



WHY INVEST IN OVERSEAS PROPERTY?

- Declining global interest rates have increased demand for income generating assets such as real estate.
- S.E Asia is undergoing rapid growth and rising property values.
- Overseas property may give significant tax benefits compared with domestic property investment.
- Increasing demand for overseas property has led to strong capital gains in key destinations.
- Rental returns in overseas resort destinations yield a higher return on investment.
- A diverse property portfolio allows reduced risk from financial & geo-political crisis.



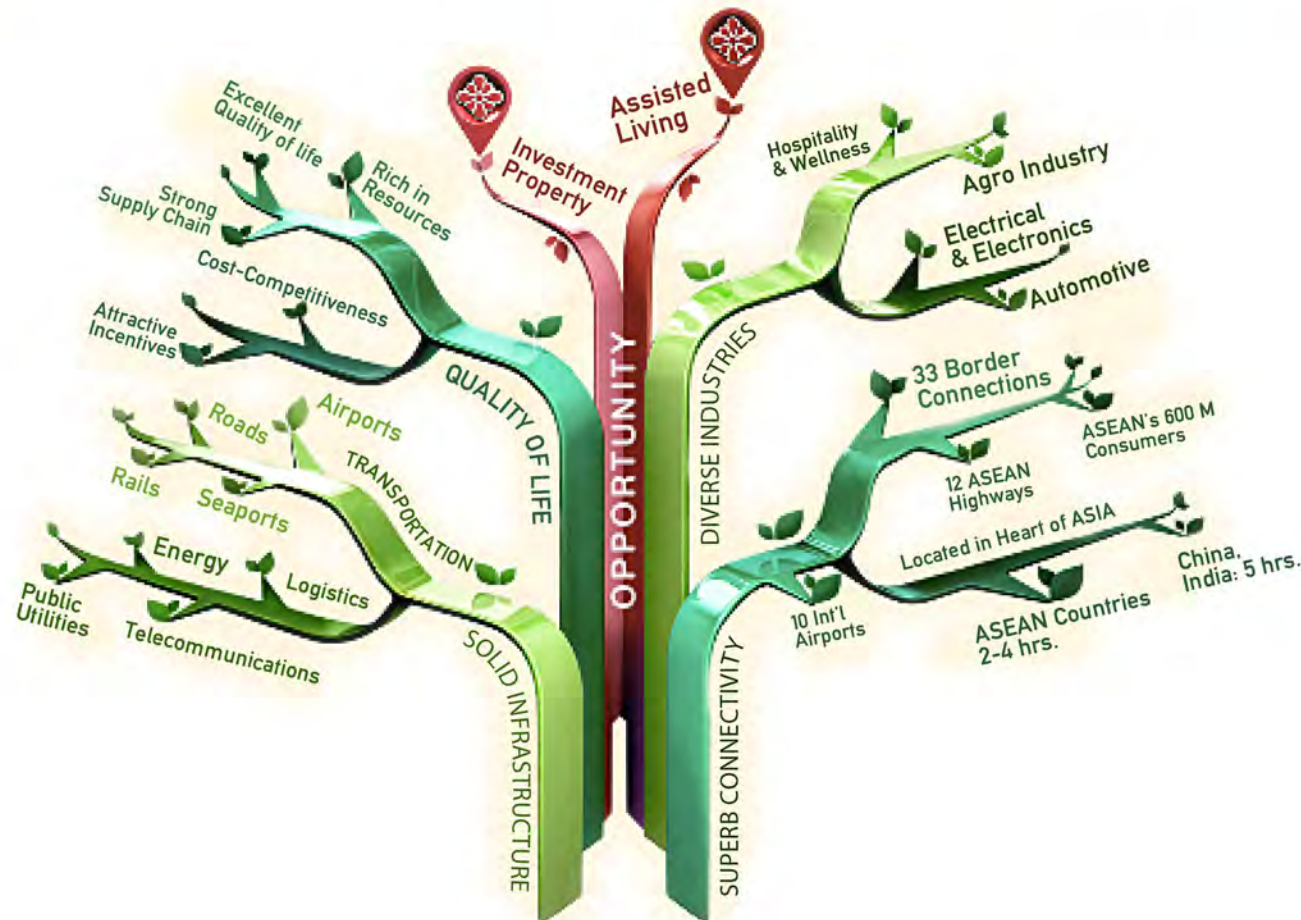
WHY INVEST IN ASIA?



WORLD MAP

- 7 of the World's 10 Fastest Growing Economies
- Strong Inward Investment & Sustained Growth
- Young & Emerging Wealthy Classes
- World Class Tourist Destination
- Relatively Low Levels of Debt
- Relatively High Savings

WHY INVEST IN THAILAND?



- Warm climate
- Moderate cost of living
- High-quality and affordable medical care
- Excellent infrastructure
- Thriving and growing expat communities
- Culture of hospitality
- Strong cultural scene
- Gateway to other destinations across Asia
- Easy visa process

THAILAND

PLANT YOUR INVESTMENT IN THE RIGHT CLIMATE

THAILAND

THE LAND OF SMILES



- Thailand has been one of the great development success stories, with sustained strong growth and impressive poverty reduction.
- Thailand's global appeal, rich culture, unmatched climate, stunning beaches, vibrant nightlife & wide range of attractions continue to attract property buyers from across the globe.
- The implementation of the ASEAN Economic Community in 2016 will cement Thailand's position as a regional hub for tourism and industry.
- Thailand has a manufacturing and export-led economy as well as a massive tourism industry (9% of GDP).
- Foreign tourist arrivals are projected to reach 29.5 million visitors in 2015 an increase of 18.9% from 2014.
- Thai property is still relatively cheap when compared with other South East Asian destinations offering unmatched capital growth and strong rental yields.
- Thailand has one of the most resilient markets in the world. Despite a number of crises over the last decade including epidemics, floods, protest and the global financial crisis the economy has still grown by an average of 5% a year.



BANG SARAY

THE RIVIERA OF THE EASTERN SEABOARD



- Bang Saray is conveniently located just 1 hour and 30 minutes drive from Bangkok.
- Bang Saray is just 15 minutes drive from neighboring Pattaya City, which offers range of world class medical facilities, academic institutions, restaurants, shopping and world famous nightlife.
- Following the development success of Pattaya, Bang Saray has emerged as the Eastern Seaboard's new hotspot – renowned for its pristine beaches, green spaces, parks and lakes.
- Bang Saray is located minutes away from the regions most famous attractions, such as the award winning Nong Nuch Tropical gardens, Silver Lake Vineyards, Yanasangwararam Temple, the Floating market, Underwater World amongst many others.
- Bang Saray is home to the world's first Cartoon Network Water Park, and will soon host South East Asia's largest waterpark "Ramayana" which will be completed in 2016 Analysts Estimate 5,000-10,000 visitors per day across both Attractions
- The Bang Saray area is the cornerstone of Thailand's golf market with over 20 PGA courses located within an hours drive.
- Bang Saray is located 10 km south of Sattahip, the home of Thailand's largest Naval base. Therefore Bang Saray falls under special naval jurisdiction limiting overdevelopment.

BANG SARAY INVESTMENT MAP

1. PATTAYA CITY



2. CARTOON NETWORK WATER PARK



3. NAVAL BASE



4. RAMAYANA WATER PARK



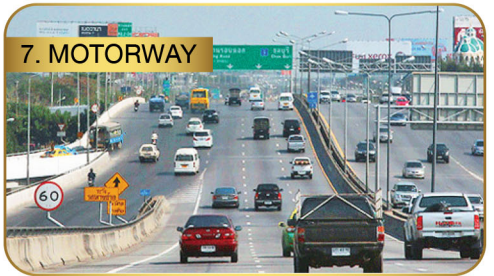
5. KOH LARN ISLAND



6. HIGH-SPEED RAILROAD PROJECT



7. MOTORWAY



8. U-TAPAO INTERNATIONAL AIRPORT



EASTERN SEABOARD CENTER OF TOURISM & INDUSTRY

- The Eastern Seaboard is the second largest contributor to Thailand's GDP (after Bangkok).
- The Eastern Seaboard is home to 21 out of the 50 total industrial estates in Thailand with approximately 70% of all industrial activity taking place in the region.
- Other than its manufacturing and shipping industries, the Eastern Seaboard also has a diverse service sector consisting of the tourism, construction, and retail industries. Major government infrastructure investment across the Eastern seaboard is driving rapid growth and increasing demand for property across the region.
- The government is investing heavily in the local road network, including extending the Bangkok motorway link to connect directly with Bang Saray.
- The Thai government is currently implementing a \$72 million infra-structure investment programme including a high speed rail link from Bangkok which will connect with U-Tapao airport in under 45 minutes.
- The Thai government is investing \$42 million into the re-development of U-Tapao airport (20 minutes from Bang Saray) to increase capacity and accept more international flights.



EASTERN SEABOARD INVESTMENT MAP

1. PATTAYA CITY



2. LAEM CHABANG DEEP SEA PORT



3. EASTERN SEABOARD INDUSTRIAL ESTATE (RAYONG)



4. U-TAPAO INTERNATIONAL AIRPORT



5. SATTAPHI PORT



6. HEMARAJ RAYONG INDUSTRIAL LAND



7. CENTRAL SHOPPING COMPLEX (RAYONG)



8. MAP TA PHUT DEEP SEA PORT





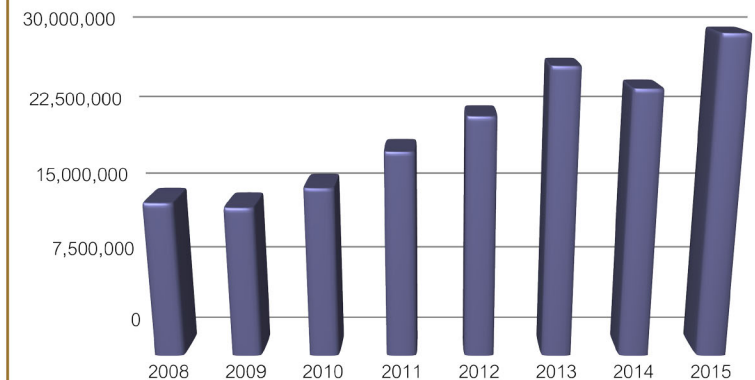
THE RENTAL OPPORTUNITY

- Typical buy to let rental yields in the area are approximately 8-10% per annum depending on term length and occupancy.
- There has been a sharp increase in demand for holiday rentals in Bang Saray due to the increasing number of tourists attracted by nearby attractions & the ongoing expansion of U-Tapao airport.
- The Eastern Seaboard is extremely popular with the booming Chinese tourist market. The number of Chinese visitors to Thailand has increased by 83% over the last 5 years.
- The Eastern seaboard region expects 12 million tourists in 2015 the highest number on record.
- In addition to the tourist market there is also high demand from the local expat community looking for retirement homes.
- Furthermore the regions industrial estates provide a wealth of potential customers looking for a weekend retreat.
- Bang Saray is a popular weekend destination for the domestic Thai market who travel from across the country to enjoy the pristine beaches and fresh seafood.
- We have a network of affiliate agents and tour operators who will ensure high occupancy across our rental management programme.

CONSERVATIVE ESTIMATES

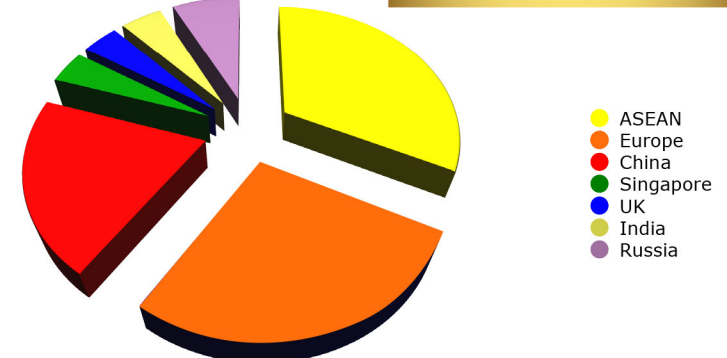
Purchase Price	\$62,500	฿2,000,000
Estimated Rental Income (Per Annum)	\$7,500	฿240,000
Annual Costs (Agent/Maintenance Fees)	\$1,140	฿36,560
Rental Yield (Per Annum)	10.172%	
Rental Income Over 5 Years	\$31,790	฿1,017,200
Capital Gain Over 5 Years	\$15,625	฿500,000
Total Profit	\$47,415	฿1,517,200
Return On Investment (Per Annum)	15.17%	

TOTAL NUMBER OF TOURISTS
THAILAND 2008 - 2015



Source: Tourism Authority of Thailand

MAIN TOURIST SEGMENTS
THAILAND



Source: Tourism Authority of Thailand



RENTAL MANAGEMENT PROGRAMME

Sisaran offer an in house rental management service to make your investment simple and straightforward. Our rental management programme offer investors a 'turn-key' solution with full management on your behalf. We will utilise a range of services to ensure your units achieve consistently high rental yields.

- Our network of affiliate agents and tour operators ensure high occupancy across your portfolio.
- We have our own rental portals to drive traffic and ensure high occupancy
- We also utilise a range of popular short term rental services such as Agoda, Air BnB, Booking.com, sawadee.com and many more.

Client Benefits:

- No Hassle: We liaise with the customers and agents on your behalf.
- No Risk: Your property will be maintained to the highest standard by our on site maintenance team.
- High Returns: Our strong network ensures consistently high occupancy rates.





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