



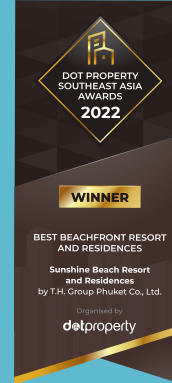
Sunshine Beach

BEACHFRONT RESORT & RESIDENCES



Sunshine Beach

BEACHFRONT RESORT & RESIDENCES



50 METERS TO THE BEACH



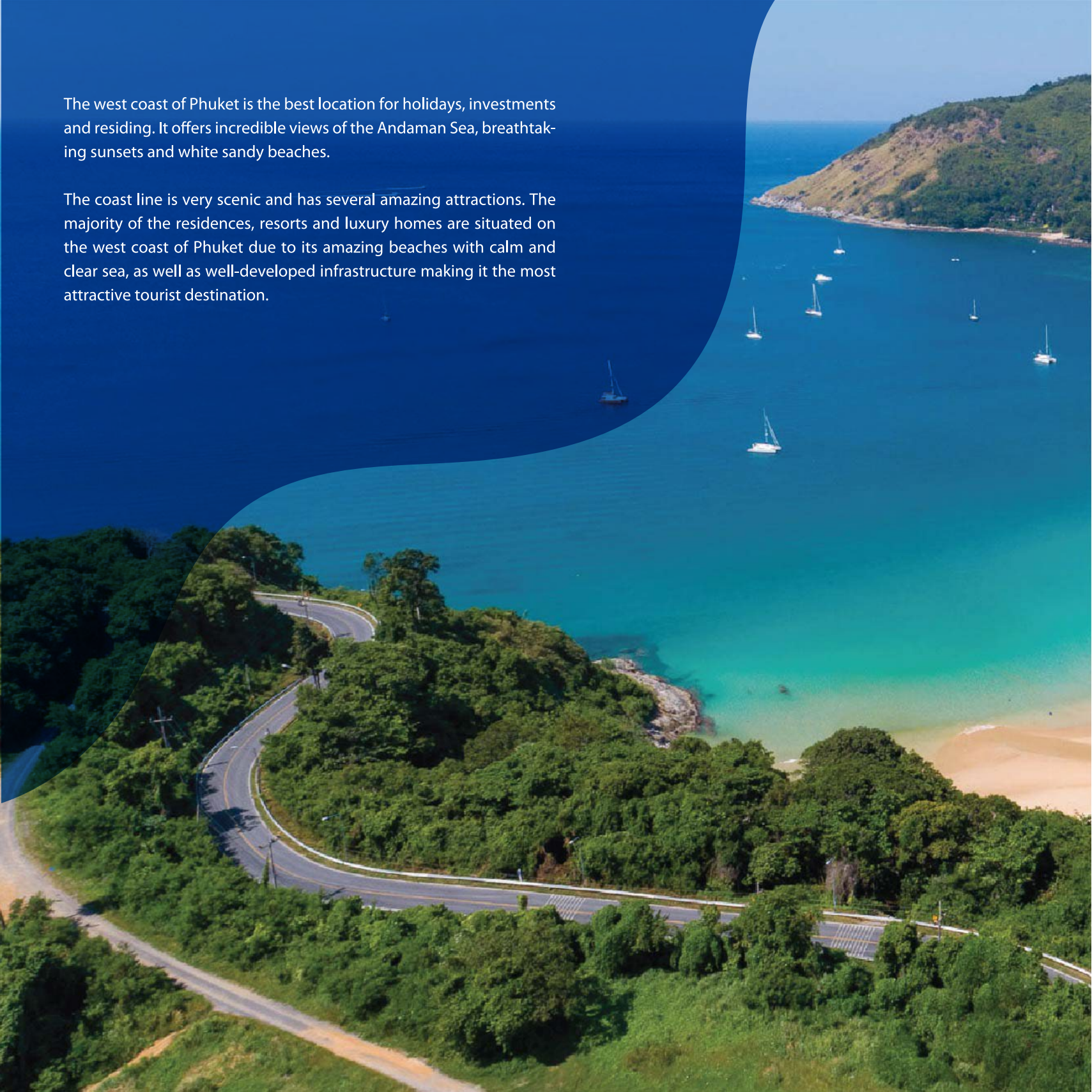
**“ASIA’S
NUMBER ONE
DESTINATION”**



Phuket is the largest island in Thailand. It has the second highest income per capita compared to any province in Thailand that is outside of Bangkok. Tourism has dominated the island's economy for the past two decades and each year, over 3 million visitors come here to enjoy pristine Phuket beaches and resorts of the island.

The west coast of Phuket is the best location for holidays, investments and residing. It offers incredible views of the Andaman Sea, breathtaking sunsets and white sandy beaches.

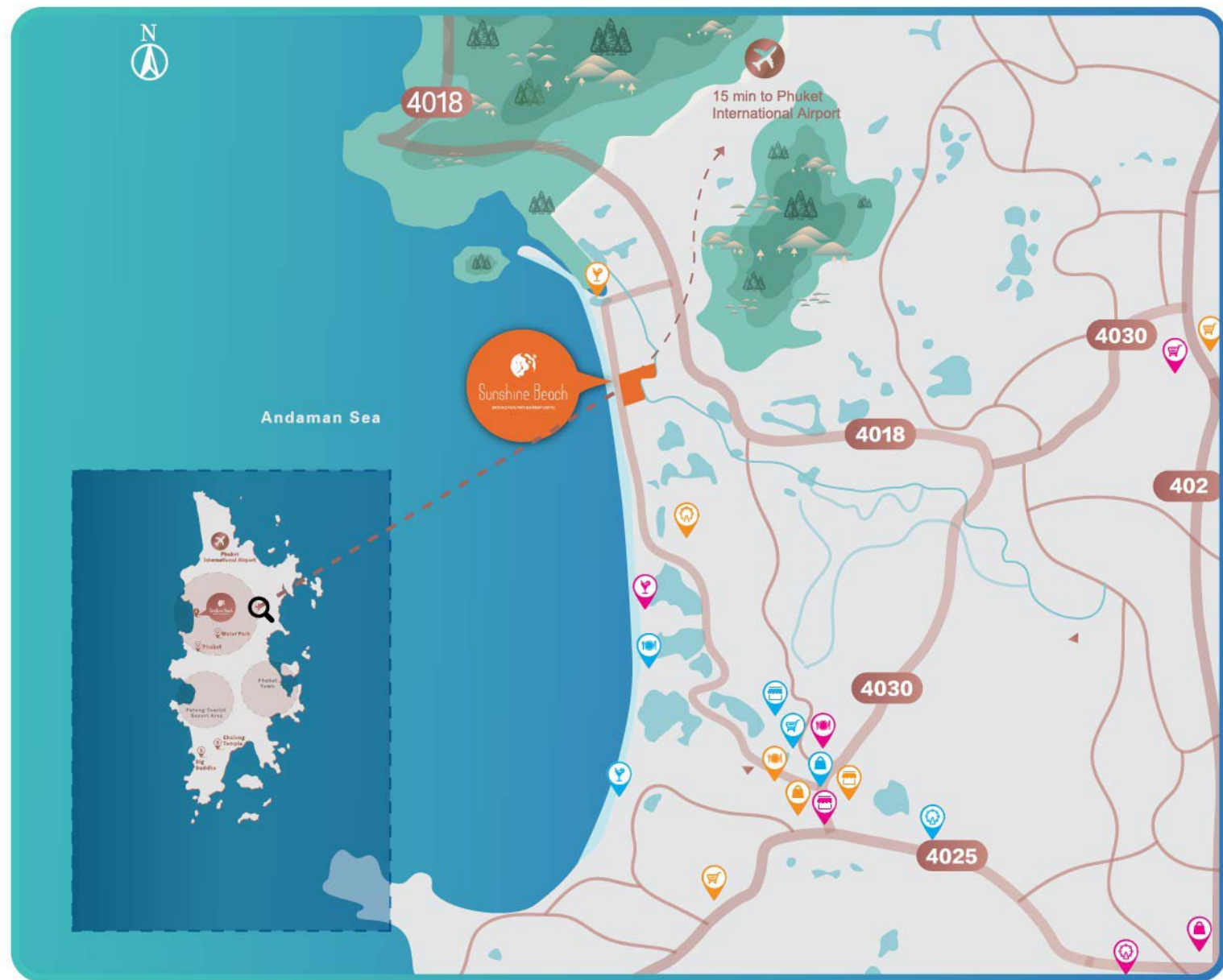
The coast line is very scenic and has several amazing attractions. The majority of the residences, resorts and luxury homes are situated on the west coast of Phuket due to its amazing beaches with calm and clear sea, as well as well-developed infrastructure making it the most attractive tourist destination.





Sunshine Beach Resort & Residences is in the heart of Bangtao and occupies one of the best locations on the island. It is perfect for both living and holidays. Life at Sunshine Beach Resort & Residences comes with a wide offering of premium facilities and developed infrastructure around.

The development is ideally positioned in the middle of all your needs in life. International schools, sports complexes, shopping centres and Laguna Phuket are within easy reach from the project. Famous Laguna Golf Club and high-end resorts and shopping destinations are just five minutes drive from the complex.



BEACHES

| | |
|----------------|-------|
| Bangtao Beach | 50 m |
| Nai Thon Beach | 7 km |
| Surin Beach | 9 km |
| Naiyang Beach | 14 km |

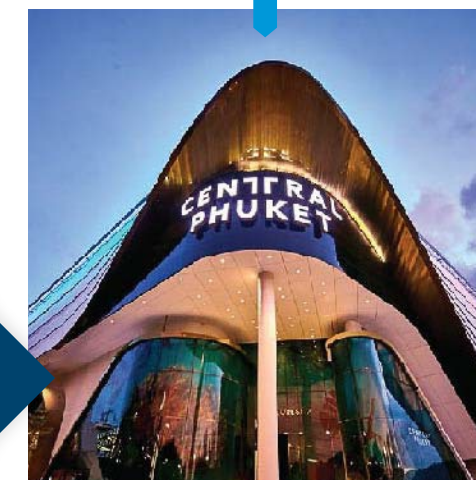
SHOPPING

| | |
|---------------------------|-------|
| Boat Avenue | 4 km |
| Porto De Phuket | 4 km |
| Robinson Lifestyle Talang | 12 km |
| Central Festival Floresta | 23 km |



ENTERTAINMENT

| | |
|-----------------------|--------|
| Laguna Golf Club | 1.5 km |
| Catch Beach Club | 7 km |
| Carpe Diem Beach Club | 7.5 km |
| Blue Tree Waterpark | 10 km |



Sunshine Beach Resort & Residences is divided into two parts: investment and residential.

The investment part of the project will be managed by a professional hotel operator and is designed to generate passive income by offering an attractive investment package.

The residential part of the project is for the owners' personal use and is ideal for those who want to live on a paradise island.





The complex offers five-star facilities for everyone. The spacious area of the resort and residences has a range of amenities from a large pool, which can be accessed from every building to a conference room for your business away from home.

PROJECT INFORMATION

| | |
|-------------------------------|--|
| Project Name: | Sunshine Beach Resort & Residences |
| Developer: | T.H. Group Phuket Co., Ltd. |
| Project Location: | Bangtao, Phuket |
| Project Area: | 20,246 sq.m. |
| Ownership: | Leasehold and Freehold |
| Construction Completion: | Q2 2024 |
| Number of Buildings & Floors: | 4 condominium buildings and 5 hotel buildings for investment |
| Number of units: | 672 |
| Unit Types: | Studio,1-bedroom, 2-bedroom, and 3-bedroom |





Swimming Pool



Aquarium Restaurant



SPA Centre



Fitness Centre



Sky Bar & Pool Bar



Lobby



Shuttle Bus



Kids Club

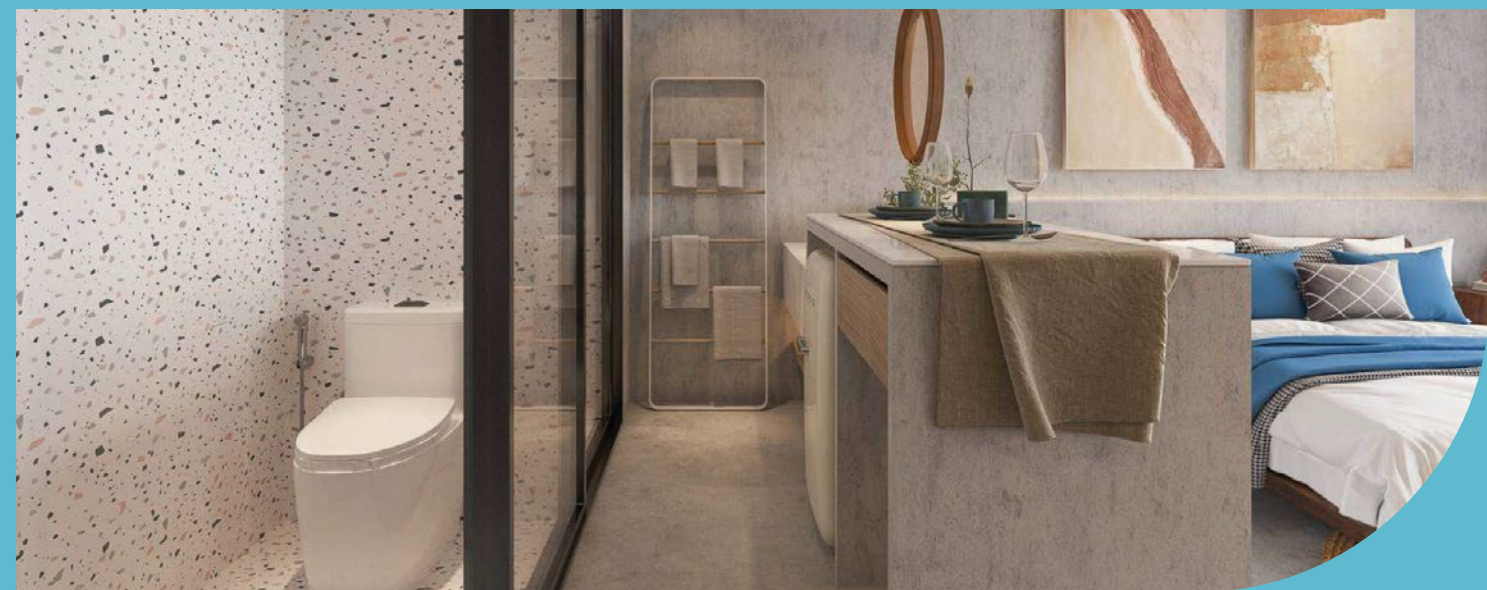


Conference Centre



Beach Facilities





MANAGEMENT RESIDENCES



JLL (Jones Lang LaSalle) was chosen to provide the following services for Sunshine Beach Resort & Residences: Due Diligence; Property Management, Pre-Completion Consultancy.

JLL is a world leader in real estate services. They buy, build, occupy and invest in a variety of assets including industrial, commercial, retail, residential and hotel real estate. From tech start-ups to global firms, their clients span industries including banking, energy, healthcare, law, life sciences, manufacturing and technology.



HOTEL

**5-STAR HOTEL,
BRANDS UNDER NEGOTIATION,
TO MANAGE INVESTMENT PART**

The Pan Pacific Hotels and Resorts portfolio is a subsidiary of UOL Group Limited. Founding member of the Global Hotel Alliance, the world's largest alliance of independent hotel brands comprising more than 30 member brands with over 550 upscale and luxury hotels with 110,000 rooms across 76 countries.



Hyatt Hotels Corporation, commonly known as Hyatt Hotels & Resorts, is an American multinational hospitality company headquartered in the Riverside Plaza area of Chicago that manages and franchises luxury and business hotels, resorts, and vacation properties.



Jin Jiang International Co., Ltd. is the leading Chinese hospitality group that was ranked 2nd among all hotel giants. The group acquired: Europe's Groupe du Louvre from U.S. investment firm Starwood Capital Group & 81% of Keystone Lodging Holding, which owns Plateno Hotels Group, 7 Days Inn and ZMAX, creating one of the world's largest hotel groups.

ABOUT DEVELOPER



T.H Group Phuket is a professional real estate developer, established with the technical support and cooperation of two major companies from Australia: Golden Invest and AUTAGroups. Sunshine Beach Resort&Residence is the high-end real estate project in Phuket. The registered capital is 470 million Thai Baht.



中国铁建

CRCC was chosen as a construction company for Sunshine Beach Resort & Residences. CRCC is a construction enterprise based in Beijing, China, that was the second largest construction and engineering company in the world by revenue in 2014. CRCC stands for China Railway Construction Corporation Limited. CRCC is considered the most powerful and large-scale comprehensive construction company in the world.

CRCC has operations in 32 provinces, autonomous regions and municipalities in China, as well as more than 130 countries and regions in the world, covering project contracting, planning and design consultation, investment operation, real estate development, industrial manufacturing, materials logistics, environmental protection, industrial finance and other emerging industries.

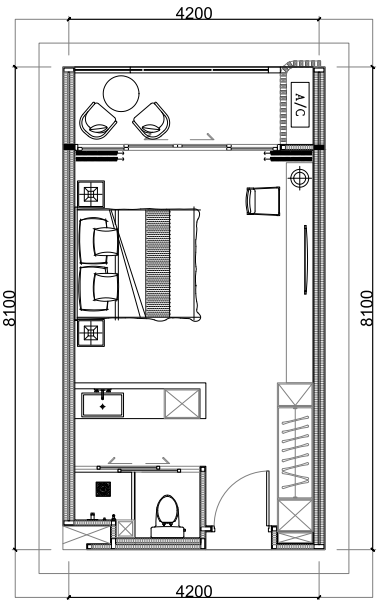


INVESTMENT PART

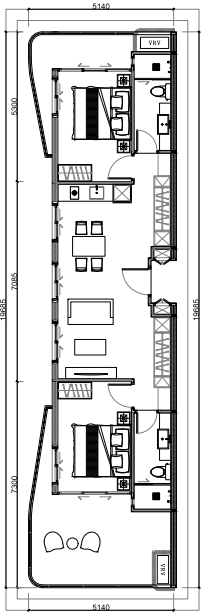
The investment part of Sunshine Beach Resort & Residences features 5 buildings and will be managed by a famous 5-star hotel operator.

Hotel Buildings: A1, A3, A4, B, C

HOTEL UNIT LAYOUTS



TYPE A1
AREA 33.66 Sq.m



TYPE A4(CO1)
AREA 85.34 Sq.m

FOR INVESTORS:

*For a full list of unit layouts,
please contact our sales managers.

5years
Rental Guarantee
per year for 5 years

Rental Pool
70/30
for 10 years

30 days
of complimentary
stay for owners



RESIDENCE PART

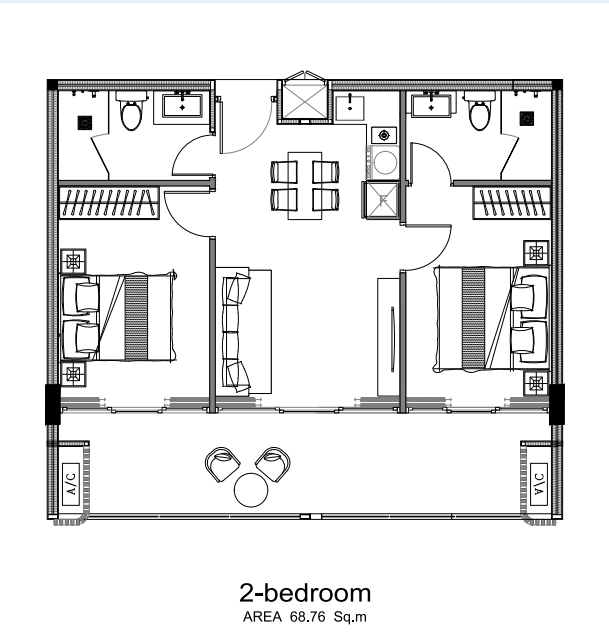
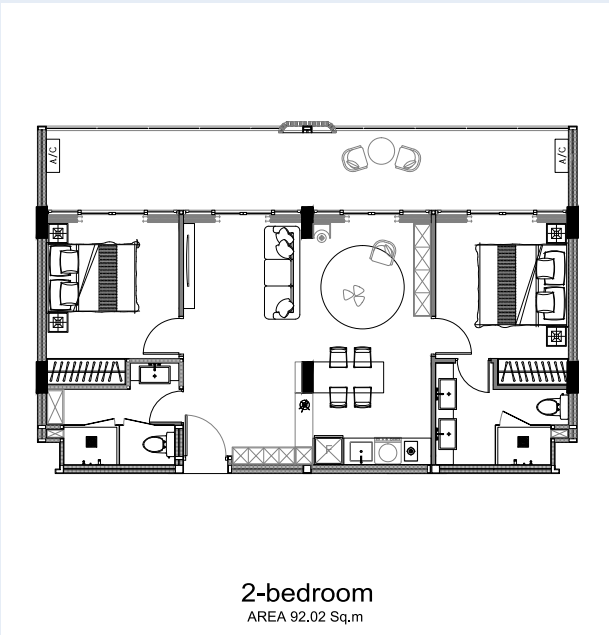
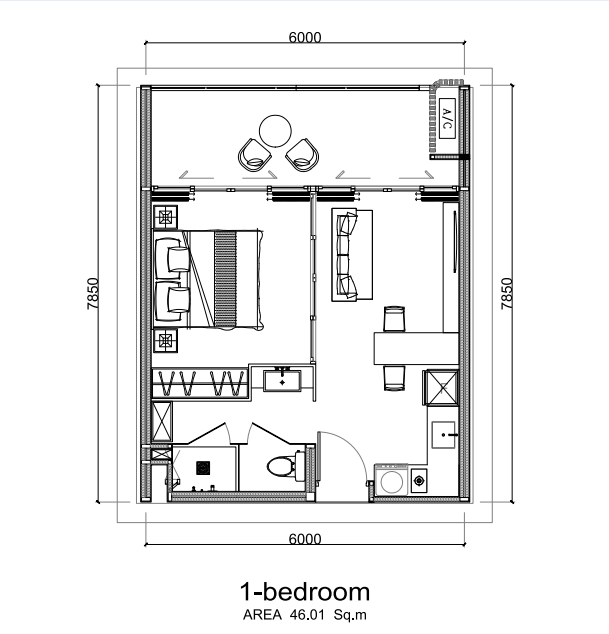
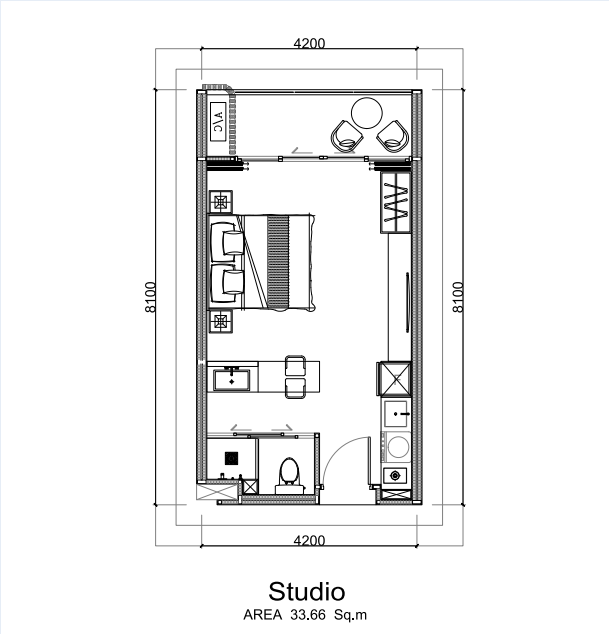
The Residences is the second part of Sunshine Beach complex, which consists of 4 buildings. Residence will be managed by JLL (Jones Lang LaSalle), a global commercial real estate services company.

Units here are fully equipped apartments that feature a dining area and fully equipped kitchen making it a perfect permanent residence for families.



Hotel Buildings: A2, A5, D, E

RESIDENCE UNIT LAYOUTS



*For a full list of unit layouts, please contact our sales managers.





PAYMENT TERMS

100,000 THB
200,000 THB
RESERVATION
DEPOSIT

35%
Down payment
Upon Signing an
Agreement

20%
Start of
Construction

20%
Completion of
Foundation

15%
Completion of
Structure

10%
Completion of
Construction
and Handover

CONSTRUCTION SITE







