BILLIONAIRE CLUB

BANGSARAY
CHONBURI PROVINCE, THAILAND

New Integrated Leisure Lifestyle
September 2021



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INTRODUCTION

With the objective of creating an exclusive, ultra-private "by invitation only" super-resort and private villa community from where to unabashedly celebrate the achievement of unfathomable wealth among fellow millionaires and billionaires, the Billionaires Club @ Bangsaray is being created by Absolute Infinite Holdings Co., Ltd. (AIH) with two distinctly different physical and marketing strategies.

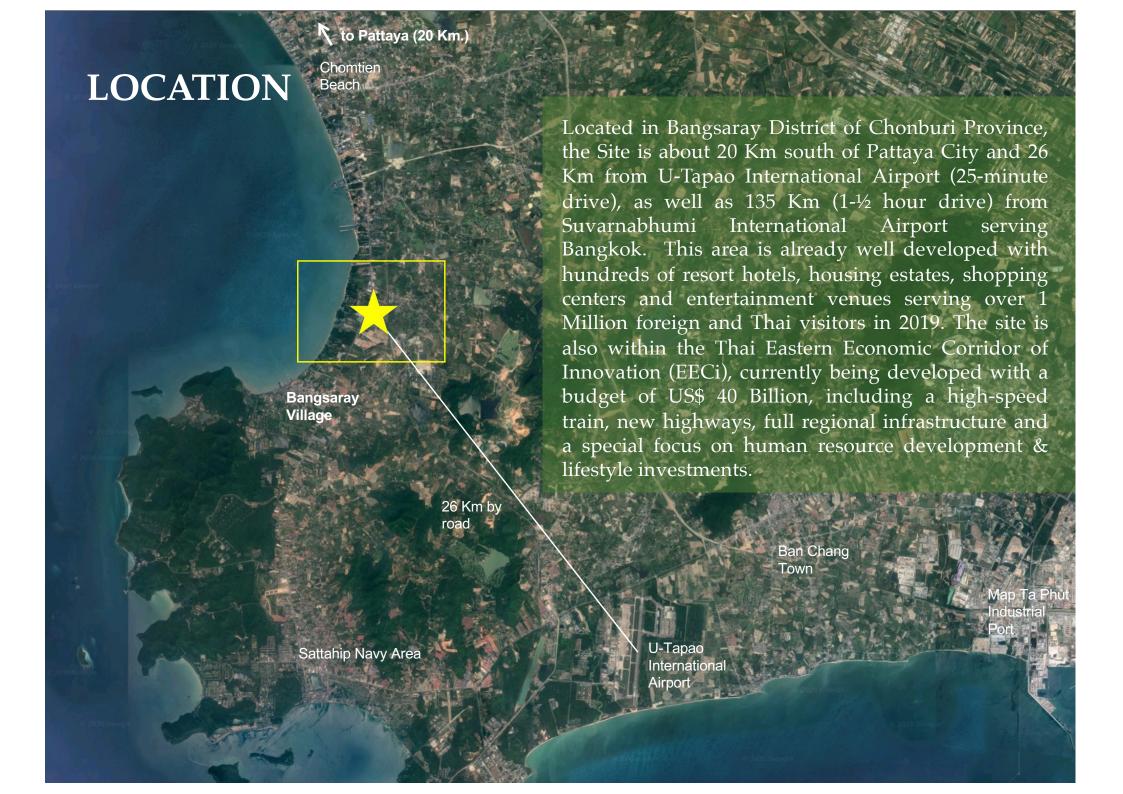
The first, known as **Tycoon Bay**, located on the Gulf of Siam and comprising 650 Rai (250 Acres) is an ultra-luxury resort, residential and entertainment development; including a floating marina, 6-star resort hotel, five private gated "themed communities," shopping & entertainment areas, all with 7-24 facility & concierge services controlled by an absolute state-of-the-art AI smart city operating & management system. For the most part, Tycoon Bay will be a strictly private development catering to the expectations and demands of the ultra rich and their invited guests.

Directly opposite Tycoon Bay and comprising 800 Rai (320 Acres) is a more elevated and hilly site, known as Ever Hill, that will feature a WWF-sponsored Zoo for exotic and endangered animals, a private international prep school, hospital complex, indoor and outdoor sports academy & leisure areas, museum & performing art center, helicopter and supercar sales & service centers and highly trendy residential & hospitality areas showcasing innovative and environmentally friendly construction systems such as bamboo, ultra-light fabric and earthen houses.

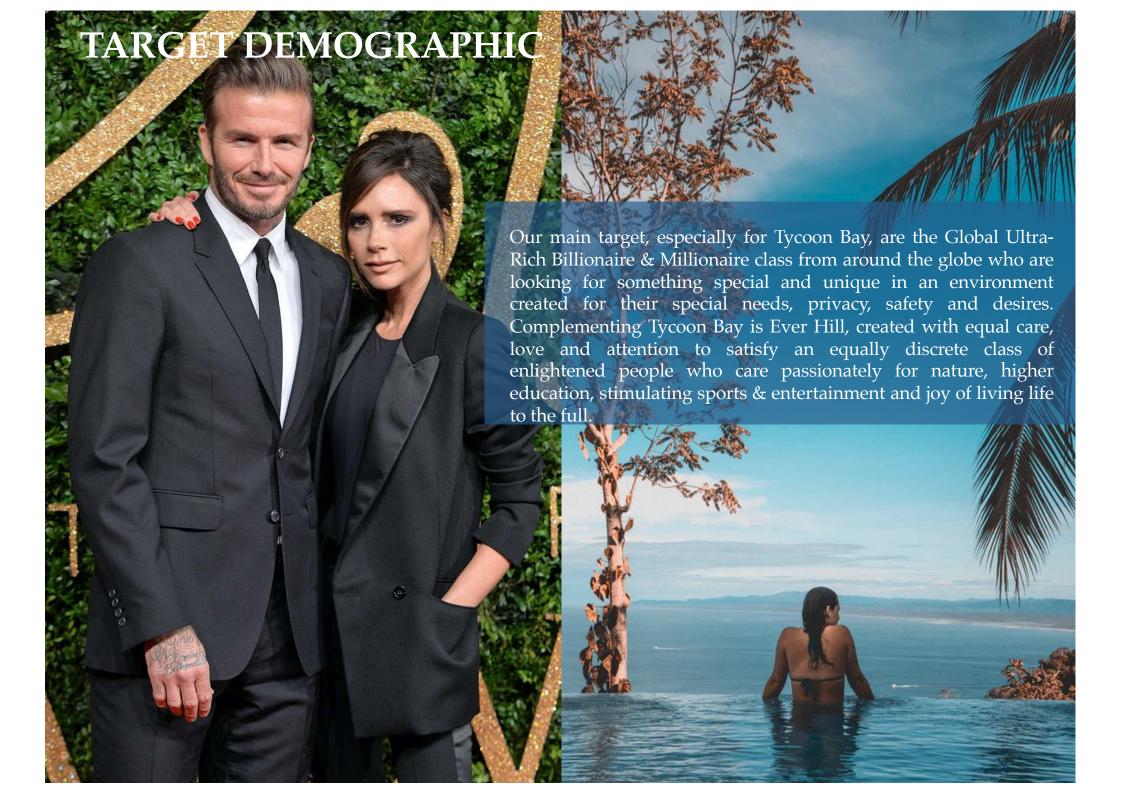
Connecting both areas will be an underground tunnel for cars & service vehicles, as well as a unique elevated monorail system encircling the site that will not only transport residents and visitors from one destination point to another, but it will also be operated as a moving observation platform to allow passengers to view the entire site and all of the surrounding scenery including the outlying islands, Pattaya City, Nong Nooch Tropical Gardens and Buddha Mountain.

PROJECT INVESTMENT SUMMARY

Project Name	The Billionaire Club @ Bangsaray Bangsaray, Chonburi Province, Thailand
Project Owner	Absolute Infinite Holding Co., Ltd.
Land Area	775 Rai (1,240,00 m²) or 306.4 Acres • Tycoon Bay - 300 Rai or 480,000 M² • Ever Hill - 475 Rai or 760,000 M²
Land Valuation Overall (weighted average)	25 Million Baht/Rai = Baht 19.38 Billion (US \$ 600 Million)
Construction Estimate	BUA = 1,600,000 m ² x Bt. 50,000/ m ² Baht 129 Billion (US\$4.0 Billion) Incl. Special Features (Marina, Big Wheel, Bell & Sky Liner
TOTAL INVESTMENT (Including Land)	Baht 148.34 Billion (US \$4.6 Billion)







MARKET SNAPSHOT



Global Outreach

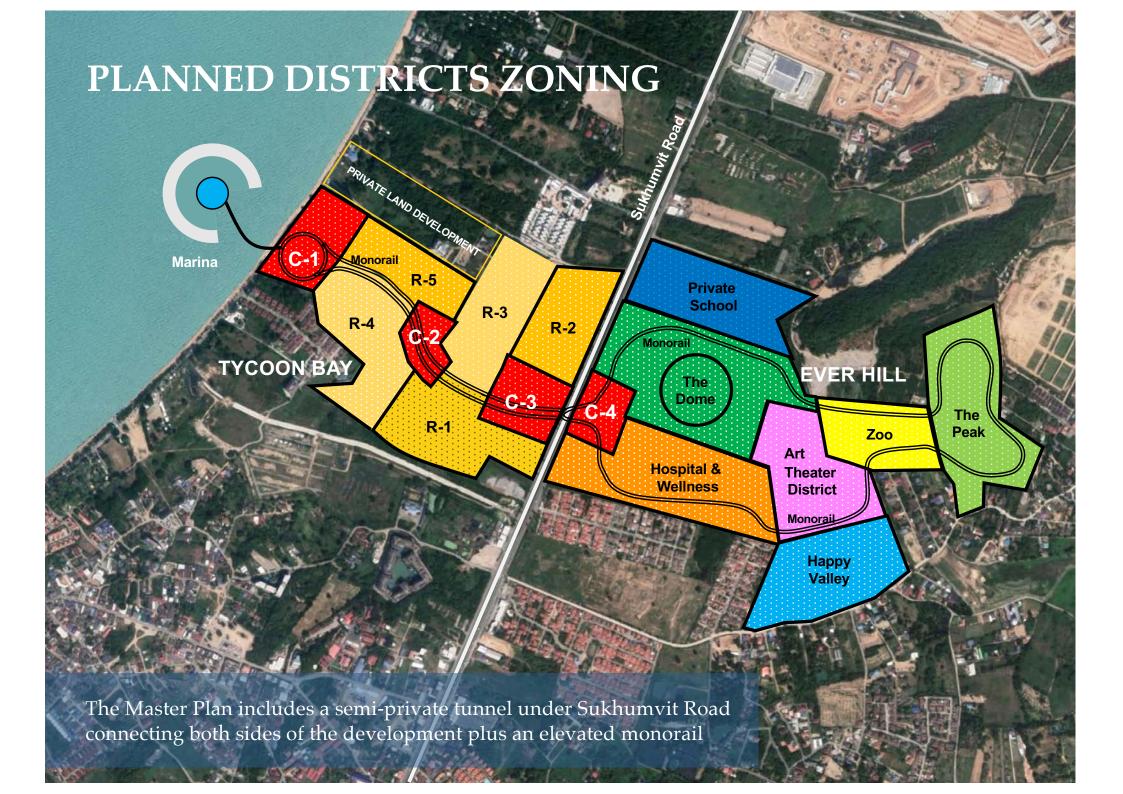
& attraction for "someplace new" **Tourism Market Pull**

with 100-M Tourist Arrivals annually within 100 KM

<u>Legendary Services</u>

catering to practically any need or whim

Exceptional Security over assets, wealth & overall wellbeing







TYCOON BAY PROGRAM

















Ultra Luxury Villa Neighborhoods

• 5 Unique Residential Districts

Rodeo Drive Retail Street

- International Food Street
- World-class Dining & Partying
- Art Galleries
- Luxury Brand Name Shops

Floating Yacht Club (Full Service)

- Yacht & Sailboat Sales & Service
- Yacht Club Membership
- Water Sports

Hotels & Resort

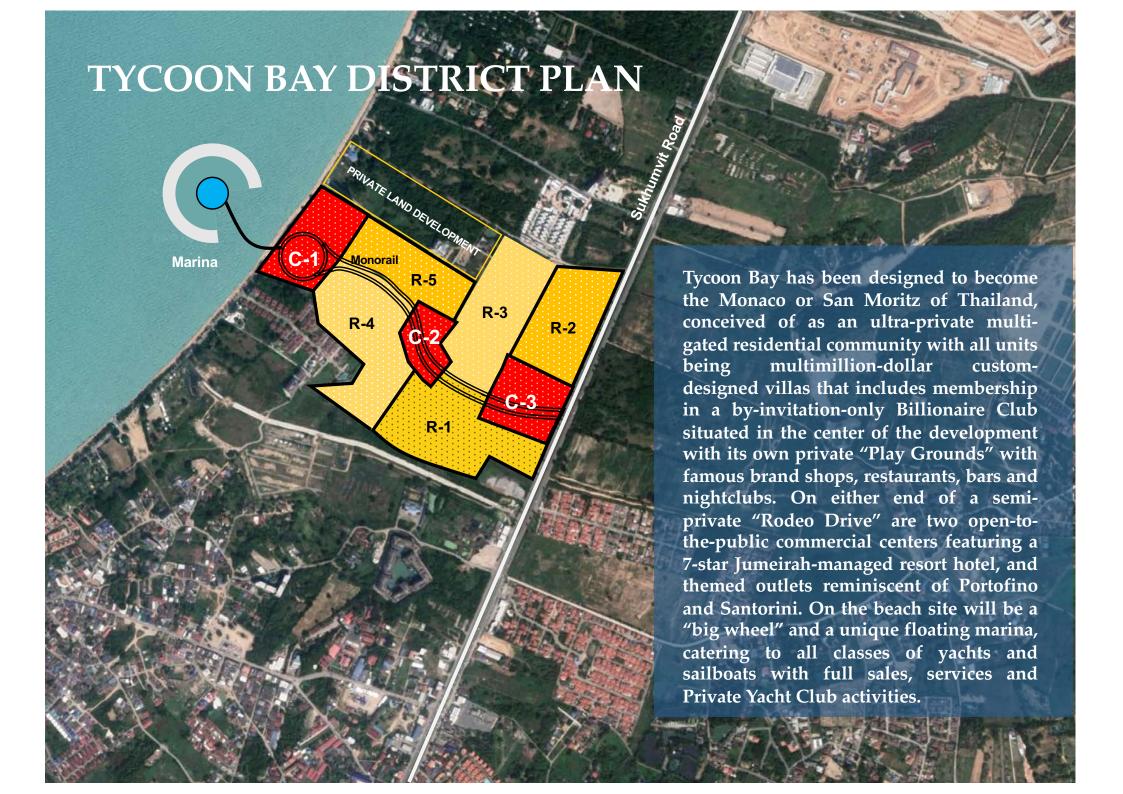
- Super Luxury 7 star (Jumeirah) for Executives
- Deluxe Resort (Sheraton) with 4 & 5 Star Services

Specialty Restaurants

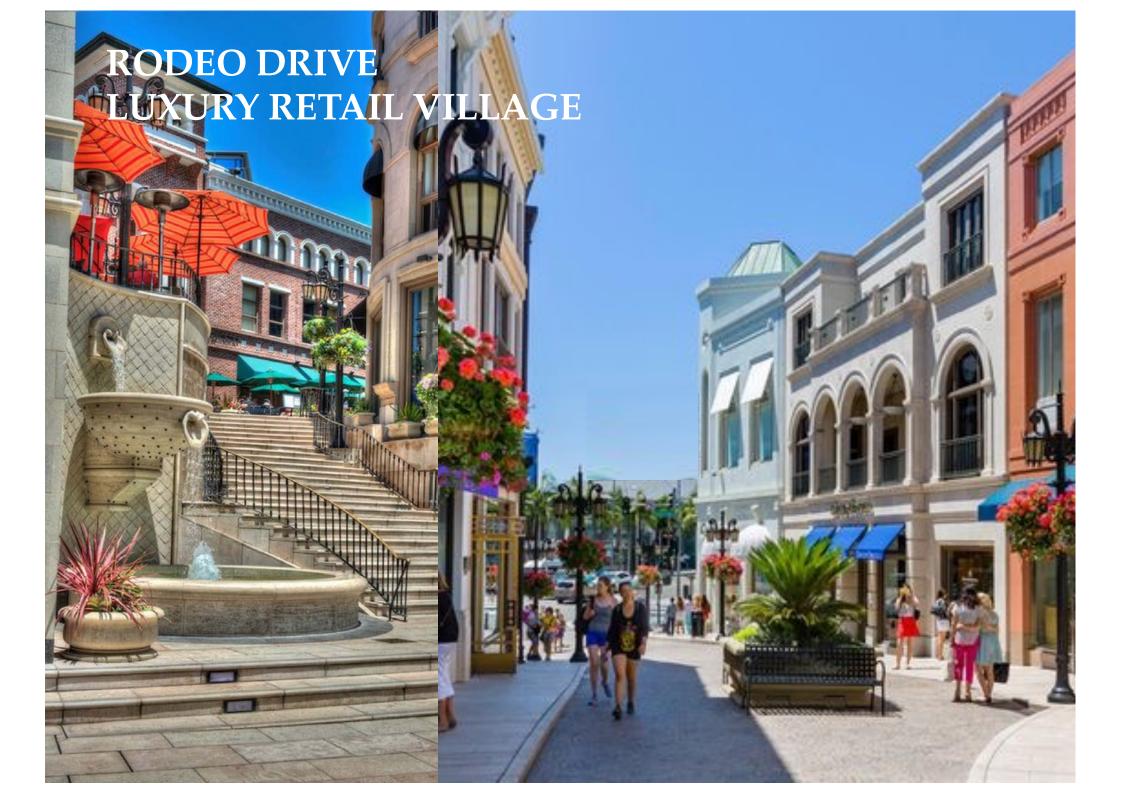
- Michelin 3-Star
- Underwater Restaurant (with Aquarium)

Luxury Transportation Services

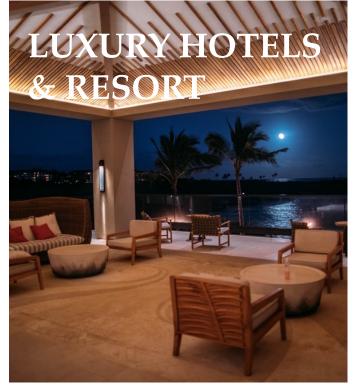
- 12 Bentley cars for limousine service
- Smart car park, huge and big and more space
- Bus Parking, Monorail park, Bike Trails





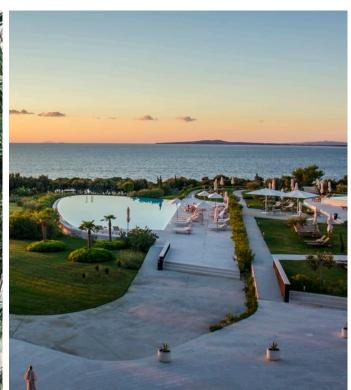


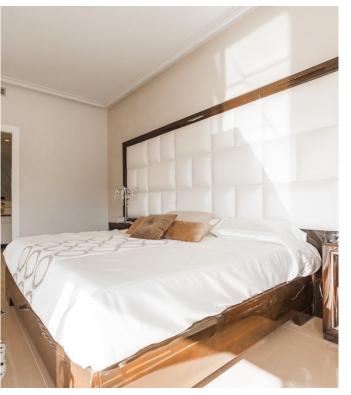




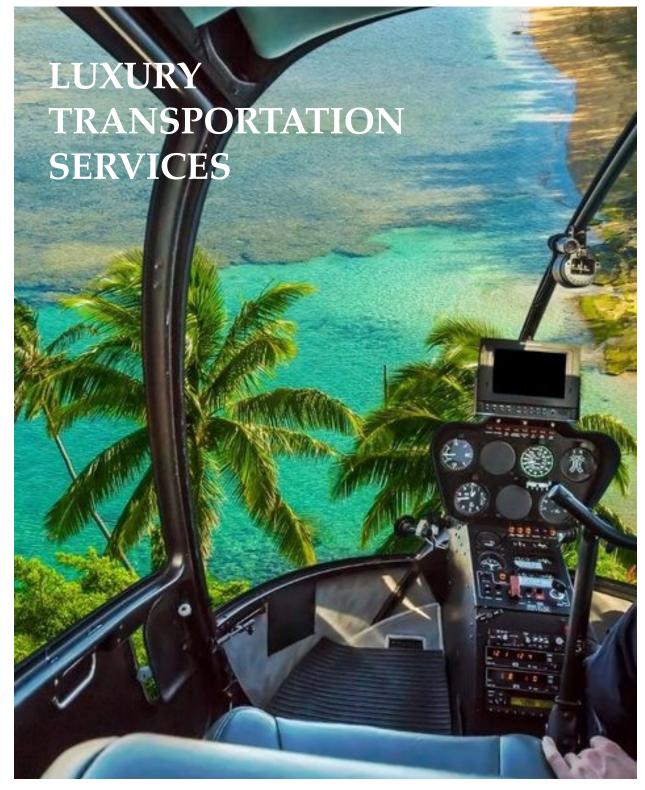




















EVER HILL PROGRAM

















Animal Habitat

Zoo zone (20-50 species)(WWF logo)

- White Animals
- Rare Species

University / Prep School Campus (Oxford)

- Activity Area
- Sport Academy

Medical Center & Wellness

- Spa and Fitness
- Smart Hospital with Ambulance

Car Showroom

Aviation Zone

- Emergency Landing
- Commercial Helicopter for sale & rental
- Ultra-light aero plane

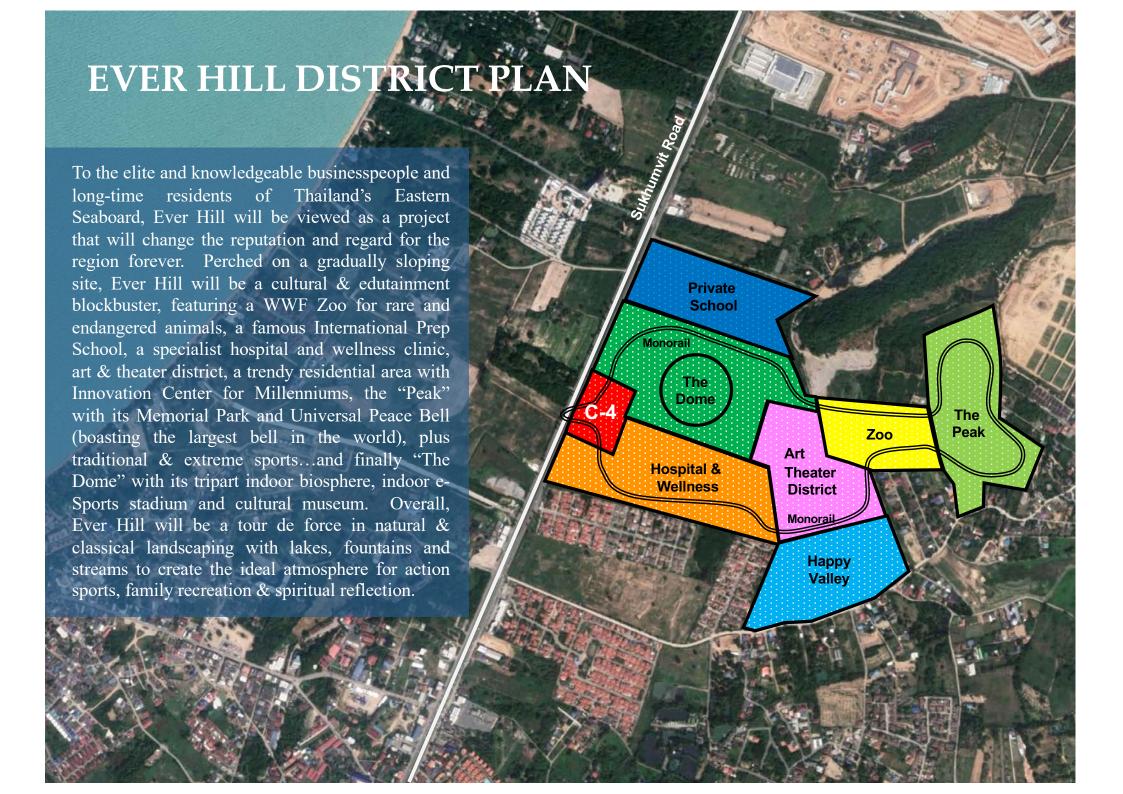
Xtreme Sport

Art Theater District

- Museum

Nature Village

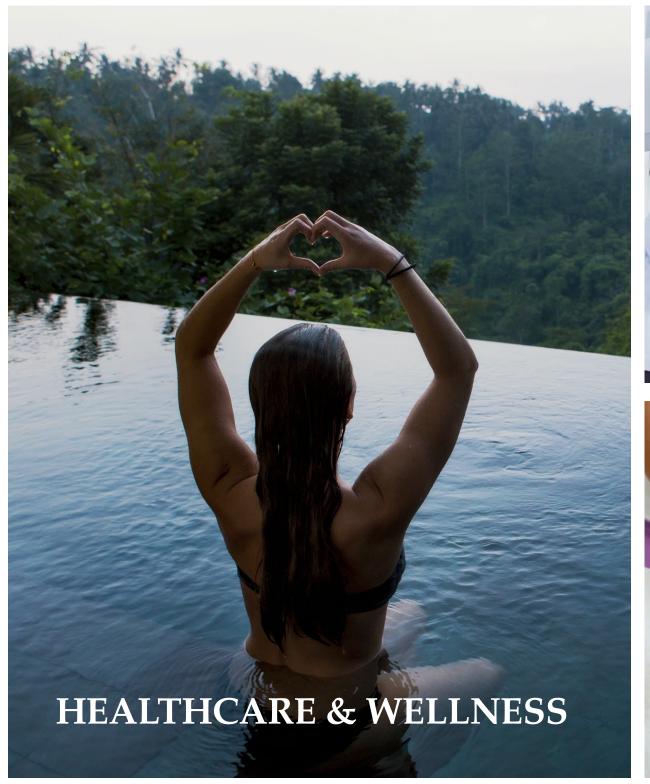
- Houses for rent (exotic design)
- Bamboo house (3-star)

























OPERATIONS & MARKETING



The Millionaire Club @ Bangsaray, comprising the Tycoon Bay and the Ever Hill Developments, will be Operated & Managed by Absolute Infinite Holdings Group (AIH and its carefully selected partners and affiliates. Many of project elements will be undertaken as joint ventures with AIH or sub-leased to carefully selected companies & operators such as the hotels, hospital, international school, monorail, zoo, etc. The management structure will include a distinguished Board of Directors and highly experienced Executive Team. The business will be operated as a "For-Profit" enterprise with a provision to contribute a large part of the profits for social goodwill causes and projects.

The Marketing & Sales of Tycoon Bay facilities will be mostly word of mouth and through private and personal networks of ultra-rich members from the Millionaire and Billionaire Class. This will include elite marketing agencies & publications and by special by-invitation-only gatherings at the top exclusive locations throughout the world such as WEF, Dubai Race Week, Monte Carlo Polo, Monaco Boat Show, etc. For Ever Hill, however, a more mass-media approach will be deployed using local and international media agencies, as well as extensive internet and social network marketing and the engagement of world-class celebrities and sports figures as influencers

















MEMBERSHIP

Flatform Research & Revolution Optimization

Membership in a millionaire or billionaire "Club" is a Privilege that very few people on Earth can claim, let alone enjoy. In many ways being a millionaire or billionaire is self-achieved milestone and it typically becomes widely recognized among peers and especially among members of the financial world who monitor & track such individuals and enterprises, publishing statistics storylines practically on a daily basis.

The Mission of the Billionaire Club @ Bangsaray is more about creating a kind of exclusive refuge for our excusive clientele and allowing Club @ Bangsaray to evolve as "The Place" in Asia...mirroring Monaco. St. Moritz, Costa Smeralda and the like. In a similar fashion, as the Billionaire Club @ Bangsaray comes out of the ground, we will fashion an Exclusive Club and Membership System that will be equally unique in its range of privileges and exclusive offerings.







By Invitation Only

FINANCIAL ANALYSIS - Projections

Billionaire Zor	ning, FAR &	BUA ar	nd Quick	Cost	Analysis				Prelim Estimate	0.031
					Total	Resi Unit	Number	Const. Cost	Const. Cost	Const. Cost
Zoning	Note	Rai	M ²	FAR	Total BUA	Area (ave)	# Units	Per m ²	Thai Baht	US Dollars
Tycoon Bay										
C-1 (Mixed-Use)	25% Shops	35.0	56,000	3.00	168,000	200	84	50,000	8,400,000,000	260,400,000
C-2 (Mixed-Use)	25% Shops	20.0	32,000	2.00	64,000	500	64	50,000	3,200,000,000	99,200,000
C-3 (Mixed Use)	25% Shops	31.0	49,600	1.00	49,600	100	50	50,000	2,480,000,000	76,880,000
R-1 (Residential)		40.0	64,000	1.00	64,000	750	85	50,000	3,200,000,000	99,200,000
R-2 (Residential)		32.0	51,200	1.00	51,200	750	68	50,000	2,560,000,000	79,360,000
R-3 (Residential)		36.0	57,600	1.00	57,600	750	77	50,000	2,880,000,000	89,280,000
R-4 (Residential)		40.0	64,000	1.00	64,000	750	85	50,000	3,200,000,000	99,200,000
R-5 (Residential)		24.0	38,400	1.00	38,400	750	51	50,000	1,920,000,000	59,520,000
Roads and R.O.W.		32.0	51,200	0.00	0			Allow	320,000,000	9,920,000
Service Area		10.0	16,000	0.10	1,600			25,000	40,000,000	1,240,000
Sub Total		300.0	480,000		558,400		367		28,200,000,000	874,200,000
Ever Hill										
C-4 (Commeriial	25% Shops	35.0	56,000	3.00	168,000	100	168	50,000	8,400,000,000	260,400,000
The Done		65.0	104,000	1.00	104,000			50,000	5,200,000,000	161,200,000
Private School	25% Resi	40.0	64,000	2.00	128,000	80	320	50,000	6,400,000,000	198,400,000
Hospital & Wellness	25% Resi	60.0	96,000	1.00	96,000	100	144	50,000	4,800,000,000	148,800,000
Art & Theater Dist.		50.0	80,000	0.50	40,000			50,000	2,000,000,000	62,000,000
Zoo		40.0	64,000	0.20	12,800			50,000	640,000,000	19,840,000
Happy Valley	25% Resi	75.0	120,000	3.00	360,000	120	750	50,000	18,000,000,000	558,000,000
The Peak	25% Resi	50.0	80,000	1.50	120,000	80	375	50,000	6,000,000,000	186,000,000
Roads & R.O.W.		40.0	64,000	0.00	0			Allow	480,000,000	14,880,000
Service Area		20.0	32,000	0.10	3,200			25,000	80,000,000	2,480,000
Sub Total		475.0	760,000		1,032,000		1,589		52,000,000,000	1,612,000,000
Basic Total		775	1,240,000		1,590,400	93			80,200,000,000	2,486,200,000
Special Features										
Floating Marina									8,000,000,000	248,000,000
Big Wheel		Included							10,000,000,000	310,000,000
Peace Bell		Included							1,500,000,000	46,500,000
Mono-String System		Included							6,000,000,000	186,000,000
Sub Total									25,500,000,000	790,500,000
GRAND TOTAL									105,700,000,000	3,276,700,000

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 the current program, realistic zoning & BUA criteria and realistic cost & revenue assumptions. Considering this, we have projected the following financial results over a 15-year timeframe:

Total Built-up Area for the principal structures =	1,590,400 m ²
Total Project Development Cost =	Bt. 148.31 Billion
 Total Net Revenue and Earnings over 15 Years = 	Bt. 214.61 Billion
Required Equity from Funders =	Bt. 12.0 Billion
 Required Loan from Banks & Funders = 	Bt. 32.6 Billion
• IRR = 18.9% and NPV @ 5% =	Bt. 30.36 Billion

	illionaire Club - Financial Overview (AH Study) - March 2	020
1 2	Land Usage TOTAL LAND AREA	Percentage From FAR Study	Rai 775	SqMt 1,240,000	FAR
3	Land utilization Tycoon Bay		300.0	480,000	
5	C-1 (Mixed-Use)	11.7%	35.0	56,000	3.00
- 6 - 7	C-2 (Mixed-Use) C-3 (Mixed Use)	6.7% 10.3%	20.0 31.0	32,000 49,600	2.00 1.00
8	R-1 (Residential) (including perimiter walls)	13.3%	40.0	64,000	1.00
10	R-2 (Residential) (including perimiter walls) R-3 (Residential) (including perimiter walls)	10.7% 12.0%	32.0 36.0	51,200 57,600	1.00
11	R-4 (Residential) (including perimiter walls) R-5 (Residential) (including perimiter walls)	13.3% 8.0%	40.0 24.0	64,000 38,400	1.00
13	Roads and R.O.W. (including Landscaping & lighting)	10.7%	32.0	51,200	0.00
14	Service Area (O&M Facilities and Site Utilities) Percentage within Tycoon Bay	3.3% 100.0%	10.0	16,000	0.10
16	Percentage overall (775 Rai) Ever Hill	38.7%	300.0 475.0	480,000 760,000	
18	C-4 (Mixed-Use)	7.4%	35.0	56,000	3.00
19	The Done Private School	13.7%	65.0 40.0	104,000 64.000	1.00 2.00
21	Hospital & Wellness	12.6% 10.5%	60.0 50.0	96,000 80,000	1.00
23	Art & Theater Dist. Zoo	8.4%	40.0	64,000	0.20
24	Happy Valley The Peak	15.8% 10.5%	75.0 50.0	120,000 80,000	3.00 1.50
26	Roads & R.O.W.	8.4%	40.0	64,000	0.00
27	Service Area Percentage within Ever Hill	4.2% 100.0%	20.0	32,000	0.10
29 30	Percentage overall (775 Rai)	61.3%	100.0%		
31	Special Features Floating Marina (Separate Item)				
32	Big Wheel (included in TB C-1) Peace Bell (included in EH The Peak)				
34	Mono-String System				
38	Unit Sales Configuration Residential Units	SqMt (ave) Subtotal	# of Units/rooms 1,956	BUA SqMt 451,200	
38	Tycoon Bay	750	367	275,200	
39 40	Ever Hill Commercial Units	93 Subtotal	1,589 366	176,000 112,400	
41	Tycoon Bay Ever Hill	250 350	198 168	70,400 42,000	
43	Hotel Units	Subtotal	1,000	72,500	
44 45	Tycoon Bay Ever Hill	100 45	500 500	50,000 22,500	
46	Balance of BUA for Edutainment Facilities	42	300	954,300	
47	Tycoon Bay Ever Hill			162,800 791,500	
49 50	SALES REVENUE	Sellable Area	Average Price	Total THB	0.03 USI
51	Residential Units		Per M2 (THB)	139,400,000,000	4,321,400,000
52 53	Tycoon Bay Ever Hill	233,920 149,600	500,000 150,000	116,960,000,000 22,440,000,000	3,625,760,000
54	Commercial Units			7,800,000,000	241,800,000
55 56	Tycoon Bay Ever Hill	42,240 25,200	125,000 100,000	5,280,000,000 2,520,000,000	163,680,000 78,120,000
57	Hotel Units Tycoon Bay (annual Revenue @ 50% occ @ \$2.500/night)	25.000		8,609,437,500 7.441.437.500	266,892,563 230,684,563
59	Ever Hill (annual Revenue @ 80% occ @ \$250/night)	11,250		1,168,000,000	36,208,000
60	Balance of BUA for Edutainment Facilities Tycoon Bay (Assume 2,500 visitors/day ave spend Bt. 1,000)	Ticket Price		1,513,000,000 890,000,000	46,903,000 27,590,000
62	Ever Hill (Assume 3,500 visitors/day ave spend Bt. 500) Special Attractions	Ticket Price		623,000,000 3,102,500,000	19,313,000 96,177,500
64	Floating Marina (500 boats @ Bt 10,000/day + 1000 visitors X Bt 2,	500/day)		2,737,500,000	84,862,500
65	Big Wheel (1,000 riders/day X Bt 500)				
67	Universal Peace Bell (admission free)			182,500,000	5,657,500
	Universal Peace Bell (admission free) Mono-String System (1,000 riders/day X Bt 500)			182,500,000	5,657,500
68	Mono-String System (1,000 riders/day X Bt 500) Gross Revenue from Sale of Residential & Commercial Building Shell			182,500,000 160,424,937,500	5,657,500 4,973,173,063
	Mono-String System (1,000 riders/day X Bt 500) Gross Revenue from Sale of Residential & Commercial Building Shell Cost of Sales	\$ % 3.0%		182,500,000	5,657,500 4,973,173,063 USI
68 70 71 72	Mono-String System (1,000 riders/day X Bt 500) Gross Revenue from Sale of Residential & Commercial Building Shell Cost of Sales Sales Commissions - as a % of Sales (Resi & Commercial only) Marketing Costs - as a % of Sales	% 3.0% 1.0%		182,500,000 160,424,937,500 Total THB 4,416,000,000 1,604,249,375	5,657,500 5,657,500 4,973,173,063 USI 136,896,000 49,731,731 24,865,865
70 71 72 73 74	Mono-String System (1,000 riders/day X Bi 500) Gross Revenue from Sale of Residentials & Commercial Building Shell Cost of Sales Sales Commissions - as a % of Sales (Resi & Commercial only) Marketing Costs - as % of Sales Stamp Duly and Taxes - as a % of Sales Stamp Duly and Taxes - as a % of Sales	% 3.0%		182,500,000 160,424,937,500 Total THB 4,416,000,000 1,604,249,375 802,124,688 6,822,374,063	5,657,500 4,973,173,063 USI 136,896,000 49,731,731 24,865,865 211,493,596
70 71 72 73 74 75	Mono-String System (1.00 indensitian X B 500) Gross Revenue From Sale of Residential & Commercial Building Shell Costs of Sales Sistes Commissions - as a % of Sales (Resi & Commercial only) Marketing Costs - as a % of Sales (Resi & Commercial only) Marketing Costs - as a % of Sales Salebotal	% 3.0% 1.0% 0.50% 4.50%		182,500,00 160,424,937,500 Total THB 4,416,000,000 1,604,249,375 802,124,688 6,822,374,063 153,602,563,438	5,657,500 4,973,173,063 USI 136,896,000 49,731,731 24,865,865 211,493,596 4,761,679,467
70 71 72 73 74	Mono-String System (1.00 ridensiday X B 500) Gross Revenue From Sale of Residential & Commercial Building Shell Cast of Sales Sistes Commissions - se a % of Sales (Resi & Commercial only) Marketing Costs - se a % of Sales Sistes Commissions - se a % of Sales Sistes Commissions - se a % of Sales Sistes Commissions - se a % of Sales Sistes Commercial only) Marketing Costs - se a % of Sales Sistes Commissions - se a %	% 3.0% 1.0% 0.50% 4.50% Cost/sqmt	SqMt	182,500,000 160,424,937,500 Total THB 4,416,000,000 1,604,249,375 802,124,688 6,822,374,063 153,602,563,438 Total THB 35,440,000,000	5,657,500 4,973,173,063 USI 136,896,000 49,731,731 24,865,865 211,493,596 4,761,679,467 USI 1,098,640,000
70 71 72 73 74 75	Mono-String System (1,000 ridens/day X B 500) Gross Revenue from Sale of Residential & Commercial Building Shell Cost of Sales Sales Commissions - as a % of Sales (Resi & Commercial only) Mandering costs - as a % of Sales Salmp Duly and Taxes - as a % of Sales NET REVENUE (Note: For Hotels & Services for First Year Only) DEVELOPMENT & CONSTRUCTION COSTS Residential Units Tycon Blue Tycon Blue Tycon Sales Tycon	% 3.0% 1.0% 0.50% 4.50% Cost/sqmt 100,000	275,200	182,500,000 160,424,937,500 Total THB 4,416,000,000 1,604,249,375 802,124,688 6,822,374,063 153,602,563,438 Total THB 35,440,000,000	5,657,500 4,973,173,063 US 136,896,000 49,731,731 24,865,865 211,493,594 4,761,679,467 US 1,098,640,000 853,120,000
70 71 72 73 74 75 78 77 78 79 80	Mono-String System (1,000 ridens/day X B 500) Gross Revenue from Sale of Residential & Commercial Building Shell Cost of Sales Sales Commissions - as a % of Sales (Resi & Commercial only) Mandering Costs - as a % of Sales Samp Duly and Taxes - as a % of Sales Samp Duly and Taxes - as a % of Sales NET REVENUE (Note: For Hotels & Services for First Year Only) DEVELOPMENT & CONSTRUCTION COSTS Residential Units Tycon Blay Ever Hill Commercial Units	% 3.0% 1.0% 0.50% 4.50% Cost/sqmt 100,000 45,000	275,200 176,000	182,500,000 160,424,937,500 Total THB 4,416,000,000 1,604,249,375 802,124,688 6,822,374,063 153,602,563,438 Total THB 35,440,900,000 27,520,000,000 7,920,000,000 6,966,000,000	5,657,500 4,973,173,063 US 136,896,000 49,731,731 74,865,865 211,493,596 4,761,679,467 US 1,098,640,000 853,120,000 245,520,000 215,760,000
70 71 72 73 74 75 78 79 80	Mono-String System (1,000 ridensiday XB 1500) Gross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales State Commission - se a 3-5 of Sales (Resi & Commercial only) Marketing Costs - se a 3-5 of Sales (Resi & Commercial only) Marketing Costs - se a 3-5 of Sales Starp Duly and Taxes - se a 3-5 of Sales Stubball Sharp Duly and Taxes - se a 3-5 of Sales Stubball Sharp Duly and Taxes - se a 3-5 of Sales Subball Sharp Duly and Taxes - se a 3-5 of Sales Subball Figure 1 of Sales - se a 3-5 of Sales Subball Typoon Bay Typoon Bay Eyer Hill Eyer	% 3.0% 1.0% 0.50% 4.50% Cost/sqmt 100,000	275,200	182,500,000 160,424,937,500 Total THB 4,416,000,000 1,604,249,375 802,124,688 6,822,374,063 153,602,563,438 Total THB 35,440,000,000 27,520,000,000 7,920,000,000	5,657,500 4,973,173,063 136,896,000 49,731,731 24,865,865 211,493,599 4,761,679,461 US 1,098,640,000 245,520,000 215,760,000 163,680,000
68 70 71 72 73 74 75 77 78 79 80 81 82 83	Mono-String System (1,000 ridensiday XB 1500) Gross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales Control Sales Control Sales Control Control Sales Control Control Sales Sales Control Control Sales S	% 3.0% 1.0% 0.55% 4.50% Cost/sqmt 100.000 45,000 75,000 40,000	275,200 176,000 70,400 42,000	182,500,000 160,424,937,500 Total THB 4,416,000,000 1,604,249,375 86,222,374,663 153,602,563,448 Total THB 35,440,000,000 27,520,000,000 6,960,000,000 1,680,000,000 1,580,000,000 1,680,000,000 1,680,000,000	5,657,500 4,973,173,063 US 136,896,000 49,731,731 24,865,865 211,493,596 4,761,679,465 US 1,098,640,000 245,760,000 163,680,000 152,185,000 153,125,000
68 70 71 72 73 74 75 78 79 80 81 82 83 84 85	Mono-String System (1.00 ridensiday XB 1500) Gross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales	% 3.0% 1.0% 0.50% 4.50% Cost/sqmt 100,000 45,000 75,000	275,200 176,000 70,400	182,500,000 150,424,937,500 Total This 4,415,000,000 1,604,249,97,58 802,124,89,175 802,124,89,175 Total This 754,000,000 27,520,000,000 27,520,000,000 6,960,000,000 1,580,000 1,580,	5,657,500 4,973,173,062 US 136,896,000 49,731,731 24,865,865 211,493,594 4,761,679,465 US 35,120,000 853,120,000 245,750,000 153,880,000 151,125,000 116,250,000 134,875,000
70 71 72 73 74 75 77 78 79 80 81 82 83	Mono-String System (1.000 ridensiday X B 500) Gross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales States Commercial as 3% of Sales (Resi & Commercial only) Markening Costs - as a % of Sales States Commercial only) Markening Costs - as a % of Sales States Commercial only Markening Costs - as a % of Sales States Commercial only Markening Costs - as a % of Sales States Commercial only Markening Costs - as a % of Sales States Commercial Only Markening Costs - as a % of Sales States Commercial Only DEVELOPMENT & CONSTRUCTION COSTS Residential Units Tycoon Bay Ever Hill Flore Hill States Cost - Associated Costs - Associated Cost	% 3.0% 1.0% 0.50% 4.50% Cost/sqmt 100,000 45,000 45,000 75,000 50,000	275,200 176,000 70,400 42,000	182,500,000 160,424,937,500 Total TH8 4,415,000,000 1,604,249,375 800,2144,975 800,2144,975 800,2164,975 153,602,563,463 153,602,563,463 153,602,563,600,000 5,280,000,000 5,280,000,000 4,875,000,000 1,125,000,000 1,125,000,000	5,657,500 4,973,173,062 US 136,896,000 49,731,731 24,865,865 211,493,865 4,761,679,466 US US 10,98,640,000 853,120,000 163,680,000 151,050,000 151,050,000 151,050,000 151,050,000 151,050,000 151,050,000 151,050,000 151,050,000 151,050,000 151,050,000 152,000 152,000,000 152,000 152
68 70 71 72 73 74 75 77 78 80 81 82 83 84 85 86 87	Mono-String System (1,000 ridensiday XB 1500) Gross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales State Commission - se a 3-5 of Sales (Resi & Commercial only) Marketing Costs - se a 3-5 of Sales (Resi & Commercial only) Marketing Costs - se a 3-5 of Sales Starp Duly and Execute - se a 3-5 of Sales Stubbotal NET REVENUE (Note: For Hoteles & Services for First Year Only) DEVELOPMENT & CONSTRUCTION COSTS Residential Units Tycoon Bay Ever Hill Commercial Units Tycoon Bay Ever Hill Note! Units Tycoon Bay Ever Hill Sole Sales -	% 3.0% 1.0% 0.55% 4.50% Cost/sqmt 100,000 45,000 75,000 40,000 75,000	275,200 176,000 70,400 42,000 50,000 22,500	182,500,000 150,424,937,500 Total THB 415,000,000 4,415,000,000 4,415,000,000 4,415,000,000 4,415,000,000 4,215,400,000 5,210,400,000 4,215,000,000 5,210,000,000 4,215,000,000	5,657,500 4,973,173,063 US 136,896,000 49,731,731 74,865,865 211,493,596 4,761,679,467 US 853,120,000 245,760,000 163,680,000 151,125,000 161,250,000 163,680,000 151,125,000 163,680,000 151,125,000 163,680,000 151,125,000 163,280,000
68 70 71 72 73 74 75 77 78 80 81 82 83 84 85 86 87	Mono-String System (1,000 ridensiday XB 1500) Cross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales Sales Commissions - se a % of Sales (Resi & Commercial Cost) Minimizer (Costs - se a % of Sales Sales) Sales Commissions - se a % of Sales Sales Commiss	% 3.0% 1.0% 0.50% 4.50% Cost/sqmt 100,000 45,000 75,000 50,000	275,200 176,000 70,400 42,000 50,000 22,500	182,500,000 150,424,337,500 Total This 4,415,000,000 1,001,249,3175 802,124,823,740,683 153,602,564,488 Total This 35,440,000,000 27,520,000,000 6,560,000,000 1,580,000,000 1,580,000,000 1,580,000,000 1,580,000,000 1,580,000,000 3,750,000,000 3,750,000,000 3,750,000,000 3,750,000,000 3,750,000,000 3,750,000,000 3,750,000,000 3,8140,000,000 38,840,000,000	5,657,500 4,973,173,063 US 136,896,000 49,731,731 74,865,865 211,493,596 4,761,679,467 US 853,120,000 245,760,000 163,680,000 151,125,000 161,250,000 163,680,000 151,125,000 163,680,000 151,125,000 163,680,000 151,125,000 163,280,000
68 70 71 72 73 74 75 78 79 80 81 82 83 84 85 86 87	Mono-String System (1.000 ridensiday XB 1500) Gross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales Sites Commissions - as a % of Sales (Resi & Commercial ovey) Manceting Costs - as a % of Sales Sites Commissions - as a % of Sales Sites Commissions - as a % of Sales Salebotal Manceting Costs - as a % of Sales Salebotal Saleb	% 3.0% 1.0% 0.50% 4.50% 4.50% 6.000 75,000 40,000 50,000 40,000 50,000 40,000 60,0000 60,000 60,000 60,000 60,000 60,000 60,000 60,000 60,000 60,000	275,200 176,000 70,400 42,000 50,000 22,500 162,800 791,500	182,500,000 160,424,937,500 Total THB 4,416,000,000 1,001,249,375 807,124,688 6,822,274,048 35,440,000,000 7,920,000,000 7,920,000,000 7,920,000,000 1,125,000,000	5,657.50 4,973,173,06:04 4,973,173,06:04 49,731,731 74,855,65 211,493,596 521,1493,596 531,120,000 531,120,000 521,860,000 52
68 70 71 72 73 74 75 78 79 80 81 82 83 84 85 86 87	Mono-String System (1.000 ridensiday X B 500) Gross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales Sites Commercial or Sales Sites Commercial control of Sales Sites Commercial control or Sales Sales Sales Control or Sales	% 3.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1	275,200 176,000 70,400 42,000 50,000 22,500 162,800 791,500	182,500,000 160,424,937,500 Total THB 4,416,000,000 1,601,249,375 807,124,688 6,822,274,048 35,440,000,000 7,920,000,000 7,920,000,000 7,920,000,000 1,125,000 1,125,000 1,125,000 1,125	5,657,90 4,973,173,06 4,973,173,06 4,973,173,06 4,731,73 4,865,867 211,493,599 150 1,098,640,000 52,080,000 151,250,000 152,080,000 152,233,800,000 152,233,800,000 981,460,000 981,460,000
68 70 71 72 73 74 75 78 79 80 81 82 83 84 85 86 87	Mono-String System (1,000 ridensiday XB 1500) Cross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales Sales Commission - se a % of Sales (Resi & Commercial Cost) Marketing Costs - se a % of Sales Sales Commission - se a % of Sales Sal	% 3.0% 1.0% 0.50%	275,200 176,000 70,400 42,000 50,000 22,500 162,800 791,500	182,500,000 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,500 160,429,375 802,124,686 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,603 1,750,000,000 1,750,000 1,750,000 1,750,000 1,750,000 1,750,000 1,750,000 1,750,000 1,750,000 1,750,000 1,750,000 1,	5,657,505 4,973,173,666 116,896,000 116,896,000 121,403,567,667 121,403,567,667 121,403,576,667 121,403,576,676 121,403,576,676 121,403,676,676 121,403,676,676 121,403,676,676 121,403,676,676 121,403,676,676 121,403,676,676 121,403,676,676 121,403,6
68 70 71 72 73 74 75 78 79 80 81 82 83 84 85 86 87	Mono-String System (1.000 indensiting X B 500) Gross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales Sales Commissions - as a % of Sales (Resi & Commercial ority) Mandering Costs - as a % of Sales Sales Commissions - as a % of Sales Sales Commissions - as a % of Sales Sales Commissions - as a % of Sales Sales Commercial ority) Mandering Costs - as a % of Sales Sales Commercial ority Mandering Costs - as a % of Sales Sales Commercial ority Burk Dale Costs - as a % of Sales Sales Commercial ority DEVELOPMENT & CONSTRUCTION COSTS Residential This Tycoon Bay Ever Hill Hotel Units Tycoon Bay Ever Hill Bishance of BUA for Edutainment Facilities Ever Hill Siles Development (roads, utilities, landscaping & hardscape) Tycoon Bay (Balt 5.000.000 per Rai) Special Attractions Fronting Marins Fronting Marins Fronting Marins Fronting Marins Fronting Marins Mono-String System Mono-String System Thomas String System Mono-String System Thomas String System Mono-String System	% 3.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1	275,200 176,000 70,400 42,000 50,000 22,500 162,800 791,500	182,500,000 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,500 150,426,438 151,602,563,438 151,602,563,438 151,602,563,438 151,602,563,438 151,602,563,438 151,602,603,600 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 17,920,000,000 18,920,000,000	5,657,507,507,507,507,507,507,507,507,507,5
68 70 71 72 73 74 75 78 80 81 82 83 84 85 86 87 88 89	Mono-String System (1.000 ridensidary XR 1500) Moros Revenue From Sale of Residential & Commercial Bruilding Shell Cost of Sales Sines Commissions - as a % of Sales (Resi & Commercial orely) Manceting Costs - as a % of Sales Silence Daylor Sales Sales Commissions - as a % of Sales Sales Commissions - as a % of Sales Sales Commercial orely) Manceting Costs - as a % of Sales Sales Commercial orely Manceting Costs - as a % of Sales Sales Commercial orely Sales Commercial orely Sales Commercial orely Sales Commercial orely EVEL Transport (Sales - as a % of Sales Sales Commercial orely Ever Hill Hotel Units Tycoon Bay Ever Hill Sales Commercial orely Ever Hill Sales Commercial orely Ever Hill Sales Commercial orely Sales Commercial orely Tycoon Bay (Salet 5.000.000 per Ra) Ever Hill (Salet 5.000.000 per Ra) Ever Hill (Salet 5.000.000 per Ra) Ever Hill (Salet 5.000.000 per Ra) Forting Murins Bay Wheel Pace Dale Murins Bay Wheel Pace Colling Confinency	\$, 3.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1	275,200 176,000 70,400 42,000 50,000 22,500 162,800 791,500	182,500,000 160,424,337,500 140,424,337,500 140,424,337,500 140,424,337,500 140,424,337,500 150,424,337,500 150,424,337,500 150,424,337,500 150,424,440,000,000 17,200,000,000 17,200,000,000 18,250,000,000 18,250,000,000 18,250,000,000 18,250,000,000 18,250,000,000 18,250,000,000 18,250,000,000 18,250,000,000 18,250,000,000 15,250,000,	5,657,505,600,000,000,000,000,000,000,000,000
688 70 71 72 73 74 75 78 77 78 80 81 82 83 84 85 86 87 88 89 90 91 92 92 94 95 96	Mono-String System (1,000 ridensiday X B 500) Gross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales Sites Commission - sea a % of Sales (See & Commercial only) Marketing Costs - sea a % of Sales Sites Commission - sea a % of Sales Sales Commission - sea a % of Sales Salebotal Marketing Costs - sea a % of Sales Salebotal Marketing Costs - sea a % of Sales Salebotal For REVENUE (Mote: For Hotels & Services for First Year Only) DEVELOPMENT & CONSTRUCTION COSTS Residential Units Tycoon Bay Ever Hill Commercial Units Tycoon Bay Ever Hill Size Development (roads, utilities, landscaping & hardscape) Tycoon Bay Ever Hill Size Development (roads, utilities, landscaping & hardscape) Tycoon Bay (Bart & 5,000,000 per Ra) Special Attraction (2000,000 per Ra) Special Attraction (2000,000 per Ra) Floating Marine Big Wheel Peace Ball Mono-String System Subtotal Contingency Commission	75. 3.000	275,200 176,000 70,400 42,000 50,000 22,500 162,800 791,500 486,000 760,000	182,500,000 160,424,937,500 Total THB 4416,000,000 1614,000,000 1514,688 1516,002,397,380 151,002,584,481 151,002,584,481 151,002,584,481 151,002,584,481 151,000,000 16,580,000,000 16,580,000,000 16,580,000,000 17,700,000,000 18,140,000,000 18,140,000,000 18,140,000,000 18,140,000,000 18,140,000,000 11,50	5,657,507,407,407,407,407,407,407,407,407,407,4
68 70 71 72 73 74 75 77 78 79 80 81 82 83 84 85 88 88 89 90 91 92 93 94 95	Mono-String System (1.00 indensiting X B 500) Const Persona From Sale of Residential & Commercial Building Shell Const of Sales Sines Commissions - as a % of Sales (Resi & Commercial ority) Mandeling Costs - as a % of Sales Silemp Duly and Tesser - as a % of Sales Saleptotal Mandeling Costs - as a % of Sales Saleptotal Saleptotal EXTREVENUE (Note: For Hotels & Services for First Year Only) DEVELOPMENT & CONSTRUCTION COSTS Residential Units Tycoon Bay Ever Hill Hotel Units Tycoon Bay Ever Hill Hotel Units Tycoon Bay Ever Hill Salence Saleptotal Ever Hill Salence Saleptotal Ever Hill Salence Saleptotal Sale Development (roads, utilities, landscaping & hardscape) Tycoon Bay (Salet Solo) Coop per Rai) Ever Hill (Salet Solo) Coop per Rai) Ever Hill (Salet Solo) Coop per Rai) Ever Hill (Salet Solo) Coop per Rai) Flooting Morins Bay Wheel By Wheel Mono-Siting System Salebtal Mono-Siting System Salebtal Mono-Siting System Salebtal MANAGEMENT FEES Estimated Construction Costs	\$, 3.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1	275,200 176,000 70,400 42,000 50,000 22,500 162,800 791,500 480,000 760,000	182,500,000 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,500 150,602,563,438 153,602,563,438 153,602,563,438 153,602,563,438 154,000,000 1,750,000,000	5,637,507,407,407,407,407,407,407,407,407,407,4
68 70 71 71 72 73 74 75 77 78 80 81 82 83 84 85 86 87 88 89 90 90 91 92 93 94 95 96 97 99 99 90 90 100 100 100 100 100 100 100	Mono-String System (1.000 indensiting X B 500) Const of Sales Const of Sales Sinse Commissions - as a % of Sales (Resi & Commercial ority) Manceting Costs - as a % of Sales Sinse Commissions - as a % of Sales Sinse Commissions - as a % of Sales Sales Commissions - as a % of Sales Typoon Bay Ever Hill Hotel Units Typoon Bay Ever Hill Sales Commissions - as a % of Sales Sales Commissions - as a % of Sal	3, 3, 3, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5,	275,200 176,000 70,400 42,000 50,000 22,500 162,800 791,500 480,000 760,000 2,50%	182,500,000 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,500 150,620,438 153,602,563,438 153,602,563,438 153,602,563,438 153,602,663,438 153,602,663,438 153,602,663,438 153,600,600 16,660,600 16,660,600 16,600,600 16,	5,637,509,640,000,640,640,640,640,640,640,640,640
68 70 71 72 73 74 75 77 78 79 80 81 82 83 84 85 88 89 90 91 92 93 94 95 96 97	Mono-String System (1.00 ridensiday X B 500) Cross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales Sites Commercial and Sales Sites Commercial costs as a % of Sales Sites Cost as a % of Sales Sales Sales Sales Sales Cost as a % of Sales Sale	\$ 2.00	275,200 176,000 70,400 42,000 50,000 22,300 791,500 480,000 760,000	182,500,000 160,424,937,500 160,424,937,500 416,000,000 1,601,249,937 8021,214,685 153,602,563,448 83,440,000,000 153,602,563,448 83,440,000,000 1,680,000,000 1,680,000,000 1,680,000,000 1,750,000 1,750,000 1,750,000 1,750,000 1,750,000 1,750,000 1,750,000 1,750,000 1,750,000 1,750	5,637,505,640,000,000,000,000,000,000,000,000,000
68 70 71 72 73 74 75 77 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97	Mono-String System (1.000 ridensidary XR 1950) Cross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales Sales Commissions - as a % of Sales (Resi & Commercial orely) Mandering Costs - as a % of Sales Sales Commissions - as a % of Sales Tycon Bay Ever Hill Hotel Units Tycon Bay Ever Hill Bislance Of Bull for Edutainment Facilities Sales Commissions - as a commission - as a commiss	\$ 3.05 3.05 3.05 4.59% 4.59% 6.000 4.0000 4.0000 4.0000 4.00000 4.00000 4.000000 4.00000000	275,200 176,000 176,000 42,000 42,000 25,000 25,000 791,500 791,500 791,500 760,000 760,000 5,50f line 30 5,50f line 30 2400 Allow	182,500,000 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,50 150,622,374,686 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,603 1,502,603,603 1,503,603,603 1	5,637,304,640,640,640,640,640,640,640,640,640,6
68 70 71 72 73 74 75 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 99 90 90 90 90 90 90 90 90 90	Mono-String System (1.000 indensiting X B 500) Cross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales Sines Commissions - as a % of Sales (Resi & Commercial ority) Marketing Costs - as a % of Sales Simp Duty and Texas - as a % of Sales Simp Duty and Texas - as a % of Sales Simp Duty and Texas - as a % of Sales Simp Duty and Texas - as a % of Sales Simp Duty and Texas - as a % of Sales Simp Duty and Texas - as a % of Sales Simp Duty and Texas - as a % of Sales Simp Duty and Texas - as a % of Sales Simp Duty and Texas - as a % of Sales Simple Sales Tycon Buy Ever Hill Hotel Units Tycon Buy Ever Hill Silance of BUA for Edutainment Facilities Silance Order Facilities Ever Hill Silance of BUA for Edutainment Facilities Silance of BUA for Edutainment Facilities Ever Hill Silance of BUA for Edutainment Facilities Ever	30 No. 20	275,200 176,000 176,000 70,400 42,000 50,000 162,800 791,500 480,000 796,000 2.50% 5,50% 5	182,500,000 160,424,937,500 160,424,937,500 160,424,937,500 4416,000,000 150,424,937,500 150,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 145,500,000 1,752,0	5,637,506,506,506,506,506,506,506,506,506,506
68 70 71 72 73 74 75 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 99 90 90 90 90 90 90 90 90 90	Mono-String System (1.00 ridensiday X B 500) Cross Revenue From Sale of Residential & Commercial Building Shell Cost of Sales Sites Commission - sea a % of Sales (Resi & Commercial only) Marketing Costs - sea a % of Sales Sites Commission - sea a % of Sales Salebotal Sales Daly and Taxes - sea 3 % of Sales Salebotal Sales Daly and Taxes - sea 3 % of Sales Salebotal Sales Daly and Taxes - sea 3 % of Sales Salebotal Typoon Bay EVEL DOMENT & CONSTRUCTION COSTS Residential Units Typoon Bay Ever Hill Commercial Units Typoon Bay Ever Hill Commercial Units Typoon Bay Ever Hill Size Development (Posts, utilities, landscaping & hardscape) Typoon Bay Ever Hill Size Development (Posts, utilities, landscaping & hardscape) Typoon Bay Ever Hill Commercial Size Development (Posts, utilities, landscaping & hardscape) Typoon Bay Ever Hill Commercial Floating Marins Balance of Bulk for Edutainment Facilities Typoon Bay Ever Hill Commercial Floating Marins Balance of Bulk for Edutainment Facilities Typoon Bay Ever Hill Commercial Ever Hill	\$ 3.05 3.05 3.05 4.59% 4.59% 6.000 4.0000 4.0000 4.0000 4.00000 4.00000 4.000000 4.00000000	275,200 176,000 176,000 42,000 42,000 25,000 25,000 791,500 791,500 791,500 760,000 760,000 5,50f line 30 5,50f line 30 2400 Allow	182,500,000 160,424,937,500 160,424,937,500 41,600,200,700 150,424,937,980 150,602,377,665 151,602,377,665 151,602,563,489 151,602,563,489 151,602,563,489 151,602,563,489 151,602,600,000 1,680,000,000 1,680,000,000 1,680,000,000 1,750,000,0	5,637,036,000,000,000,000,000,000,000,000,000
68 70 71 72 73 74 75 76 77 78 80 81 82 83 84 85 87 88 89 90 91 92 93 94 95 96 97 99 90 90 90 90 90 90 90 90 90	Mono-String System (1,000 ridensiday XB 1500) More Revenue From Sale of Residential & Commercial Building Shell Const of Sales Sites Commission - sea a % of Sales (Resi & Commercial only) Marketing Costs - sea a % of Sales Sites Commission - sea a % of Sales Sales Commission - sea a % of Sales Tycon Bay Ever Hill Commission - sea a % of Sales Tycon Bay Ever Hill Sales Development (node, utilities, landscaping & hardscape) Tycon Bay Ever Hill (Bales Solido, OD per Rai) Ever Hill (Bales Solido, O	\$\frac{\chi}{2}\$ \frac{\chi}{2}\$ \frac{\chi}{2	275,200 176,000 176,000 42,000 42,000 50,000 122,500 162,800 791,500 780,000 780,000 780,000 2,500 5,500 780,000 780,000 2,500 5,500 6,500 780,000 780,000 780,000 780,000 780,000 780,000	182,500,000 160,424,937,500 160,424,937,500 160,424,937,500 4416,000,000 150,424,937,500 150,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 153,602,563,488 145,500,000 1,752,0	5,637,507,408,409,409,409,409,409,409,409,409,409,409
68 70 71 72 73 74 75 77 78 80 81 82 83 84 85 88 89 90 91 92 93 94 95 96 97 99 90 90 90 90 90 90 90 90 90 90 90 90	Mono-String System (1.000 indensities) x B 500) Cost of Sales Cost of Sales Sites Commissions - as a % of Sales (Resi & Commercial ority) Mandering Costs - as a % of Sales Sites Commissions - as a % of Sales Sites Commissions - as a % of Sales Sites Commissions - as a % of Sales Sales Commissions - as a % of Sales Typoon Bay Ever Hill Hotel Units Typoon Bay Ever Hill Balance of BUA for Edutainment Facilities Typoon Bay (Balet Solo) 200 per Ray Ever Hill Sales Commissions - As a Sales Commissions - But Maria Bay Wheel Sales Commissions - As a Sales Commission - Advanced Construction Cost Mono-Siting System Sales Commission - Advanced - Advanced - Construction Cost Proteing Morina Bay Wheel Manda Commission - Fees & Commission Cost Proteing Commission - Fees & Commission - Cost Development & Construction Costs - Management Fees	\$ 3.05 3.05 3.05 4.59% 4.59% 6.000 4.0000 4.0000 4.0000 4.00000 4.00000 4.000000 4.00000000	275,200 176,000 176,000 42,000 42,000 25,000 25,000 791,500 791,500 791,500 760,000 760,000 5,50f line 30 5,50f line 30 2400 Allow	182,500,000 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,500 160,424,937,500 150,622,374,663 153,602,563,438 153,602,563,438 153,602,563,438 153,602,563,438 153,602,563,438 153,602,563,438 153,602,600 17,200,000 17,200,000 17,200,000 17,200,000 17,200,000 17,200,000 17,200,000 17,200,000 17,200,000 17,200,000 17,200,000 17,200,000 17,200,000 17,200,000 17,200,000 17,200,000 18,200,000 18,200,000 18,200,000 19,200,000 11,200,000 12,200,31,500,000 12,300,31,500,000 12,300,31,500,000 13,300,000,000 12,300,31,500,000 13,300,000,000 12,300,31,500,000 13,300,000,000 12,300,31,500,000 13,300,000,000 12,300,31,500,000 13,300,000,000 12,300,31,500,000 12,300,31,500,000 13,300,000,000 12,300,31,500,000 13,300,000,000 12,300,31,500,000 13,300,000,000 12,300,31,500,000 13,300,000,000 12,300,31,500,000 13,300,000,000 12,300,31,500,000 13,300,000,000 12,300,31,500,000 12,300,31,500,000 13,300,000,000 12,300,300,000,000	5,657,500 4,973,173,063 US 136,896,000 4,731,731 24,865,865 211,493,599 4,761,679,467 US 1,098,640,000 853,120,000 215,760,000 215,760,000 52,080,000 52,080,000

FINANCIAL ANALYSIS - Cash Flow

Billionaire Clubs Financial Pr	oiec	tions (Tha	i Baht)															
Billionaire Clubs Financial Projections (Thai Baht)	-,	From Financial Summary	15-Year TOTAL	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
PROJECTED REVENUE	100%	Note: Numbers are	Note: Numbers for	1	,	3	4	5	6	7	, ,	9	10	11	12	13	14	15
Phase 1	34%	for sales of real	Service Revenue	. 0	0	3%	14%		3%	,	Ů		10	''	12	13	14	
Phase 2 Phase 3	34% 32%	estate and 1st yr. service revenues	based on net margin adjustmt w/ inflation	0	0	0 0	0 0	3%	14%	3%	3% 14%	14%	19/					
Residential Units (Sold over 3 Phases as shown)	J2 /0	139.400.000.000	Sales of Residences	۰						376	1476	1470	170					
Tycoon Bay	52%	116,960,000,000	116,960,000,000			3,508,800,000		19,883,200,000	19,883,200,000	19,883,200,000	19,883,200,000	16,374,400,000	1,169,600,000	0	0	0	0	0
Ever Hill Commercial Units (Sold over 3 Phases as shown)	10%	22,440,000,000 7,800,000,000	22,440,000,000 Sales of Commercial			673,200,000	3,141,600,000	3,814,800,000	3,814,800,000	3,814,800,000	3,814,800,000	3,141,600,000	224,400,000	0	0	0	0	0
Tycoon Bay	2%	5,280,000,000	5,280,000,000			158,400,000	739,200,000	897,600,000	897,600,000	897,600,000	897,600,000	739,200,000	52,800,000	0	0	0	0	0
Ever Hill	1%	2,520,000,000	2,520,000,000			75,600,000	352,800,000	428,400,000	428,400,000	428,400,000	428,400,000	352,800,000	25,200,000	0	0	0	0	0
Hotel Units (Assumed Gross Margin 0f 35%) Tycoon Bay	21%	8,609,437,500 7,441,437,500	Hotel Annual Revenue 46,133,519,177			2,604,503,125	2,734,728,281	2,871,464,695	3,015,037,930	3,165,789,827	3,324,079,318	3,490,283,284	3,664,797,448	3,848,037,320	4,040,439,186	4,242,461,146	4,454,584,203	4,677,313,413
Ever Hill	3%	1,168,000,000	7,241,067,388			408,800,000	429,240,000	450,702,000	473,237,100	496,898,955	521,743,903	547,831,098	575,222,653	603,983,785	634,182,975	665,892,123	699,186,730	734,146,066
Balance of BUA (Assumed a Gross Margin of 20%) Tycoon Bay	1%	1,513,000,000 890,000,000	3,152,910,947			178,000,000	186,900,000	196.245.000	206,057,250	216.360.113	227,178,118	238,537,024	250.463.875	262.987.069	276,136,422	289,943,244	304.440.406	319.662.426
Ever Hill	1%	623,000,000	2,207,037,663			124,600,000	130,830,000	137,371,500	144,240,075	151,452,079	159,024,683	166,975,917	175,324,713	184,090,948	193,295,496	202,960,270	213,108,284	223,763,698
Special Attractions (Assumed a Gross Margin of 40%)	20 /	3,102,500,000	Spec Attr annual															
Floating Marina Big Wheel	7% 0%	2,737,500,000 182,500,000	16,578,783,765 1,105,252,251			1,095,000,000 73,000,000	1,122,375,000 74,825,000	1,150,434,375 76,695,625	1,179,195,234 78,613,016	1,208,675,115 80,578,341	1,238,891,993 82,592,800	1,269,864,293 84,657,620	1,301,610,900 86,774,060	1,334,151,173 88,943,412	1,367,504,952 91,166,997	1,401,692,576 93,446,172	1,436,734,890 95,782,326	1,472,653,263 98,176,884
Universal Peace Bell	0%	0	0			0	0	0	0	0	0	0	0	0	0	0	0	0
Mono-String Rail	0%		1,105,252,251			73,000,000	74,825,000	76,695,625	78,613,016	80,578,341	82,592,800	84,657,620	86,774,060	88,943,412	91,166,997	93,446,172	95,782,326	98,176,884
Subtotal Less Cost of Sales (4.50%)	100%	160,424,937,500 6,822,374,063	224,723,823,440 10,112,572,055	0	0	8,972,903,125 403,780,64	25,361,723,281	29,983,608,820	30,198,993,621 1,358,954,71	30,424,332,770	30,660,103,614 1,379,704,66	26,490,806,855	7,612,967,709	6,411,137,119	6,693,893,025	6,989,841,703 314,542,877	7,299,619,165 328,482,863	7,623,892,634 343,075,16
Less Cost of Sales (4.50%) NET REVENUE		6,822,374,063 153,602,563,438	10,112,572,055 214,611,251,385	0	0	403,780,64 8,569,122,48	1,141,277,54	1,349,262,39 28,634,346,42	1,358,954,71	1,369,094,97 29,055,237,79	1,379,704,66	1,192,086,308 25,298,720,540	342,583,54 7,270,384,16	288,501,170 6,122,635,94	301,225,180 6,392,667,83	6,675,298,826	6,971,136,30	7,280,817,46
PROJECT INVESTMENT		,,,	,,,			,,, 10	, =,,,,,	, -,,-,	,,	,,,,,,	,,,	,,,	,,,10	,,,,	,,,03	,,,	,,,	,,, 10
Construction & Fit-Out Costs Phase 1	100% 34%	1	+	5%	12%	10%	7%	0%	0%	0%	n%	0%	0%	0%	0%	0%	0%	0%
Phase 2	33%			370	1270	4%	12%	10%	7%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Phase 3	33%							4%	12%	10%	7%	0%	0%	0%	0%	0%	0%	0%
Residential Units Tycoon Bay	0.40/	35,440,000,000	35,440,000,000	4 070 000 000	0.000.400.000	0.050.000.000	5 000 000 000	0.050.000.000	5 000 000 000	0.750.000.000	4 000 400 000							
Ever Hill	24% 7%	27,520,000,000 7,920,000,000	27,520,000,000 7,920,000,000	1,376,000,000 396,000,000	3,302,400,000 950,400,000	3,852,800,000 1,108,800,000	5,228,800,000 1,504,800,000	3,852,800,000 1,108,800,000	5,228,800,000 1,504,800,000	2,752,000,000 792,000,000	1,926,400,000 554,400,000	0	0	0	0	0	0	
Commercial Units	.,,	6,960,000,000	6,960,000,000	000,000,000		1,100,000,000	1,004,000,000	1,100,000,000	1,004,000,000		004,400,000	Ĭ	·	Ü	Ü	ŭ	Ü	,
Tycoon Bay Ever Hill	5% 1%	5,280,000,000	5,280,000,000	264,000,000	633,600,000	739,200,000	1,003,200,000	739,200,000	1,003,200,000	528,000,000	369,600,000	0	0	0	0	0	0	(
Hotel Units	1%	1,680,000,000 4,875,000,000	1,680,000,000 4,875,000,000	84,000,000	201,600,000	235,200,000	319,200,000	235,200,000	319,200,000	168,000,000	117,600,000	0	0	0	0	0	0	(
Tycoon Bay	3%	3,750,000,000	3,750,000,000	187,500,000	450,000,000	525,000,000	712,500,000	525,000,000	712,500,000	375,000,000	262,500,000	0	0	0	0	0	0	(
Ever Hill Balance of BUA for Edutainment Facilities	1%	1,125,000,000	1,125,000,000	56,250,000	135,000,000	157,500,000	213,750,000	157,500,000	213,750,000	112,500,000	78,750,000	0	0	0	0	0	0	
Tycoon Bay	7%	39,800,000,000 8,140,000,000	39,800,000,000 8,140,000,000	407,000,000	976,800,000	1,139,600,000	1,546,600,000	1,139,600,000	1,546,600,000	814,000,000	569,800,000	0	0	0	0	0	0	(
Ever Hill	27%		31,660,000,000	1,583,000,000	3,799,200,000	4,432,400,000	6,015,400,000	4,432,400,000	6,015,400,000	3,166,000,000	2,216,200,000	0	0	0	0	0	0	(
Site Development (roads, utilities, landscaping, etc. Tycoon Bay (Baht 5.000.000 per Rai)	1%	3,875,000,000 1,500,000,000	3,875,000,000 1,500,000,000	118.750.000	285.000.000	332.500.000	451.250.000	332.500.000	451,250,000	237.500.000	166 250 000							
Ever Hill (Baht 5,000,000 per Rai)	1% 2%	2,375,000,000	1,500,000,000 2,375,000,000	75,000,000	180,000,000	210,000,000	451,250,000 285,000,000	210,000,000	451,250,000 285,000,000	150,000,000	105,000,000	0	0	0	0	0	0	
Special Attractions	_,,	25,500,000,000	25,500,000,000										_	_	_	-		
Floating Marina	7% 9%	8,000,000,000	8,000,000,000	400,000,000	960,000,000	1,120,000,000	1,520,000,000	1,120,000,000	1,520,000,000	800,000,000	560,000,000 700.000.000	0	0	0	0	0	0	(
Big Wheel Peace Bell	1%	10,000,000,000	10,000,000,000	500,000,000 75,000,000	1,200,000,000 180,000,000	1,400,000,000 210,000,000	1,900,000,000 285,000,000	1,400,000,000 210,000,000	1,900,000,000 285,000,000	1,000,000,000 150,000,000	105,000,000	0	0	0	0	0	0	
Mono-String System	5%	6,000,000,000	6,000,000,000	300,000,000	720,000,000	840,000,000	1,140,000,000	840,000,000	1,140,000,000	600,000,000	420,000,000	0	0	0	0	0	0	(
Subtotal	100%		116,450,000,000	5,822,500,000	13,974,000,000	16,303,000,000	22,125,500,000	16,303,000,000	22,125,500,000	11,645,000,000	8,151,500,000	0	0	0	0	0	0	(
Contingency		2,911,250,000	2,911,250,000	145,562,500	349,350,000	407,575,000	553,137,500	407,575,000	553,137,500	291,125,000	203,787,500	0	0	0	0	0	0	
TOTAL DEVELOPMENT & CONSTRUCTION COST		119,361,250,000		5,968,062,500	14,323,350,000	16,710,575,000	22,678,637,500	16,710,575,000	22,678,637,500	11,936,125,000	8,355,287,500	0	0	0	0	0	0	(
PROJECT ADMINISTRATION COSTS																		
Development Managemment Fees (2.5% of Const. Cost) SUB TOTAL		9,577,900,000 128,939,150,000		957,790,000	957,790,000	957,790,000	957,790,000	957,790,000	957,790,000	957,790,000	957,790,000	957,790,000	957,790,000	957,790,000 957,790,000	957,790,000 957,790,000	957,790,000	957,790,000 957,790,000	957,790,000
Cost of the Land (assumed payment over 10-years)		19,375,000,000	19,375,000,000	1,937,500,000			1,937,500,000	1,937,500,000	1,937,500,000	1,937,500,000	1,937,500,000		1,937,500,000	957,790,000	957,790,000	957,790,000	957,790,000	937,790,000
TOTAL OUTLAYS		148,314,150,000		8,863,352,500	17,218,640,000	19,605,865,000	25,573,927,500	19,605,865,000	25,573,927,500	14,831,415,000	11,250,577,500	2,895,290,000	2,895,290,000	957,790,000	957,790,000	957,790,000	957,790,000	957,790,000
C/F BEFORE FINANCING																		
C/F BEFORE FINANCING IRR		11.7%		(8,863,352,500)	(17,218,640,000)	(11,036,742,516)	(1,353,481,766)	9,028,481,423	3,266,111,408	14,223,822,795	18,029,821,451	22,403,430,546	4,375,094,162	5,164,845,949	5,434,877,839	5,717,508,826	6,013,346,302	6,323,027,466
NPV		29,400,855,117		(8,863,352,500)	(17,218,640,000)	(11,036,742,516)	(1,353,481,766)	9,028,481,423	3,266,111,408	14,223,822,795	18,029,821,451	22,403,430,546	4,375,094,162	5,164,845,949	5,434,877,839	5,717,508,826	6,013,346,302	6,323,027,466
Discount Rate Payback ?		5.0%		(8.863.352.500)	(26.081.992.500)	(37,118,735,016)	(38,472,216,782)	(29,443,735,359)	(26,177,623,951)	(11,953,801,155)	6.076.020.296	28,479,450,842	32,854,545,004	38.019.390.952	43,454,268,791	49,171,777,617	55,185,123,919	61.508.151.385
*		<u> </u>	<u> </u>	(0,000,332,300)	(20,001,882,000)	(01,110,730,016)	(30,412,210,162)	(20,440,730,309)	(20,111,023,931)	(11,000,001,105)	0,070,020,290	20,470,400,042	02,004,040,004	30,010,390,932	-75,959,200,781	→σ, 11 1,111,011	55,105,125,818	V1,000,101,060
FINANCING	٥.	l																
Cash Flow Brought Forward Capital (Shareholder Equity)	%	12,000,000,000		4,500,000,000	75,647,500 3,500,000,000	188,507,500 3,500,000,000	668,264,984 500,000,000	1,243,783,218	4,376,264,641	6,746,376,049	10,424,198,845	16,328,020,296	35,131,450,842	39,506,545,004	44,671,390,952	50,106,268,791	55,823,777,617	61,837,123,919
AIH as Founder	100%	1,600,000,000		500,000,000	500,000,000	500,000,000	100,000,000	0	0	0	0	0	o o	0	0	0	0	
Foreign Partner #1	325%	5,200,000,000		2,000,000,000	1,500,000,000	1,500,000,000	200,000,000	0	0	0	0	0	0	0	0	0	0	(
Foreign Partner Project Surplus (Deficit)	325%	5,200,000,000	 	2,000,000,000	1,500,000,000	1,500,000,000	(1,353,481,766)	9,028,481,423	3,266,111,408	14,223,822,795	18,029,821,451	22,403,430,546	4,375,094,162	5,164,845,949	5,434,877,839	5,717,508,826	6,013,346,302	6,323,027,466
Loan		32,600,000,000)	4,600,000,000	14,500,000,000	9,000,000,000	2,500,000,000	0	2,000,000,000	0	0	0	,5.15,550,7102	0	0	0	0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Cumulative Loan		32.600.000.000	l	4,600,000,000	19,100,000,000	28,100,000,000	30,600,000,000	25,600,000,000	25,600,000,000	15,600,000,000	3,600,000,000	3 600 000 000	0	0	0	0	0	(
Loan Repayment				161.000.000	668,500,000	983.500.000	1.071.000.000	5,000,000,000 896,000,000	2,000,000,000 896,000,000	10,000,000,000 546,000,000	12,000,000,000	3,600,000,000	0	0	0	0	0	
Interest (3.5%)		5,348,000.000											i		·			68,160,151,385
Interest (3.5%) Cash Flow Carried Forward		5,348,000,000		75,647,500	188,507,500	668,264,984	1,243,783,218	4,376,264,641	6,746,376,049	10,424,198,845	16,328,020,296	35,131,450,842	39,506,545,004	44,671,390,952	50,106,268,791	55,823,777,617	61,837,123,919	00,100,101,000
Interest (3.5%) Cash Flow Carried Forward NET CASH FLOW		5,348,000,000			188,507,500 112,860,000	668,264,984 479,757,484	1,243,783,218 575,518,234	4,376,264,641 3,132,481,423	6,746,376,049 2,370,111,408	10,424,198,845 3,677,822,795	16,328,020,296 5,903,821,451	35,131,450,842 18,803,430,546	39,506,545,004 4,375,094,162	44,671,390,952 5,164,845,949	50,106,268,791 5,434,877,839	55,823,777,617 5,717,508,826	61,837,123,919 6,013,346,302	6,323,027,466
Cash Flow Carried Forward		5,348,000,000		75,647,500	188,507,500 112,860,000 112,860,000		575,518,234	3,132,481,423		3,677,822,795	5,903,821,451	18,803,430,546	4,375,094,162		50,106,268,791 5,434,877,839 5,434,877,839	55,823,777,617 5,717,508,826 5,717,508,826	61,837,123,919 6,013,346,302 6,013,346,302	6,323,027,466
Cash Flow Carried Forward NET CASH FLOW INVESTOR CASH FLOW Project IRR		18.9%		75,647,500	112,860,000	479,757,484 479,757,484	575,518,234 575,518,234	3,132,481,423 3,132,481,423	2,370,111,408 2,370,111,408	3,677,822,795	5,903,821,451 5,903,821,451	18,803,430,546 18,803,430,546	4,375,094,162 4,375,094,162	5,164,845,949 5,164,845,949	5,434,877,839 5,434,877,839	5,717,508,826 5,717,508,826	6,013,346,302 6,013,346,302	6,323,027,466 6,323,027,466
Cash Flow Carried Forward NET CASH FLOW INVESTOR CASH FLOW				75,647,500	112,860,000	479,757,484	575,518,234	3,132,481,423	2,370,111,408	3,677,822,795	5,903,821,451	18,803,430,546	4,375,094,162	5,164,845,949	5,434,877,839	5,717,508,826	6,013,346,302	6,323,027,466

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, Al 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 Alpina Estate @ Forest Hills, 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

BILLIONAIRE CLUB

BANGSARAY
CHONBURI PROVINCE, THAILAND

New Integrated Leisure Lifestyle