



A REWARDING LIFESTYLE INVESTMENT

**Information Briefing
New release of block 2**





- About Banyan Tree
- Our Brands
- Global Network
- The Sanctuary Club
- Angsana Oceanview Residences





About Banyan Tree

- Over three decades of experience

- 60+ hotels and resorts
- 50+ spas
- 50+ retail galleries
- 3,000+ properties developed
- 6,000+ properties in pipeline
- 3 golf courses
- 1 destination club

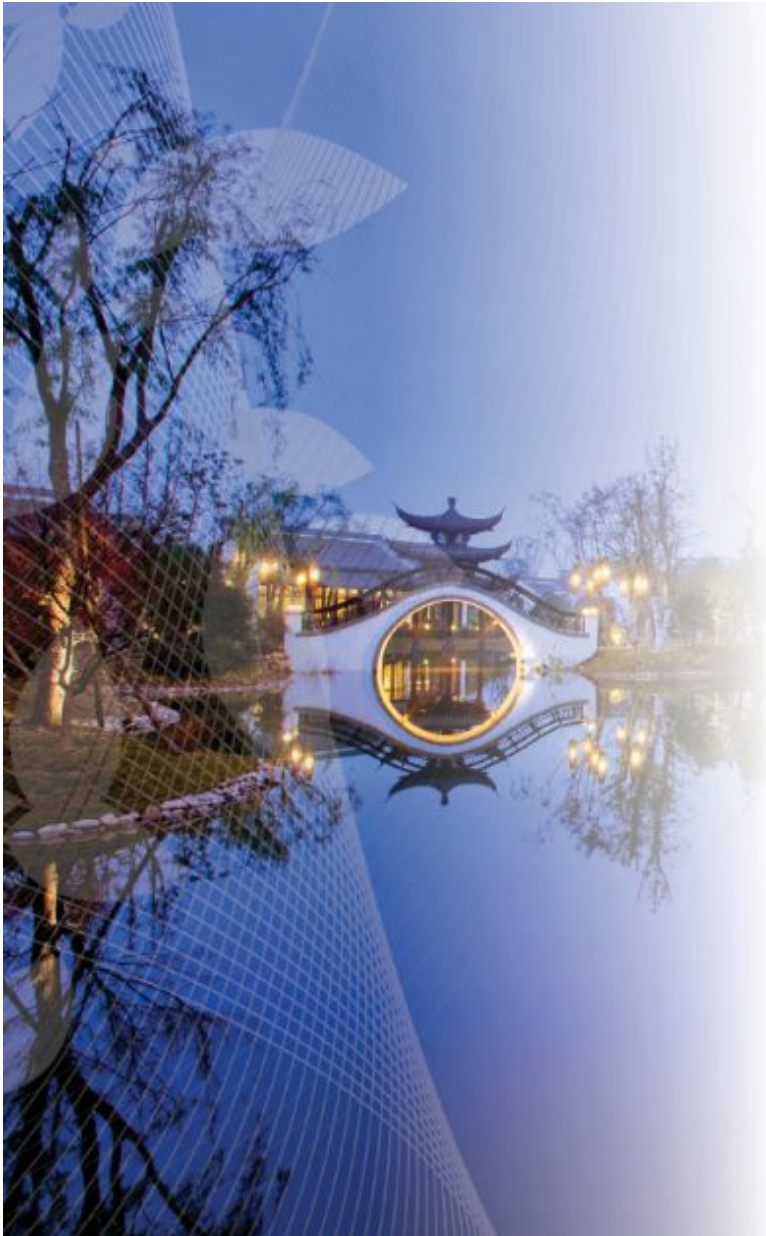


- A leading, international multi-award winning hospitality brand that manages and develops premium resorts, hotels, residences and spas





Mission & Philosophy



MISSION

Banyan Tree is committed to developing exemplary service and a unique retreat experience to each valued guest. As a company with a global focus and strong brand positioning, our mission is to constantly surpass the expectations of our guests, creating opportunities for future growth and financial success for our investors and esteemed partners.



PHILOSOPHY

Our philosophy is based on providing a place for rejuvenation of the body, mind and soul – a Sanctuary for the Senses. Placing special emphasis on providing guests with a sense of place, each property is designed to fit into its natural surroundings, using indigenous materials as far as possible and reflecting the landscape and architecture of the destination.



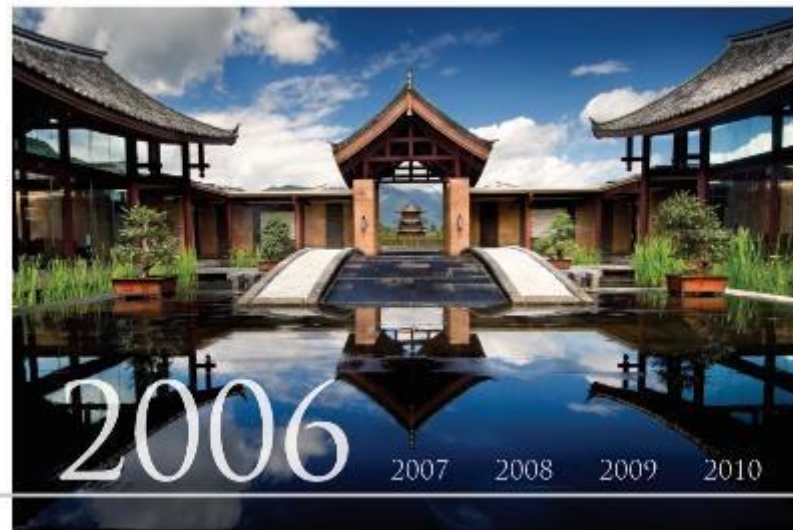


Stock Exchange Listing



Laguna Resorts and Hotels listed its shares on the Stock Exchange of Thailand.

On 14 June, Banyan Tree Holdings Limited made its debut on the Singapore Exchange.





EXPANDING OUR MISSION

Centered on our Brand DNA of
Wellbeing, Sustainability,
Sense of Place
and our
Stay for Good Programme

Serving customers' need-states,
with common core values



Brands

Our Brands

The Group's expanded multi-branded ecosystem contains 10 distinct brands that enable it to encompass the lifestyle spectrum in Asia, which is its stronghold. This allows the capturing of conversion opportunities in resort destinations, micro-hotels in developed cities, and emerging second-tier tourism destinations, while strengthening its position as a global leader in wellbeing and sustainability.

23
Countries

63
Resorts/Hotels

59
Spas

3,000+
Awards



BANYAN TREE
Founded in
1994

Luxury
Hotel and
Residences



Laguna

Launched in
1994

Destination
Resorts and
Residences



ANGSANA
Launched in
2000

Upper Upscale
Hotel and
Residences



CASSIA
Launched in
2014

Limited Service
Hotel and
Residences



O'HAWA
Launched in
2015

Upper Midscale
Hotel



VEYA
Launched in
2021

Luxury
Hotel



GARRYA
Launched in
2021

Luxury
Hotel



HOMM
Launched in
2021

Upscale
Hotel



FOLIO
Launched in
2021

Midscale to
Upscale
Hotel



FOLIO
Launched in
2021

Midscale
Hotel

Expanding Our Mission

"Embracing The Environment, Empowering People"

Even as the Group expands its multi-branded ecosystem, its core ethos of "Embracing the Environment, Empowering People" is still woven into each and every brand, through environmentally and socially conscious efforts such as the "Stay for Good" programme launched in 2014.

Our 'For Good' framework embeds core sustainability values in operations and guest experience, promoting community engagement and partnership to drive stewardship and impact.





Global Portfolio

 Resorts/Hotels  Spas

23
Countries

63
Resorts/Hotels

59
Spas

59
Galleries

8,731
Room Keys



America

 6  3

Cuba

 2

Mexico

 4  3

Europe

 1  3

Ireland

 1

Greece

 1  1

Portugal

 1



Africa

 3  4

Mauritius

 1  1

Morocco

 2  2

South Africa

 1

Asia

 53  49



China

 22  22

Indonesia

 4  3

Laos

 1  1

Qatar

 1  1

South Korea

 1  1

Guam

 1

Japan

 2  2

Malaysia

 3  2

Saudi Arabia

 1  1

Thailand

 12  6

India

 1  2

Kuwait

 1

Maldives

 3  3

Singapore

 1

Vietnam

 2  2

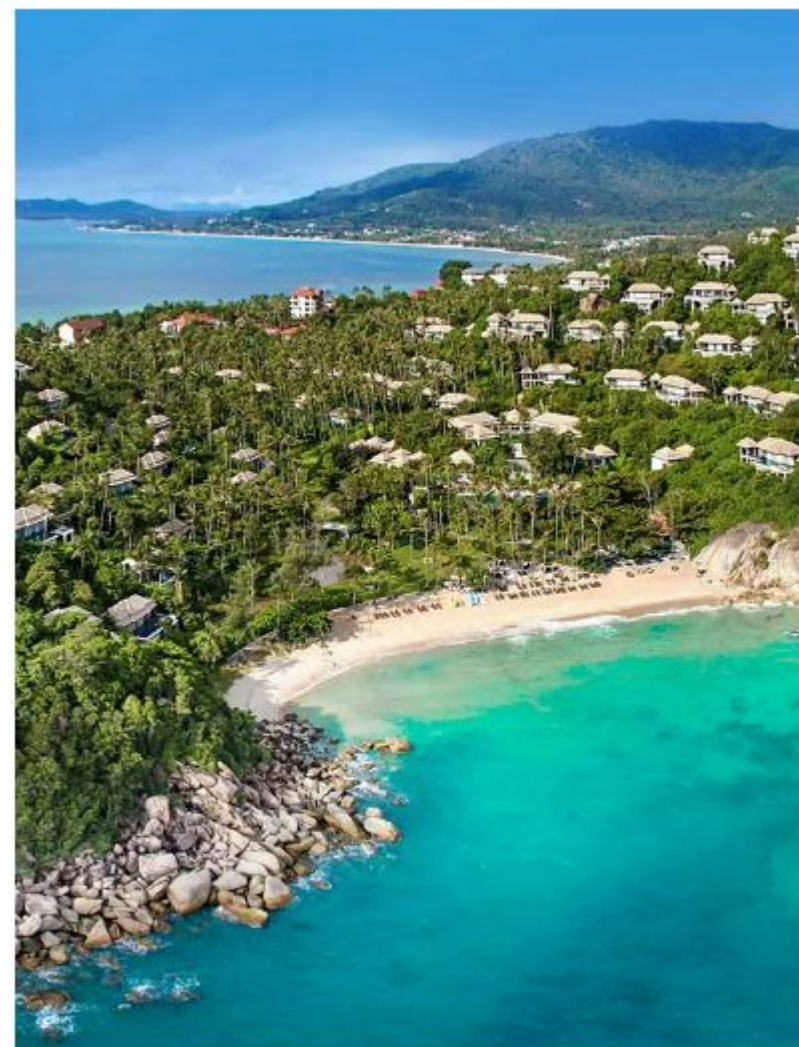




Banyan Tree Bangkok



Banyan Tree Phuket



Banyan Tree Samui



Banyan Tree Hangzhou



Angsana Xishuangbanna



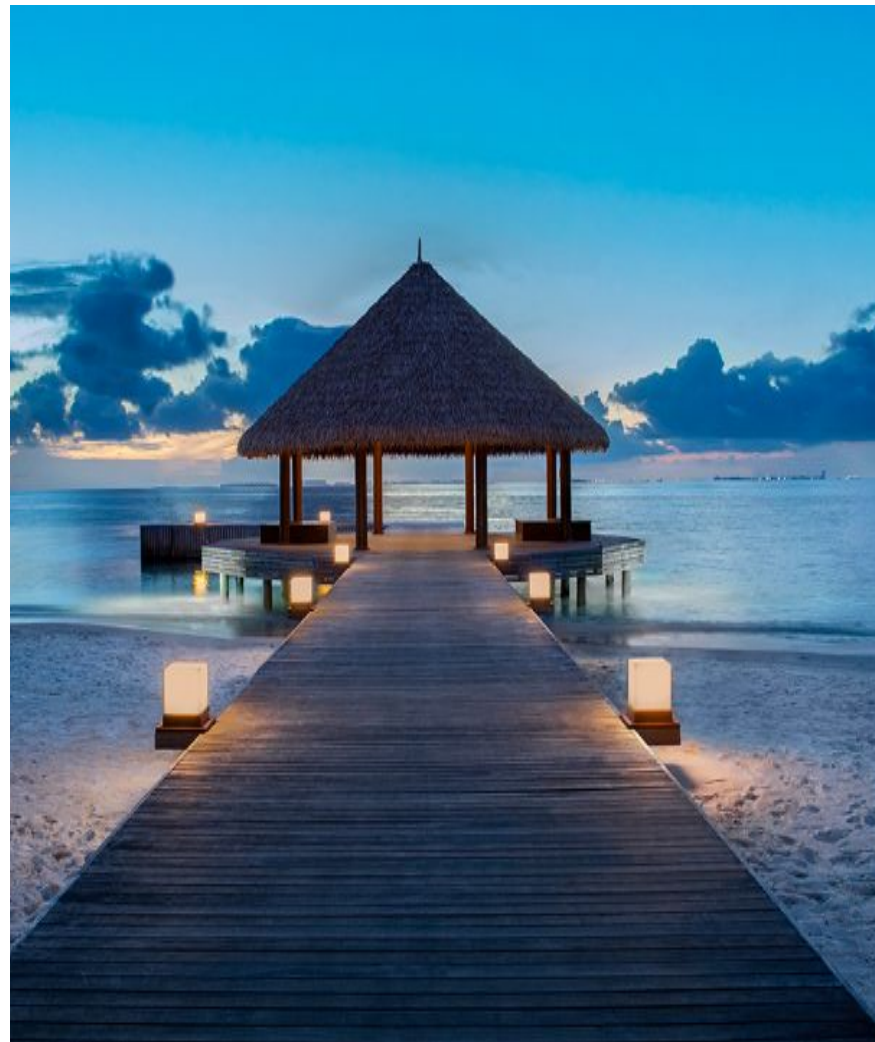
Banyan Tree Yangshuo



Other destinations – Asia Pacific



Banyan Tree Lăng Cô



Dhawa Ihuru



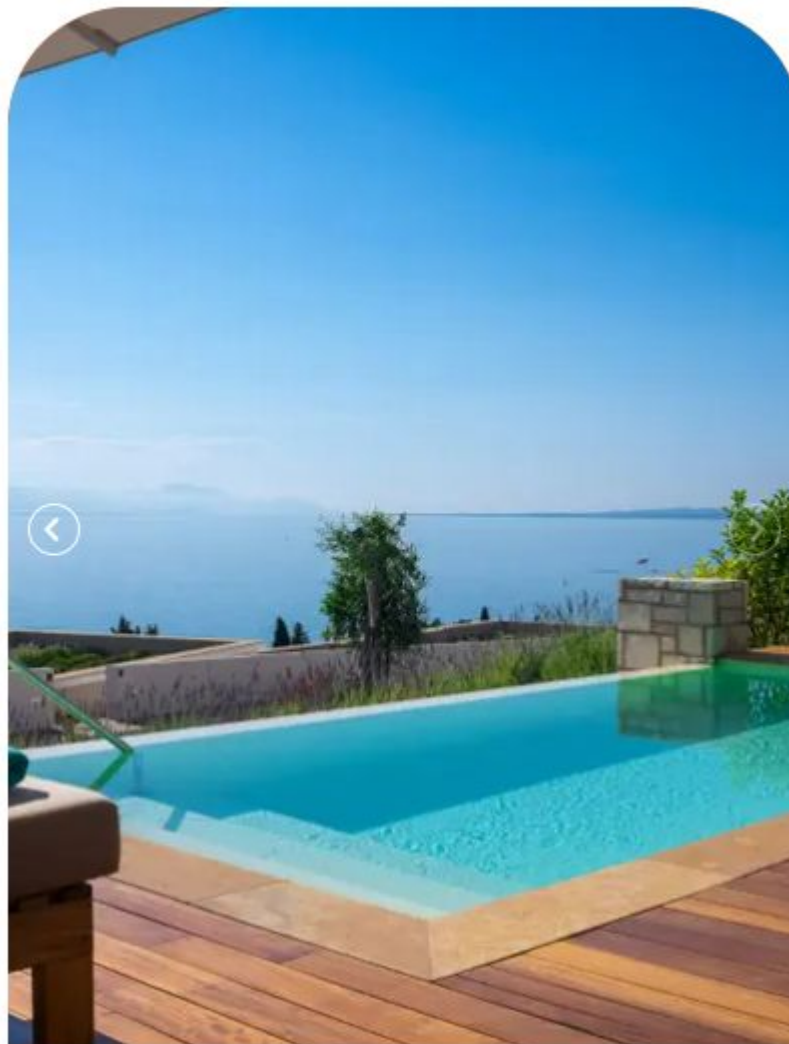
Buahan - A Banyan Tree Escape



Other destination – Rest of the world



Banyan Tree Mayakoba



Angsana Corfu Resort & Spa



Garrya Nijo
Castle Kyoto

[EXPLORE](#)



Other destination – Rest of the world



Banyan Tree AlUla



Banyan Tree Puebla



Banyan Tree Doha at La Cigale Mushaireb



Signature owners program

“Only branded residences with exclusive worldwide benefits for owners ”

- Dedicated multi-lingual owner services team
- Privileges exclusively for group’s property owners
- Discounts worldwide at resorts, spas, golf, retail galleries
- Invitations to new hotels pre-opening and Banyan Tree Community events
- Owners can exchange part of their annual owners entitlement for free stays in network (Exchange Programme) *

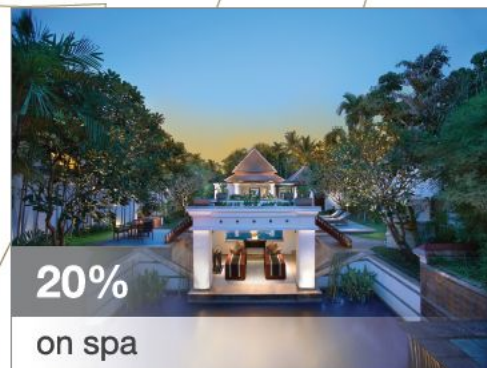
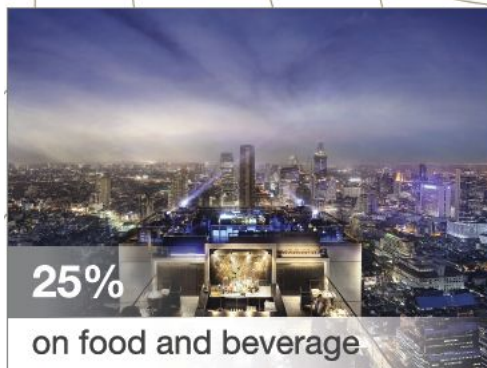
** Participating properties in hotel managed rental program*



BANYAN TREE



Sanctuary Club





- Overview
- Location
- Site Plan
- Building
- Floor Plans
- Schedule of Finishes
- Perspectives
- Owner Privileges
- FAQs





- Adjacent to Angsana Laguna Phuket
- Three (3) individual low rise residential condominiums
- **Angsana Oceanview Residences block 2 comprised of twenty nine (29) luxury two to three (2-3) bedroom private pool residences**
- All condominiums feature lagoon and sea views
- 20 mins from Phuket International Airport





- South-east Asia's premier tourism destination
- 10 million visitors per year (pre-Covid)
- Within 5 hours flying time of 50% of world's population
- Stunning beaches and gateway to Phang Nga bay
- Historical Phuket town
- Patong nightlife and entertainment
- Modern world class shopping centres (Central Festival, and Jungceylon)
- World class private hospitals (Bangkok Phuket International)
- International schools (British International, United World College)





Various types of visa available for foreigners

There are various forms of visas available to foreigners who wish to enter Thailand for study, business, investment, retirement and other purposes ranging from 90 days to 20 year multiple entry which include.

- Long-Term Resident (LTR) visa offering 10 year renewable visas for four categories of foreign nationals: wealthy global citizens, wealthy pensioners, work-from-Thailand professionals, and highly-skilled professionals - subject to meeting qualification.
- Retirement visa for people aged 50 years or over and meet financial requirements
- Education visa when enrolled at registered education institution within Thailand
- Business visa when operating a business
- Marriage visa for foreigners married to a Thai
- Thailand Elite Visa - a government led program offering memberships including 5 to 20 year visas





- Asia's multi-awarding winning integrated resort and residential community
- 1,000 acres of tropical parkland fronting 3km of Bangtao beach
- Premium hotels and gated communities
- Vast amenities and facilities (spas, golf course, restaurants and bars, Xana Beach Club, shopping & retail galleries)
- Inter-resort transport and tours operation
- Regular sporting events (Triathlon, Marathon, Singha Phuket Golf Open, Muay Thai Fight)
- Cultural events (National Children's Day, Loy Krathong, food and music festival)



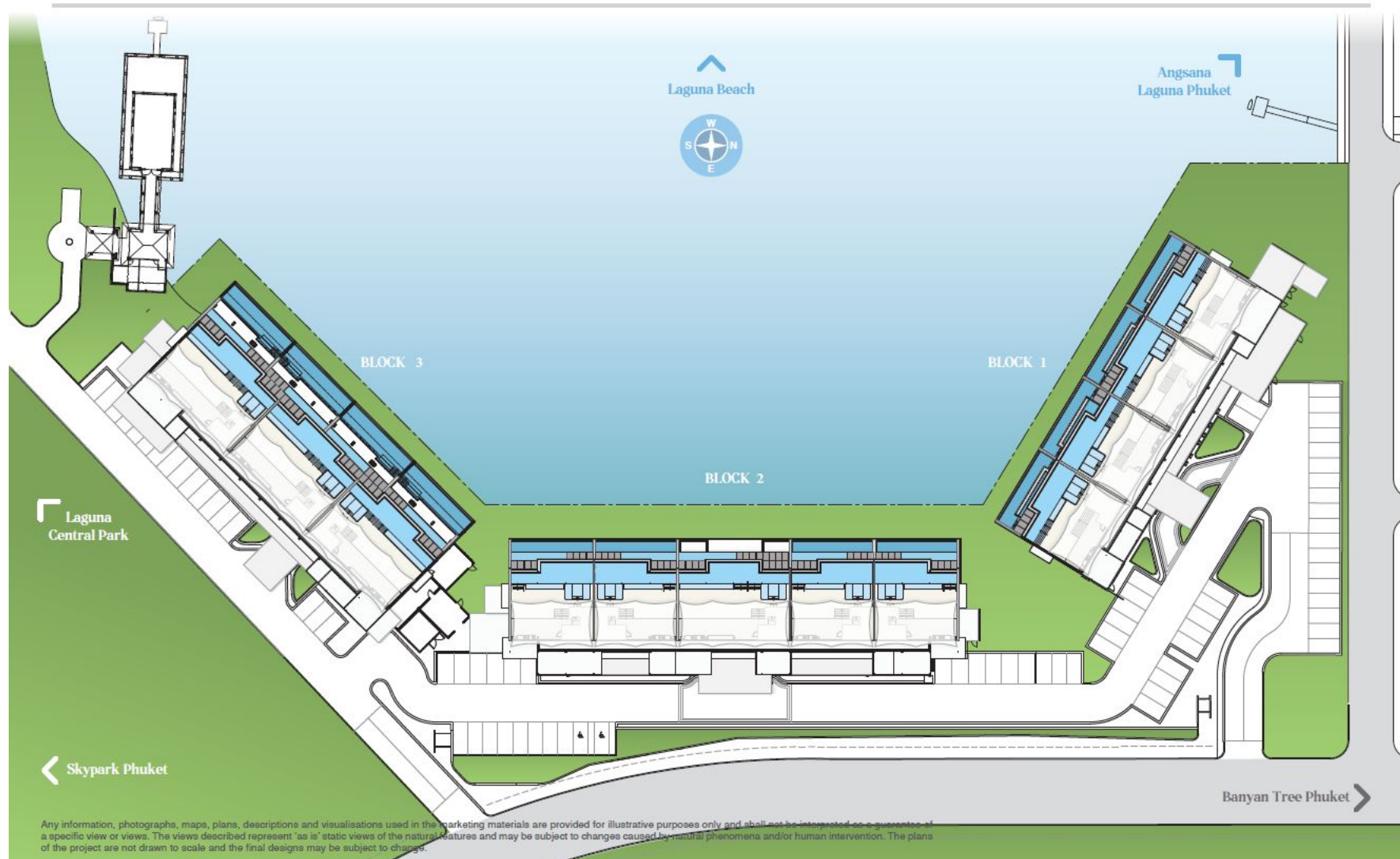
Location





Site Plan

SITE PLAN





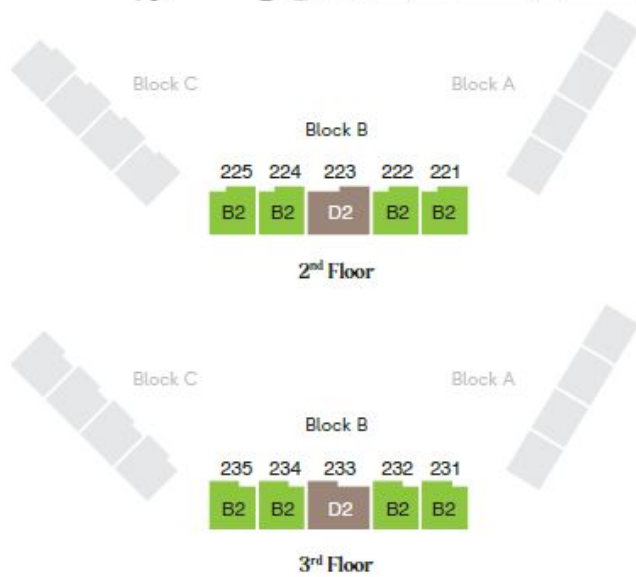
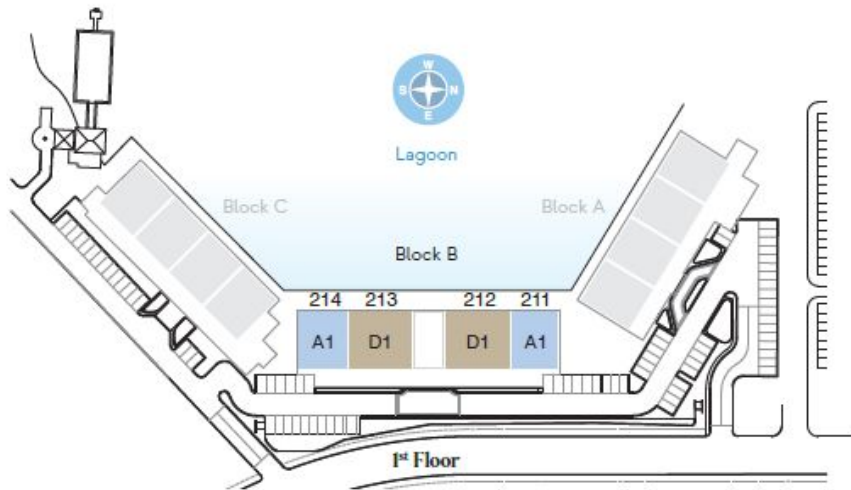
- Three (3) individual low rise residential condominiums
- All condominiums feature lagoon and sea views
- Angsana Oceanview Residence buildings 2 of seven (7) floors comprising 29 units
- Spacious 2-3 bedrooms with private pool
- Penthouses on 6-7th floors (upper floor has large entertainment deck and pool)
- Penthouse units over 2 floors (lower floor living, upper floor pool and entertainment deck)

Apartment	Type	Floor	Building 2 Units	Total Area sqm	Internal Area sqm
2 bedroom	A	1	2	209	120
2 bedroom	B	2-5	16	173 – 177	119 – 123
3 bedroom	D	1-5	6	227 – 281	159
Penthouse	C & F	6-7	5	300 – 395	146 – 185
Total			29		



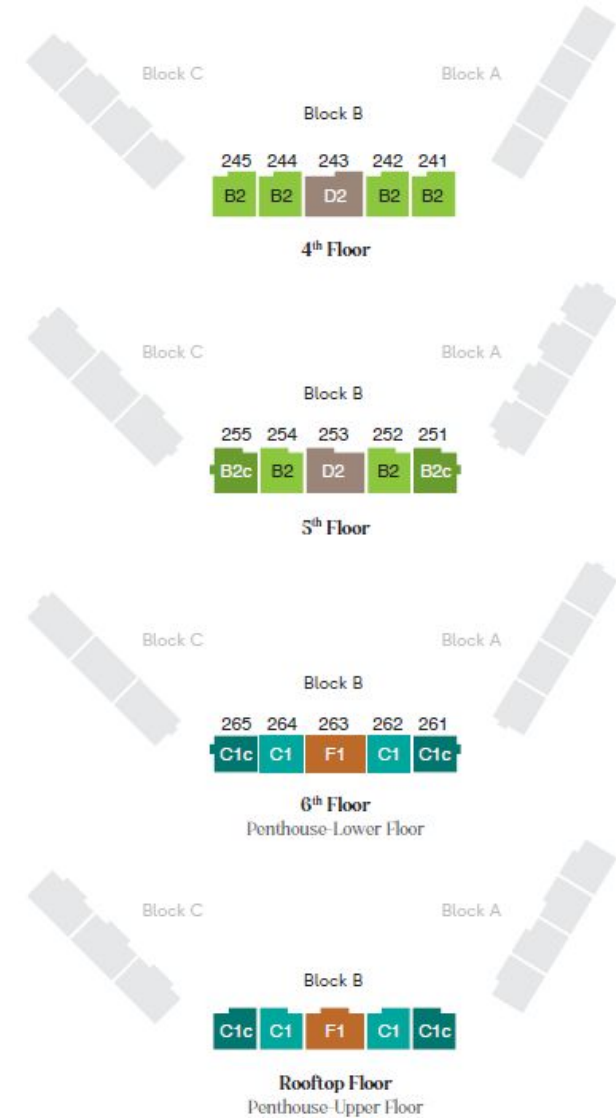


Building Plan



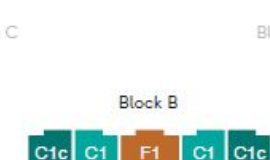
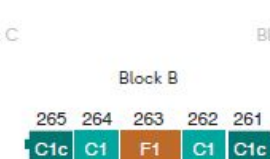
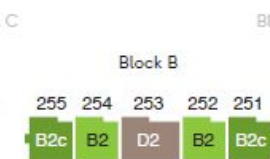
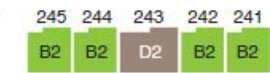
2-Bedroom

- Type A1
- Type B2
- Type B2 Corner unit
- Type C1 Penthouse
- Type C1 Penthouse / Corner unit



3-Bedroom

- Type D1
- Type D2
- Type F1 Penthouse





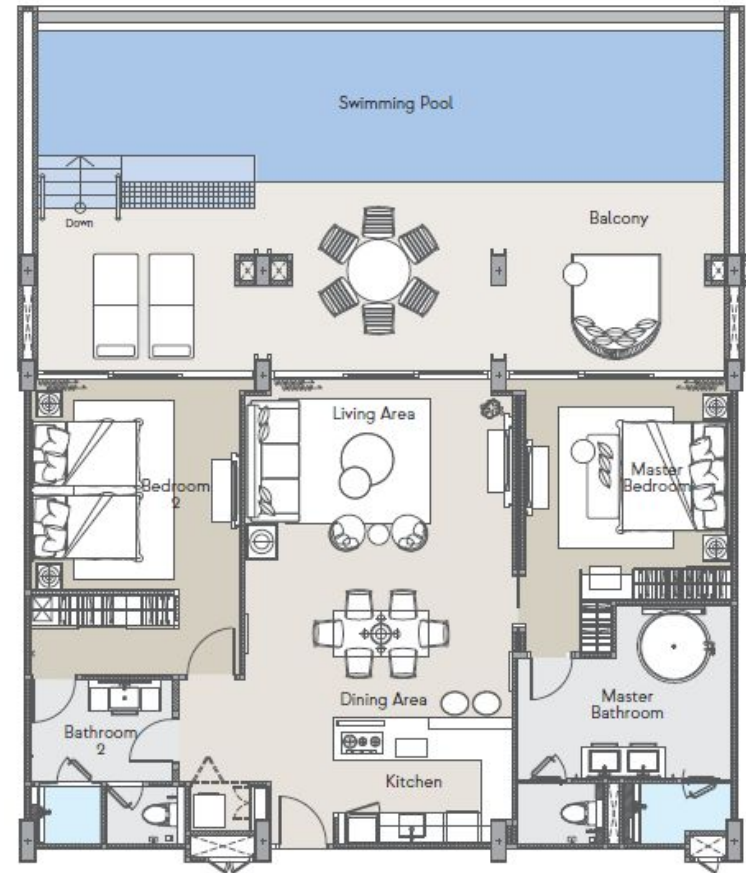
Floor Plan - Type A1

Type A1

Internal area : 120 m²
External area : 89 m²
Total area : 209 m²

2-bedrooms
2-bathrooms

Living and dining area
Swimming pool





Floor Plan - Type B2

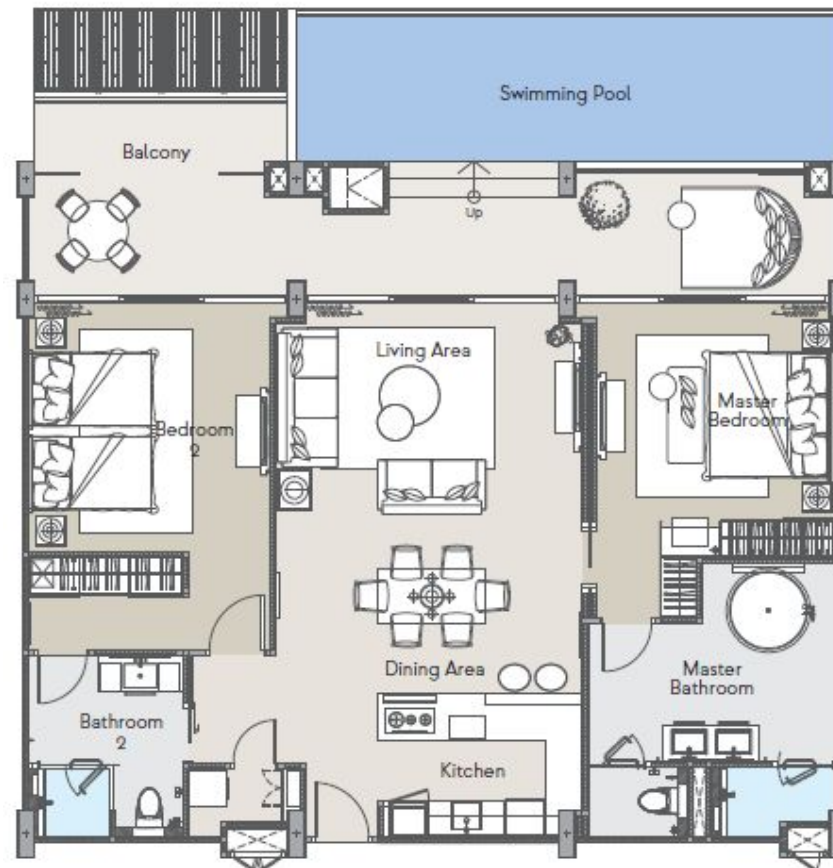


Type B2

Internal area : 119 m²
External area : 54 m²
Total area : 173 m²

2-bedrooms
2-bathrooms

Living and dining area
Swimming pool





Floor Plan - Type B2c

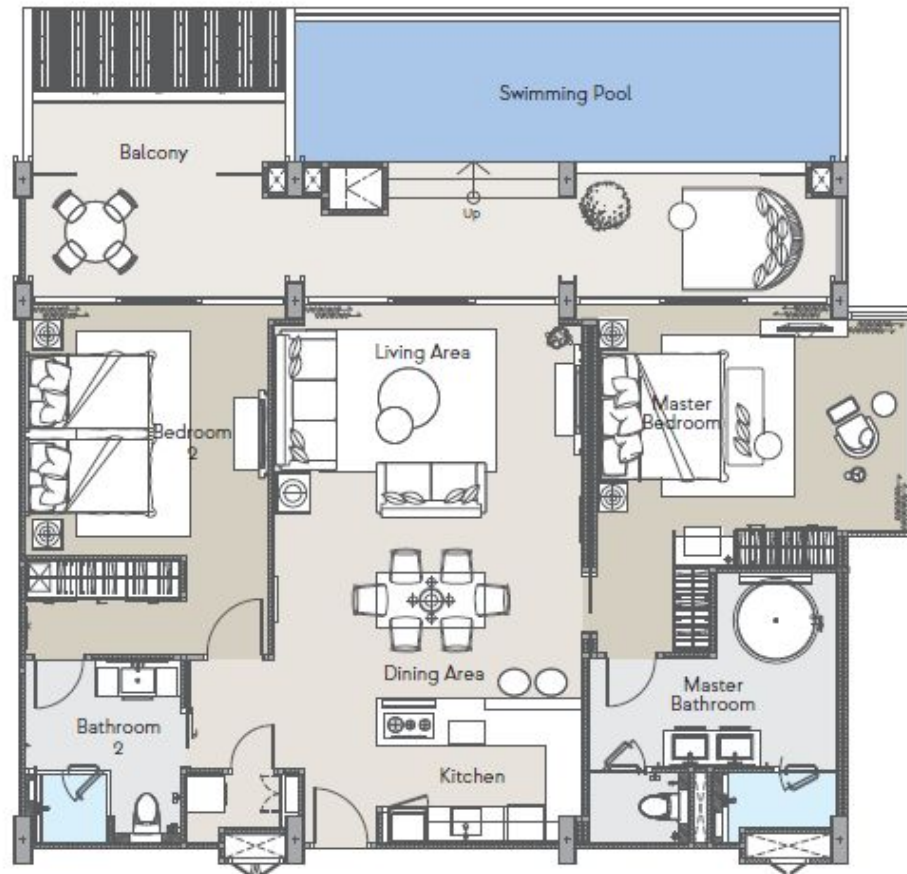


Type B2 Corner Unit

Internal area : 123 m²
External area : 54 m²
Total area : 177 m²

2-bedrooms
2-bathrooms

Living and dining area
Swimming pool





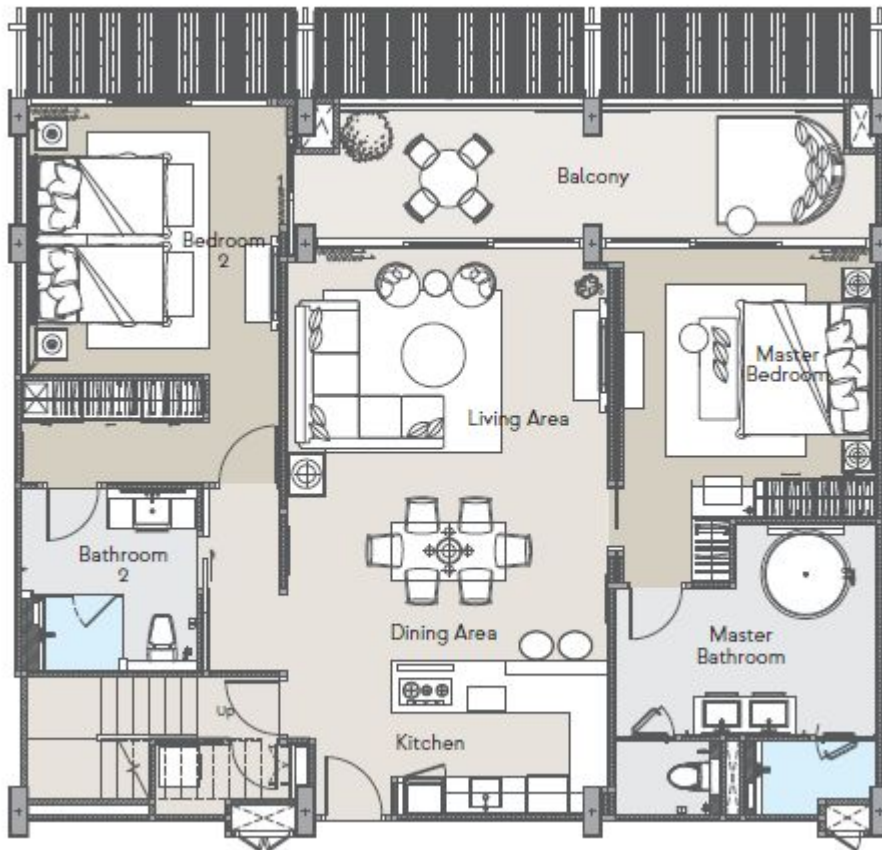
Floor Plan - Type C1



Type C1 Penthouse-Lower Floor

Internal area : 128 m²
External area : 17 m²
Total area : 145 m²

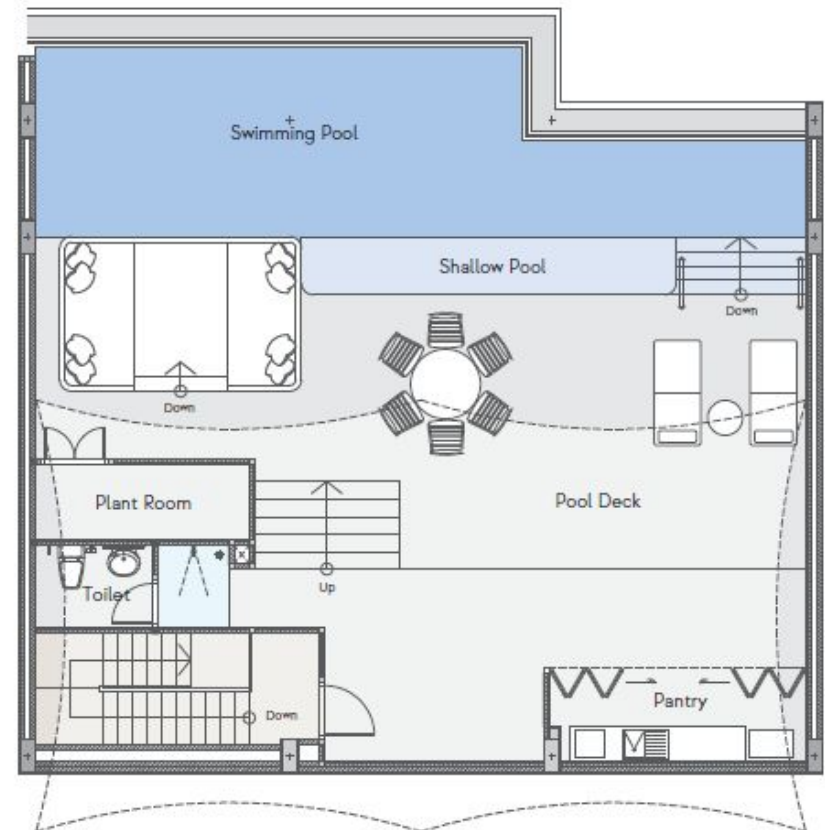
- 2-bedrooms
- 2.5-bathrooms
- Living and dining area
- Swimming pool
- Rooftop deck



Type C1 Penthouse-Upper Floor

Internal area : 18 m²
External area : 137 m²
Total area : 155 m²

- 2-bedrooms
- 2.5-bathrooms
- Living and dining area
- Swimming pool
- Rooftop deck





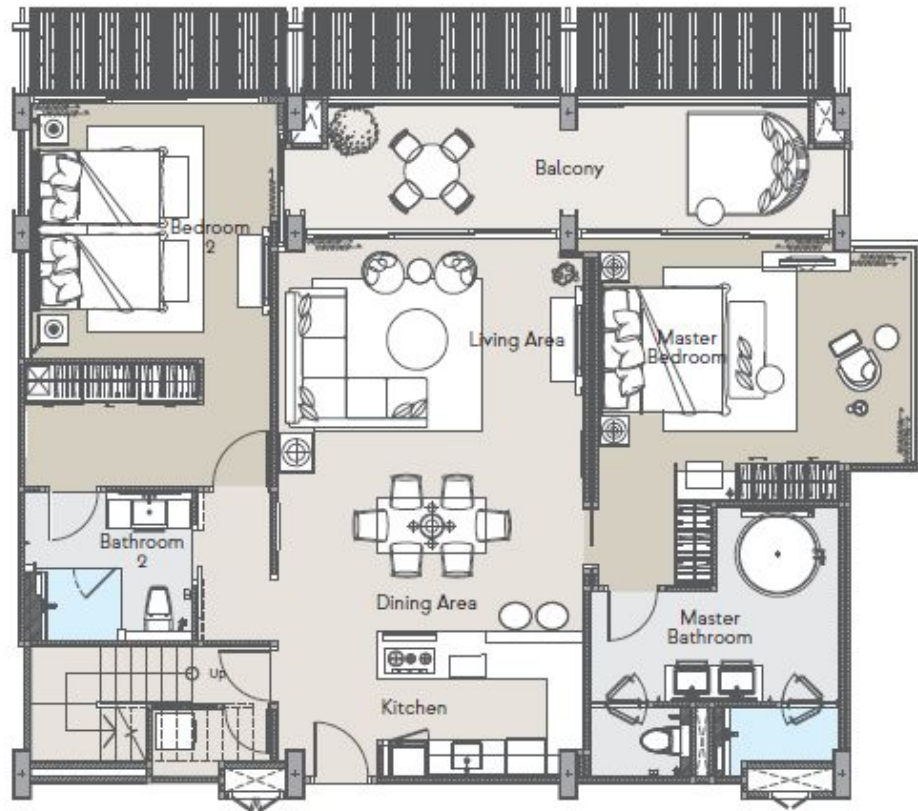
Floor Plan - Type C1c



Type C1 Corner Unit Penthouse-Lower Floor

Internal area : 132 m²
External area : 17 m²
Total area : 149 m²

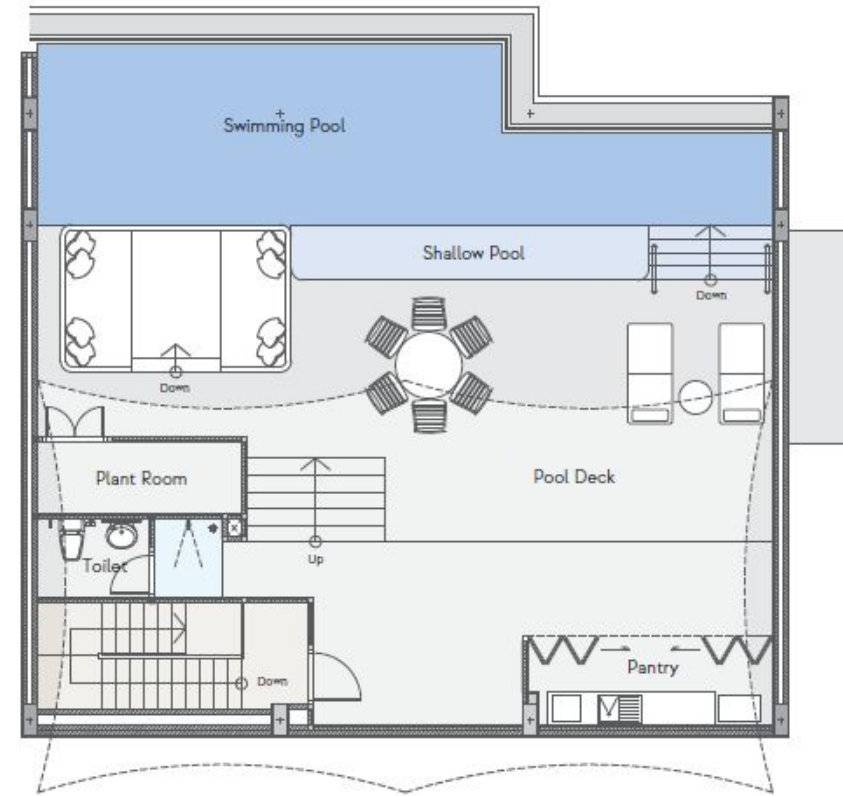
- 2-bedrooms
- 2.5-bathrooms
- Living and dining area
- Swimming pool
- Rooftop deck



Type C1 Corner Unit Penthouse-Upper Floor

Internal area : 18 m²
External area : 137 m²
Total area : 155 m²

- 2-bedrooms
- 2.5-bathrooms
- Living and dining area
- Swimming pool
- Rooftop deck





Floor Plan - Type D1

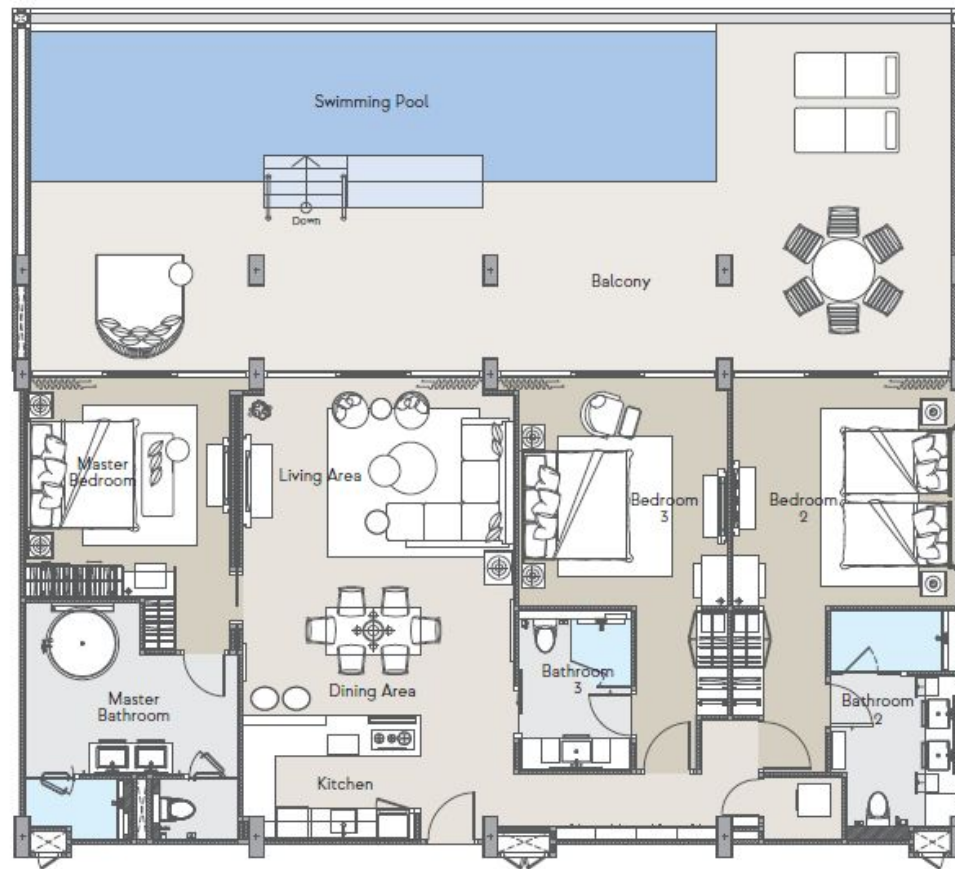


Type D1

Internal area : 159 m²
External area : 122 m²
Total area : 281 m²

3-bedrooms
3-bathrooms

Living and dining area
Swimming pool





Floor Plan - Type D2

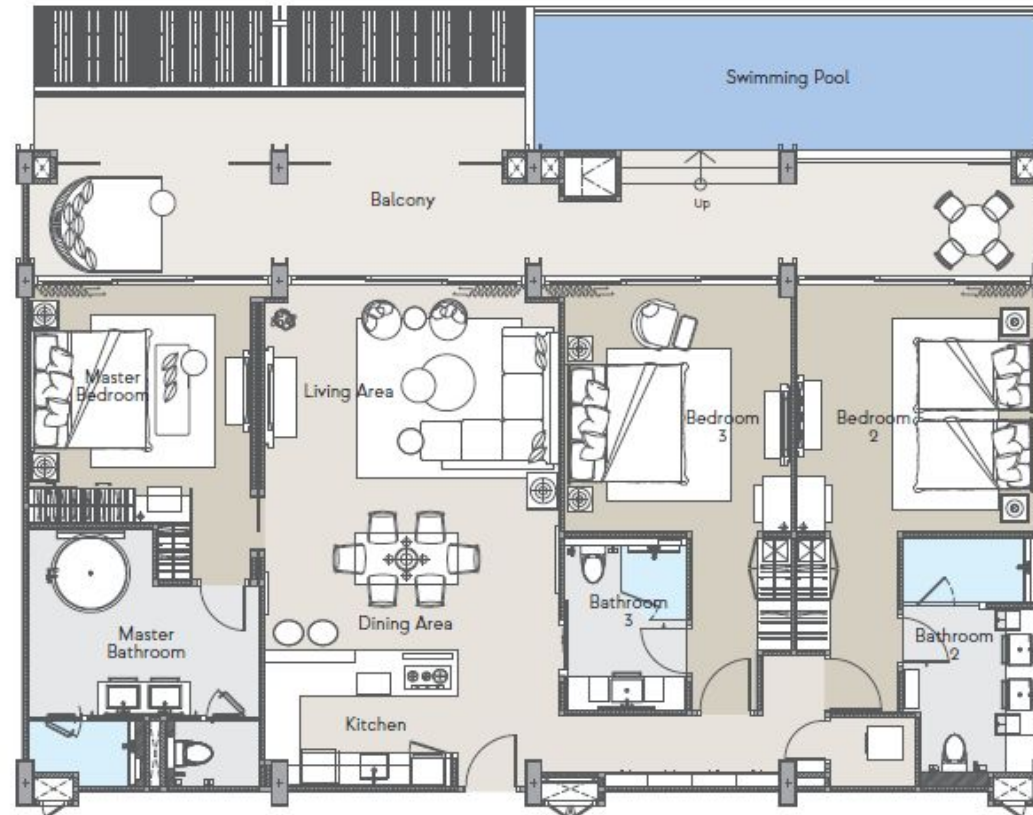


Type D2

Internal area : 159 m²
External area : 68 m²
Total area : 227 m²

3-bedrooms
3-bathrooms

Living and dining area
Swimming pool





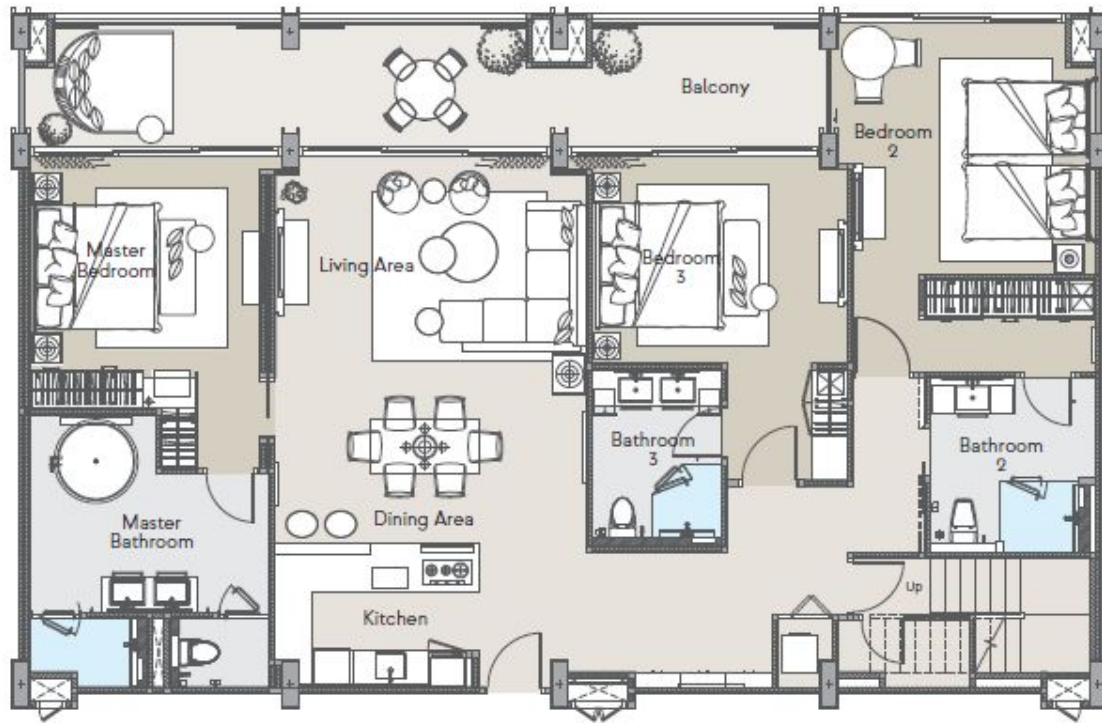
Floor Plan - Type F1



Type F1 Penthouse-Lower Floor

Internal area : 167 m²
External area : 26 m²
Total area : 193 m²

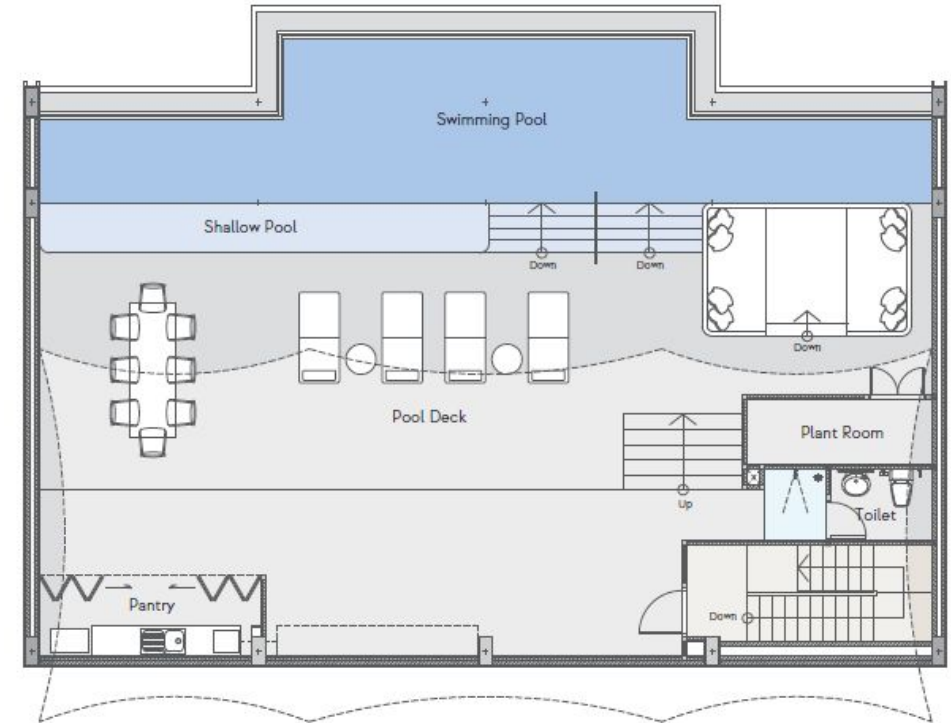
- 3-bedrooms
- 3.5-bathrooms
- Living and dining area
- Swimming pool
- Rooftop deck



Type F1 Penthouse-Upper Floor

Internal area : 18 m²
External area : 184 m²
Total area : 202 m²

- 3-bedrooms
- 3.5-bathrooms
- Living and dining area
- Swimming pool
- Rooftop deck





SCHEDULE OF FINISHES

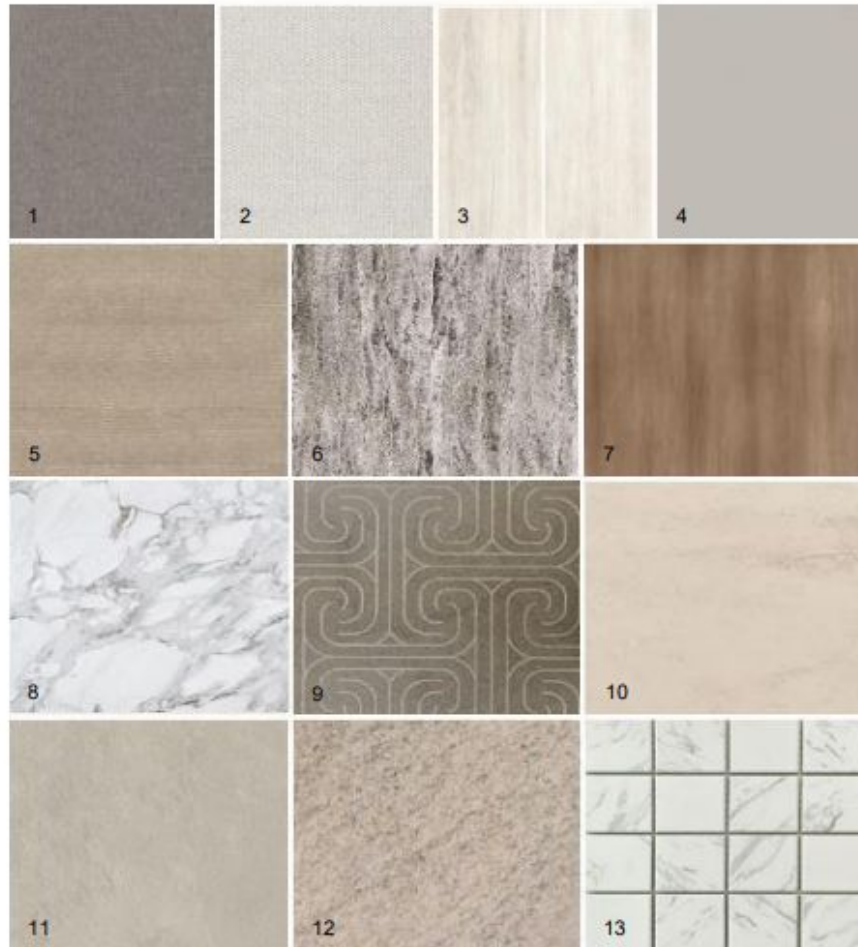
General	
Internal Walls	Brick/block with plaster and paint finish
Internal Ceilings	Gypsum with paint finish
Balcony Soffit	Plaster with paint finish
Ceiling Fan	In bedrooms, living room & balcony
Entry Door	Timber with veneer finish
Internal Doors	Timber with veneer finish
Air Conditioning	Concealed split type
Communication	Data outlet
Hot Water	Hot water to kitchen and bathrooms
Living & Dining Areas	
Flooring	Homogenous tiles
Lighting	Recessed LED downlights
Bedroom	
Flooring	Homogenous tiles
Lighting	Recessed LED downlights
Built in wardrobe	PB/melamine or equivalent
Kitchen	
Flooring	Homogenous tiles
Lighting	Recessed LED downlights
Counter top	Engineered stone or equivalent
Joinery/Cabinets	PB/melamine or equivalent
Splash back	Engineered stone or equivalent
Appliances	High grade international appliances
	- Induction cooktop
	- Range hood
	- Microwave
	- Fridge/freezer
	- Dishwasher
Sink & Tapware	Stainless steel sink and mixer

Bathroom, Powder Room & Ensuite (as/where applicable)	
Flooring	Homogenous tiles
Walls	Homogenous tiles
Ceiling	Moisture resistant plasterboard with paint finish
Lighting	Recessed LED downlights
Counter top	Engineered stone or equivalent
Joinery	PB/melamine or equivalent
Shower Screen	Tempered glass
Tapware	Shower & basin mixers
Bathtub	Freestanding bathtub (master bathroom)
Shower	Rain shower & wall mounted handheld (master bathroom)
	Wall mounted handheld (all other bathrooms)
Sanitary ware	Ceramic basin and bath where applicable
Accessories	Towel rail/rack
Ventilation	Mechanically vented
Balconies	
External Balustrade	Tempered glass or equivalent standard
Floor	Homogenous tile
Lighting	Recessed LED downlight
External	
Walls	Plaster and paint finish
Windows & Doors	Aluminium frames powder coated
Pool finish	Tile or similar standard





MATERIAL SELECTION



- 1** WALL AND TV WALL
Laminate
- 2** LIVING AND DINING FLOOR
Homogeneous tile
- 3** MASTER BEDROOM AND TWIN BEDROOM FLOOR
Homogeneous tile
- 4** KITCHEN ISLAND AND KITCHEN CARCASS
Laminate
- 5** KITCHEN ISLAND AND FRONT PANEL
Laminate
- 6** KITCHEN COUNTER TOP AND BACKSPLASH
Marble
- 7** BATHROOM DOOR AND WARDROBE
Laminate
- 8** BATHROOM COUNTER TOP
Marble
- 9** BATHROOM ACCENT WALL (WATER JET LASER CUT CRAVING)
Homogeneous tile
- 10** BATHROOM WALL
Homogeneous tile
- 11** BATHROOM FLOOR
Homogeneous tile
- 12** BALCONY FLOOR
Homogeneous tile
- 13** SWIMMING POOL
Homogeneous tile



















Ownership

- Condominiums are available on a freehold basis for both Thai and non-Thai buyers. However, according to current Thai law, non-Thais may only purchase up to 49% of the condominium's saleable area on a freehold basis. Otherwise, they may purchase any remaining units on a renewable leasehold basis (currently for a maximum period of 30 years as permitted by law).

Freehold

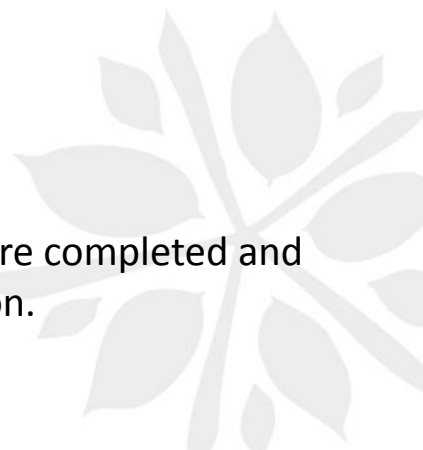
- Registration fees upon transfer of title at 2% of appraisal price payable by buyer
- Corporate income tax (1% of selling price) and Specific Business Tax (3.3% of selling price) payable by seller

Leasehold

- Lease registration and stamp duty costs at 1.1% of lease premium payable by lessee
- Cost of lease renewals will be borne by lessee according to the relevant agreements
- Leasehold may be transferred subject to terms and conditions
- Assignment fee payable to lessor
- New lessee to be bound by terms and conditions of original lease agreement
- Option to convert to freehold (subject to consent by Lessor and permitted by Thai law)

Registration

- Approximately 180 days after full payment has been received and construction of all buildings in the Project are completed and condominium license is obtained. We will notify the owner of any documents and fees required for registration.





Construction

- The development includes three (3) low rise blocks
- Situated adjacent to Angsana Laguna Phuket
- Construction for block 1 has already commenced and is estimated to complete by end 2023.
Construction of block 2 are estimated to take approximately 24 months (+/- 6 months) to complete from the commencement date.
- A five (5) year building structure warranty is offered from the date of completion of construction. Warranties on materials and furnishings will be subject to a one (1) year warranty.
- Fixed furnishings (wardrobes, kitchen cabinets and built-in appliances) and landscaping is included. Loose furniture, artworks and amenities are not included but are available to purchase separately.
- The building must be built in accordance with building code and permits as issued by the relevant authorities so no changes to the external areas or structural items are permitted.





Condominium management (by Laguna)

- Infrastructure and common facilities include:
 - Car park
 - Internal roads, drainage, landscape
 - Utilities (eg water, electricity, communications)
- Services include:
 - 24 hours on-site security
 - Garbage collection
 - Cleaning and maintenance of infrastructure and common facilities
 - Any other services required for benefit of owners (eg pest control)
- Common area fees estimated at THB 720 per square metre per year (or THB 60 per month)
 - E.g. 200 sqm x THB 720 = THB 144,000 per year or THB 12,000 per month
- Special fund THB 100 per square metre per year
 - E.g. 200 sqm x THB 100 = 20,000 per year or ~ THB 1,667 per month
- CAM and special fund invoiced quarterly in advance
- Rates are subject to change





Property management (by Laguna / Angsana)

- Services to individual owners include:
 - Pool cleaning
 - Pest control
 - Routine and preventative maintenance
 - Housekeeping / maid service
 - Rentals (rentals < 6 months exclusively by Laguna or Angsana/ rentals > 6 months permitted directly by owner)

Rules & regulations

- **Use of private property**
 - Owner shall use for residential purposes only (rentals < 6 months available exclusively from Laguna)
 - No modifications of structure or exterior façade is permitted
 - No hanging of equipment or materials that extend outside of the building
 - Owners shall maintain the property in a tidy and sanitary condition
 - Storage of hazardous materials or unlawful substances are prohibited
 - Cars and vehicles must be parked in designated parking areas (non-allocated)
- **Use of common property**
 - Owner shall not build or alter common property





Rules & regulations

- **Rentals**

- Rental conditions are as follows:

Rental term	Conditions
> 6 months	No restrictions
< 6 months	Exclusively through Laguna Rentals / Angsana

- Owners are prohibited from advertising, marketing or renting their units for < 6 months other than through exclusive rental services through Laguna Rentals or Angsana
- Rentals commission is 10-15% of rental income





Owners benefits

- Sanctuary Club *
 - Complimentary enrollment
 - Discounts and privileges worldwide in resorts, spas and galleries
 - Multi-lingual owner services team
 - Invitations to events including new hotel pre-openings
- Access to Laguna Phuket *
 - Access to Laguna Phuket amenities such as shuttle bus, gym, restaurants, spa and beach area (pool restricted)
- Owner services team who can arrange services upon request (eg housekeeping, maintenance, etc)

Other benefits

- Golf membership at Laguna Phuket Golf Club
- Angsana Vacation Club membership (5 year)





Payment terms

- Option 1 – 100% payable during construction

Construction Payment Term	Of Selling Price
1st Payment upon signing contract	20%
2nd Payment when construction is 25% complete ¹	20%
3rd Payment when construction is 50% complete ²	20%
4th Payment when construction is 75% complete ³	20%
5th Payment upon completion of construction	20%
Total	100%

- Option 2 – 50% payable during construction with 50% deferred payment over 1, 3 or 5 years

Construction Payment Term	Of Selling Price
1st Payment upon signing contract	20%
2nd Payment when construction is 25% complete ¹	10%
3rd Payment when construction is 50% complete ²	10%
4th Payment when construction is 75% complete ³	10%
Post construction payments ⁴	50%

¹ Concrete structure substantially completed

² Roof, brickwork and rendering substantially completed

³ Electrical conduits, pipe work and plastering substantially completed

⁴ Subject to interest





- END -

