

# INTRODUCING NEBU LUXURY RESORT RESIDENCES

Your opportunity to own part of a world-class resort  
with master-planned saltwater 220m lagoon project  
Six hotels 950 Rooms on 64,000 SQM (40 Rai)

nebu



RAMADA  
BY WYNDHAM



**HOTEL**  
CONSTRUCTION  
APPROVAL

**nebu**

Nebu Luxury Resort Residences - Na Jomtien-Bang Saray  
Only **1 hour 40 minutes** from Bangkok



**ARG**

AZURE RICH GROUP

## **ARG - AZURE RICH GROUP**

- Established in 1996
- Offices in Bangkok, Gold Coast Australia, Auckland New Zealand and Singapore
- Experience in all areas of property development
- Previous projects include being awarded 20+ Thai Government buildings, including hospitals & universities
- Current projects focus on providing solid investment returns for ARG's clientele

● **BANGKOK**  
(HEAD OFFICE)

●  
SINGAPORE

●  
GOLD COAST

●  
AUCKLAND

# STAGE 1

HOTEL E with 124 rooms



# STAGE 2



Ramada by Wyndham Na Jomtien Pattaya is not owned, developed, managed, or sold by Wyndham Hotels & Resorts Asia Pacific.\*



Operations



Developer



**ARG**  
AZURE RICH GROUP

Licensors

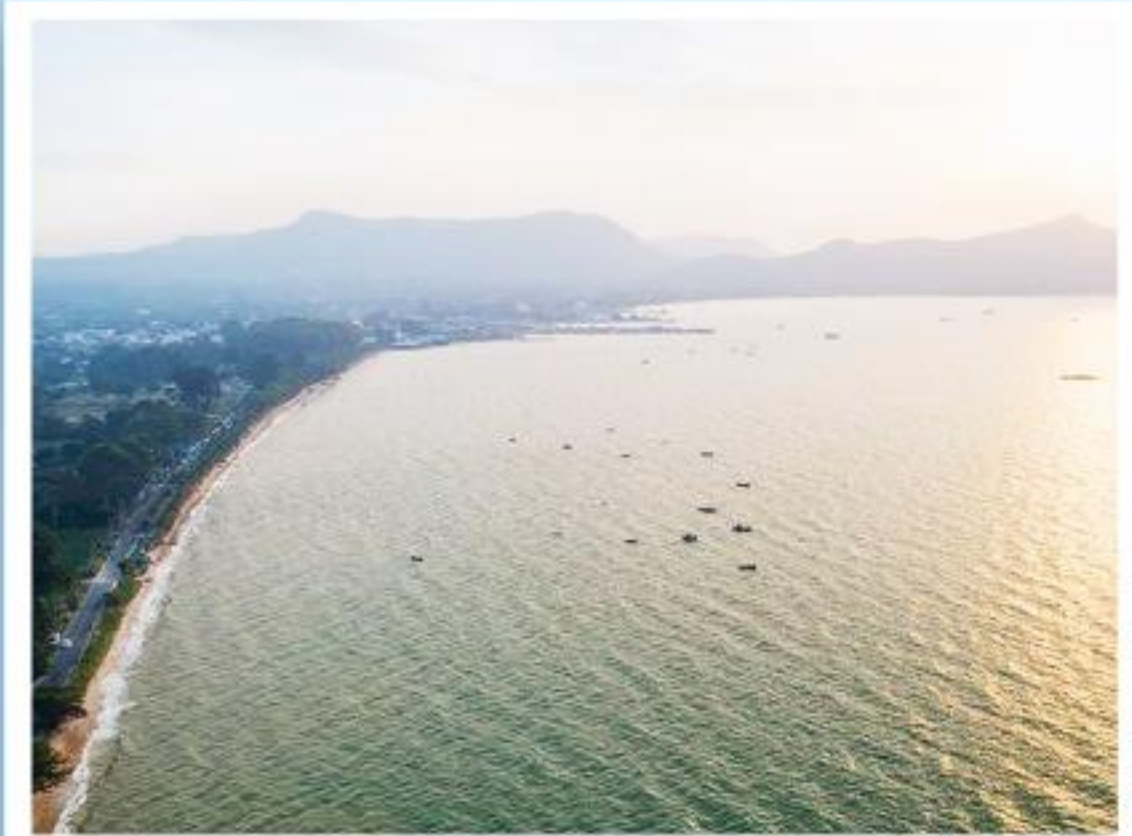


**RAMADA**  
**encore**  
BY WYNDHAM

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# NEBU LUXURY RESORT RESIDENCES

Na Jomtien / Bang Saray, South of Pattaya.  
Beautiful coastal location only eight minutes  
from the beach



Pattaya - Bang Saray beach

## TRAVELLING DISTANCES

- ✓ Site is eight minutes drive to Bang Saray & Jomtien beaches
- ✓ Ten minutes to local eating and market areas
- ✓ Ten minutes to a newly-opened golf course
- ✓ Ten minutes to temples and other tourist attractions
- ✓ 15-20 minutes to Pattaya walking street and nightlife area
- ✓ 20 minutes to U-Tapao International Airport
- ✓ One and a half hours drive to Bangkok



# WHY INVEST IN THAILAND?

Thailand is easily accessible to many S.E. Asian countries



Thailand is central to all S.E. Asian countries and is the preferred holiday and investment location

# WHY INVEST IN THAILAND?

- Previous capital growth for the last 12 years pre-COVID-19 (2009-2020) was an average of 5.43% per annum.
- Tourism was increasing at a considerable rate pre-COVID-19; when travel restrictions are lifted, tourism inflow will explode.
- Thailand was number one for S.E. Asian countries to invest in property (2018 and 2019), and this will only see massive increases post COVID-19.
- **A high-speed train** is scheduled to be completed in 2024 / 2025, from China to Don Mueang airport / Bangkok / Pattaya.
- **U-Tapao International Airport** extension completed mid-2025, creating more visitors per annum (only 20 minutes drive from the resort)

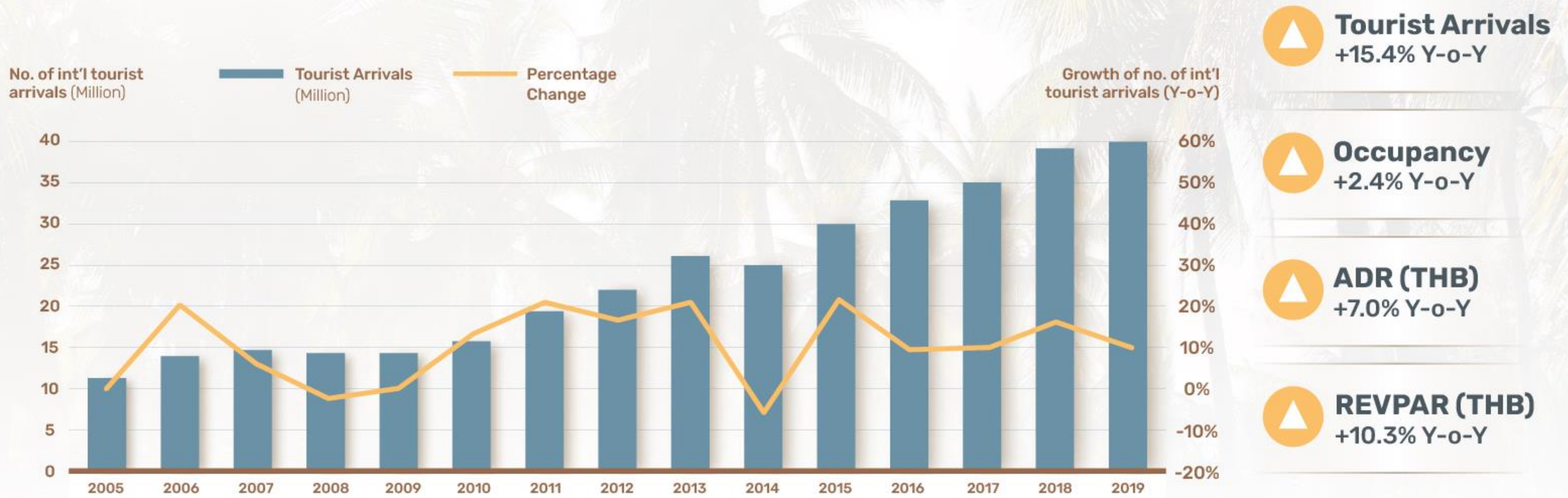
nebu

Thailand is central to all S.E. Asian countries and is the preferred holiday and investment location



## Growing tourist numbers to Thailand China No.1 Malaysia No.2

Figure 1: Number of international tourist arrivals



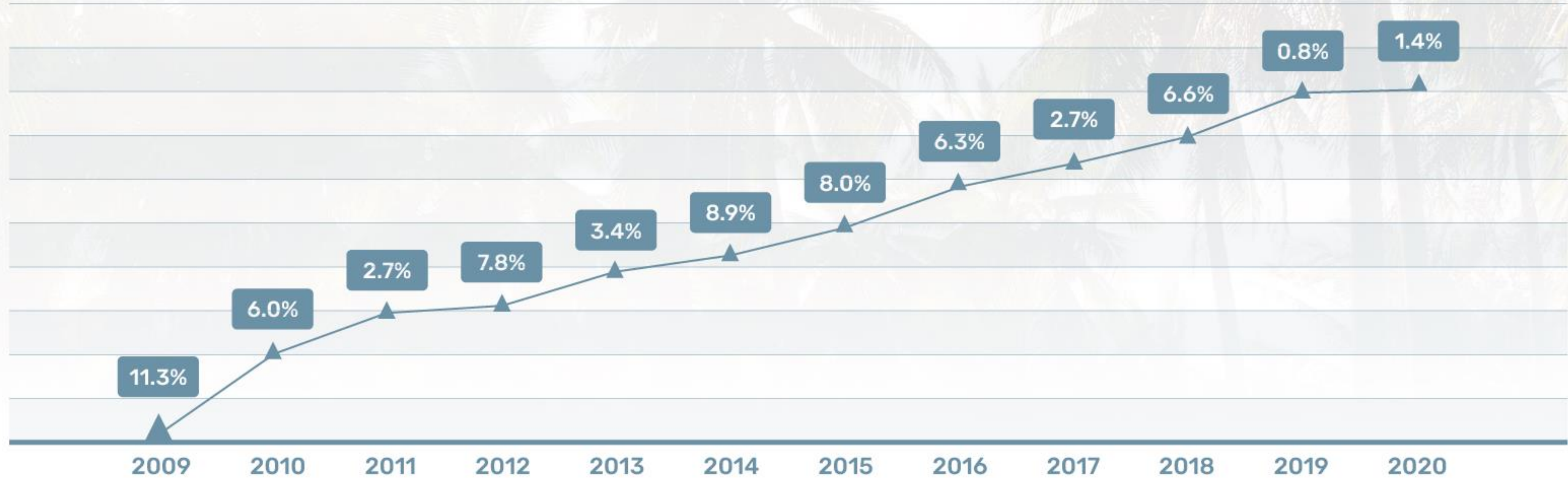


# THAILAND'S REAL ESTATE GROWTH PAST 12 YEARS: 2009-2020

## ANNUAL PROPERTY GROWTH

12-year Thailand condominium capital growth: 2009-2020

Average  
**5.43% \*\***



Source Bank of Thailand

\*\* Past performance is not indicative of future results

# NA JOMTIEN / BANG SARAY BEACH

Quiet & Relaxed





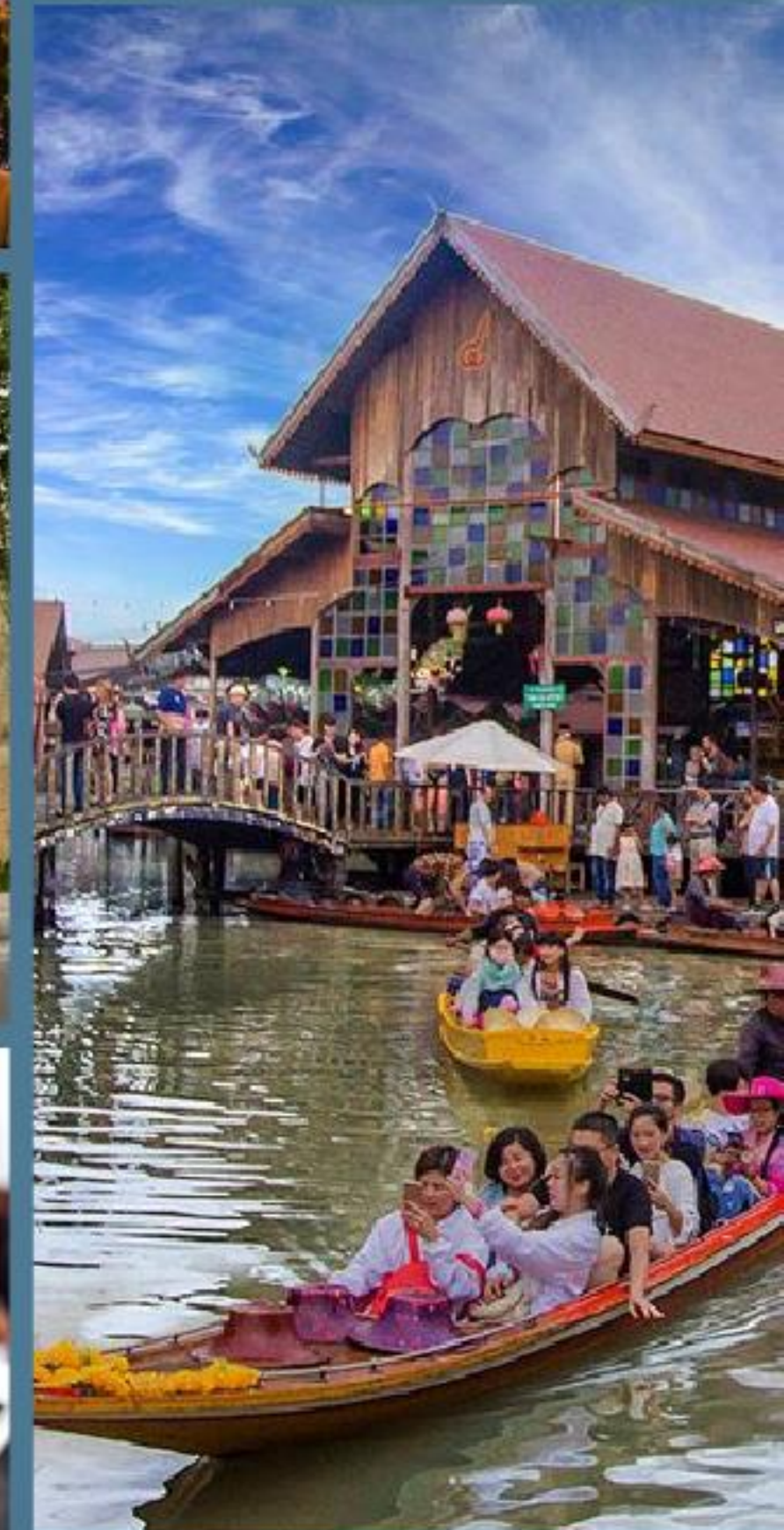
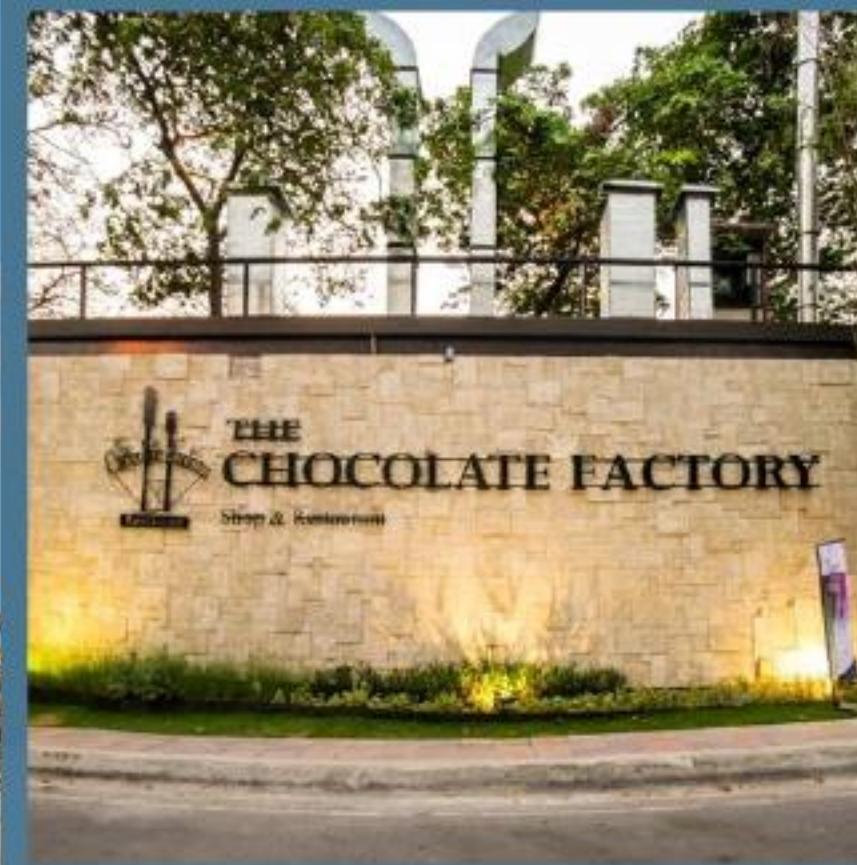
**HOLLYWOOD**  
**THEME PARK ON**  
**YOUR DOORSTEP!**



**7 MINUTES FROM**  
**OUR RESORT!**

# MANY LOCAL ATTRACTIONS FOR TOURISTS AND WEEKENDERS

The Chocolate Factory  
and floating markets



## NEBU LUXURY RESORT RESIDENCES

Managed under internationally renowned operators Wyndham Hotels and Resorts

### Nebu has three main focuses

#### 1 FINANCIAL SUSTAINABILITY FOR OUR INVESTORS

- ✓ Strong rental yield
- ✓ Future capital growth
- ✓ Personal use savings
- ✓ Healthy referral income

#### 2 HEALTH, HEALING & SUSTAINABLE WELL-BEING COMMUNITY MEMBER

- ✓ Personal development
- ✓ Rejuvenation
- ✓ Anti-aging
- ✓ Preventative measures
- ✓ Dietary education
- ✓ Gut health education
- ✓ Nonsurgical cosmetic procedures
- ✓ Medical spa

#### 3 ENVIRONMENTAL SUSTAINABILITY, MINIMAL CARBON FOOTPRINT

- ✓ Solar power
- ✓ Recycled water
- ✓ Battery-operated motorcycles
- ✓ Vertical organic gardens

# NEBU LUXURY RESORT RESIDENCES Na Jomtien-Bang Saray - Thailand

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## INVESTMENT BENEFITS

- ✓ Premier location 1.4 hours from Bangkok
- ✓ 8% cashback during construction for up to two years\*
- ✓ No ongoing monthly fees
- ✓ Capital growth potential
- ✓ 60 year leasehold, fully transferable
- ✓ Less than 65,000 baht per square metre
- ✓ Fully furnished
- ✓ Seven-year, 100% buyback option
- ✓ Attractive referral commissions @ 2%

THE BEST OF BOTH  
WORLD!!

## PERSONAL BENEFITS

- ✓ 75%\* off accommodation stays
- ✓ Availability guaranteed / No blackout dates
- ✓ 15% off all food & beverage outlets
- ✓ 10% off all health & well-being services
- ✓ Free Nebu health & well-being membership
- ✓ Free day use of resorts facilities & amenities
- ✓ Free Wyndham rewards membership
- ✓ Pet friendly / several exercise parks
- ✓ Quality family time enjoying your investment
- ✓ Peace of mind Licenced by the World Largest Hotel Group

\* Conditions apply relevant to purchasing method

# THE RESORTS LAYOUT AND FACILITIES



**Building names**  
 Resort A - Koh Samet  
 Resort B - Koh Lan  
 Hotel C - Koh Kood  
 Hotel D - Koh Chang  
 Hotel E - Koh Sak  
 Hotel F - Koh Krok  
 Buildings J - Koh Nebu

- The retail complex (Building N) at the drop-off area includes a 7/11 travel shop and security/ administration centre.
- Man-made beach lagoon (L) is more than 200m long, with islands, sliders, private, and more public areas.
- Music entertainment stage and facilities (K) at the northern end of the lagoon pool provide nightly entertainment.
- State of the art 950 sqm bird's nest coffee shop, co-work, fitness and social gathering (J) overlooking the lagoon.
- Health & well-being centre (I) (1,280 sqm complex) includes fitness, spa, health food restaurant, yoga, pilates, and personal trainers.
- Building H is a mixed-use 1,800 sqm complex with a nightclub, retail and mice centre.
- Check-in centre 'terminal building' (P), bus/van/car/ motorbike hire, valet parking, and covered secured car-parking facility (Q).
- Car-free project with electric bikes and buggies.
- (A,B,C,D,E,F) are mixed-use accommodation buildings (resort and hotels).

**Bird's Nest Coffee Shop, Co-Work, Fitness  
and Social Gathering - 950 SQM**







**Modern Lagoon Side Bungalows**

Night view of Lagoon from the rooms



**Health and Well-Being Centre - 1,280 SQM**



**Retail Shopping Centre and Mice facility - 4,200 SQM**

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**Entrance and Convenience Store,  
lagoon and landscaping area**

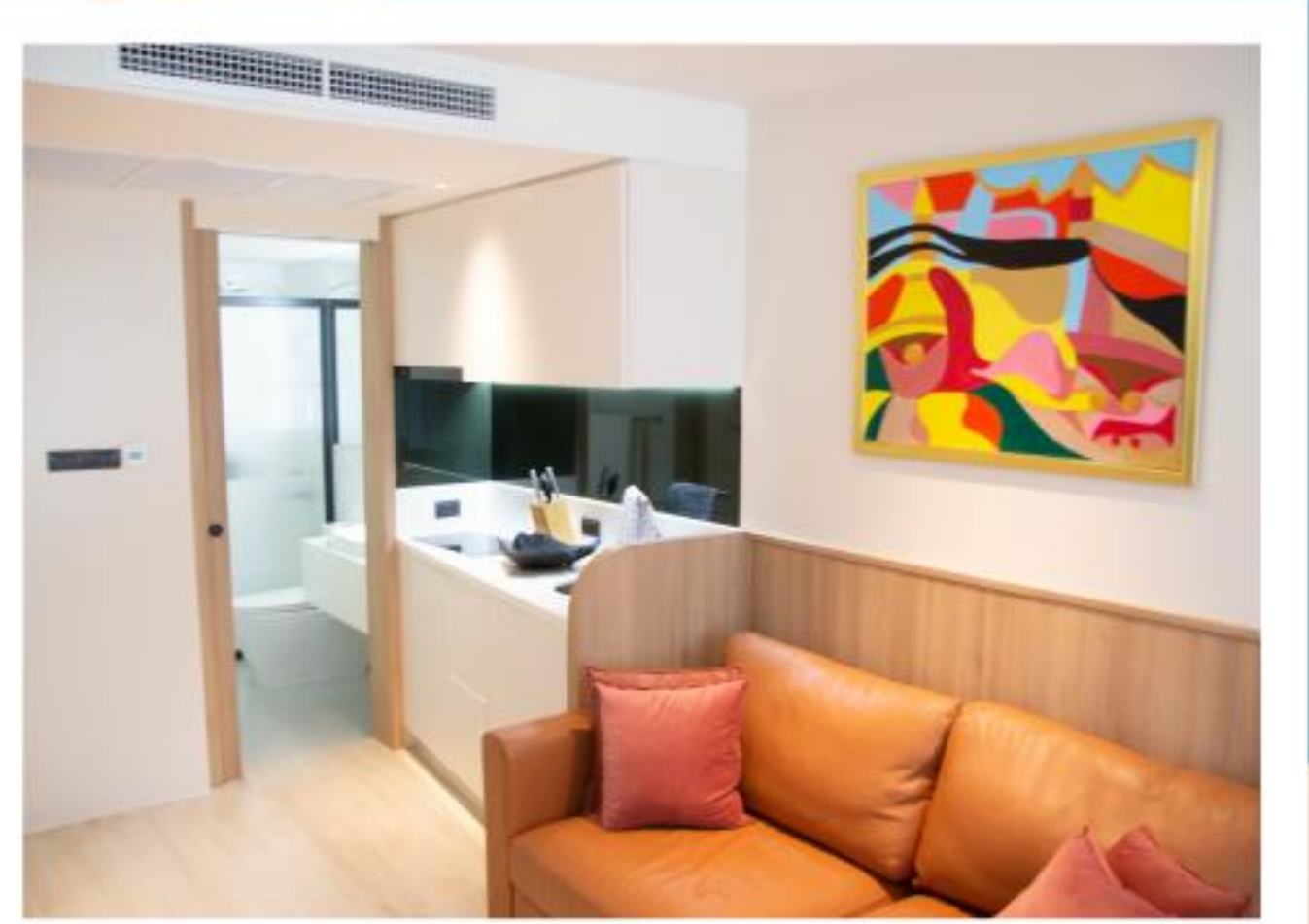
**nebu  
Hotel E**



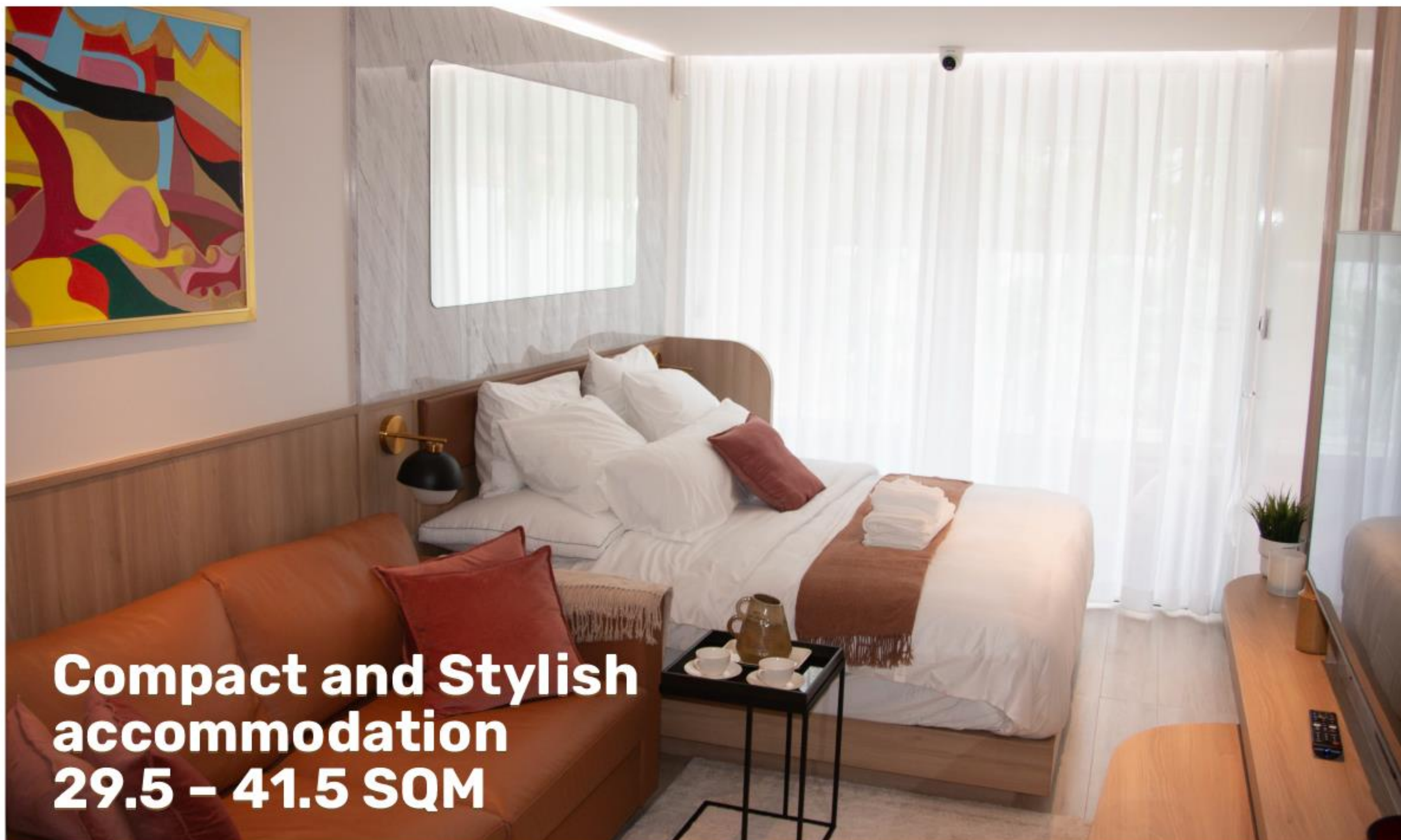
**STAGE I, 124 ROOMS MIXED-USE ACCOMMODATION  
INCLUDING LOUNGE BAR, LOBBY  
AND ALFRESCO DINING.**



**Two-bedroom  
59 - 83 SQM**



**The Mega Master-Planned Village,  
with Nebu Luxury Resort Residences**



## Compact and Stylish accommodation 29.5 - 41.5 SQM



### ROOM FEATURES

- ✓ Fully furnished with quality fittings
- ✓ Three separate sleeping areas
- ✓ Rooms have a fast internet connection and a large TV with Bluetooth connectivity for smartphones and tablets
- ✓ Rooms are set up for short-term or long-term stays
- ✓ All rooms have a balcony with a daybed
- ✓ All rooms have a full kitchen

**Ground floor rooms have balcony plus courtyard & pet friendly!!**

**THREE TYPES OF SINGLE ROOM;** Standard sleeps four, 4th floor Jacuzzi sleeps four people, and the ground floor private plunge pool sleeps four; the two-bedroom units have the same options and sleeping up to eight people



**Standard rooms 29.5 - 41.5 sqm**  
**Two-bedroom 59 - 83 sqm**



## Nebu Luxury Resort Residences Na Jomtien-Bang Saray

Previous Years Capital Gains  
Annual % (Average)  
from 2009-2020

**5.43%**

Rental Yield %

**8.98%\***  
**10.62%**  
**12.26%**

Occupancy %

**55%**  
**65%**  
**75%**

Personal  
Usage Yearly  
savings %

**\* \* \***

Return on  
Investment  
(ROI %)

**14.41%**  
**16.05%**  
**17.69%**

\* The above rental yield is based on approximately 55% occupancy  
and calculated using 1,800 baht per night, Investor rental option. (two people) (2015-2019 PATA)

\* Please note that future capital growth and rental yield projections are a guide only on the past 12 years and previous performance may not reflect future growth

**Stage I, 124 keys mixed-use accommodation building including lounge bar, lobby, and alfresco dining. Entrance and convenience store, lagoon, and landscaping area**

**nebu  
Hotel E**



Lobby

# 100%

PRICE LIST / PROMOTIONAL PRICE LIST 2022

**100% OWNERSHIP**

## Wing A - Courtyard View

Floor	Future Price	Promotional Price
<b>Ground Floor</b> (Extra courtyard and pet friendly)	3,156,893	<b>1,980,000</b>
<b>2nd Floor*</b>	2,416,634	<b>1,871,000</b>
<b>3rd Floor</b> <b>Partial lagoon view*</b>	3,035,483	<b>1,980,000</b>
<b>4th Floor</b> <b>Partial lagoon view</b> (Jacuzzi)	3,156,893	<b>2,137,000</b>

## Wing B - Lagoon View

Floor	Future Price	Promotional Price
<b>Ground Floor</b> (Extra courtyard, plunge pool and pet friendly)	3,550,454	<b>2,612,500</b>
<b>2nd Floor*</b>	3,154,787	<b>2,194,500</b>
<b>3rd Floor*</b>	3,154,787	<b>2,299,000</b>
<b>4th Floor</b> (Jacuzzi)	3,406,454	<b>2,560,250</b>

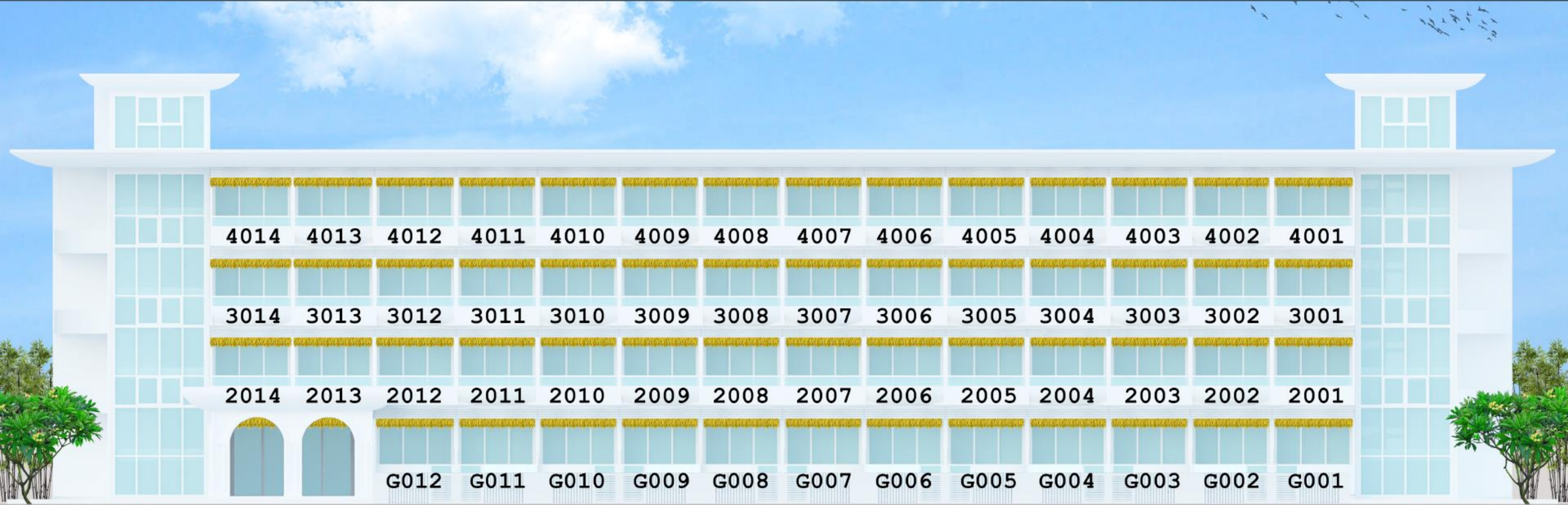
(Price in Thai Baht)

\* All 2nd- and 3rd-floor units can also have a jacuzzi installed for an additional 150,000 baht (100% whole ownership only)  
Limited stock available

# NEBU LUXURY RESORT RESIDENCES

## Wing A - Frontal Elevation Courtyard View

Active price list <http://bit.ly/3yvcea9>



(3rd- and 4th-floor units have partial Lagoon views)

# NEBU LUXURY RESORT RESIDENCES

## Wing B - Frontal Elevation Lagoon View

Active price list <http://bit.ly/3yvcea9>



## Free

**Government purchasing costs.**  
(1.1% of purchase price)

## Seven nights\*

accommodation for up to two people in a hotel/resort of similar quality in the Bang Saray area. This holiday is also an opportunity to tour the project.

\* Blackout dates may apply

\*\* 100% ownership only

## One-yr option\*

To upgrade your ownership at today's prices before settlement on your existing purchase today.

# NEBU LUXURY RESORT RESIDENCES PLATINUM PLUS OWNERSHIP BENEFITS AWARDED TO YOU

## 8%\* Cashback

per annum for up to two years during construction option

\* Conditions apply

## Access

To our referral program. Refer a friend or family member and a 2% referral fee will be awarded to your account on all completed sales.

## 100%

Seven-year buyback guaranteed by the developer TTMV Pattaya (Jomtien) Co., Ltd

## Free

Wyndham rewards membership

WYNDHAM  
REWARDS  
*You've earned this!*



Bangkok  
Jomtien  
Phuket


## INTERNAL USE WITHIN THE NEBU PROPERTIES

An additional benefit to owning with Nebu Luxury Resort Residences is the ability to holiday outside of your allotted time or at other future Nebu properties (Phuket and Bangkok, Thailand; Gold Coast and Byron Bay, Australia; and Queenstown, New Zealand) and receive a guaranteed 15% discount off the standard nightly tariff.

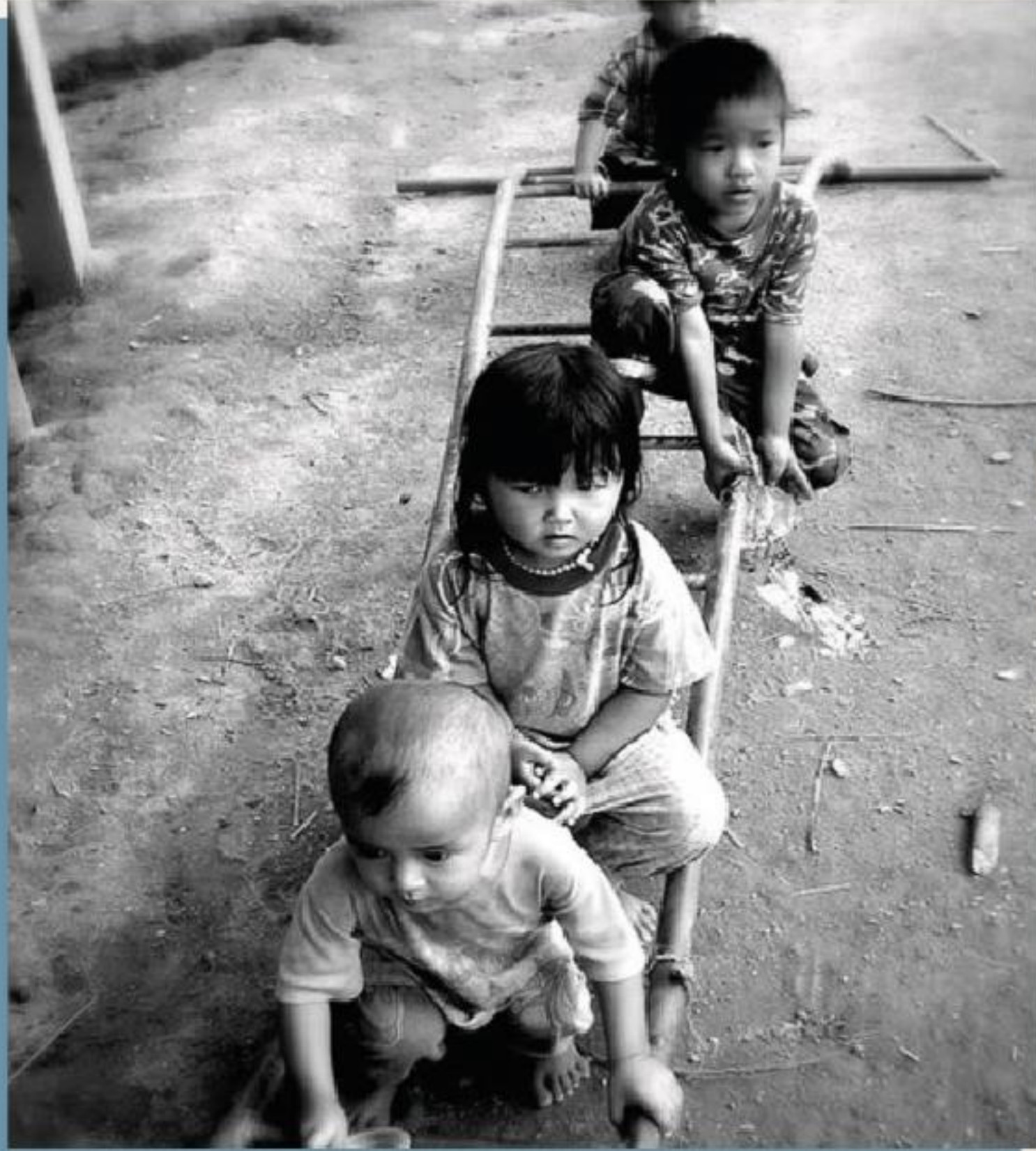
No blackout dates.



Gold Coast  
Byron Bay



Queenstown



## FOUNDATION FOR THE BETTER LIFE OF CHILDREN

**Who they help:** Underprivileged children.

**How they help:** They house children and accept donations such as food, stationary and toys, as well as essential everyday items like clothes, shoes, and toothbrushes.

**GIVING BACK AND HELPING  
THAILAND'S UNDERPRIVILEGED  
CHILDREN**



A person is shown in a yoga pose (Urdhva Dhanurasana) on a beach at sunset. The person is silhouetted against the bright sun, which is low on the horizon. The sky is a mix of orange, pink, and blue. The ocean waves are visible in the background. The word "nebu" is written in a gold, 3D, sans-serif font across the middle of the image.

nebu

Discover the possibilities  
[www.nebuworld.com](http://www.nebuworld.com)

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Developer uses the Ramada Encore by Wyndham brand and certain trademarks pursuant to a limited, non-exclusive, non-transferable, and non-sublicensable license from Wyndham. Under certain circumstances, the license may be terminated or revoked according to its terms, in which case the Project will no longer be identified as a Ramada Encore by Wyndham branded hotel or have any rights to use the Ramada Encore by Wyndham trademark.

Wyndham does not make any representations or guarantees with respect to the condotels for sale in the Project or the viability of the Project as a whole and is not responsible for the Developer’s marketing practices, advertising, and sales representations.


# NEBU LARGER INVESTMENT OPTIONS

## PROMOTION PRICES



**OPTION 1** **1 X Double room**

**Hotel E,  
Wing B Lagoon view**




**Ground floor 2B  
lagoon view 83sqm**

Private plunge pool  
2 bedroom sleeps 8

<b>Investment price</b>	<b>5,225,000</b>
<b>8% per annum Years 1-2</b>	<b>836,000</b>
<b>Rental yield Years 3-7 @8.98%</b>	<b>2,346,025</b>
<b>Total return in 7 years</b>	<b>3,182,025</b>
<b>ROI %</b>	<b>60.90%</b>

**OPTION 2** **2 X Double rooms**

**Hotel E,  
Wing B Lagoon view**



**Top floor  
lagoon view 59sqm**

jacuzzi on balcony  
2 x 2 bedroom  
interconnecting  
sleeps up to 16

<b>Investment price</b>	<b>10,241,000</b>
<b>8% per annum Years 1-2</b>	<b>1,638,560</b>
<b>Rental yield Years 3-7 @8.98%</b>	<b>4,598,209</b>
<b>Total return in 7 years</b>	<b>6,236,769</b>
<b>ROI %</b>	<b>60.90%</b>

(Price in Thai Baht) • All rooms are fully furnished to Ramada standards • All purchases come with a 100% money back guarantee in 7 years

\* Please note that the above rental returns are a guide only and calculated on 55% occupancy and average daily room rate of 1,800 THB per night  
This is offer is on strictly limited stock

# NEBU LARGER INVESTMENT OPTIONS

## PROMOTION PRICES

### OPTION 3

### 6 X Rooms



Hotel E,  
Wing B Lagoon view

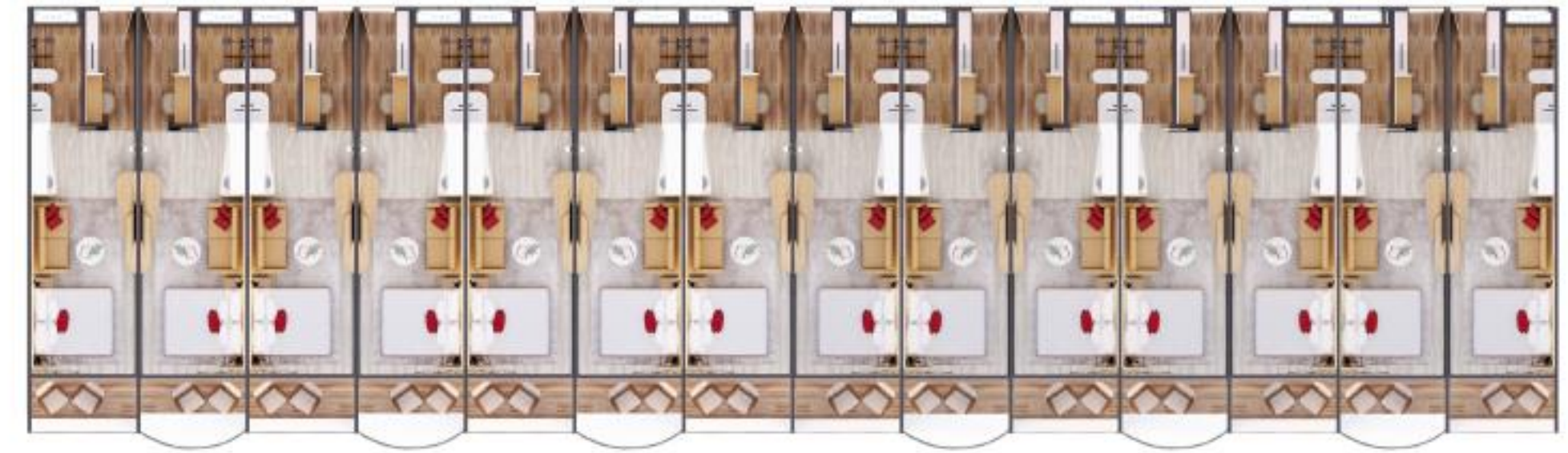
**Top floor lagoon view 59sqm**

jacuzzi on balcony  
2 x 2 bedroom  
interconnecting  
with 2X 1 bedroom  
sleeps up to 24

Investment price	15,361,500
8% per annum Years 1-2	2,457,840
Rental yield Years 3-7 @8.98%	6,897,313
Total return in 7 years	9,355,153
ROI %	60.90%

### OPTION 4

### 14 rooms entire floor



Hotel E,  
Wing A Coutyard view

**Second Level  
14 single rooms, Entire floor**

Investment price	26,194,000
8% per annum Years 1-2	4,191,040
Rental yield Years 3-7 @8.98%	11,761,106
Total return in 7 years	15,952,146
ROI %	60.90%

(Price in Thai Baht) • All rooms are fully furnished to Ramada standards • All purchases come with a 100% money back guarantee in 7 years

\* Please note that the above rental returns are a guide only and calculated on 55% occupancy and average daily room rate of 1,800 THB per night  
This is offer is on strictly limited stock

## FULL OR FRACTIONAL OWNERSHIP OPTIONS

- ✓ You choose whether you buy the whole apartment or simply buy what you need!
- ✓ You can put 100% of your ownership into the rental pool and receive a rental income. Rental income is paid quarterly

**100%**  
ownership  
four payments  
per year

**50%**  
ownership  
two payments  
per year

**25%**  
ownership  
one payment  
per year

- ✓ You can use as much as you like of your ownership for personal use with close friends and family to have a holiday and the remainder you can place in the rental pool
- ✓ Each year you have the **FLEXIBILITY** and **FREEDOM** to decide how and when you want to use your ownership

100%

50%

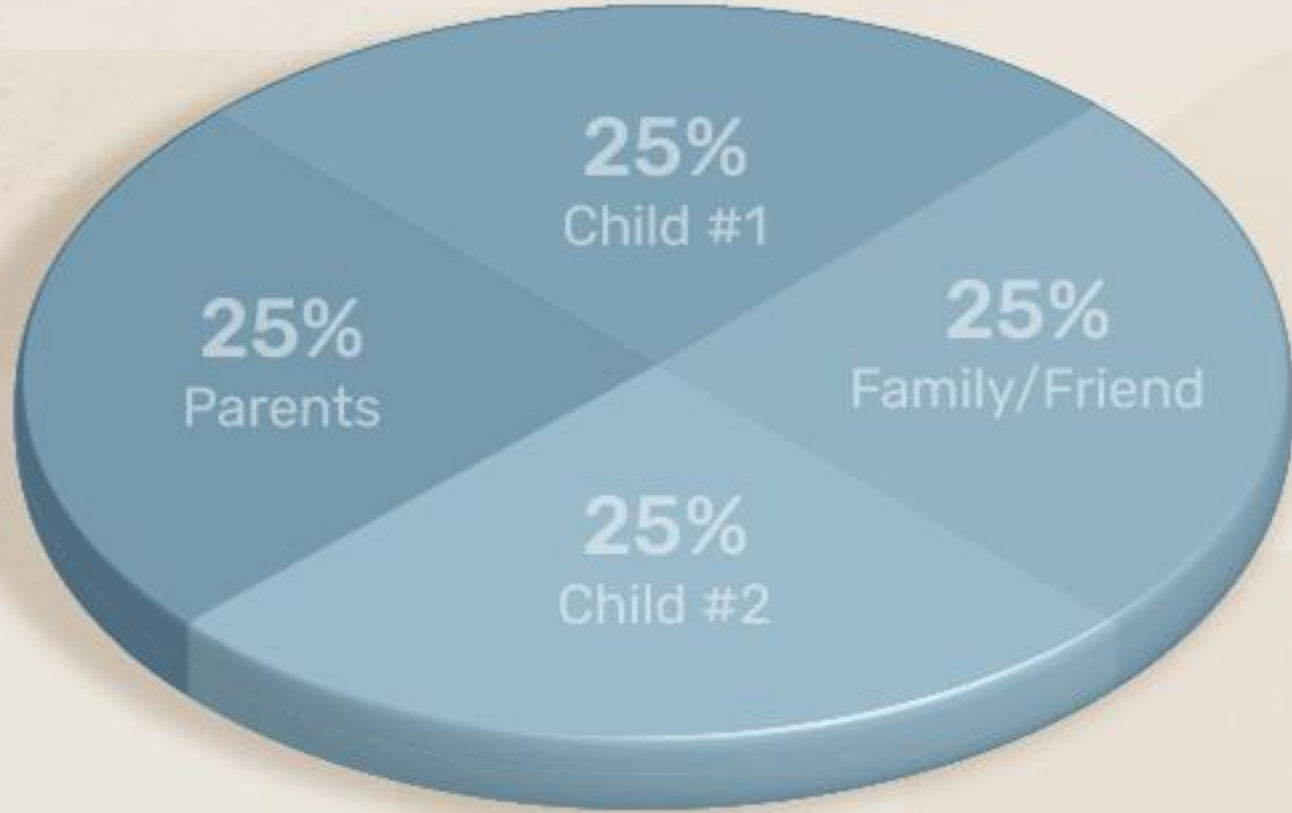
25%

# 100% Ownership Total flexibility for you and your family

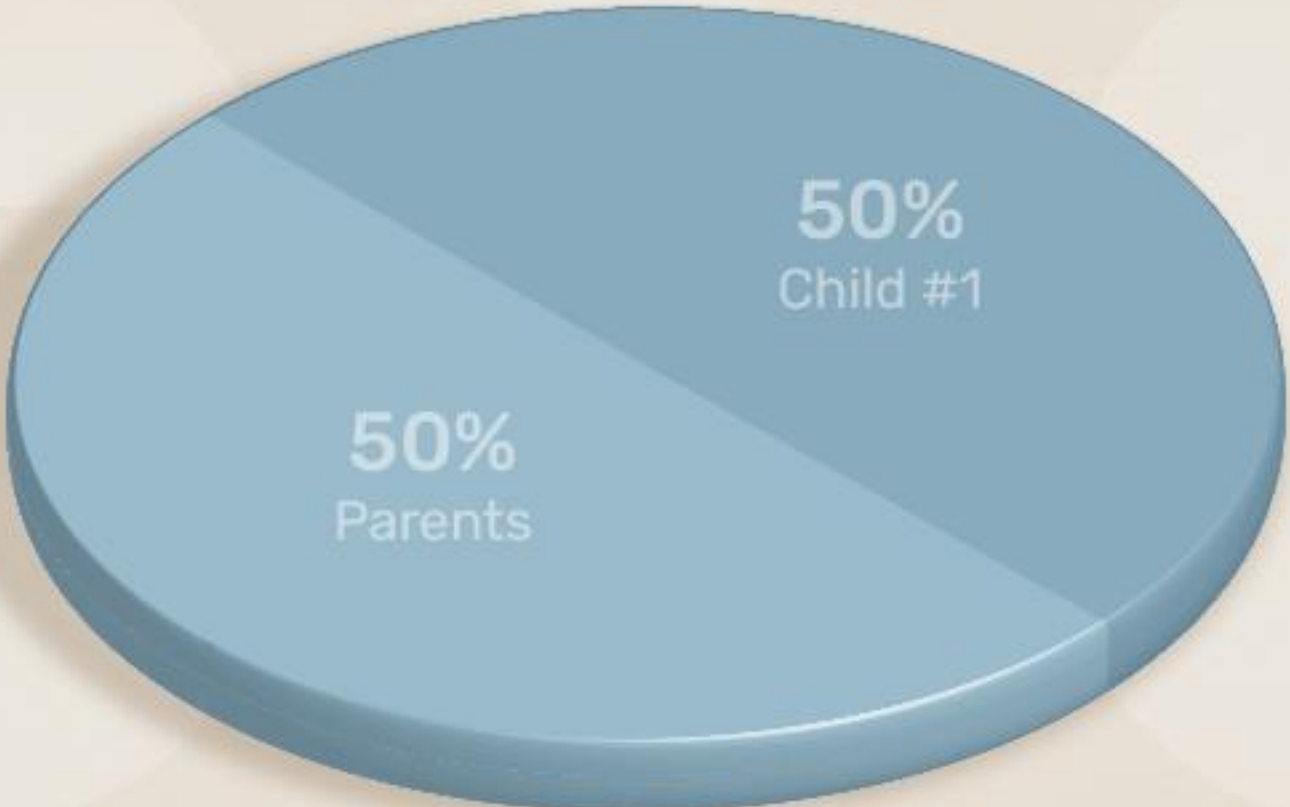
# 100%

## OPTION 3 100% Ownership

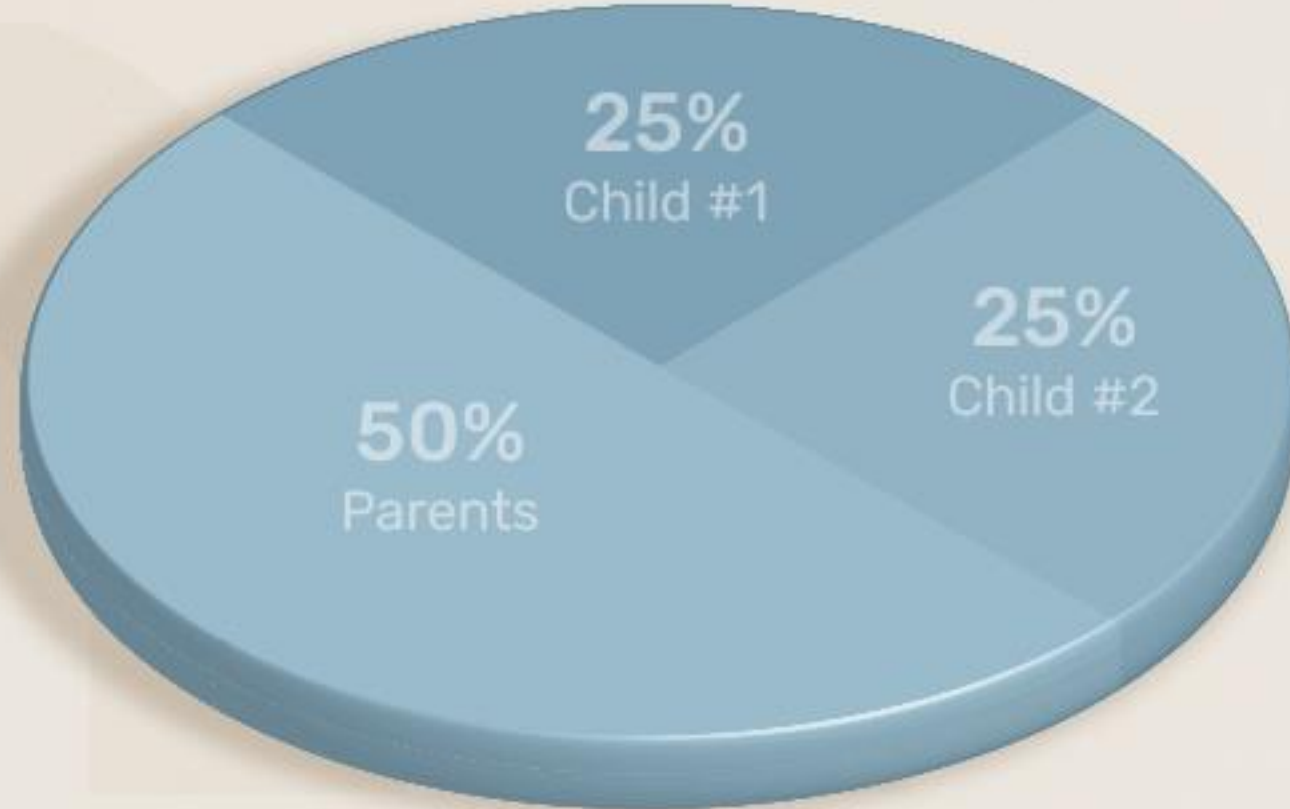
Each year you have the **FLEXIBILITY** and **FREEDOM** to decide how and when you want to use your ownership.



Model A



Model B

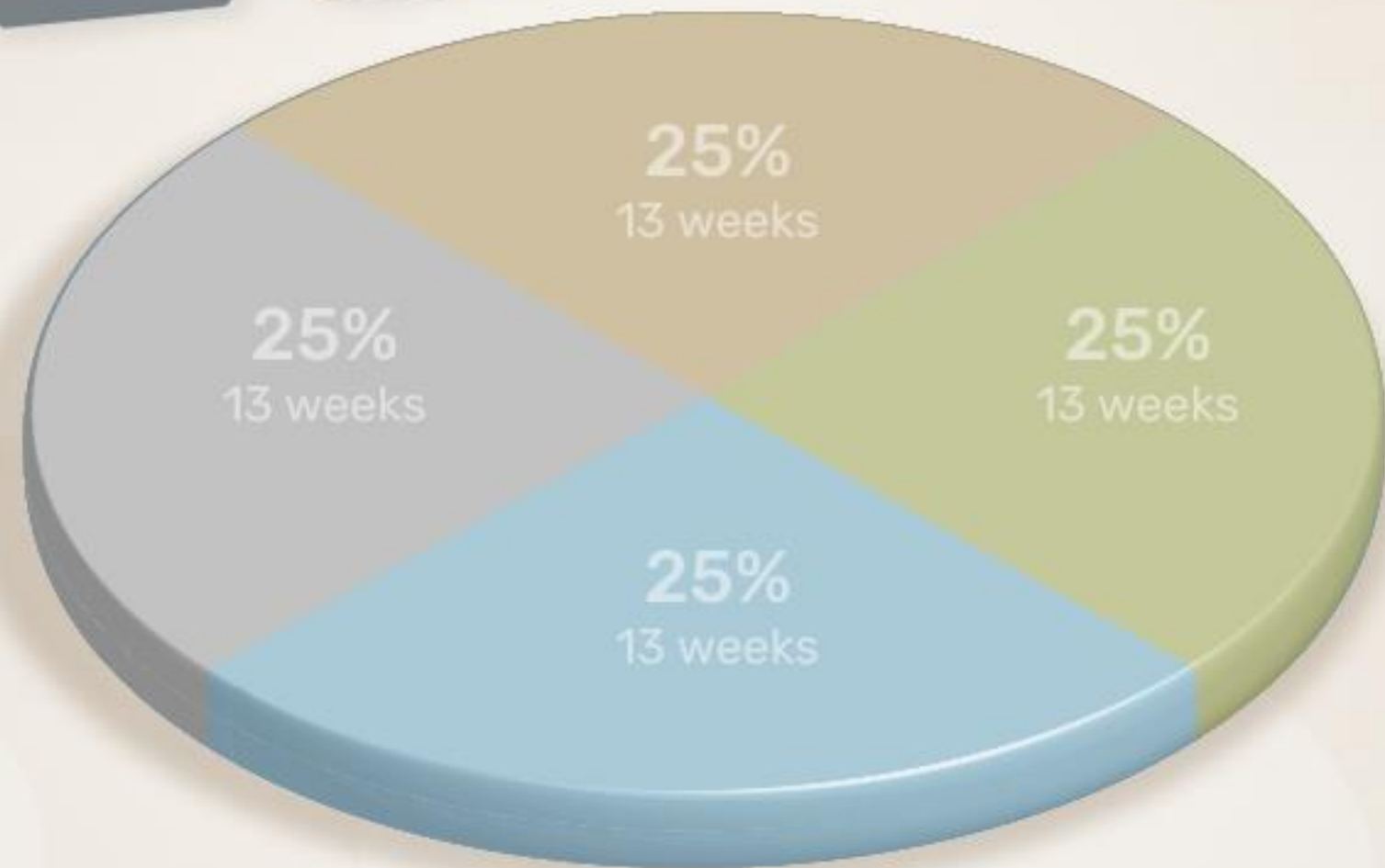


Model C

# Fractional Ownership of Nebu Luxury Resort Residences

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## 25%

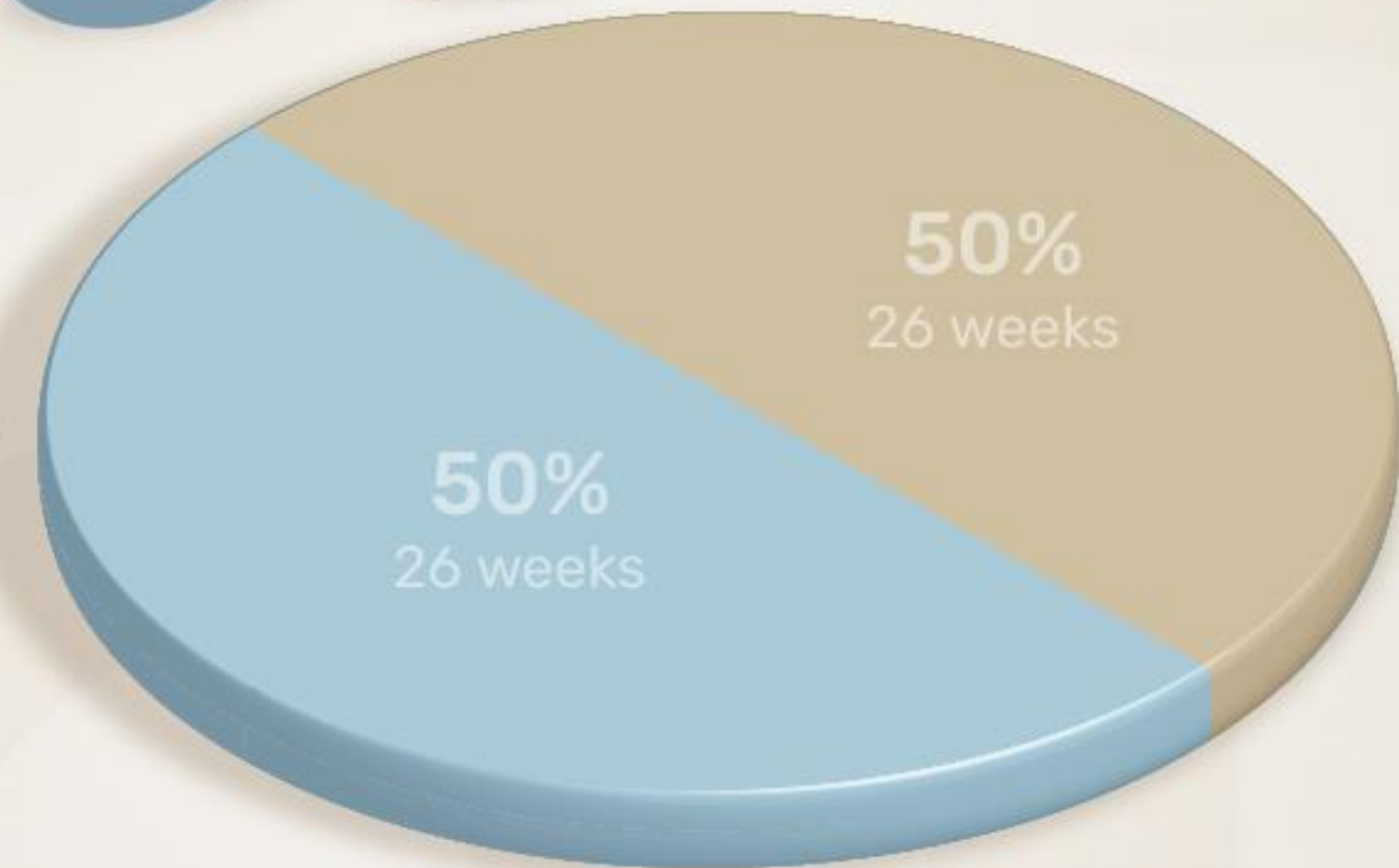


### OPTION 1

#### 25% Fractional Ownership

Each 25% share = 13 weeks every year  
(maximum four owners per apartment)

## 50%



### OPTION 2

#### 50% Fractional Ownership

Each 50% share = 26 weeks every year  
(maximum two owners per apartment)



# 50%

## PRICE LIST / PROMOTIONAL PRICE LIST 2022 50% OWNERSHIP

### Wing A - Courtyard View

Floor	Normal Price	Special Price
<b>Ground Floor</b> 100% Ownership only	N/A	<b>N/A</b>
<b>2nd Floor</b>	1,058,400	<b>952,560</b>
<b>3rd Floor</b> Partial lagoon view	1,120,000	<b>1,008,000</b>
<b>4th Floor</b> Partial lagoon view (Jacuzzi)	1,260,000	<b>1,134,000</b>

### Wing B - Lagoon View

Floor	Normal Price	Special Price
<b>Ground Floor</b> 100% Ownership only	N/A	<b>N/A</b>
<b>2nd Floor</b>	1,176,000	<b>1,117,200</b>
<b>3rd Floor</b>	1,232,000	<b>1,170,400</b>
<b>4th Floor</b> (Jacuzzi)	1,372,000	<b>1,303,400</b>

(Price in Thai Baht)

Limited stock available

# 25%

## PROMOTIONAL PRICE LIST 2022 25% OWNERSHIP

### Wing A - Courtyard View

Floor	Normal Price	Special Price
<b>Ground Floor</b> 100% Ownership only	N/A	<b>N/A</b>
<b>2nd Floor</b>	552,825	<b>497,543</b>
<b>3rd Floor</b> Partial lagoon view	585,000	<b>526,500</b>
<b>4th Floor</b> Partial lagoon view (Jacuzzi)	658,125	<b>592,313</b>

### Wing B - Lagoon View

Floor	Normal Price	Special Price
<b>Ground Floor</b> 100% Ownership only	N/A	<b>N/A</b>
<b>2nd Floor</b>	614,250	<b>583,538</b>
<b>3rd Floor</b>	643,500	<b>611,325</b>
<b>4th Floor</b> (Jacuzzi)	716,625	<b>680,794</b>

(Price in Thai Baht)

Limited stock available

## INVESTING IN NEBU - MARKET COMPARISON



Term	<b>TIMESHARE / VACATION CLUBS</b> 25 - 30 YEARS	<b>CONDOMINIUMS</b> 99 YEARS+	<b>NEBU LUXURY RESORT RESIDENCES</b> 60 YEARS
Rental income	✗	✓	✓
Capital growth	✗	✓	✓
Resale value	✗	✓	✓
Personal stays	✓	✗	✓
Day use of resort facilities	✗	✗	✓
Health and well-being member	✗	✗	✓
Booking availability	✗	✗	✓
Ongoing yearly fees	✓	✓	✗
Value for money	✗	✗	✓
Pet friendly	✗	✗	✓

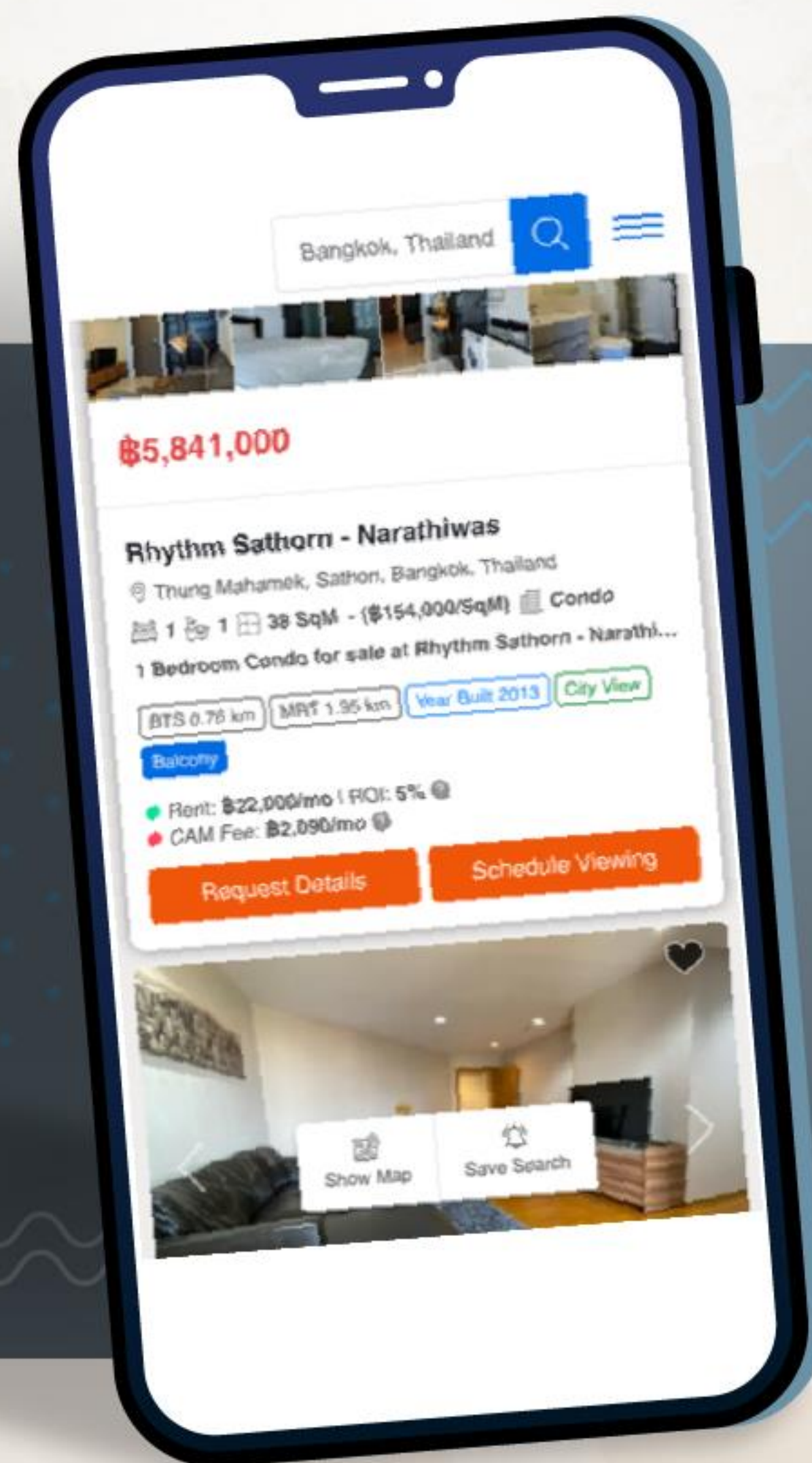
## INVESTING IN NEBU - MARKET COMPARISON



	CONDOMINIUMS	CONDOTELS (UNDER MANAGEMENT)	NEBU LUXURY RESORT RESIDENCES
Fully furnished	✗	✓	✓
Rental income	✗	✓	✓
Cash back during construction	0%	5%	8%
On going monthly fees	✓	✗	✗
On going maintenance	✓	✗	✗
International hotel operator	✗	✗	✓
Price per square meter (Thai baht)	100,000	150,000	82,000 - 115,000
International resort facilities	✗	✓	✓
Largest salt water swim pool in Thailand	✗	✗	✓
Free day use of all facilities	✗	✗	✓
Flexible personal use options	✗	✗	✓
100% Guaranteed buy back option	✗	✗	✓
Land size (SQM)	<4,000	<4,000	>64,000
Pet friendly	✗	✗	✓

## CONDOMINIUM COMPARISON RENTAL YIELD

(COSTS WITH CONDOS)



**INITIAL PURCHASE PRICE B5,841,000 - 38 SQM = B154,000 p / sqm (8 years old)**

- **Rent: B22,000 per month x 12 months= B264,000 per annum (Gross)**
- **Less one month rental fee: B22,000**
- **Common Area Maintenance fee (CAM): B2,090 per month x 12= B25,080 per annum**
- **Insurance B550 per month x 12 = B6,600 per annum**
- **Maintenance: ??**
- **Net return: B210,320 / B5,841,000**
- **Return on Investment (ROI)= 3.6% per annum**

This assumes 100% occupancy; if vacant for three months, then the ROI is only 2.7% and already eight years old, so refurbishment of all the furniture is due (approx. B50,000).

## NEBU LUXURY RESORT RESIDENCES

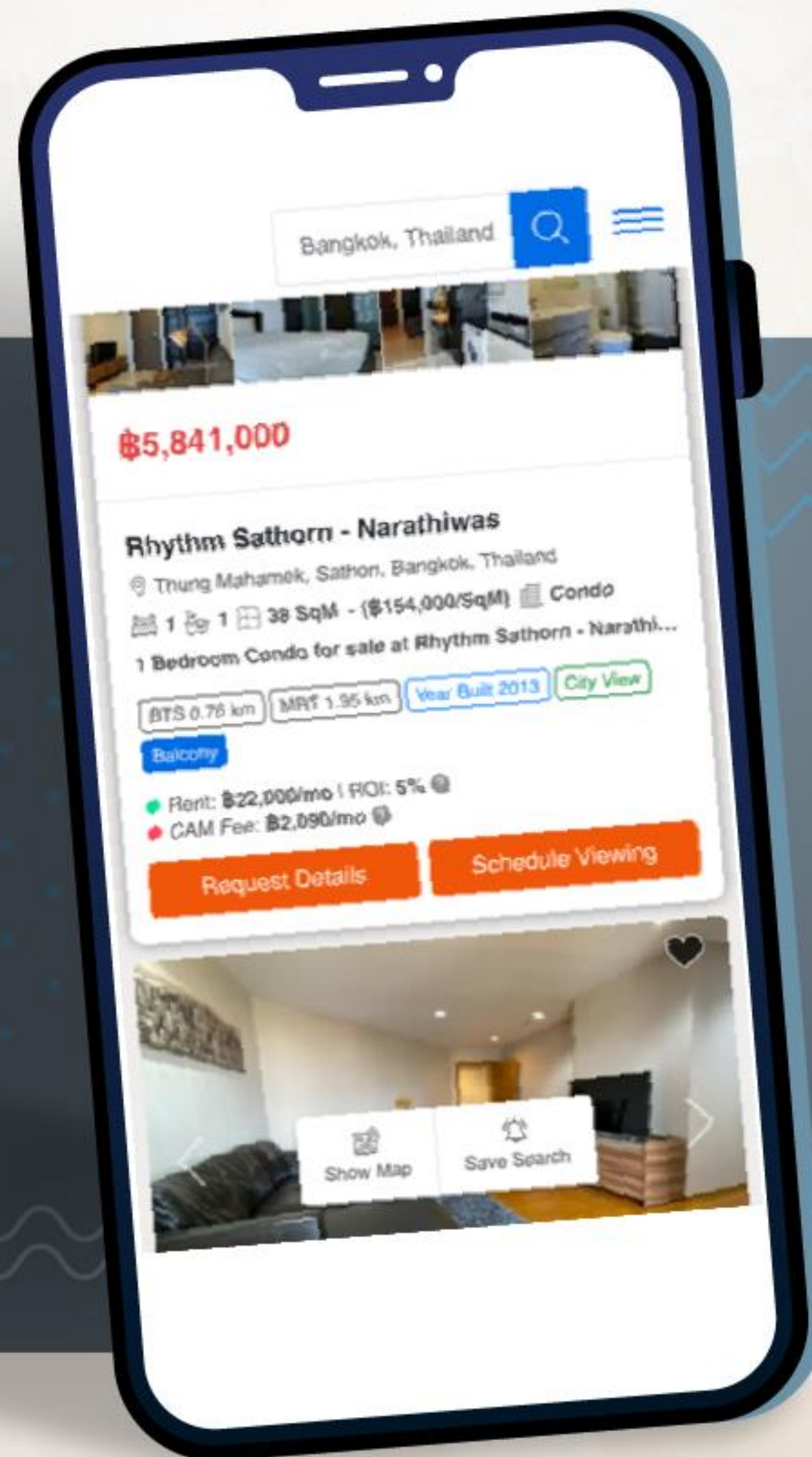
- ★ New, fully furnished
- ★ Purchase price B3,000,000  
Lagoon View

\*If Nebu received the same net return of  
฿210,320 that would be a net ROI of 7.01%!!

\*To achieve this, Nebu would only have to have  
an average daily room rate of B1,700 and  
a 55% occupancy.

- ✓ No CAM fees per month
- ✓ No insurances to pay
- ✓ No maintenance to pay
- ✓ No headaches, just peace of mind being  
managed by an International Hotel Operator

## CONDOMINIUM COMPARISON PERSONAL USE



- Can you use your condo if it's being rented? .....**No**
- Is Bangkok where you want to spend your holidays? .....**No**
- So when you travel out of town for weekends/holidays, do you pay for accommodation? .....**Yes**
- Do you usually get a discount during peak times like weekends and peak season? ....**No**
- Example; seven-night holiday during Songkran is B2,500 per night = B17,500
- A condo only really has one use: **a moderate rental return and ROI**

## **BENEFITS OF OWNING NEBU LUXURY RESORT RESIDENCES**

### **DISCOUNTS**

Enjoy your OWN resort and receive 75% off the nightly rate!!

Same Example Songkran B17,500 less 75%  
You pay only B4,375!!!

(Average B625 per night for up to six people, includes electric, water, and daily maid service)

### **DAY USE**

Even if you are not staying at the resort, you and your family are still welcome to enjoy the facilities free of charge during the day...  
It's your own piece of paradise.

Would you prefer to own where supply is less and demand is high or where supply is oversupplied and demand low?



## PERSONAL USE NIGHTLY CHARGE

- ✓ As a valued owner and investor with Nebu Luxury Resort Residences, there will be **no ongoing yearly maintenance fees**, only pay when you use it!!
- ✓ **No maintenance to pay**
- ✓ **No Insurances or government sale tax**
- ✓ **No service charges**
- ✓ **You will receive a substantial 75% discount off the nightly tariff when using your own time**

E.g., the average nightly room rate is 1,800 Baht per night; you only pay 450 baht per night for up to four people, and this includes electricity charges and daily room service.

**Remember, if you don't want to use any personal time you pay nothing, and we will rent it for you!**

Room rates are subject to change. 50% off the nightly rate at the time of booking, then approximately 25% paid to you in your quarterly rental payment



## **PERSONAL USE NIGHTLY CHARGE TWO-BEDROOM OPTION**

The room rates for the two-bedroom units, sleeping eight, will range from 2,000 – 4,000 baht per night. You receive a 75% discount when using your own time and a 15% discount when booking another room or using outside of your allotted time.



Room rates are subject to change. 50% off the nightly rate at the time of booking, then approximately 25% paid to you in your quarterly rental payment (X 2 if using a two-bedroom, sleeps eight)

**Remember, if you don't want to use any personal time you pay nothing, and we will rent it for you!**

# PERSONAL USE PAYMENT OPTIONS

## Rental Pool Rooms

### Option 1

**Stay less** than 1 month then owner pays 50% of the ADR at the time of booking and then receive approx a further 25% + back (the 25% is approx 55% EBITA) in their quarterly rental income. Total discount 75%.

ADR = Average Daily Room rate.

#### Examples:

Owner stays for 7 nights @ ADR 1,800 baht per night. Total 12,600 Baht  
Owner pays 6,300 baht at time of booking (50%) and a further 3,150 baht (25%) received back in their rental income payment Total amount paid 3,150 baht = 75% discount for 7 nights

### Option 2

**Stay longer** than 1 month then owner will be given same 75% discount immediately at time of booking and only pays 25% of the total advertised booking amount.

#### Examples:

Owner stays 30 days @ ADR 1,800 baht per night. Total 54,000 Baht  
Owner receives the 75% discount immediately at time of booking so only pays 13,500 baht

## Non Rental Pool Rooms

If an owner chooses not to have their room in the rental pool this is allowed and a fixed monthly fee of 4,860 baht is payable. The owner may wish to leave some personal belongings in the room etc.

**Examples:** The payment process is the same as option 1 above and the monthly fee is prorata as the owner does not have to pay this for the nights they use their room. E.G Owner stays 7 nights and receives the standard discount then monthly fee is then prorata as follows;  $4,860/30 \text{ days} = 162 \text{ baht per day} \times 23 \text{ days} = \text{new monthly fee of } 3,726 \text{ baht for that month.}$

**Stay less** than 1 month then owner pays 50% of the ADR at the time of booking and then receive approx 25% + back in their quarterly rental income.

#### Examples:

The payment process is the same as option 2 above with same discount and the owner will then not be required to pay the monthly fee as the owner has stayed there for 1 month.

**Stay longer** than 1 month then owner will be given same 75% discount immediately at time of booking

#### Examples:

If the owner wished to stay for more than a full month, eg 6 weeks then in the 2nd month the monthly fee is prorata.

### Please note :

- The monthly fee is subject to change and may increase due to inflation and consumer price index in Thailand
- There are a limited number of rooms that can be out of the rental pool in each hotel , so this option is subject to availability when purchasing or if chosen later once the assets is operating
- For Australian residents these are the options available if they choose to have their rooms involved in the projects rental system, or the flat monthly fee and premium cost relates when coming to stay

100%

## BOOKING SYSTEM 100% OWNERSHIP

It's so easy, and availability is guaranteed! You get the freedom and flexibility to do what you want when you want!

- Every day of the year, 365 days/52 weeks of the year!
- Use it for short/long/permanent stays; always your choice!!
- More time = more rental time = more monthly income.
- Most investors will use it personally in the lower seasons of the year and place it in the rental pool to rent out in peak times to maximize their rental income.

100%  
Ownership

← **365** days / **52** weeks →

Every day of the year

# 50%

## BOOKING SYSTEM 50% OWNERSHIP

It's so easy, and availability is guaranteed! You get the freedom and flexibility to do what you want when you want!

- A two-year calendar that rotates every 2nd year for fairness and access to peak times. During a two-year period, you have access to each month of the year.
- With your 50% ownership, you are allocated three consecutive months twice per year.

**50%**  
Ownership

Year 1  
**2024**

Jan / Feb / Mar -  
Jul / Aug / Sep

Option A

Year 2  
**2025**

Apr / May / Jun -  
Oct / Nov / Dec

Option B

(6 consecutive months)

**Jan-Jun**

every year

Option C

**Jul-Dec**

every year

Option D

# 25%

## BOOKING SYSTEM 25% OWNERSHIP

It's so easy, and availability is guaranteed! You get the freedom and flexibility to do what you want when you want!

- 25% ownership entitles you to three consecutive months, a total of 13 weeks per year. If you wish to have personal use, a minimum of 90 days booking in advance is required, or automatically it is placed into the rental pool for you.
- A four-year calendar that rotates every year for fairness. During a four-year period, you will have access to each month of the year. Now you can guarantee peak times with your loved ones and friends. You can plan well in advance without the disappointment of no availability or paying peak-time hotel rates.

**25%**  
Fractional  
Ownership

Year 1

**2024**

Jan / Feb / Mar

Option A

Year 2

**2025**

Apr / May / Jun

Option B

Year 3

**2026**

Jul / Aug / Sep

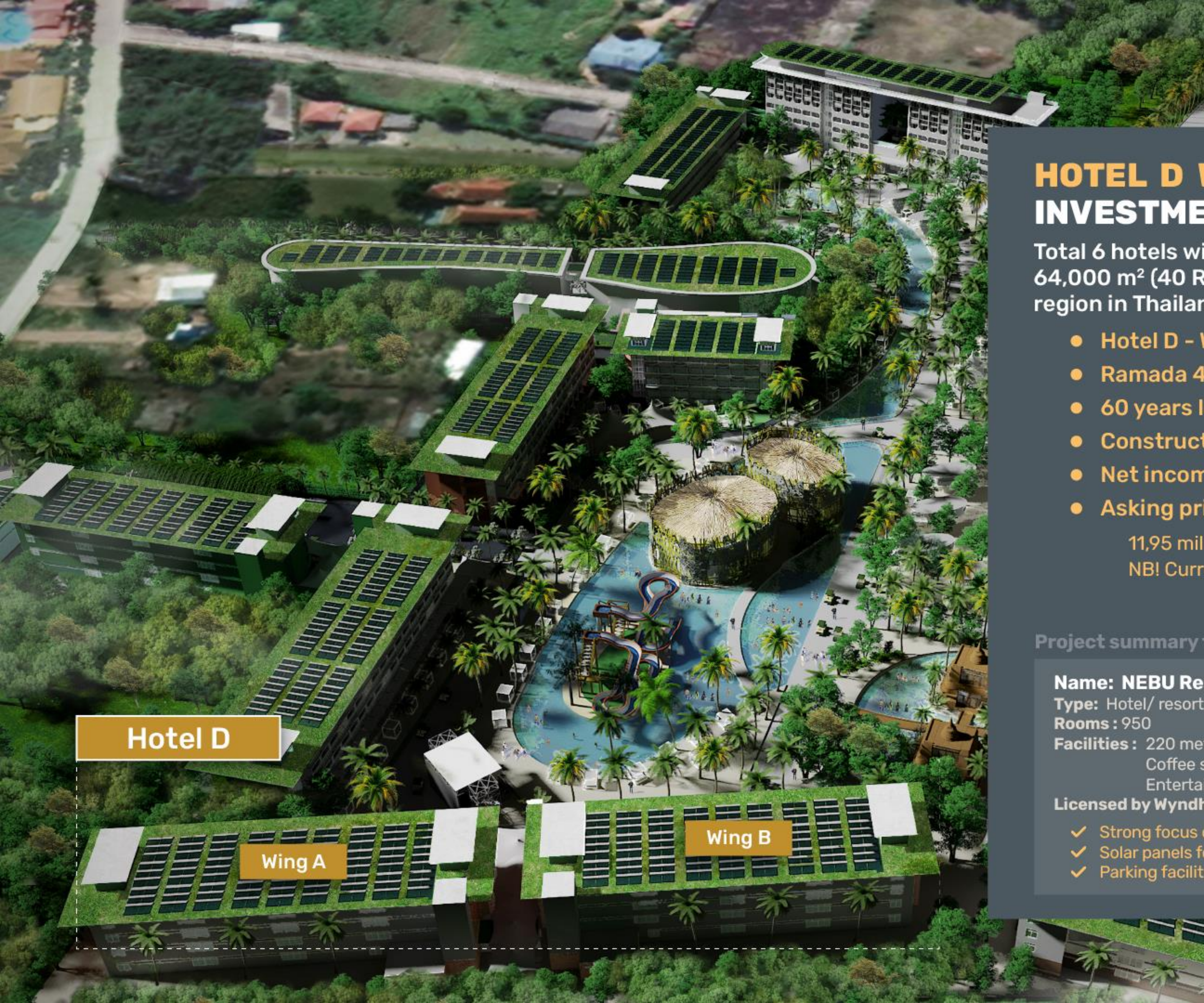
Option C

Year 4

**2027**

Oct / Nov / Dec

Option D



## HOTEL D WING A + B INVESTMENT OPPORTUNITY

Total 6 hotels with 14 buildings is being developed on 64,000 m<sup>2</sup> (40 Rai) in the fastest growing tourist region in Thailand. Released for sale now:

- Hotel D - Wing A + B
- Ramada 4 star Hotel - 108' rooms
- 60 years leasehold (freehold open for negotiations)
- Construction time: 2 years from contract
- Net income projections: 8-12 %
- Asking price: **437 mill THB** (\$11,51 mill USD)

11,95 mill EUR - 82,58 mill CNY

NB! Currency rates as an example

### Project summary facts

**Name:** NEBU Residences

**Type:** Hotel/ resort, mixed-use

**Rooms :** 950

**Facilities :** 220 meter lagoon/ Bars, restaurants/ Nightclub/ 1,500 m<sup>2</sup> spa/ Coffee shops/ Co-working space/ MICE facility/ Pet friendly/ Entertainment/ Retail

**Licensed by Wyndham Hotels & Resorts**

- ✓ Strong focus on green & sustainable living
- ✓ Solar panels for renewable energy production
- ✓ Parking facility with EV charging stations

**LOCATION:** Thailand - Eastern Seaboard/  
Popular tourist destination/ 90min from Bangkok



Hotel C

Wing A

Wing B

## HOTEL C WING A + B INVESTMENT OPPORTUNITY

Total 6 hotels with 14 buildings is being developed on 64,000 m<sup>2</sup> (40 Rai) in the fastest growing tourist region in Thailand. Released for sale now:

- Hotel C - Wing A + B
- Ramada 4 star Hotel - 100 rooms
- 60 years leasehold (freehold open for negotiations)
- Construction time: 2 years from contract
- Net income projections: 8-12 %
- Asking price: **404,629,630 mill THB** (\$10,6 mill USD)

11,08 mill EUR - 76,47 mill CNY

NB! Currency rates as an example

### Project summary facts

**Name:** NEBU Residences

**Type:** Hotel/ resort, mixed-use

**Rooms:** 950

**Facilities:** 220 meter lagoon/ Bars, restaurants/ Nightclub/ 1,500 m<sup>2</sup> spa/ Coffee shops/ Co-working space/ MICE facility/ Pet friendly/ Entertainment/ Retail

**Licensed by Wyndham Hotels & Resorts**

- ✓ Strong focus on green & sustainable living
- ✓ Solar panels for renewable energy production
- ✓ Parking facility with EV charging stations

**LOCATION:** Thailand - Eastern Seaboard/  
Popular tourist destination/ 90min from Bangkok





Level 7

Island

## CO-WORK FACILITIES INVESTMENT OPPORTUNITY

Total 2 Co-Work building units developed in 64,000 m<sup>2</sup> (40 Rai) resort project in the fastest growing tourist region in Thailand. Released for sale now:

- Unit on island is 600 m<sup>2</sup>
- Unit on Level 7 is 1,050 m<sup>2</sup>
- Project includes Ramada 4 star Hotels - 950 rooms
- 60 years leasehold (freehold open for negotiations)
- Construction time: 2 years
- Total area 1,650 m<sup>2</sup>
- Asking price: **80,000 THB/m<sup>2</sup>** (\$2,256 USD/m<sup>2</sup>)  
8,295 AED/m<sup>2</sup> - 2,219 EUR/m<sup>2</sup> - 137,632 RUB/m<sup>2</sup>  
NB! Currency rates as an example

### Project summary facts

**Name: NEBU Residences**

**Type:** Hotel/ resort, mixed-use

**Rooms :** 950

**Facilities :** 220 meter lagoon/ Bars, restaurants/ Nightclub/ 1,500 m<sup>2</sup> spa/ Coffee shops/ Co-working space/ MICE facility/ Pet friendly/ Entertainment/ Retail

**Licensed by Wyndham Hotels & Resorts**

- ✓ Strong focus on green & sustainable living
- ✓ Solar panels for renewable energy production
- ✓ Parking facility with EV charging stations

**LOCATION:** Thailand - Eastern Seaboard/  
Popular tourist destination/ 90min from Bangkok

## Retail Centre

## RETAIL CENTRE INVESTMENT OPPORTUNITY

Total 15 retail buildings is being developed in 64,000 m<sup>2</sup> (40 Rai) resort project in the fastest growing tourist region in Thailand. Released for sale now:

- Unit sizes range from 139 m<sup>2</sup> - 825 m<sup>2</sup>
- Project includes Ramada 4 star Hotels - 950 rooms
- 60 years leasehold (freehold open for negotiations)
- Construction time: 2 years
- Total building area 4,200 m<sup>2</sup>
- Asking price: **80,000 THB/m<sup>2</sup>** (\$2,256 USD/m<sup>2</sup>)

8,295 AED/m<sup>2</sup> - 2,219 EUR/m<sup>2</sup> - 137,632 RUB/m<sup>2</sup>  
NB! Currency rates as an example

### Project summary facts

**Name:** NEBU Residences

**Type:** Hotel/ resort, mixed-use

**Rooms:** 950

**Facilities:** 220 meter lagoon/ Bars, restaurants/ Nightclub/ 1,500 m<sup>2</sup> spa/  
Coffee shops/ Co-working space/ MICE facility/ Pet friendly/  
Entertainment/ Retail

**Licensed by Wyndham Hotels & Resorts**

- ✓ Strong focus on green & sustainable living
- ✓ Solar panels for renewable energy production
- ✓ Parking facility with EV charging stations

**LOCATION:** Thailand - Eastern Seaboard/  
Popular tourist destination/ 90min from Bangkok



**Well-Being Centre**

## WELL-BEING CENTRE INVESTMENT OPPORTUNITY

Total 7 Well-being buildings is being developed in 64,000 m<sup>2</sup> (40 Rai) resort project in the fastest growing tourist region in Thailand. Released for sale now:

- Building sizes 150 m<sup>2</sup> or 380 m<sup>2</sup>
- Project includes Ramada 4 star Hotels - 950 rooms
- 60 years leasehold (freehold open for negotiations)
- Construction time: 2 years
- Total area 1,280 m<sup>2</sup>
- Asking price: **90,000 THB/m<sup>2</sup>** (\$2,528 USD/m<sup>2</sup>)  
9,333 AED/m<sup>2</sup> - 2,496 EUR/m<sup>2</sup> - 154,386 RUB/m<sup>2</sup>  
NB! Currency rates as an example

### Project summary facts

**Name:** NEBU Residences

**Type:** Hotel/ resort, mixed-use

**Rooms :** 950

**Facilities :** 220 meter lagoon/ Bars, restaurants/ Nightclub/ 1,500 m<sup>2</sup> spa/ Coffee shops/ Co-working space/ MICE facility/ Pet friendly/ Entertainment/ Retail

**Licensed by Wyndham Hotels & Resorts**

- ✓ Strong focus on green & sustainable living
- ✓ Solar panels for renewable energy production
- ✓ Parking facility with EV charging stations

**LOCATION:** Thailand - Eastern Seaboard/  
Popular tourist destination/ 90min from Bangkok

Discover the possibilities

nebu



NEBU LUXURY  
RESORT RESIDENCES

[www.nebuworld.com](http://www.nebuworld.com)

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