

New Integrated Urban Lifestyle

AI TOWER

RAMA IX ROAD
BANGKOK

September 2022

INDEX



- Introduction
- Project Summary
- Site Analysis
- Market Analysis
- Program Summary
- Master Plan
- Architectural Design
- Program Elements
- Financial Analysis
- Who We Are

INTRODUCTION

While Bangkok has progressively developed a reputation as one of the most trendy and visitor-friendly cities in Asia & globally; and to the delight of locals and visitors alike, it has witnessed one developer after another trying to claim the number one spot in the mixed-use retail, hospitality, office and entertainment sector, but so far, nobody has truly claimed the prize as being the undisputed leader, and taking each of these components individually and collectively to new heights and offering nothing less than an **out-of-this-world / state-of-the-art experience for visitors of all ages and walks of life and especially given the impacts of Covid-19**. Accepting enthusiastically this observation and challenge is the founder and CEO of Absolute Infinite Holdings Co., Ltd. (AIH), Mr. Ton Adireksarn, and his team of fellow visionaries and high-tech systems architects who are intent to create the **AI Tower on Rama IX Road** with a never-before-attempted integration of structure, function, AI & VR technology and dynamic people-empowered operating systems...all geared to the post-Covid-19 Era.

The first differentiator of the AI Tower on Rama 9 Road will be its absolutely unconventional architecture...a unique integration of concrete, steel, glass, tension membrane and composite building systems with cantilevering elements, space frames, stretched fabric panels and interconnected people movers that will reach up to the site's 365-meter height limitation in physical terms, but soaring beyond this in visual effects, especially at night, to become the new landmark building in Bangkok, and by its special effects and virtual reality characteristics, in all of Asia & beyond.

What will also differentiate the Rama IX AI Tower from all others will be its high-impact main entrance with special-effects illumination and dynamic intersecting interior spaces, all articulated by carefully planned walkways, escalators and elevators, to facilitate a seamless and efficient onward circulation for visitors of all ages; and leading to as many as 10 special "attraction zones," each with its own thematic interior design & audio-visual stimulations; and serving as unique portals to the varied hospitality, residential, retail and edutainment venues as illustrated in the following pages, and with one objective in mind...providing "Absolute Infinite" experiences & highest quality services for each of our visitors

PROJECT SUMMARY



Project Name	RAMA IX AI TOWER, Bangkok
Project Owner	Absolute Infinite Holding Co., Ltd. together with PRO Consortium Co., Ltd.
Land Area	43 Rai (68,800 m²) or 17 Acres
Land Valuation Overall*	1.5 Million Baht/wah = Baht 600Million / Rai Total 25,800,000,000 Baht (US \$ 800,000,000)
Construction Estimate	BUA = 550,000 m² x Bt. 65,000/ m² (average) Baht 57.1 Billion (US\$ 1.77 Billion)
TOTAL INVESTMENT	Baht 82.9 Billion (US \$ 2.57 Billion)

TARGET MARKETS



Families



Asian Tourists



Smart Teens



Curious Kids



Adventure Seekers



Trendy Twenties

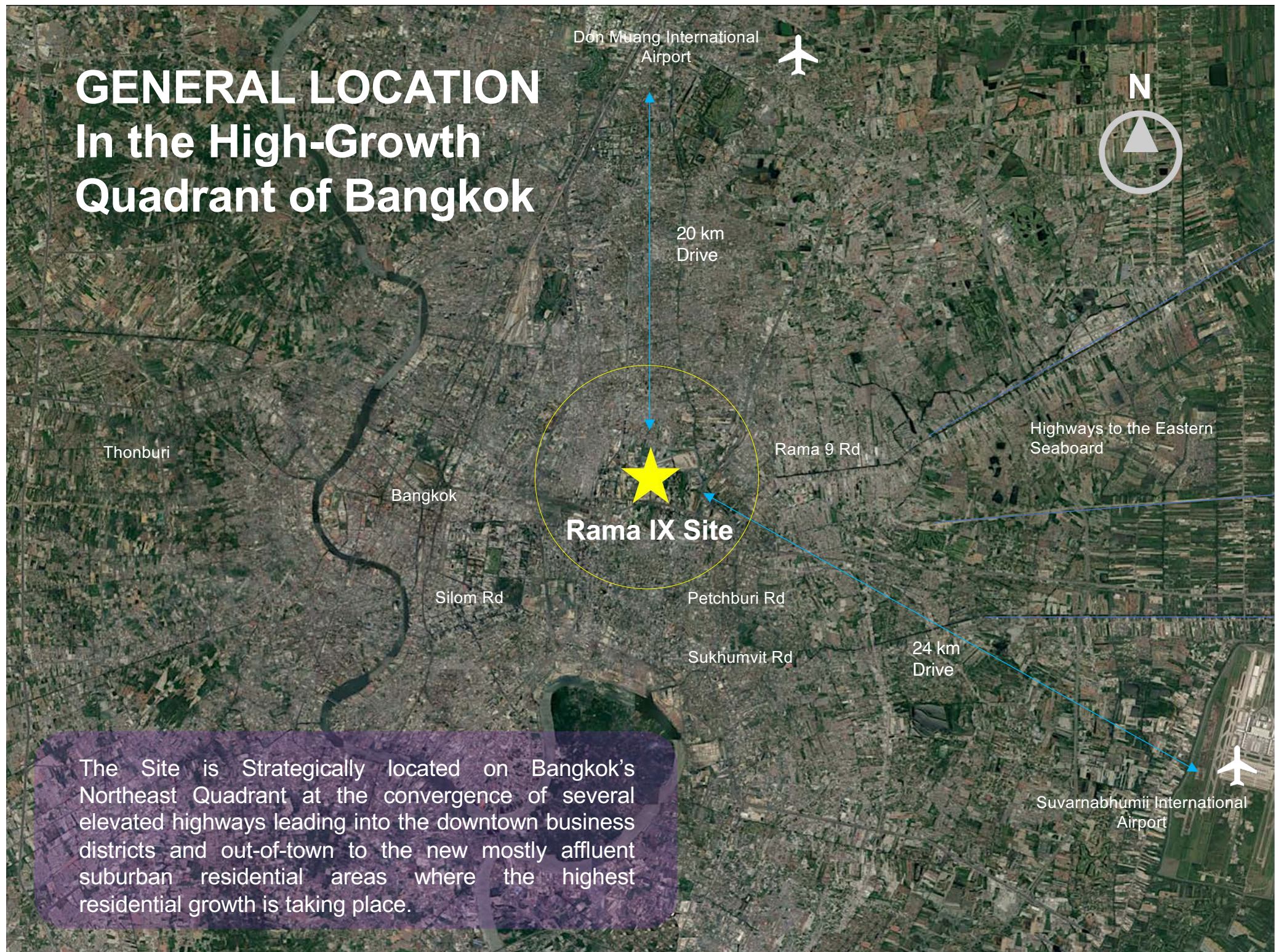


**Health & Fitness
Conscious Crowd**



Tech Savvy Co-workers

GENERAL LOCATION In the High-Growth Quadrant of Bangkok



The Site is Strategically located on Bangkok's Northeast Quadrant at the convergence of several elevated highways leading into the downtown business districts and out-of-town to the new mostly affluent suburban residential areas where the highest residential growth is taking place.



SITE AREA



Existing Site

EXISTING
LAND AREA
43 Rai
(68,800 m²)
or 17 Acres

Rama IX Road

SITE AREA

PROGRAM

Edutainment

- Cinemas
- Karaoke Cells
- Bowling Alleys
- Dome for Concert & Exhibit
- Ice Skating Rink
- Skateboard Park
- BMX Park
- Water Park & Surfing
- eSport & Xtreme Sport Arena
- Theme Lab
- VR & Museum

Restaurant Complex

- High-end Restaurants
- Food Court
- Wine, Beer & Coffee Bar

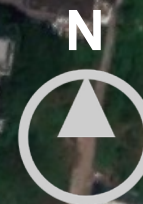
Leased Commercial Zones

- Hotel (4star)
- Condotel (4star)
- Office for rent
- Supermarket (ex. CTW food hall)
- University & Edutainment & Tutor school
- Fitness
- Aesthetic & Salon

Smart Parking

- Auto-parking area
- Super car parking area
- Mobile app for reservation

MASTER PLAN

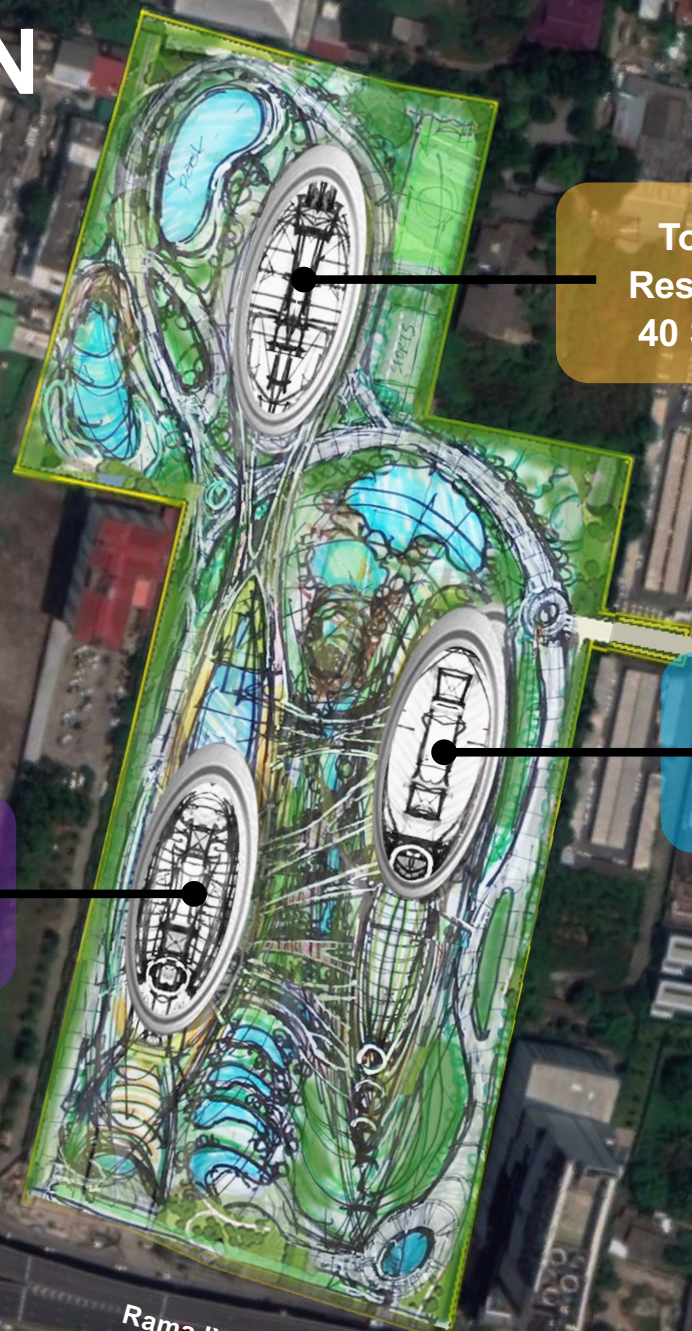


Tower 3
Residential
40 Stories

Tower 2
Mixed Use
70 Stories

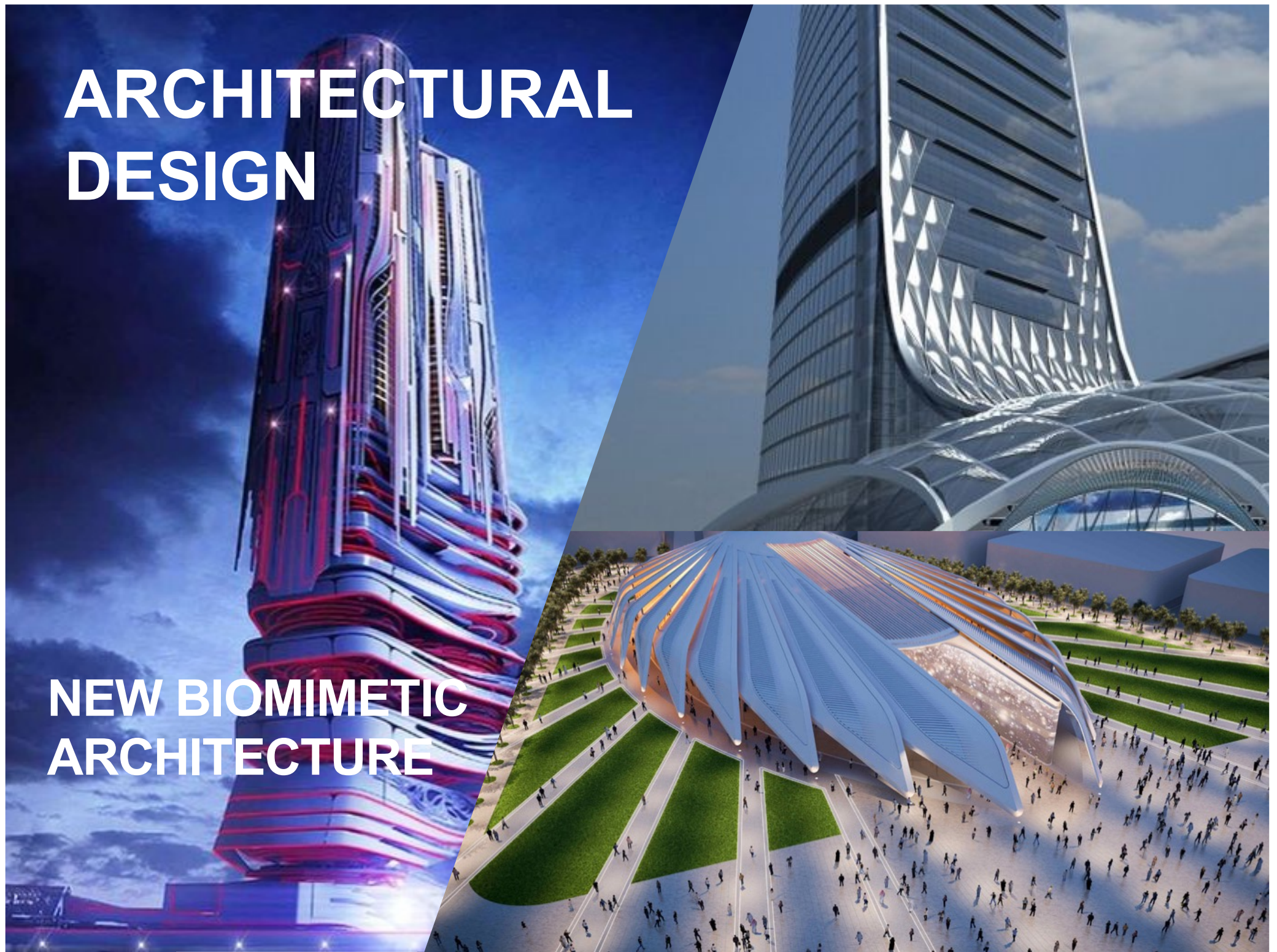
Tower 1
Hotel
50 Stories

Rama IX Road

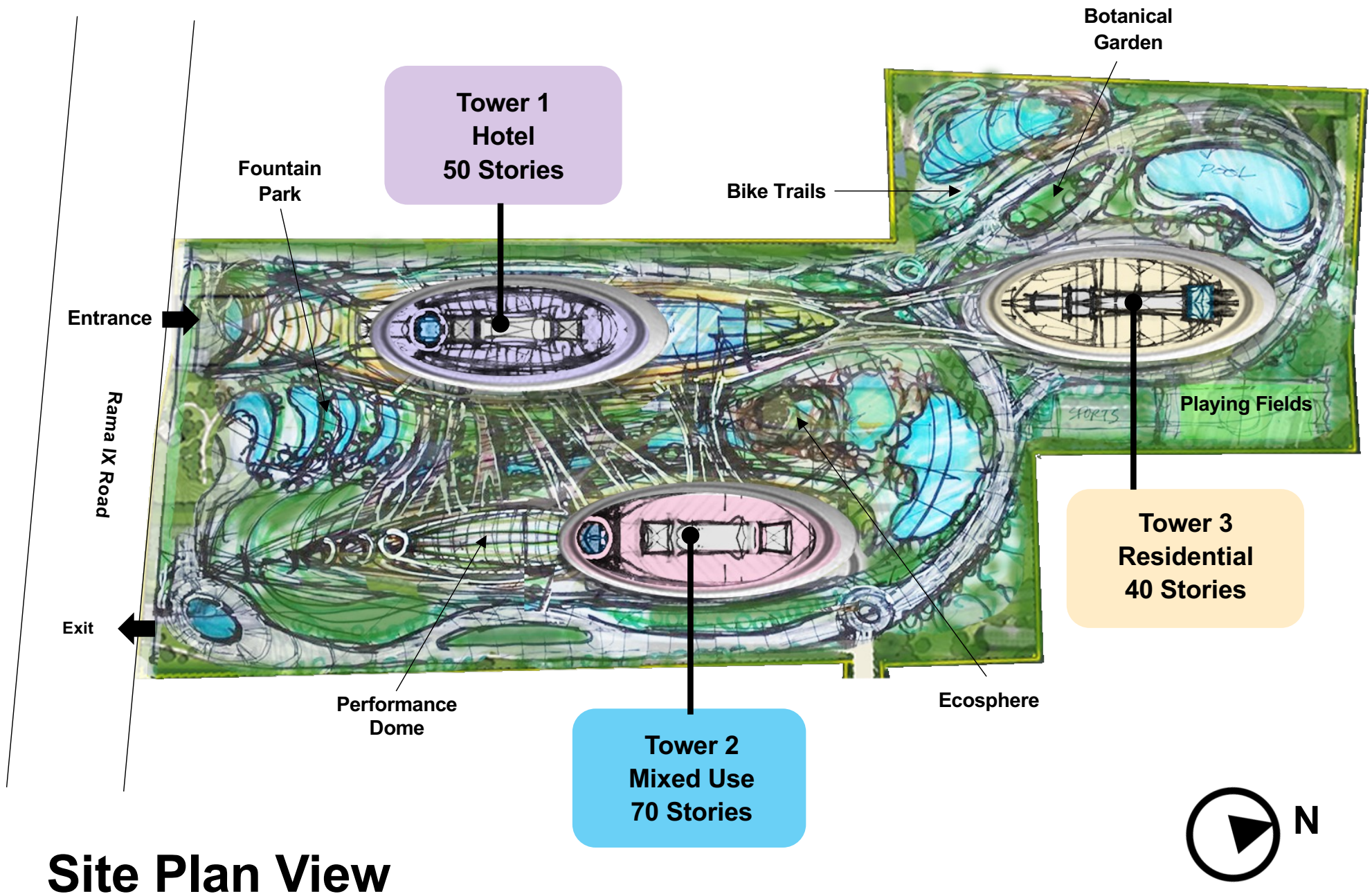


ARCHITECTURAL DESIGN

NEW BIOMIMETIC ARCHITECTURE



AI TOWER

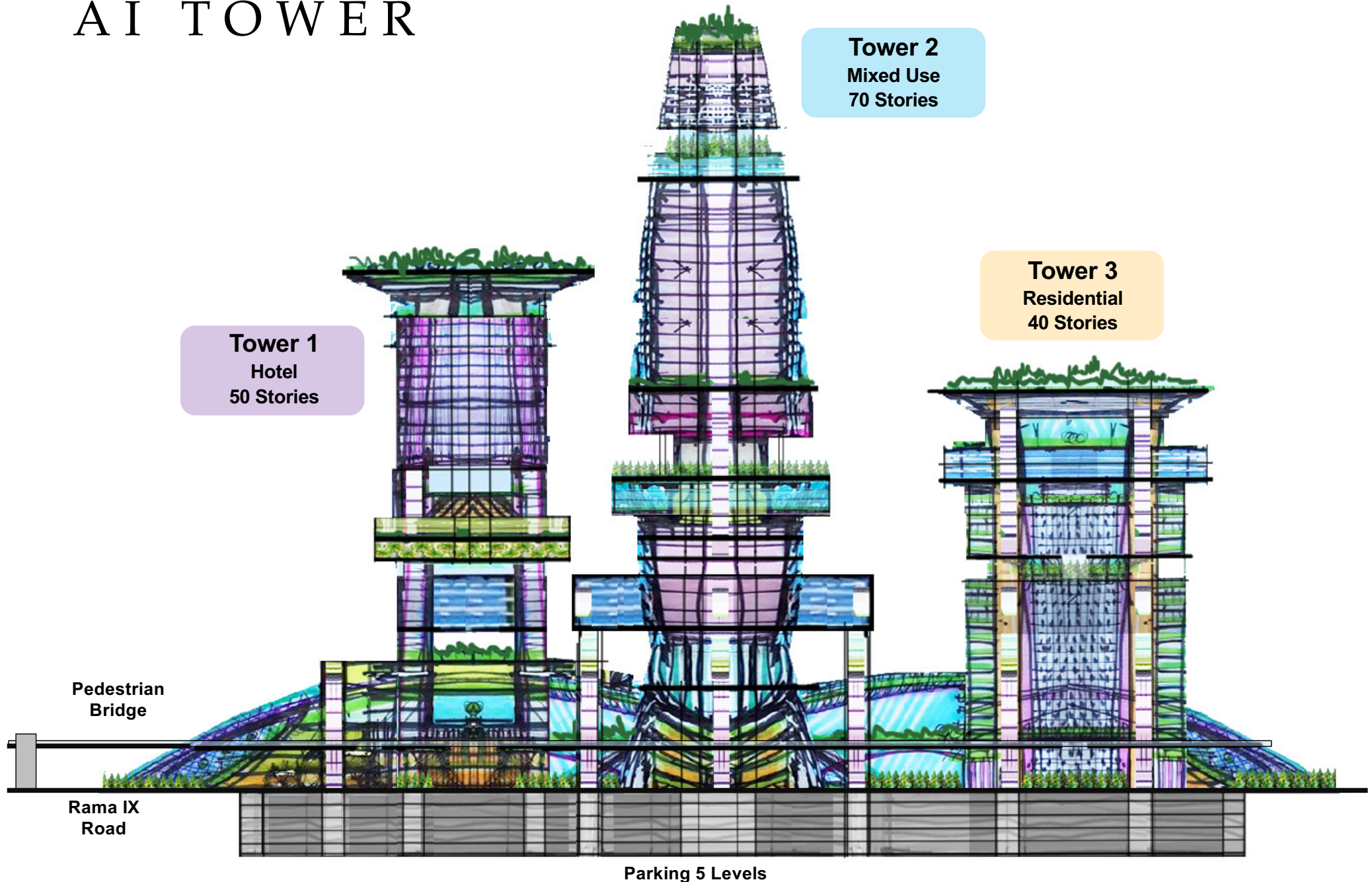


Site Plan View



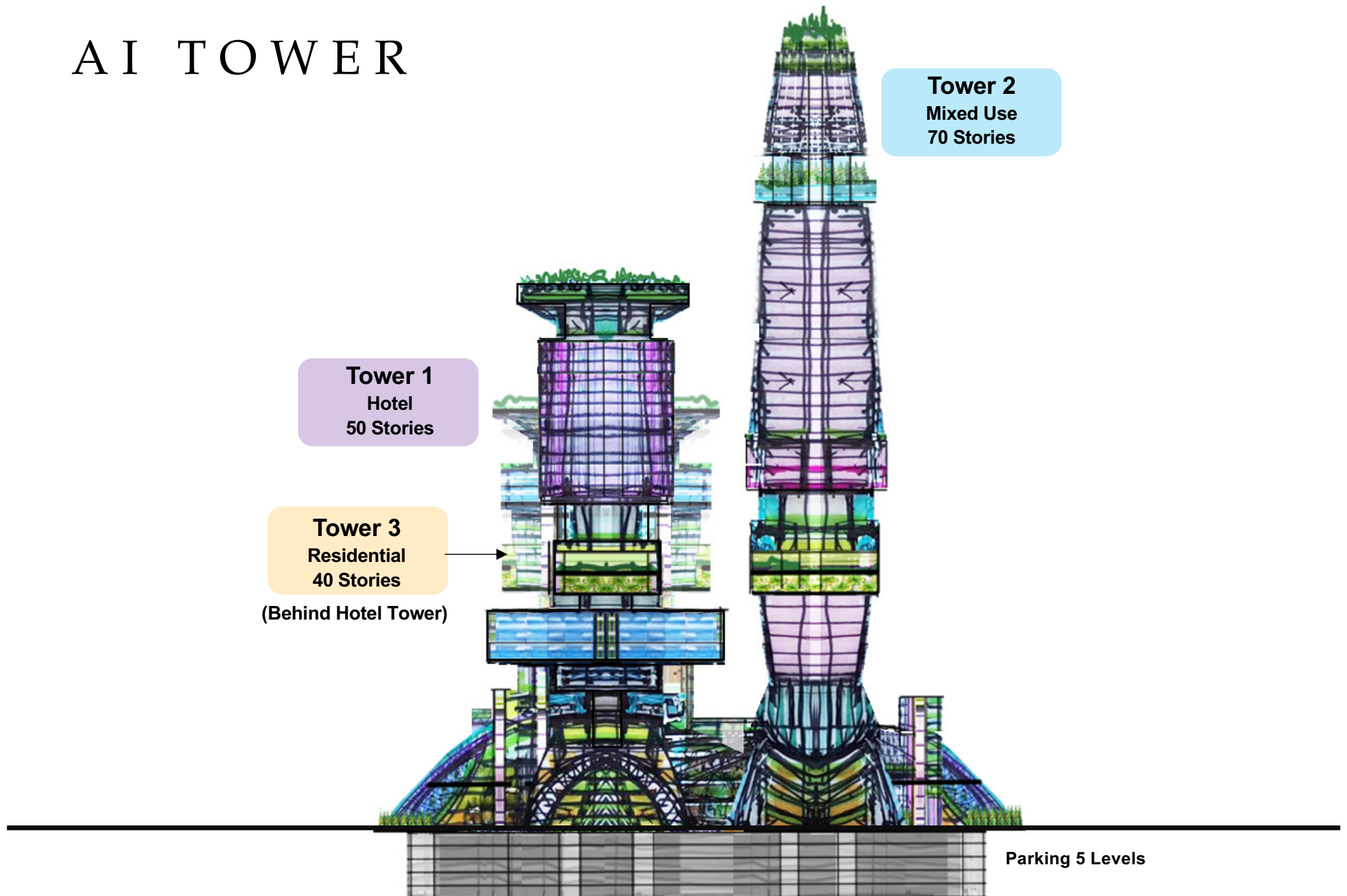
SMART BUILDINGS

AI TOWER



Side Elevation View (along the length of the site)

AI TOWER



Front Elevation View (from Rama IX Road)

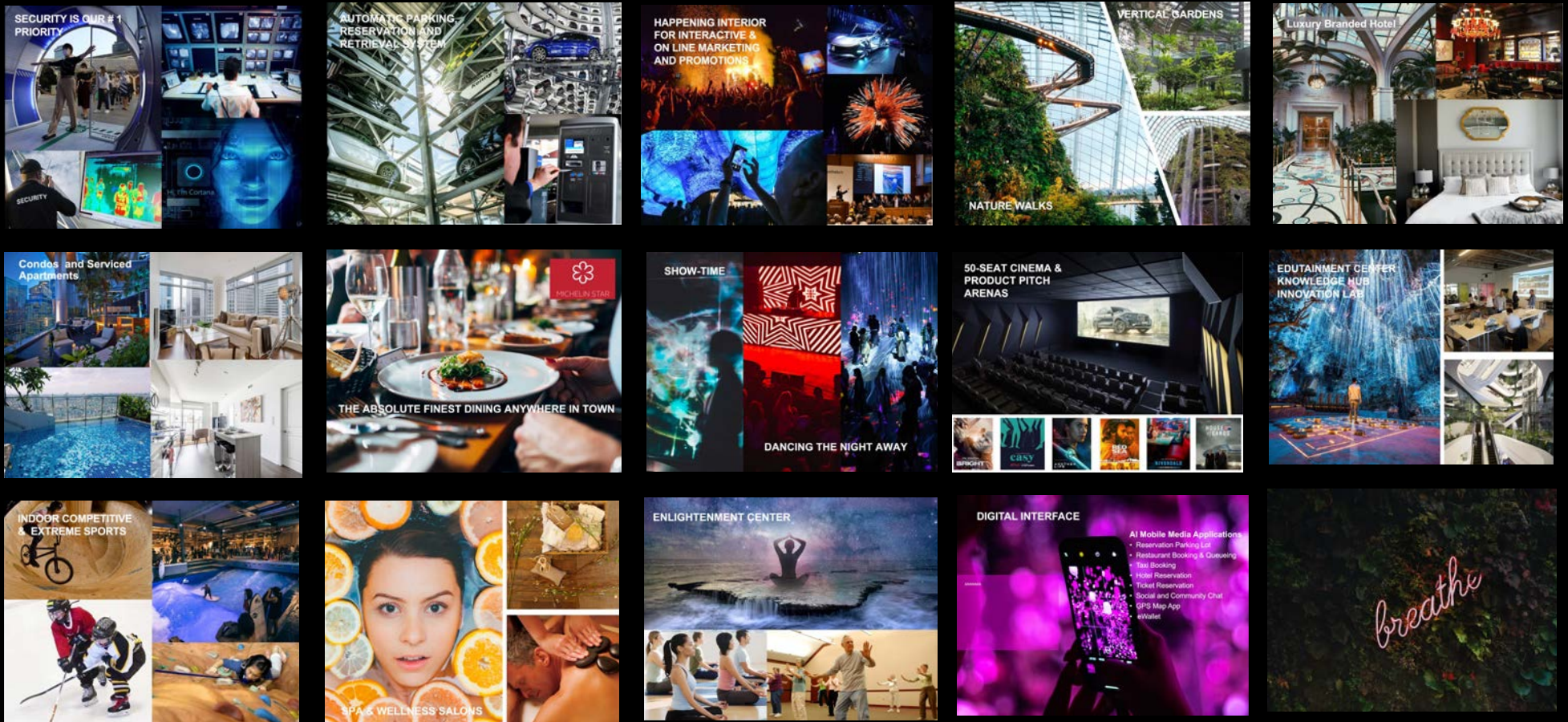


NATURE WALKS

VERTICAL GARDENS

GREEN DESIGN

PROGRAM ELEMENTS OVERVIEW

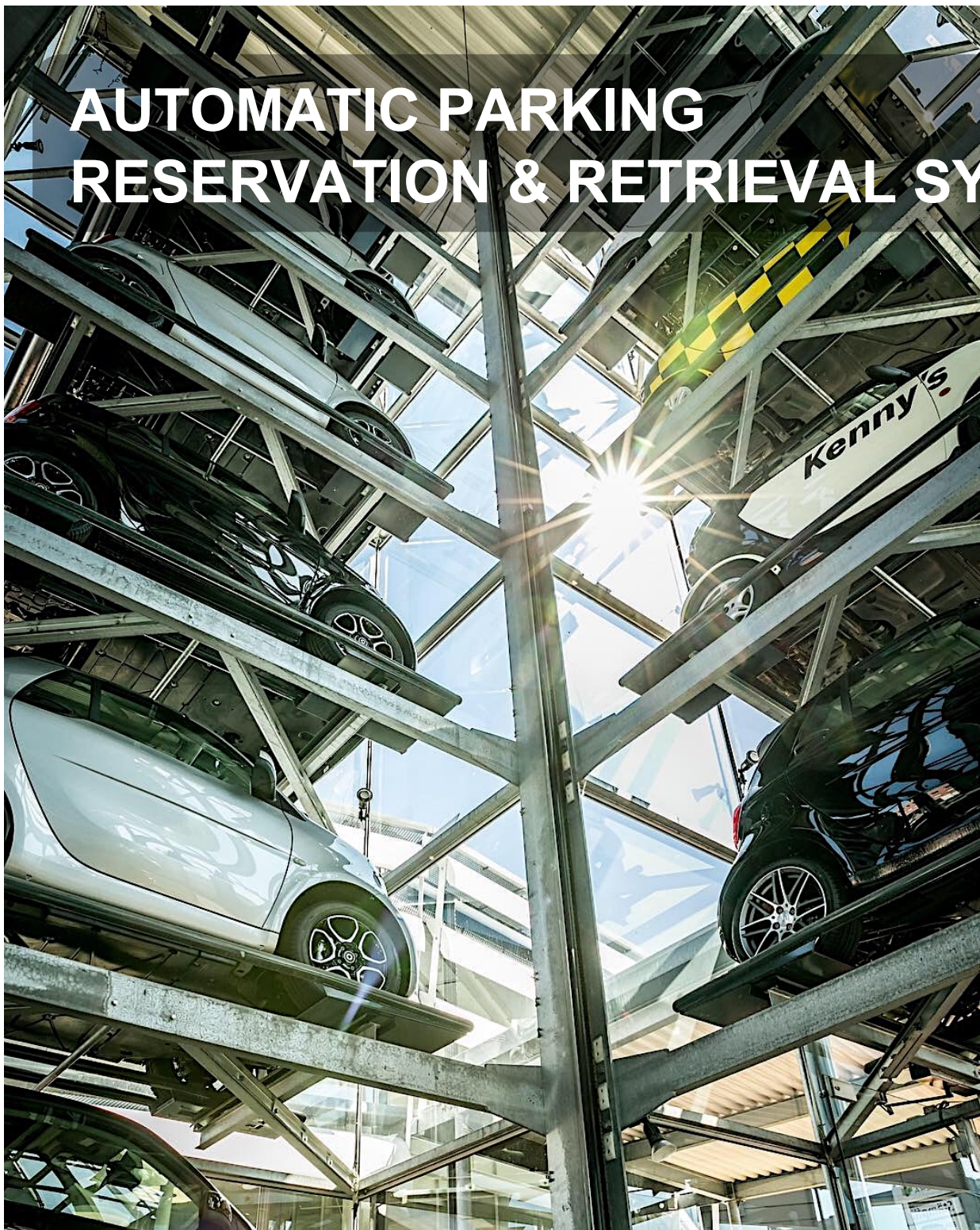


1. Security, Security, Security
2. Convenient Parking
3. Mind-boggling Interiors
4. Interior Gardens & Fountains
5. Luxury Branded Hotel
6. Trendy Condos & Serviced Apts.
7. Gourmet Restaurant & Food Courts
8. Show Time, Karaoke & Disco
9. Mini-Cinema & Small Event Theater
10. Edutainment & Co-Working Complex
11. Indoor Competitive Sports
12. Spa & Wellness Center
13. Enlightenment Zone
14. Digital Zone
15. Breathe Environment

SECURITY IS OUR #1 PRIORITY



AUTOMATIC PARKING RESERVATION & RETRIEVAL SYSTEM



HAPPENING INTERIOR FOR INTERACTIVE & ONLINE MARKETING AND PROMOTIONS





LUXURY BRANDED HOTEL



STATE OF THE ART OFFICE & CO-WORKING SPACES







MICHELIN STAR

THE ABSOLUTE FINEST DINING ANYWHERE IN TOWN

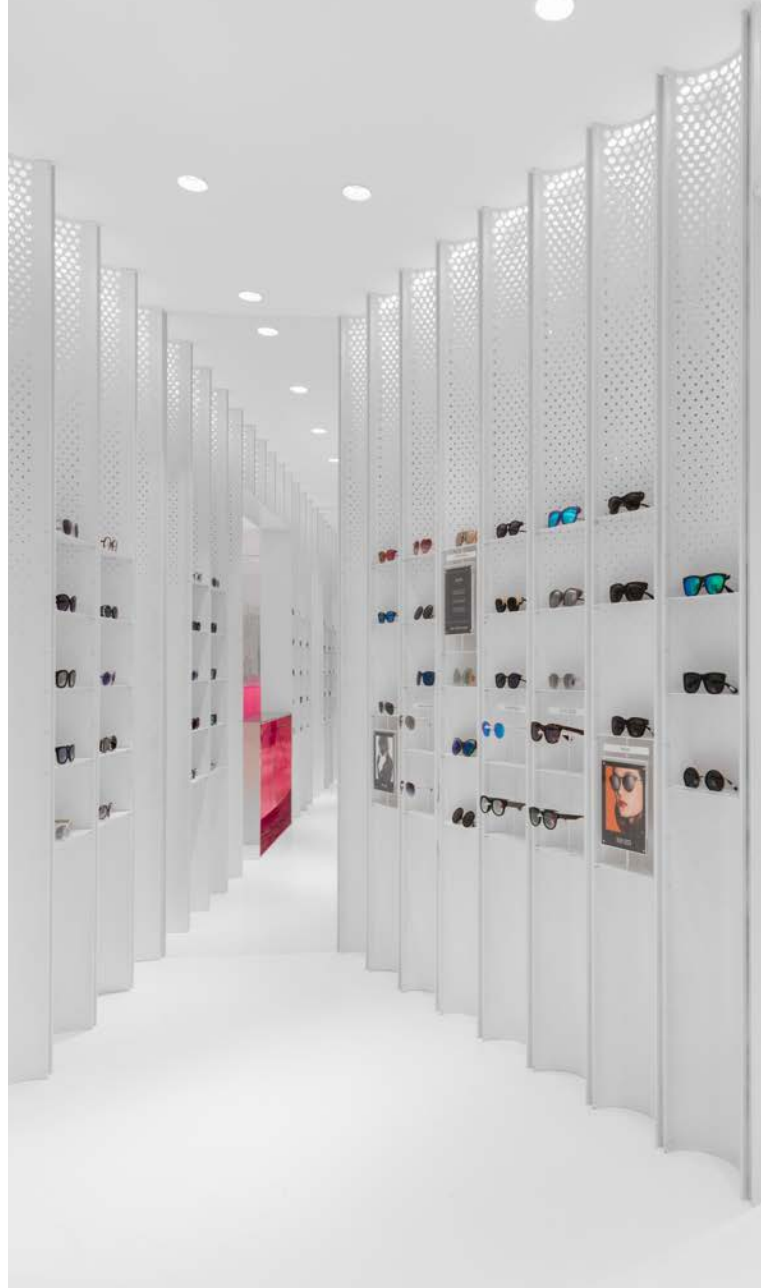
SHOW-TIME



DANCING THE NIGHT AWAY



NEW RETAIL DESIGN



NEW DINING EXPERIENCES



NEW ORGANIC GROCERY MARKET



INTERACTIVE RETAIL



50-SEAT CINEMA & PRODUCT PITCH ARENAS

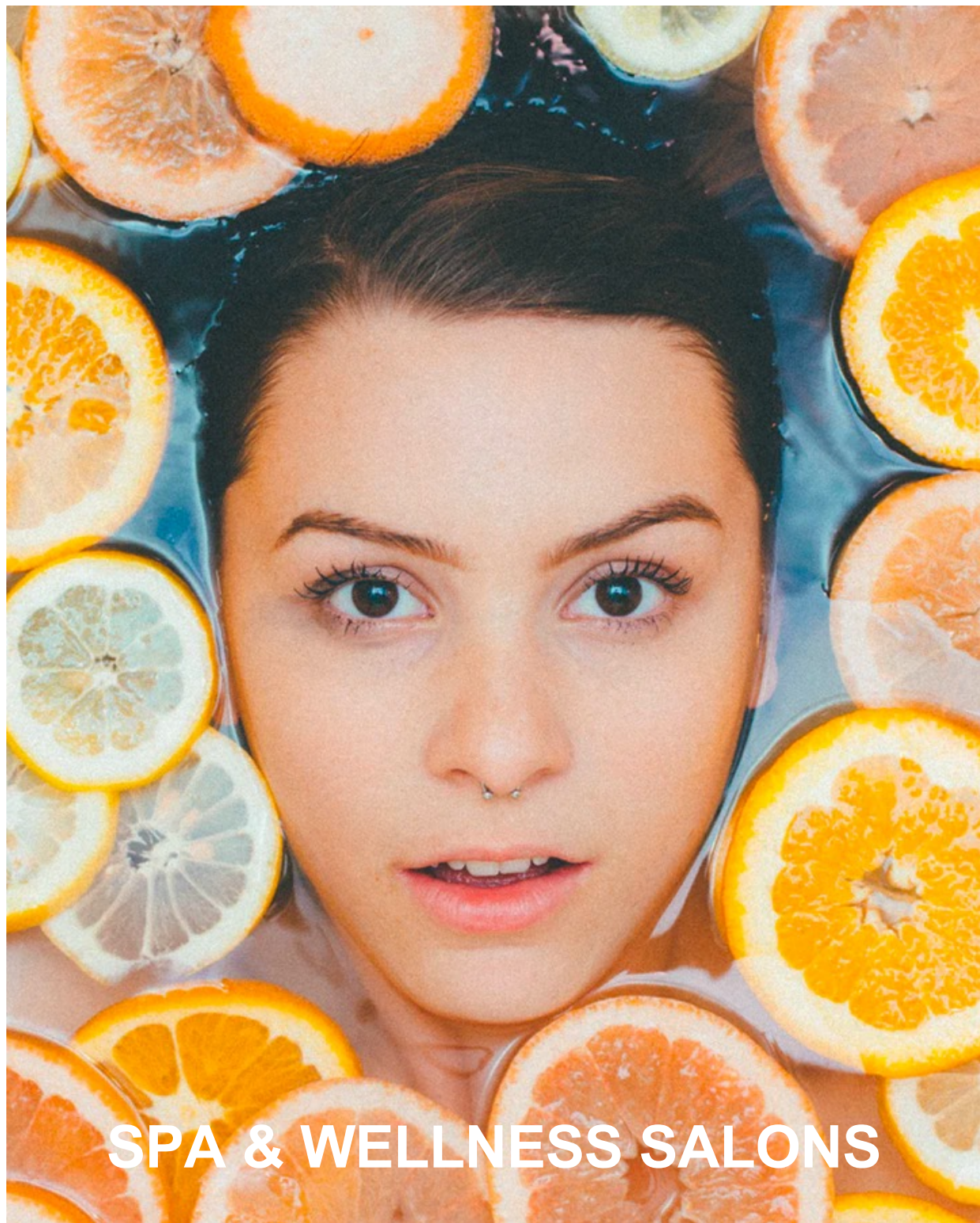


EDUTAINMENT CENTER KNOWLEDGE HUB INNOVATION LAB



INDOOR COMPETITIVE & EXTREME SPORTS





SPA & WELLNESS SALONS



ENLIGHTENMENT CENTER





TOTAL PHYSICAL & DIGITAL IMMERSIVE EXPERIENCES

DIGITAL INTERFACE

AI Mobile Media Applications

- Parking Lot Reservation
- Restaurant Booking & Queueing
- Taxi Booking
- Hotel Reservation
- Ticket Reservation
- Social and Community Chat
- GPS Map App
- eWallet
- Rewards Program



FINANCIAL ANALYSIS – Projections

Rama IX AI Tower - Zoning, FAR & BUA and Quick Cost Analysis									
								Prelim Estimate	0.031
Note: without a detailed study, we assumed the BUA @ 550,000 m ² and worked back from there with a site area of 43 Rai or 68,800 Hence, 550,000m ² ÷ 68,000m ² = FAR of 8*									
Zoning / Levels	Tower	Note	Percent	FAR*	550,000.00 Total BUA	Resi Unit	Number	Const. Cost	Const. Cost
						Area (ave)	Rms/units	Per m ²	Thai Baht
									US Dollars
Functional Areas									
Tower 1 Parking Lobby	1		0.40%	8.00	2,200			60,000	132,000,000
Entrance Hall	1		2.50%	8.00	13,750			60,000	825,000,000
Entertainment Dome	1		5.00%	8.00	27,500			60,000	1,650,000,000
Sports & Recreation	1 & 2		5.00%	8.00	27,500			80,000	2,200,000,000
Retail	1		7.00%	8.00	38,500			60,000	2,310,000,000
Hotel	1	40% rooms	12.50%	8.00	68,750	65	529	80,000	5,500,000,000
Conference Center			4.00%	8.00	22,000			60,000	1,320,000,000
Roof Terrace			0.50%	8.00	2,750			60,000	165,000,000
Tower 2 Parking lobby			0.30%	8.00	1,650			60,000	99,000,000
Health & Wellness	1 & 2		6.00%	8.00	33,000			60,000	1,980,000,000
Food Court	2		3.00%	8.00	16,500			60,000	990,000,000
Edutainment	2		5.00%	8.00	27,500			70,000	1,925,000,000
Serviced Offices - Co-Working	2		5.00%	8.00	27,500			60,000	1,650,000,000
Sky Bar	2		1.00%	8.00	5,500			60,000	330,000,000
Tower 3 Parking Lobby	2		0.30%	8.00	1,650			60,000	99,000,000
Indoor Ecosphere	2 & 3		3.00%	8.00	16,500			60,000	990,000,000
Residential Condos	2 & 3	60% units	30.00%	8.00	165,000	200	495	60,000	9,900,000,000
Super Market	2 & 3		1.00%	8.00	5,500			60,000	330,000,000
Restaurants	3		3.00%	8.00	16,500			75,000	1,237,500,000
Roof Terrace	3		0.50%	8.00	2,750	750		60,000	165,000,000
Balance of BUA	1, 2, & 3		5.00%	8.00	27,500	750		60,000	1,650,000,000
Sub Total			100.00%		550,000		1,024		35,447,500,000
Underground Parking									
Parking for Tower 1		25% X 68,800 X 5			86,000			50,000	4,300,000,000
Parking for Tower 2		25% X 68,800 X 6			86,000			50,000	4,300,000,000
Parking fir Tower 3		25% X 68,800 X 7			86,000			50,000	4,300,000,000
Sub Total					258,000				12,900,000,000
Special Features									
Sky Walk									500,000,000
Autonomous Bus			Included						500,000,000
Outdoor Landscaping			Included						500,000,000
Pools & Fountains			Included						500,000,000
Special effects									2,000,000,000
Sub Total									62,000,000
GRAND TOTAL									50,347,500,000
									1,560,772,500

Financial Summary

On this page and in the Cash Flow that follows, we have prepared a rough order of magnitude financial analysis for the project based on an assumed zoning & BUA of 550,000 m² coupled with projected local cost & revenue assumptions. Considering this, we have projected the following preliminary financial results over a 20-year timeframe:

- Total Built-up Area (not including UG parking) = 550,000 m²
- Total Project Development Cost (include parking) = Bt. 82.95 Billion
- Total Net Revenue and Earnings over 20 Years = Bt. 151.30 Billion
- Required Equity from Funders = Bt. 20.00 Billion
- Required Loan from Banks & Funders = Bt. 51.80 Billion
- IRR = 18.5% and NPV @ 5% = Bt. 30.40 Billion

Rama IX AI Tower - Financial Overview (Refer to FAR Study) - April 2020				
1	Land Usage	Tower	Percent	FAR
2	TOTAL LAND AREA	From FAR Study	43	68,800
3	Land utilization			550,000
4	REVENUE		Average Price	
5	Sellable Real Estate	Sellable Area	Per M2 (THB)	Total THB
6	Retail Shell (assume 90% of BUA for sale)	34,650	250,000	8,662,500,000
7	Serviced Office Shell (assume 80% of BUA for sale)	22,000	350,000	7,700,000,000
8	Condo (assume 80% of BUA for sale Sell Units)	132,000	500,000	66,000,000,000
9	Balance of BUA (assume 80% of BUA for Sale)	22,000	250,000	5,500,000,000
10	AI Tower Operations (basis for calculating income over 15 years)			
11	Parking (5 Levels) - Drive-In = 103,700/40 = 2,580 cars	Bt 200/day x 80% X 2580 x 365 - 80%		120,537,600
12	Parking (5 Levels) - Automatic = 154,800/16 = 9,675 cars	Bt 250/day x 80% X 9675 x 365 - 75%		529,706,250
13	Hotel (529 Rooms 65% occupancy Bt 7,500/night) - 40% margin	Bt 7,500 * .75*365*.4		434,441,250
14	Entertainment Dome (list of activities) - 50% margin	Bt 450/day X 1,500 per x 365		123,187,500
15	Indoor Ecosphere (list of activities) - 50% margin	Bt 750/day X 1,500 per x 365		205,312,500
16	Sports & Recreation Complex (list of activities) - 50% margin	Bt 500/day X 1,000 per x 365		91,250,000
17	Conference Center (12,200 m2 net) - 20% margin	Bt 1,600/d X 1,500 p X 365 X .6 X .2		102,528,000
18	Health & Wellness Center - 50% margin	Bt 750/day X 500 per x 365		68,437,500
19	Food Court and Restaurant Pavilion - 40% margin	Bt1,750/day X 1000 per x 365		255,500,000
20	Supermarket - 20% margin	Bt 10,000/day X 1000 per x 365		730,000,000
21	Edutainment Complex including Cinema - 60% margin	Bt 250/day X 2000 per x 365		109,500,000
22	Roof Terrace x 2 & Sky Bar - 35% margin	Bt 1500/day X 1500 per x 365		287,437,500
Gross Revenue from Sale of Residential & Commercial Building Shells				90,920,338,100
				2,818,530,481
23	Cost of Sales	%	Total THB	USD
24	Sales Commissions - as a % of Sales (Resi & Commercial only)	3.0%	262,950,840	8,151,476
25	Marketing Costs - as a % of Sales	1.0%	909,203,381	28,185,305
26	Stamp Duty and Taxes - as a % of Sales	0.50%	454,601,691	14,092,652
27	Subtotal	4.50%	1,626,755,912	50,429,433
28	NET REVENUE (Note: For Hotels & Services for First Year Only)		89,293,582,189	2,768,101,048
29	DEVELOPMENT & CONSTRUCTION COSTS			
30	Functional Areas	Cost/sqmt	Sq/Mt	Total THB
31	Tower 1 Parking Lobby	60,000	2,200	132,000,000
32	Entrance Hall	60,000	13,750	825,000,000
33	Entertainment Dome	60,000	27,500	1,650,000,000
34	Sports & Recreation	80,000	27,500	2,200,000,000
35	Retail	60,000	38,500	2,310,000,000
36	Hotel	80,000	68,750	5,500,000,000
37	Conference Center	60,000	22,000	1,320,000,000
38	Roof Terrace	60,000	2,750	165,000,000
39	Tower 2 Parking lobby	60,000	1,650	99,000,000
40	Health & Wellness	60,000	33,000	1,980,000,000
41	Food Court	60,000	16,500	990,000,000
42	Edutainment	70,000	27,500	1,925,000,000
43	Office	60,000	27,500	1,650,000,000
44	Sky Bar	60,000	5,500	330,000,000
45	Tower 3 Parking Lobby	60,000	1,650	99,000,000
46	Indoor Ecosphere	60,000	16,500	990,000,000
47	Residential Condos	60,000	165,000	9,900,000,000
48	Super Market	60,000	5,500	330,000,000
49	Restaurants	75,000	16,500	1,237,500,000
50	Roof Terrace	60,000	2,750	165,000,000
51	Balance of BUA	60,000	27,500	1,650,000,000
52	Sub Total		550,000	35,447,500,000
53	Underground Parking			
54	Parking for Tower 1	50,000	86,000	4,300,000,000
55	Parking for Tower 2	50,000	86,000	4,300,000,000
56	Parking fir Tower 3	50,000	86,000	4,300,000,000
57	Sub Total		258,000	12,900,000,000
58	Special Features			
59	Sky Walk			500,000,000
60	Autonomous Bus			500,000,000
61	Outdoor Landscaping			500,000,000
62	Pools & Fountains			500,000,000
63	Special effects			2,000,000,000
64	Sub Total			62,000,000
65	Contingency	5%		2,517,375,000
66	Estimated Construction Costs			52,864,875,000
67	MANAGEMENT FEES	%	Total THB	USD
68	Design Consultants	4.0%	% of line 39	2,114,595,000
69	Project Management	1.5%	% of line 39	792,973,125
70	Development Mgmt Fees - % of Construction Cost	1.5%	% of line 39	792,973,125
71	Project Administration Fees - per month	500,000	240	120,000,000
72	Authorities Fees & Charges	350,000,000	Allow	350,000,000
73	Tax, Corporate, Legal, Accounting	100,000,000	Allow	100,000,000
74	Total Management Fees			4,270,541,250
75	Development & Construction Costs + Management Fees			57,135,416,250
76	Purchase of Land (43 Rai X Bt 600 Million/Rai)			25,800,000,000
77	Subtotal : Development & Construction Costs incl Land			82,935,416,250
78	Interest on Borrowings (see cash flow)	int rate:	4.50%	-
79	TOTAL PROJECT DEVELOPMENT COST			82,935,416,250
				2,570,997,904

FINANCIAL ANALYSIS - Cash Flow

Rame IX AI Tower - Financial Projections (Thai Baht)

		From Financial Summary		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
PROJECTED REVENUE	100%	Sellable plus	Sellable plus		2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Revenue Distribution Curve	100%	Base annual Ops	Net Projected C/F			10%	40%	40%	10%															
Sellable Real Estate		87,862,500,000	87,862,500,000																					
Retail Shell (assume 90% of BUA for sale)	5%	8,662,500,000	8,662,500,000	0	0	866,250,000	3,465,000,000	3,465,000,000	866,250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Office Shell (assume 80% of BUA for sale)	5%	7,700,000,000	7,700,000,000	0	0	770,000,000	3,080,000,000	3,080,000,000	770,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Condo (assume 70% of BUA for sale Sell Units)	42%	66,000,000,000	66,000,000,000	0	0	6,600,000,000	26,400,000,000	26,400,000,000	6,600,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Balance of BUA (assume 75% of BUA for Sale)	5%	5,500,000,000	5,500,000,000	0	0	550,000,000	2,200,000,000	2,200,000,000	550,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
AI Tower Operations (basis for calculating Income over 20 years)						10%	30%	30%	10%															
Parking (5 Levels) - Conventional = 103,700/40 = 2,590 cars	2%	120,537,600	2,781,834,666	0	0	12,053,760	50,268,800	106,483,840	120,537,600	126,564,480	132,892,704	139,537,336	146,514,206	153,839,916	161,531,912	169,608,508	178,088,933	186,993,380	196,343,049	206,160,201	216,466,211	227,291,622	238,656,203	
Parking (5 Levels) - Automatic = 154,800/16 = 9,675 cars	8%	529,706,250	12,224,839,374	0	0	52,970,625	264,853,125	476,735,625	529,706,250	556,191,563	584,001,141	613,201,198	643,861,258	676,054,320	709,857,036	745,349,888	782,617,383	821,748,252	862,835,664	905,977,448	951,276,320	998,840,136	1,048,782,143	
Hotel (443 65% occup. Bt 7,500/night) - 40% margin	6%	434,441,250	10,026,280,913	0	0	43,444,125	217,220,625	390,997,125	434,441,250	456,163,313	478,971,478	502,920,052	528,066,055	554,469,357	582,192,835	611,302,466	641,867,590	673,860,969	707,659,018	743,041,969	780,194,067	819,203,770	860,183,959	
Entertainment Dome (list of activities) - 50% margin	2%	123,187,500	2,842,990,552	0	0	12,318,750	61,593,750	110,868,750	123,187,500	129,346,875	135,814,219	142,604,930	149,735,176	157,221,935	165,063,032	173,337,183	182,004,042	191,104,245	200,659,457	210,692,430	221,227,051	232,289,404	243,902,824	
Indoor Ecosphere (list of activities) - 50% margin	2%	205,212,500	4,738,317,487	0	0	20,521,250	102,606,250	184,781,250	205,212,500	215,878,125	226,357,631	237,674,883	249,558,927	262,036,558	275,138,386	288,895,306	303,340,071	318,507,074	334,432,428	351,154,049	368,711,752	387,147,340	406,504,787	
Sports & Rec Complex (list of activities) - 50% margin	1%	91,250,000	2,105,918,927	0	0	9,125,000	45,625,000	82,125,000	91,250,000	95,812,000	100,603,125	105,633,281	110,914,945	116,460,693	122,283,727	128,397,914	134,817,899	141,558,700	148,636,635	156,068,466	163,871,890	172,065,484	180,668,745	
Conference Center (12,200 m2 net) - 20% margin	1%	102,528,000	2,366,198,968	0	0	10,252,800	51,264,000	92,275,200	102,528,000	107,654,400	113,007,120	118,688,976	124,623,425	130,889,596	137,397,326	144,267,192	151,480,552	159,054,579	167,007,308	175,357,674	184,125,557	193,331,835	202,988,427	
Health & Wellness Center - 50% margin	1%	68,437,500	1,579,439,196	0	0	6,843,750	34,218,750	61,593,750	68,437,500	71,869,375	75,452,344	79,224,961	83,186,209	87,345,519	91,712,795	96,298,435	101,113,357	106,169,025	111,477,476	117,051,350	122,903,917	129,048,113	135,501,569	
Food Court and Restaurant Pavilion - 40% margin	4%	255,500,000	5,986,572,997	0	0	25,550,000	127,750,000	229,950,000	255,500,000	268,275,000	281,686,750	295,773,188	310,561,847	326,089,539	342,394,436	359,514,158	377,489,866	396,364,359	416,182,577	436,991,706	458,841,291	481,733,356	505,872,524	
Supermarket - 20% margin	11%	730,000,000	16,847,351,419	0	0	73,000,000	365,000,000	657,000,000	730,000,000	766,500,000	804,825,000	845,066,250	887,319,563	931,685,541	978,269,818	1,027,193,309	1,078,542,474	1,132,469,598	1,189,093,078	1,248,547,321	1,310,875,118	1,376,523,874	1,445,350,068	
Edutainment Complex including Cinema - 60% margin	2%	109,500,000	2,527,102,713	0	0	10,950,000	54,750,000	99,550,000	109,500,000	114,875,000	120,723,750	126,759,938	133,097,934	139,752,831	146,740,473	154,077,496	161,781,371	169,870,440	178,363,962	187,282,160	196,646,268	206,478,581	216,802,510	
Roof Terrace x 2 & Sky Bar - 35% margin	4%	287,437,500	6,633,644,621	0	0	28,743,750	143,718,750	258,693,750	287,437,500	301,809,375	316,899,844	332,744,836	349,382,078	366,851,182	385,193,741	404,453,428	424,676,099	445,909,904	468,205,399	491,615,669	516,196,453	542,006,275	569,106,589	
Subtotal		90,920,338,100	158,433,011,033	0	0	9,092,033,810	36,673,919,058	37,897,054,290	11,844,088,100	3,210,730,005	3,371,266,505	3,539,829,831	3,716,821,322	3,902,662,388	4,097,795,508	4,302,665,283	4,517,819,547	4,743,710,524	4,980,896,051	5,229,940,853	5,491,437,896	5,766,009,791	6,054,310,280	
Less Cost of Sales (4.50%)		1,626,755,912	7,129,485,497	0	0	409,141,52	1,650,126,35	1,705,307,44	532,983,96	144,482,85	151,705,90	159,292,34	167,756,95	175,619,80	184,400,79	193,620,63	203,301,89	213,466,97	224,140,32	235,347,33	247,114,70	259,470,44	272,443,96	
NET REVENUE		89,293,582,188	151,303,525,537	0	0	8,682,892,28	35,023,792,49	36,191,686,84	11,311,104,13	3,066,247,15	3,219,559,51	3,380,537,48	3,549,564,36	3,727,042,58	3,913,394,71	4,109,064,44	4,314,517,67	4,530,243,95	4,756,755,72	4,994,593,51	5,244,323,19	5,506,539,35	5,781,866,31	
PROJECT INVESTMENT																								
Construction & Fit-Out Costs	100%																							
Investment Distribution Curve	100%				20%	40%	30%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%	200%	300%	400%	500%
Functional Areas																								
Tower 1 Parking Lobby	0.2%	132,000,000	26,400,000	52,800,000	39,600,000	13,200,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Entrance Hall	1.6%	825,000,000	165,000,000	330,000,000	247,500,000	82,500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Entertainment Dome	3.1%	1,650,000,000	330,000,000	660,000,000	495,000,000	165,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sports & Recreation	4.2%	2,200,000,000	440,000,000	880,000,000	660,000,000	220,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Retail	4.4%	2,310,000,000	462,000,000	924,000,000	693,000,000	231,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Hotel	10.4%	5,500,000,000	1,100,000,000	2,200,000,000	1,650,000,000	550,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Conference Center	2.5%	1,320,000,000	264,000,000	528,000,000	396,000,000	132,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Roof Terrace	0.3%	165,000,000	33,000,000	66,000,000	49,500,000	16,500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Tower 2 Parking lobby	0.2%	99,000,000	19,800,000	39,600,000	29,700,000	9,900,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Health & Wellness	3.7%	1,880,000,000	396,000,000	792,000,000	594,000,000	198,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Food Court	1.9%	990,000,000	198,000,000	396,000,000	297,000,000	99,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Edutainment	3.6%	1,925,000,000	385,000,000	770,000,000	577,500,000	192,500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Office	3.1%	1,650,000,000	330,000,000	660,000,000	495,000,000	165,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sky Bar	0.6%	330,000,000	66,000,000	132,000,000	99,000,000	33,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Tower 3 Parking Lobby	0.2%	99,000,000	19,800,000	39,600,000	29,700,000	9,900,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Indoor Ecosphere	1.9%	990,000,000	198,000,000	396,000,000	297,000,000	99,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Residential Condos	18.7%	9,900,000,000	1,980,000,000	3,960,000,000	2,970,000,000	990,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Super Market	0.6%	330,000,000	66,000,000	132,000,000	99,000,000	33,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Restaurants	2.3%	1,237,500,000	247,500,000	495,000,000	371,250,000	123,750,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Roof Terrace	0.3%	165,000,000	33,000,000	66,000,000	49,500,000	16,500,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Balance of BUA	3.1%	1,650,000,000	330,000,000	660,000,000	495,000,000	165,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Sub Total		35,447,500,000	7,089,500,000	14,179,000,000	10,634,250,000	3,544,750,000																		
Underground Parking																								
Parking for Tower 1	8.1%	3,400,000,000	860,000,000	1,720,000,000																				

WHO ARE WE ?



Absolute Infinite Holdings Co., Ltd. is a Thai investment and development group of companies that was established in 2010 by Ton (Tony) Adireksarn with its mission to pursue innovative businesses that will bring wide-spread economic and social benefits to the citizens of Thailand and the region. A member of Thailand's Adireksarn Clan, widely known and respected for its outstanding service to the Kingdom of Thailand over many generations and especially during the rapid growth period in the 1980s & 90s that elevated the country as a top leader in Asia, Ton has carried on with the family tradition to give back more to society than taking in for personal needs alone. Thus, taking over his Adireksarn family interests. Ton has been both extremely effective and fortunate to expand his business interests and investments across both classic Thai business areas such as property development & commodities; as well as also prospering most recently in the high-tech sector, where his main focus is in smart cities, peer-to-peer ride & property sharing, AI systems architecture and a full spectrum of Blockchain applications.

Building upon his family's legacies, coupled with a steady accumulation of personal wealth generated over the past 4 decades, Ton is now taking the opportunity to approach his international network of high net worth friends and partners to propose the joint venture developments of two unique projects: the Rama IX AI Tower in Bangkok and the Millionaire Club @ Bangsaray, each with its own exciting dimensions to satisfy the needs and whims of Thai and foreign "next-gen" consumers, but also to add a third dimension on this occasion to cater unabashedly to the billionaire class that he and his family are part of like no other places on the planet.



Ton Adireksarn, CEO, Absolute Infinite Holding Co., Ltd

New Integrated Urban Lifestyle

AI TOWER

RAMA IX ROAD
BANGKOK