

## FACT SHEET

Project Overview	
Project Name:	SeaRidge Resort
Location:	Hua Hin, Thailand, 200 kilometres (125 miles) south of Bangkok
Project Site:	9 kilometers (6 miles) south of Hua Hin town centre 1,500 meters (4,900 feet) east of Gulf of Thailand 700 meters (2,300 feet) west of Petchkasem Road
Project Concept:	Your Very Own Private Resort
Developer:	Sierra Projects Co., Ltd.
Product Type:	Luxury Condominiums & Villas
Total Land Area:	33.1 rai (5.3 hectares / 13.1 acres)
Launch Date:	September 2007
Expected Completion Date:	End 2008 for Phase 1
Total Units:	56 Condominiums & 22 Villas
Tenure:	Freehold & Leasehold (30 + 30 + 30 years)
Facilities:	<ul style="list-style-type: none"> <li>• Gated community with 24 hour security</li> <li>• Condominium freeform swimming pool</li> <li>• Club house with freeform swimming pool</li> <li>• Spa</li> <li>• Fitness center</li> <li>• Restaurant &amp; bar</li> <li>• Resort concierge</li> <li>• Huge private nature reserve exclusively for SeaRidge residents</li> <li>• Gardening Services</li> <li>• Shuttle bus</li> <li>• Maid services</li> <li>• Children's playground</li> <li>• Property &amp; rental management</li> </ul>
Property Tax:	Zero – no property tax in Thailand

SeaRidge Condominiums	
No. of Units:	56
Types:	<p><b>Jasmine:</b> 171 m<sup>2</sup> (1,840 ft<sup>2</sup>), 3 bedroom, 2 bathroom, 3 balconies</p> <p><b>Narrana:</b> 134 m<sup>2</sup> (1,440 ft<sup>2</sup>), 3 bedroom, 2 bathroom, 1 balcony</p> <p><b>Palmyra:</b> 112 m<sup>2</sup> (1,205 ft<sup>2</sup>), 2 bedroom, 2 bathroom, 1 balcony</p>
Prices:	Starting from THB 5.4 million (£76,500 / €110,100 / \$159,000)
Fees at purchase:	1% - 1.1 % Government transfer fee Sinking fund contribution: THB 200/m <sup>2</sup> (£2.80 / €4.10 / \$5.90)
Maintenance fees:	Estimated THB 3,000 monthly (£43 / €62 / \$89)
Rental Return:	6% - 9% estimated
Capital Appreciation:	16% - 26% annually over past 5 years on US dollar basis
SeaRidge Villas	
No. of Units:	22 villas for Phase 1
Types:	<p><b>Majestic:</b> Internal area: 301 m<sup>2</sup> (3,240 ft<sup>2</sup>), Total are: 465 m<sup>2</sup> (5,005 ft<sup>2</sup>) 4 bedrooms, 4 bathrooms</p> <p><b>Crescent:</b> Internal area: 222 m<sup>2</sup> (2,390 ft<sup>2</sup>), Total area: 352 m<sup>2</sup> (3,789 ft<sup>2</sup>) 3 bedrooms, 4 bathrooms</p> <p><b>Cypress:</b> Internal area: 175 m<sup>2</sup> (1,883 ft<sup>2</sup>), Total area: 277 m<sup>2</sup> (2,981 ft<sup>2</sup>) 3 bedrooms, 4 bathrooms</p> <p><b>Crystal Pool – 3 Bedrooms:</b> Internal area: 128 m<sup>2</sup> (1,378 ft<sup>2</sup>), Total area: 229 m<sup>2</sup> (2,465 ft<sup>2</sup>) 3 bedrooms, 2 bathrooms</p> <p><b>Crystal Pool – 2 Bedrooms</b> Internal area: 114 m<sup>2</sup> (1,227 ft<sup>2</sup>), Total area: 225 m<sup>2</sup> (2,422 ft<sup>2</sup>) 2 bedrooms, 2 bathrooms</p>
Prices:	Starting from THB 7.67 million (£108,700 / €156,400 / \$225,900)
Fees at purchase:	1% Government transfer fee Sinking fund contribution: THB 50 /m <sup>2</sup> (£0.70 / €1.00 / \$1.50)
Maintenance fees:	Estimated THB 3,000 monthly (£43 / €62 / \$89)
Contact Details	
<p><b>Hua Hin Sales Office</b> 222/68 Petchkasem Road, Hua Hin Prachuap Khiri Khan 77110 Thailand Tel: 66 (0) 32-515-464, 66 (0) 32-515-424 66 (0) 81-870-7870 Fax: 66 (0) 32-515-310 searidge@theSeaRidge.com www.theSeaRidge.com</p>	<p><b>Bangkok Office</b> 20th Floor, Lao Peng Nguan Tower 1 333 Viphavadi-Rangsit Road Bangkok 10900 Thailand Tel: 66 (0) 2-618-8800 Fax: 66 (0) 2-618-8801</p>