

Ao Nang Beach, 700m from The Lai Thai Luxury Apartments



The Lai Thai

LUXURY APARTMENTS FOR SALE
AO NANG, KRABI, THAILAND

Introducing Krabi



THE ULTIMATE ALL-ROUND DESTINATION

Krabi Province is situated on the Andaman coast of Thailand, just east of Phuket, and is home to some of the most striking scenery in southeast Asia. From the enchanting white sand beaches of Phi Phi and Lanta islands to the spectacular limestone cliffs and rainforest inland, the area has become internationally known for its majestic beauty.

The numerous islands offer many sun-bathing retreats, while the rich marine environment provides excellent scuba diving and snorkeling. Kayaking through the caves and mangrove forests is another popular activity. For those who are more adventurous, the world famous rock-climbing cliffs of Railay beckon. Several national parks are home to nature trails, waterfalls and hot springs, while forest temples offer another peaceful retreat.

AO NANG: THE IDEAL VISITOR BASE

Ao Nang Beach is the premier tourist destination on the Krabi mainland. The vast choice of accommodation and excellent transport links make it the perfect base to explore the region, or simply relax and be pampered in one of the many top class spas.

Known as a family destination, Ao Nang is the type of place where you can walk down the street with your family and feel comfortable and safe. Crime is rare. There are no all-night entertainment zones; instead visitors will find a multitude of restaurants, bars and cafes that all age groups can enjoy.

DEVELOPMENT & INVESTMENT POTENTIAL

Krabi - and Ao Nang - have much to offer the traveller who wants to experience one of southeast Asia's most diverse and interesting destinations. But from an investor's point of view, Krabi is also a unique proposition.

Since its opening in 2006, Krabi International airport has brought the area to a worldwide audience. The number of regional and international flights continues to increase year on year; and new hotels are opening rapidly to cater to the increased demand.

Relative to other tourist areas in Thailand, Krabi has some of the best infrastructure. The road network is well maintained; public water and electric supply are efficient. Meanwhile, new shopping malls have brought western goods to Krabi and show the level of commercial interest in the area. Several large interna-

tional hospitals are in negotiations to open, and there is a small international school. Property prices have responded by doubling over the past five years, but are still far below those in neighbouring Phuket.

Krabi is one of the fastest growing areas in Thailand, with excellent investment potential.



Introducing The Lai Thai

ESTABLISHED SITE WITH GREAT LOCATION

The Lai Thai Resort was opened in 1996, as one of the first luxury resorts in Ao Nang. Included in the "Top 100 Resorts of Thailand" by travel writer Lily Yousry-Jouve, it has, over 15 years, built an impressive client base.

The increasing demand for family accommodation in Krabi, and the scarcity of centrally located property, has led to the development of "The Lai Thai" project, that will transform this long established hotel into a complex of luxury apartments, all available to private buyers. The project is truly one of a kind: it will be the only serviced apartment resort within walking distance of Ao Nang Beach.

The Lai Thai is located 700 metres from the glittering Andaman Sea and well within the main commercial area of the Ao Nang beach front, with dozens of restaurants, shops, bars, minimarts, as well as a pharmacy and clinic, on the doorstep. The magnificent limestone cliffs behind the beach are clearly visible from the project site.

MODERN, ACCESSIBLE, LUXURIOUS

The new development will erect three buildings, each four stories in height, holding a to-

tal of 80 apartments, as well as retail space, staff lodging, a reception area, fitness facilities and a half Olympic-sized swimming pool, with separate children's area and Jacuzzi.

The project design is in the modern tropical style, with an emphasis on natural finishes (used over the highest quality materials) and creating a green and pleasant space. The architecture of the buildings maximises the number of rooms with views of the cliffs, pool and waterfalls, or the landscaped gardens.

The Lai Thai complies in full with the Enhancement and Conservation of National Environmental Quality Act of 1992. All public areas are wheelchair accessible and apartments can be customised for people with disabilities.

CHOICE OF FULLY-FURNISHED APARTMENTS

There are four different units available: the studio, the 1 bedroom and 2 bedroom apartments, and the premium 2 bedroom penthouses, of which there will be two units only. Ground (first) floor plans have a layout allowing direct pool and garden access; second to fourth floors units have balconies facing outward. On the following pages you will find the project layout and floor plans.

All apartments will come fully furnished, including equipped kitchens, cable television connection and air conditioning; high speed wireless internet access will be available throughout the property.

PRO-ACTIVE RENTAL PROGRAM

After opening, The Lai Thai will continue to operate as a fully licensed hotel, making it an attractive investment for those who do not wish to live in Ao Nang full time. Each apartment can be rented out through the resort system, which will take advantage of the existing hotel website, repeat clientele and network of agents. In doing this, owners will not forfeit any rights of occupancy - unlike many similar operations that impose blackout periods at peak times.

The Lai Thai thus offers investors full freedom in addition to an experienced management team ready to maximise rental yield if required.

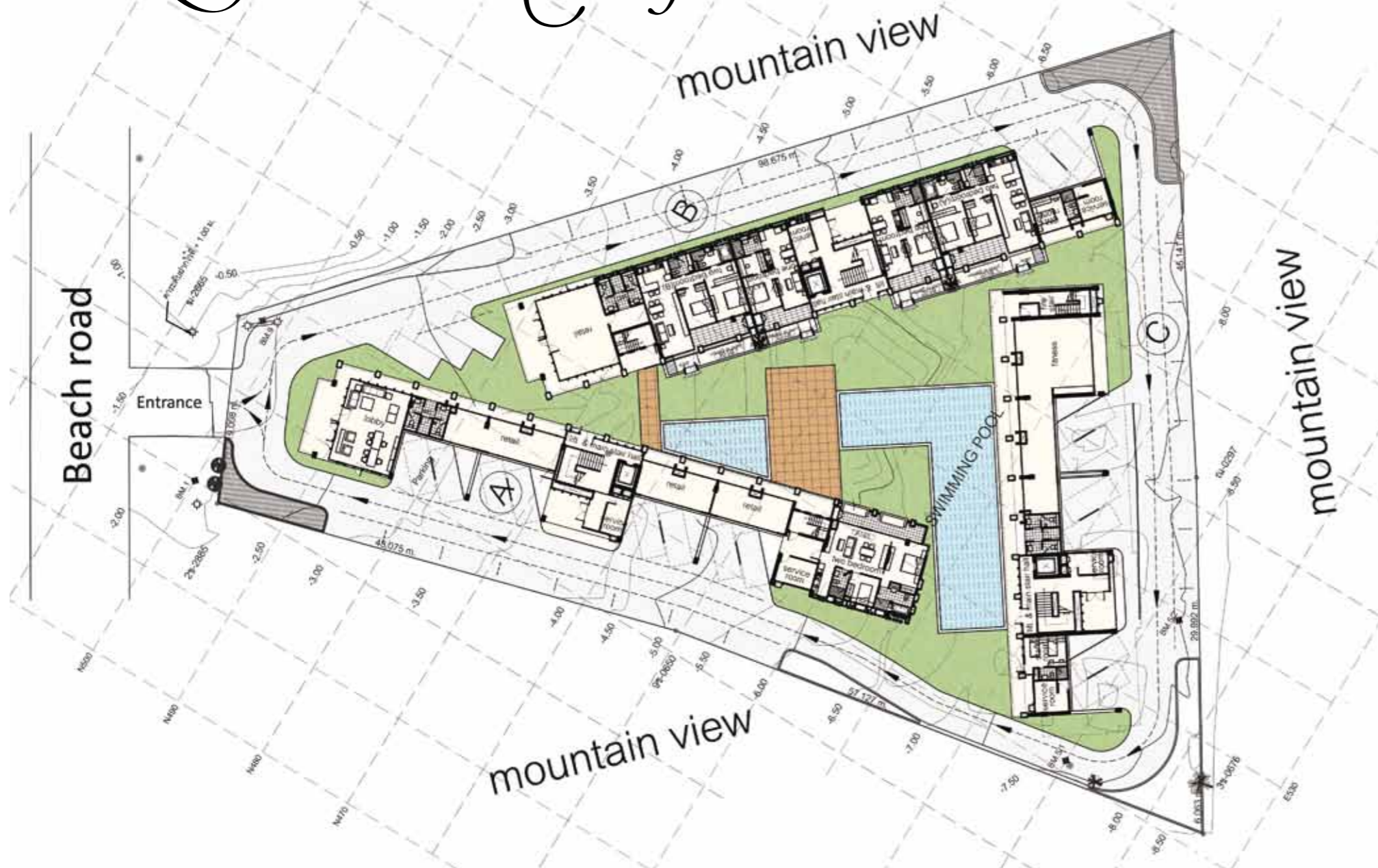
The start date for construction of The Lai Thai is May 1, 2011, with an estimated completion date of May 1, 2013.

Above left: View of the actual project site (currently The Lai Thai Resort)

Below: Map showing project location in relation to beach



The Lai Thai: Masterplan



PROJECT SUMMARY

Address: 25/1 Moo 2, Ao Nang, Krabi 81000, Thailand

Size Of Land: 2 rai-3 ngan-94 wah= 4494 square metres or 1.11 acres

No. Of Buildings: 3

No. Of Floors: 4 (including ground floor)

Total No. Of Units: 80

Types Of Units:

Studio (32)	40 - 47 sqm
1 Bedroom (30)	60 - 60.4 sqm
2 Bedroom (16)	98.5 - 121.65 sqm
Penthouse (2)	147 sqm

Communal Facilities

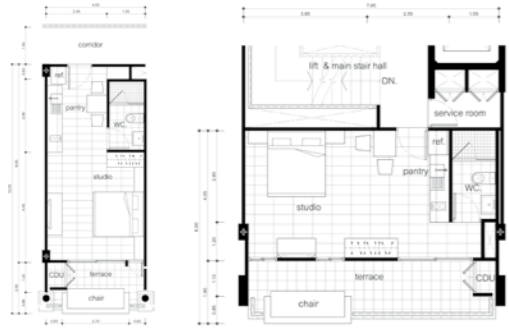
- 25 metre swimming pool
- Children's pool
- Jacuzzi pool
- Landscaped gardens with water features
- Fitness centre
- Retail units (cafe, beauty salon etc.)
- Secure wireless internet access
- Off-street car parking
- Gated entrance
- Lift access to all floors
- 24 hour security guard
- CCTV throughout property
- Rental management program with on site management team
- Maid service available

Apartment Furnishings

- Living and bedrooms: custom made built-in furniture; LCD flat panel TV
- Kitchen: stove; sink; fridge; countertops and cabinets by Techno (made in Italy)
- Bathroom: sanitaryware by American Standard; outdoor jacuzzi tub (pent-houses only)
- Air conditioning: split type with concealed hardware.
- Cable TV & wireless internet connections



Floor plans



STUDIO UNITS

Type A (left): 40sqm

Type B (right): 47sqm

Available on upper floors only



ONE BEDROOM UNITS

Type A (left): 60.4sqm

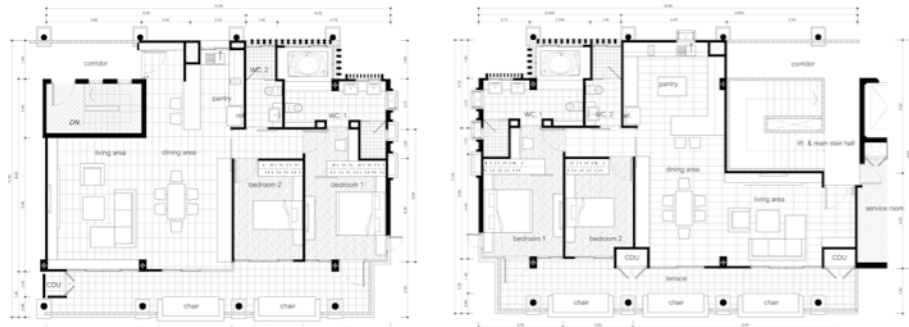
Ground floor, pool & garden access

Type B (right): 60sqm

Upper floors only

PENTHOUSE TYPE A: 147sqm

PENTHOUSE TYPE B: 146.8sqm



TWO BEDROOM UNITS

Type A (top): 98.5sqm

Type B (middle): 114.4sqm

Type C (bottom): 121.65sqm



Type A:
ground floor, pool and garden access



Types B & C:
upper floors only



Ownership details

SECURE, REGISTERED LEASEHOLD TITLE

In Thailand it is not possible for foreigners - either individuals or "juristic entities", i.e. companies - to own land freehold. They may however own a house or property on leased land.

The purchasers of The Lai Thai apartments will thus take possession of their units by a 30 year long term lease (the maximum permitted by Thai law), with the option for two additional 30 year periods included in the contract, making a total of 90 years leasehold ownership. At the time of transfer, the long term lease will be registered at the Krabi Provincial Land Department, which offers complete legal protection to the purchaser.

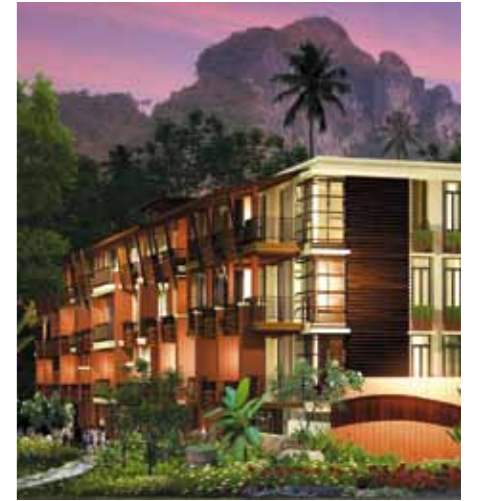
The land to be used in The Lai Thai project was acquired in 1994 and is solely owned by the family operating the current resort. The title deed is entirely free of lien, making all leases uncomplicated and risk-free.

PAYMENT PLAN & MAINTENANCE SCHEDULE

Transfer of funds for apartment units will be made in stages: first a reservation deposit will be due, followed by staggered payments throughout the construction process (for those who purchase before construction is complete).

At the time of transfer of ownership, various closing taxes and expenses will be due, as well as the sinking fund fee and the annual maintenance fee. Full details of these can be found in the payment plan insert available with this brochure.

A maintenance fee for each unit, levied by the resort management company, will be due annually; owners will also be responsible for the annual payment of building tax, levied by Ao Nang Subdistrict Administration. Sinking fund assessments will be made every 10 years.



The Lai Thai

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The Team

OWNER

Thai Treasures Company Limited - since 1993
Owner of The Lai Thai Resort, Ao Nang.

DEVELOPER

Krabi Developments - since 1994
An independent property developer with a long established presence and track record in the Krabi region of Southern Thailand.

ARCHITECT

Mary Group Company Limited - since 1968
A Bangkok-based firm with a proven 40 year record in design, engineering and construction.

PROJECT ADVISOR

Sniper Capital Limited - since 2004
Independent property investment manager with assets under management of more than US\$300 million in the Asia region.

FINANCIAL ADVISOR

Krabi Consultants Company Ltd - since 1996
An established Krabi-based firm with an extensive team of certified public accountants and financial planners. Proven experience in sourcing projects, securing financing and providing financial planning for numerous projects in the Krabi region.

LEGAL COUNSEL

Surasak International Law Firm - since 1986
A prominent international law firm with 25 years' experience in corporate structures, real estate law and contracts.

AUDITOR

AIM Management and Consulting Services Co. Ltd. - since 2000
A reputed accounting and auditing practice with a client list exceeding 100 companies ranging from major hotels to hospitals.

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