

# THE ALPINA ESTATE @ FOREST HILLS

## Bangsaray, Thailand



*...where Swiss Hospitality & Lifestyle Reaches  
as high as the Swiss Alps themselves.*

*September 2022*



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# INTRODUCTION

**The Alpina Estate @ Forest Hills** is the exciting transformation an existing and mature development in Thailand that has the potential of becoming the premier residential and luxury lifestyle community in the Eastern Region of the country. The project is situated 20 km. south of Pattaya and can be reached almost directly by a new divided highway from Bangkok in less than 1 and a half hours. Forest Hills is a secluded ultra private estate that lies in the fertile and lush foothills of Sattahip District, enjoying spectacular ocean views across the Bay of Bangsaray and outwards to the picturesque islands beyond.

A low-density development scheme has been carefully planned and is being further developed around a beautiful system of lakes and spillways, encircled by a broad tree-lined ring road. The initial lakes, spillways, roads, electricity, storm drainage and other infrastructure were completed at a cost of over US\$25 Million.

Envisioned from the beginning as a “tropical garden resort habitat,” the initial developers of the property (at that time comprising 260 Rai) began planting more than 8,000 tropical trees and thousands of bougainvillea shrubs, which have reached maturity now. Thus, the overall environment resembles a tropical botanical garden. Luxuriant bougainvillea, palms and varied tropical flowering trees combine to create an ambience of greenery unmatched elsewhere in the region.

The principal investor of the Alpina Estates @ Forest Hills, Absolute Infinite Holdings owned by Ton Adireksarn who is in the process of acquiring the primary assets of the property from the former owners; and will thus take full control over all infrastructures, as well as the right to develop and supply utility services to present and future tenants and residents. This friendly takeover will be accomplished by purchasing all of the property owned via separate land-owning Thai companies to facilitate the transaction; with plans underway to acquire other adjoining properties for a total site area of not less than 600 Rai or 240 Acres. The new owners are also prepared to purchase all of the remaining available plots and existing houses that were acquired or built over the past decade.



# PROJECT INVESTMENT SUMMARY

<b>Project Name</b>	<b>The Alpina Estate @ Bangsaray</b> <b>Bangsaray, Chonburi Province, Thailand</b>
<b>Project Owner</b>	<b>Absolute Infinite Holdings Co., Ltd.</b>
<b>Land Area</b>	<b>600 Rai (approx.) (960,000 m<sup>2</sup>) or 235 Acres</b> <ul style="list-style-type: none"><li><b>• Initial Acquisition - 450 Rai or 720,000 M<sup>2</sup></b></li><li><b>• Planned Acquisition - 150 Rai or 240,000 M<sup>2</sup></b></li></ul>
<b>Land Valuation Overall</b> <b>(weighted average)</b>	<b>5 Million Baht/Rai = Baht 3.0 Billion</b> <b>(US \$ 96 Million)</b>
<b>Construction Estimate</b>	<b>BUA = 272,500 m<sup>2</sup> x Bt. 50,000/ m<sup>2</sup></b> <b>Baht 13.625 Billion (US\$4.0 Billion)</b>
<b>INVESTMENT</b> <b>(Including Land)</b>	<b>Baht 25.1 Billion (includes reserve for M&amp;A</b> <b>(US \$803.4 Million)</b>



# LOCATION

to Pattaya (20 Km.)

Chomtien Beach

Bangsaray Village

26 Km by road

20-minute drive to the Airport

Sattahip Navy Base  
(High Security Area)

U-Tapao International Airport

Ban Chang Town

Map Ta Phut Industrial Port

Located in Bangsaray District of Chonburi Province, the Site is about 20 Km south of Pattaya City and 26 Km from U-Tapao International Airport (25-minute drive), as well as 135 Km (1-½ hour drive) from Suvarnabhumi International Airport serving Bangkok. This area is already well developed with hundreds of resort hotels, housing estates, shopping centers and entertainment venues serving over 1 Million foreign and Thai visitors in 2019. The site is also within the Thai Eastern Economic Corridor of Innovation (EECi), currently being developed with a budget of US\$ 40 Billion, including a high-speed train, new highways, full regional infrastructure and a special focus on human resource development & lifestyle investments.



# FOREST HILLS SITE & SURROUNDINGS





# TARGET DEMOGRAPHIC

Our main target demographic for The Alpina Estate @ Forest Hills are the Ultra-Rich and Executive Class Class from around the globe who are looking for something special and unique in an environment created for their special needs, privacy, safety and desires.



# MARKET SNAPSHOT



Best Medical  
Care



Swiss Hospitality



Great Beaches



U-Tapao Airport



Organic  
Gardening



Ideal Place to Retire



7-Star Services



Great Fun

Global Outreach  
& attraction for  
“someplace new”

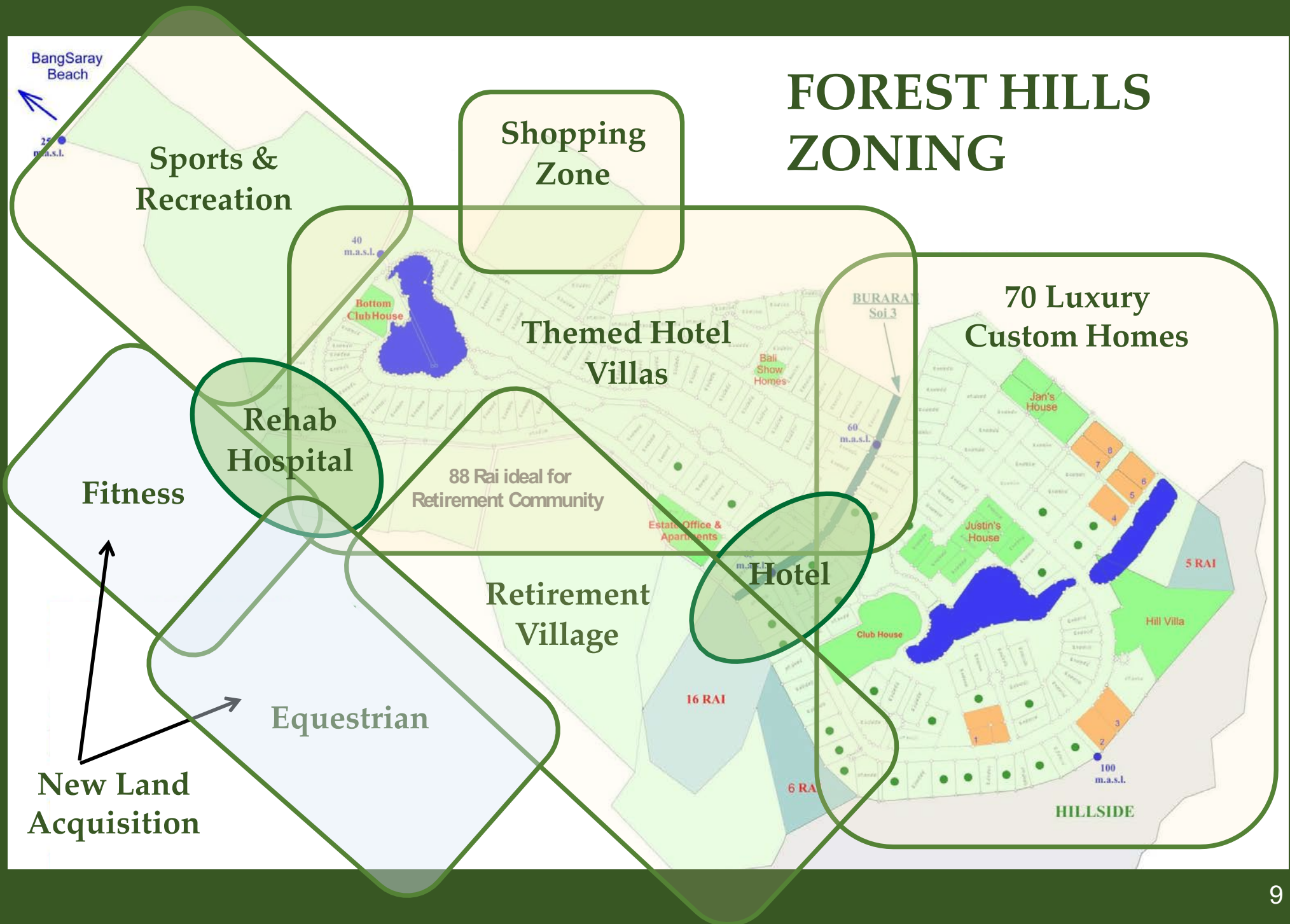
Tourism Market Pull  
with 100-M Tourist Arrivals  
annually within 100 KM

Legendary Services  
catering to practically  
any need or whim

Exceptional Security  
over assets, wealth &  
overall wellbeing



# FOREST HILLS ZONING





# PRELIMINARY MASTER PLAN

Original design by the Singaporean Planner, WOHA Designs PTE LTD  
(See analysis on next slide)



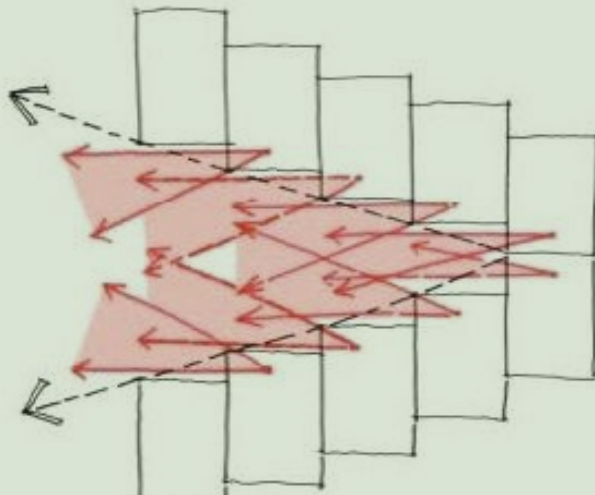


# SITE ANALYSIS

Plots with unobstructed views command premium. Therefore, we have developed a concept called "View Fairways" which give all of the plots either view of the sea, the Pattaya skyline or the mountain

## View Fairways

It should be clear that sites without trees get good views to the sea. However, to fell all the trees is obviously not an option. We have done this by strategically arranging the villas around open landscaped gardens and carefully planting feature trees. In this way we can re-create the same view conditions for all the premium View hotel villas. Privacy of the residences is achieved by using landscaping screens and differences in levels.





# ALPINA ESTATE PROGRAM



## Hotels & Resort

- Super Luxury 7 star (Alpina Gstaad) for Executives
- Deluxe Resort (Sheraton) with 4-5 star Services

## Specialty Restaurants

- Michelin 3-Star

## Ultra Luxury Villa Neighborhoods

- 4 Unique Residential Districts

## Estate Amenities

- Swiss Village Shopping Area
- Rehab Hospital
- Sports, RV Tracks & Equestrian



# LUXURY VILLAS WITHIN THEMED COMMUNITIES





# AUTHENTIC SWISS LUXURY RETAIL VILLAGE





# LUXURY HOTEL & RESORT ALPINA GSTAAD



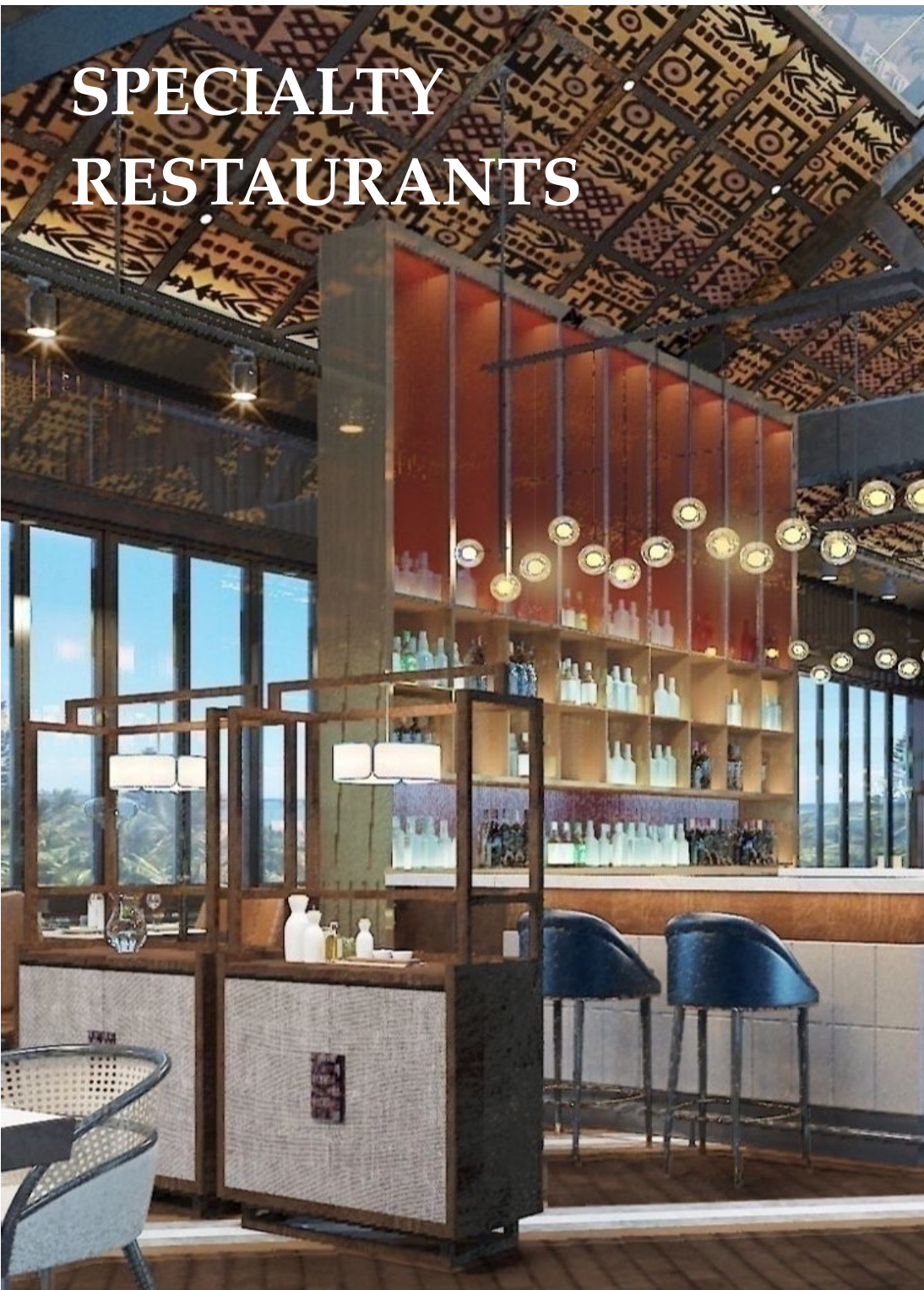


# EVERY ROOM WITH LARGE BALCONIES





# SPECIALTY RESTAURANTS





# ANIMAL PARK & AVIARY





# NATURE TRAIL AND LOOKOUT TOWER







# HEALTHCARE & WELLNESS





LUXURY CAR MUSEUM



# OPERATIONS & MARKETING

The Alpina Estates @ Forest Hills, will be Operated & Managed by Absolute Infinite Holdings Co., Ltd. and its carefully selected partners and affiliates. Many of project elements will be undertaken as joint ventures with Real Property or sub-leased to carefully selected companies & operators such as the hotels, hospital, animal park, 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 Alpina Estates’ facilities will be mostly word of mouth and through private and personal networks of ultra-rich members from the global millionaire and billionaire network. 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 Thai clientele, a more localized 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

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 Alpina Estates @ Bangsaray is more about creating a kind of exclusive refuge for our excluding clientele and giving rise to the Alpina Club @ Bangsaray to evolve as “The Place” in Asia ...mirroring its namesake in Gstaad. St. Moritz, Costa Smeralda and the like. In a similar fashion, as the other prestigious developments by Ton come out of the ground throughout Thailand, AIH will fashion an Exclusive Club and Membership System that will be absolutely unique in its range of privileges and exclusive offerings to our international and Thai clientele.



By Invitation Only



# FINANCIAL OVERVIEW

The below budget assumes the total development of the current site, plus acquiring an additional 150 Rai with full infrastructure for a total of 600 Rai, with Real Property acting as the Master Developer.

The Alpina Estate @ Forest Hills Master Development Budget				0.032
Overall Facility		Thai Baht	USD	%
Cost Element	Scope	25,000,000,000	800,000,000	
Primary Land 450 Rai	Bt 5 M/Rai	2,250,000,000	72,000,000	8.96%
Extra Land 150 Rai	Bt 5 M/Rai	750,000,000	24,000,000	2.99%
Infrastructure over 600 Rai	Bt 1M/Rai	600,000,000	19,200,000	2.39%
Luxury Villa Plots x 70 Units	@ 20 Million each	1,400,000,000	44,800,000	5.58%
Alpina Gstaad Lifestyle Hotel	200 Rm & Facilities	5,000,000,000	160,000,000	19.92%
Retirement Community	750 units @ Bt 3.5M	2,625,000,000	84,000,000	10.46%
Polo & Tennis Complex	150 Rai	500,000,000	16,000,000	1.99%
New Age Rehab Hospital	European Partner	3,000,000,000	96,000,000	11.95%
Organic Agriculture Site	CBD Research Lab	500,000,000	16,000,000	1.99%
<b>Hard Cost Subtotal</b>	<b>600 Rai Estate</b>	<b>16,625,000,000</b>	<b>532,000,000</b>	<b>66.22%</b>
Reserved for M&A purposes	20%	3,325,000,000	106,400,000	13.24%
<b>Subtotal</b>		<b>19,950,000,000</b>	<b>638,400,000</b>	<b>79.47%</b>
Soft Costs	4%	798,000,000	25,536,000	3.18%
<b>Subtotal</b>		<b>20,748,000,000</b>	<b>663,936,000</b>	<b>82.64%</b>
Contingency	10%	2,074,800,000	66,393,600	8.26%
<b>Subtotal</b>		<b>22,822,800,000</b>	<b>730,329,600</b>	<b>90.91%</b>
Special Facilitator Fees	10%	2,282,280,000	73,032,960	9.09%
<b>Grand Total</b>		<b>25,105,080,000</b>	<b>803,362,560</b>	<b>100.00%</b>



# WHO WE ARE ?

**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.



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