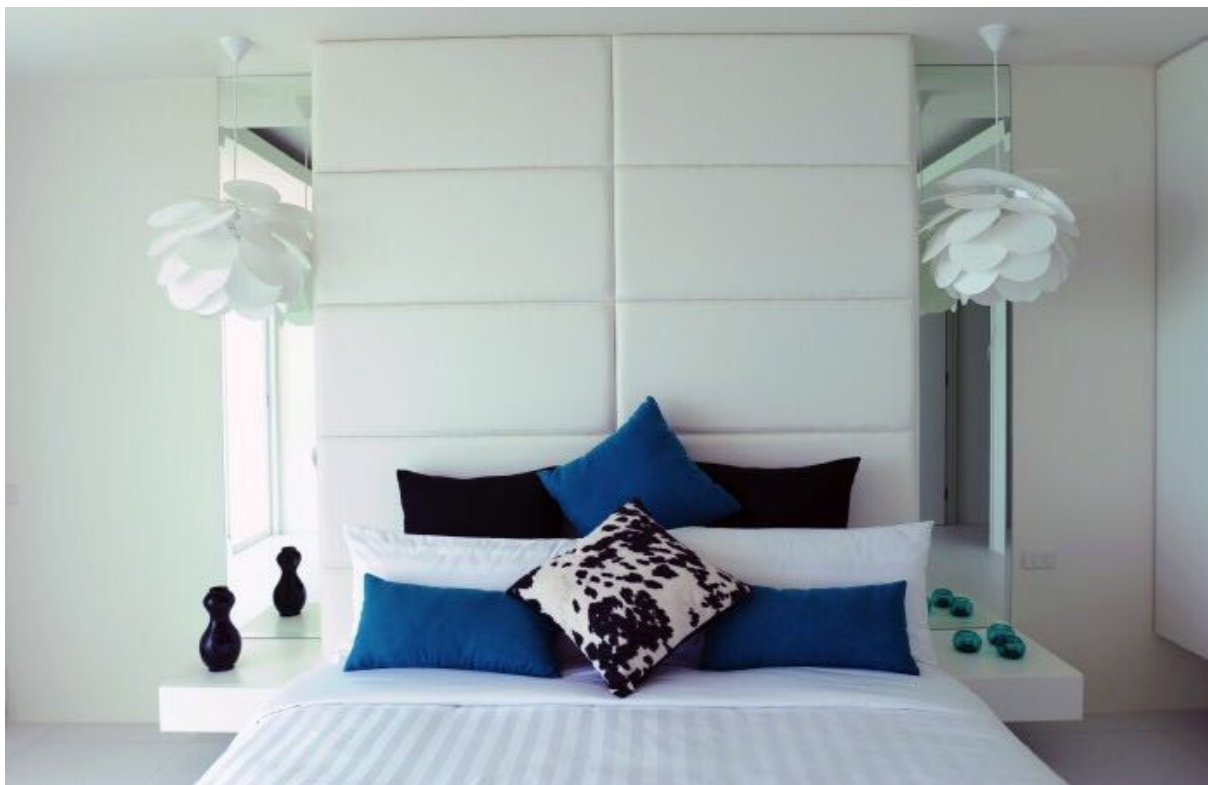
ATTACHMENTS

Foot Print, Additional Pictures





















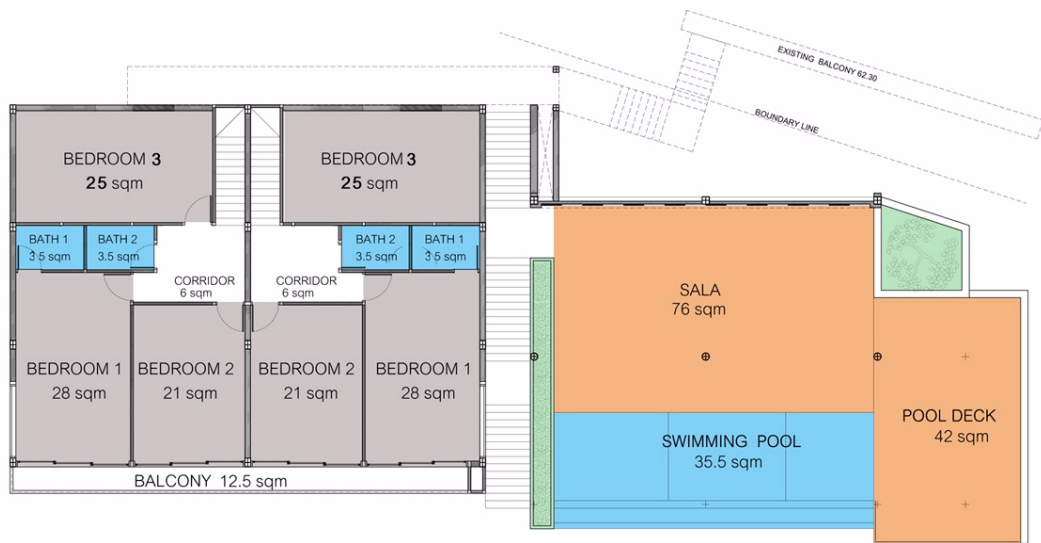
Floor plan of the 1st floor. The layout includes a large MAID LIVING area (32 sqm) and a BALCONY (32 sqm) in the center. To the left are two MAID rooms (12 sqm each) and a BATH (4.3 sqm). To the right is a large open area, likely a kitchen or dining area, with a staircase leading up. The plan also shows a staircase leading down from the balcony area.

AREA FIRST FLOOR PLAN

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REV	DATE	RECORD	CHK	OWNER	ARCHITECT	TANAYUT NAKHMUANG	TECHER NO	PROJECT NAME	APARTMENT BUILDING	
					STRUCTURAL ENGINEER		GLAN			
					MECHANICAL ENGINEER		CHEKIN	DRAWING TITLE	SCALE	SHEET SIZE
					ELECTRICAL ENGINEER		APPROVED			A3
					SANITARY ENGINEER		DATE		DRAWING NO	REV
				LOCATION	PHAI LEAM SOI 7 KOH SAMUI THAILAND					

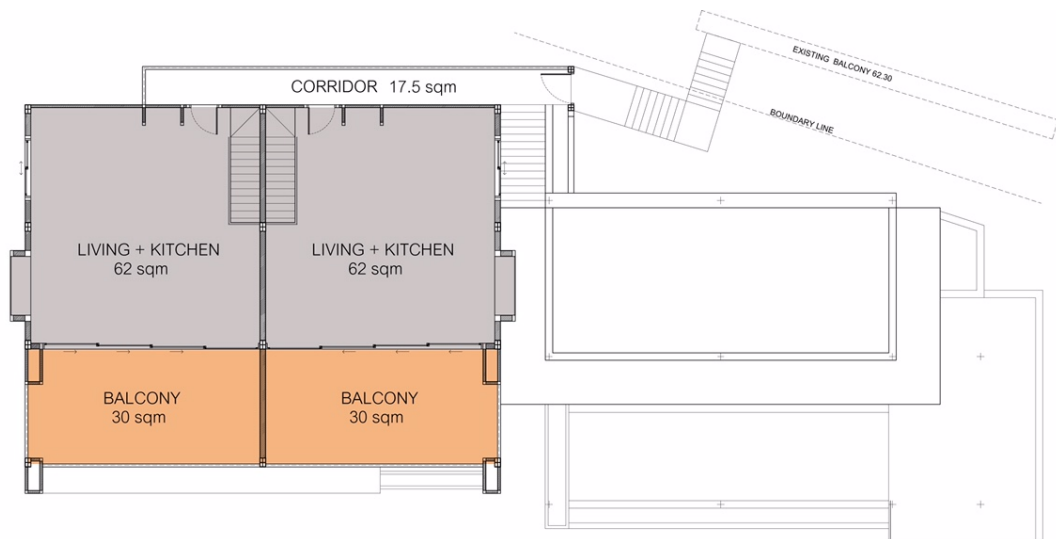


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AREA SECOND FLOOR PLAN

REV	DATE	RECORD	CHK	OWNER	ARCHITECT	TENDER NO.	PROJECT NAME	SCALE	SHEET SIZE	POINT
				PHAI LEAM SOI 7 KOH SAMUI THAILAND	TANAYUT NAKHUMUANG		APARTMENT BUILDING		A3	
					STRUCTURAL ENGINEER	DESIGN	DRAWING TITLE			
					MECHANICAL ENGINEER	CHECKED				
					ELECTRICAL ENGINEER	APPROVED				
					SAFETY ENGINEER	DATE				



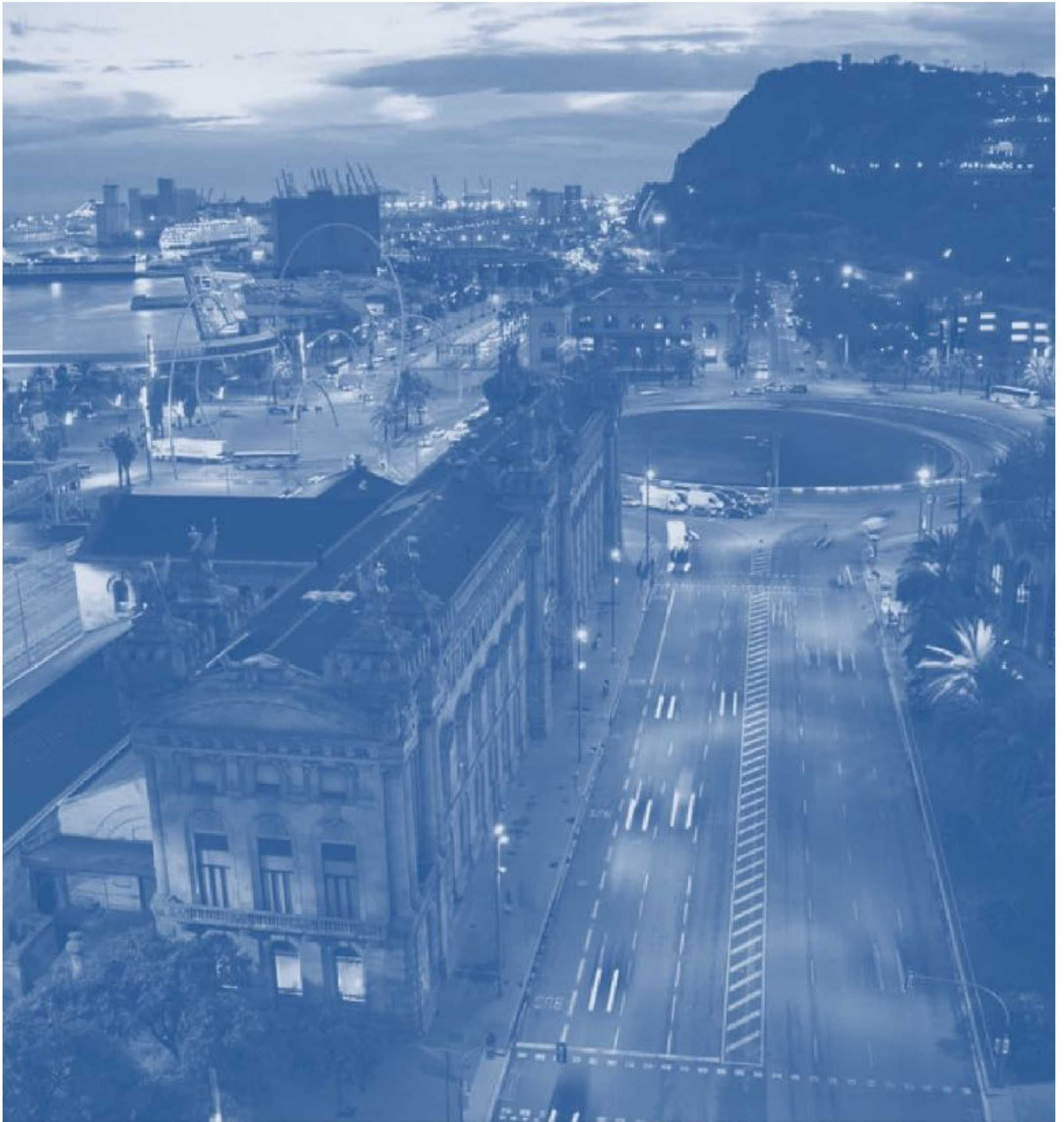
AREA THIRD FLOOR PLAN

REV	DATE	RECORD	CHK	OWNER	ARCHITECT	TENDER NO.	PROJECT NAME	SCALE	SHEET SIZE	POINT
				PHAI LEAM SOI 7 KOH SAMUI THAILAND	TANAYUT NAKHUMUANG		APARTMENT BUILDING		A3	
					STRUCTURAL ENGINEER	DESIGN	DRAWING TITLE			
					MECHANICAL ENGINEER	CHECKED				
					ELECTRICAL ENGINEER	APPROVED				
					SAFETY ENGINEER	DATE				



AREA FOUR FLOOR PLAN

REV	DATE	RECORD	CHK	OWNER	PROJECT	DESIGNER	PROJECT NAME	SCALE	SHEET NO.	POINT
				Samui Synthesis Company Limited	TANAYUT NAKHIMUANG 7180 9914		SAREDA VIEW APARTMENT	1 : 50	A3	
				Plot Leam Soi 7 118 Moo 5 Bophut, Koh Samui, Suratthani, Thailand	PREECHA KETSUWAN 718 41823					
				PHAI LEAM SOI 7 KOH SAMUI THAILAND	MECHANICAL ENGINEER	CHECKED	Apartment Floor Plan	DRAWING NO.	REV.	
					ELECTRICAL ENGINEER	APPROVED	แปลนพื้นที่ห้องพัก			
					SAFETY ENGINEER	DATE				
						30-12-12				



CONTACT:

Mrs. Hong

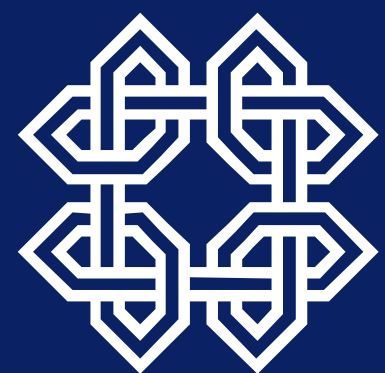
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