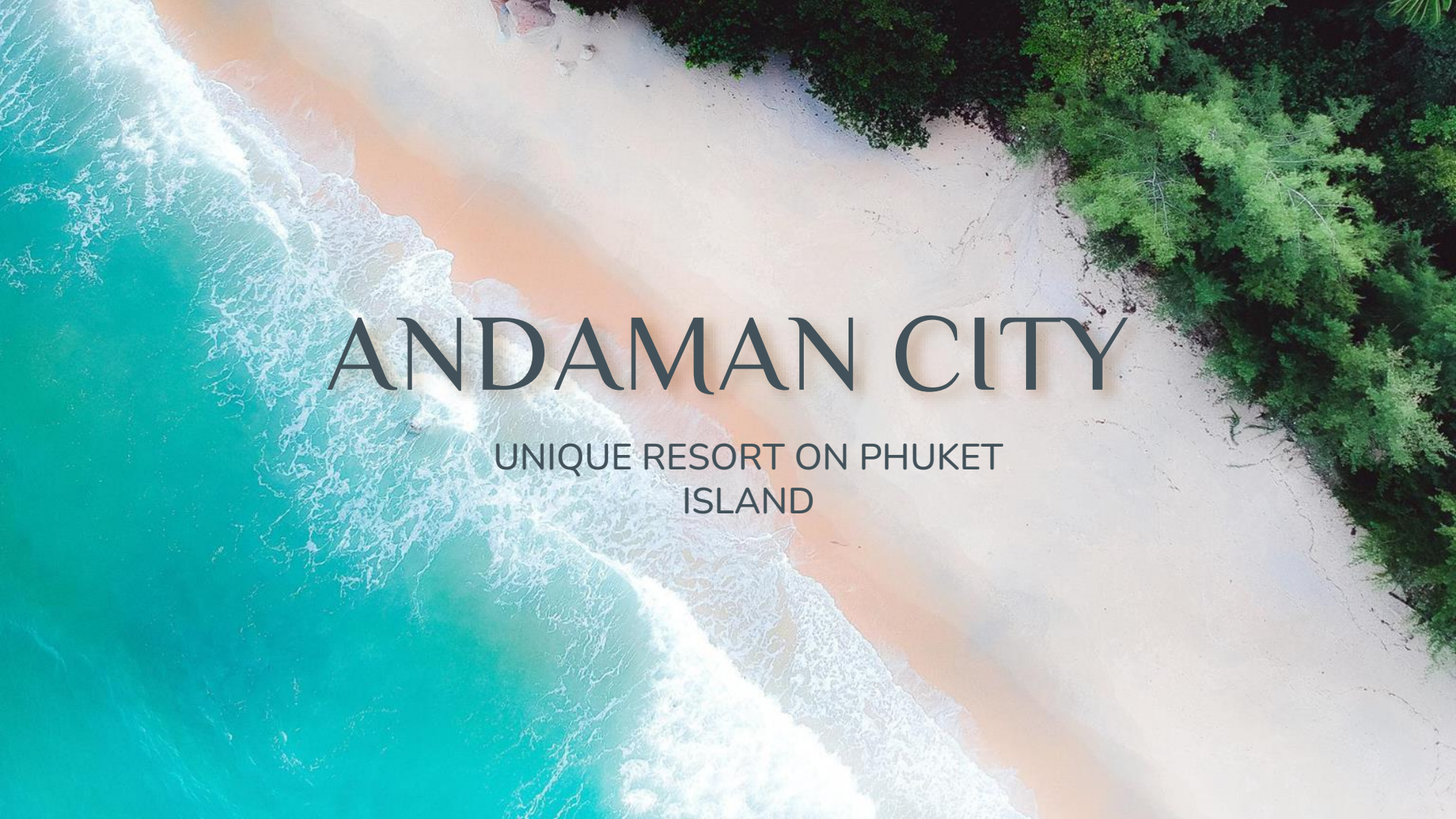


ANDAMAN CITY

UNIQUE RESORT ON PHUKET ISLAND

Phuket

Where the dreams come true!

PROSPERING TOURISM INDUSTRY

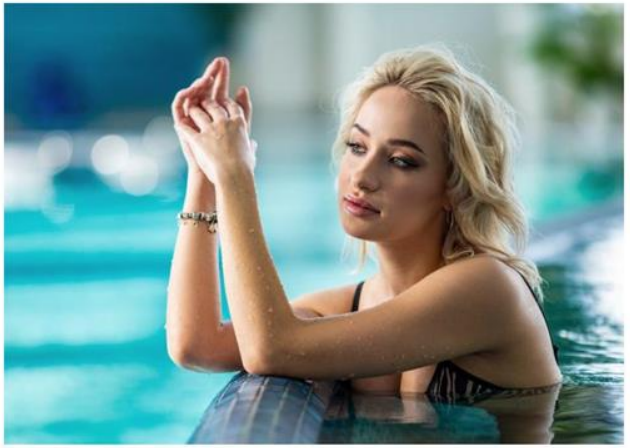
12 million people - the expected number of tourists in Phuket in 2023. The island is ranked 6th by Tripadvisor among the most popular tourist destinations in the world.

STABLE ECONOMY

Low inflation and stable currency - guarantee of reliable investments. Over the past 20 years, THB gained 20% against USD.

FAVORABLE INVESTMENT CLIMATE

Affordable prices - entry threshold from $120,000, flexible financing programs from developers, high income and stable increase in capital through capitalization.



DEVELOPING INFRASTRUCTURE

Social infrastructure, new road connections and second airport are being built on the island, in the nearest future - surface metro and international theme parks.

LIMITED LAND RESOURCE

About 60% of the land in Phuket belongs to parks and reserves. The area available for development near the beaches is almost finished. High-rise construction is prohibited on the island. Lack of land will dictate higher property prices.

ALL-YEAR-ROUND SEASON

You can swim in the warm sea, enjoy your beach holiday at any time of the year.

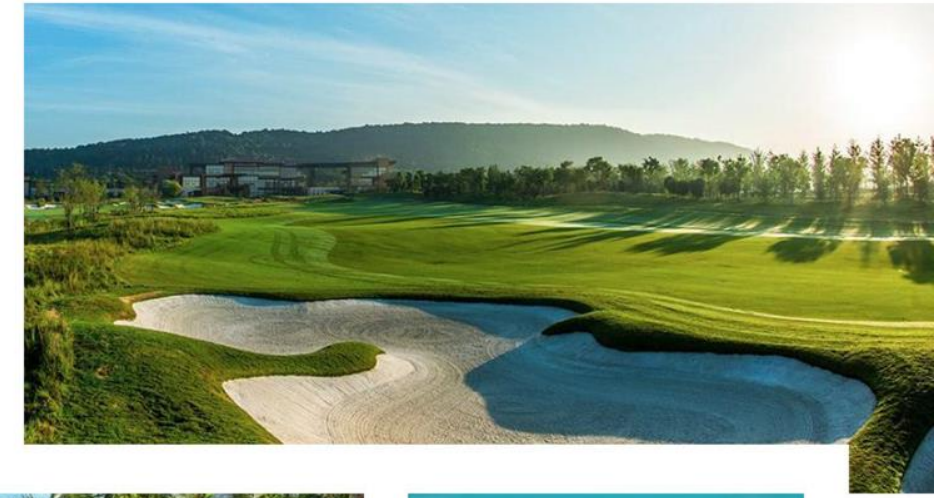
Prestigious location

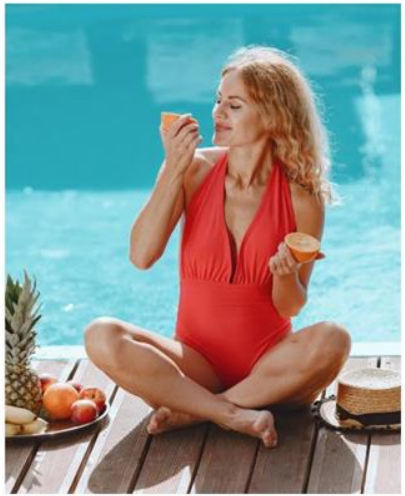
Andaman Riviera project is located in Bang Tao area - this is a picturesque place, the most sought after in the premium segment on the island.

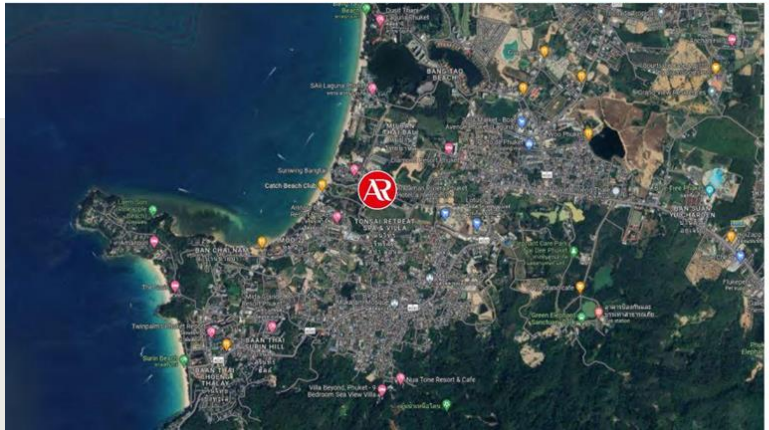
Here, 5-star hotels are located next to bright green golf courses, beach clubs and yacht clubs.

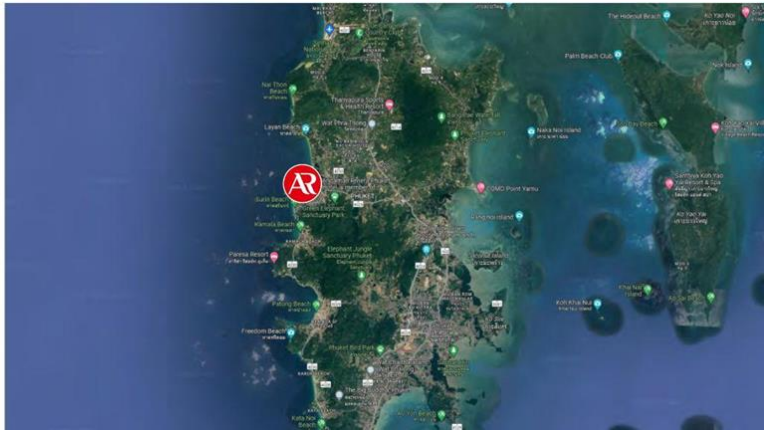
The area is suitable for a quiet and respectable holiday. The distance to the white sandy beach of Bang Tao is 500 metres. The length of the sandy coastline is more than 7 km, thus, this beach is never crowded.

Within walking distance: Catch Beach Club, Laguna Phuket Golf Club, Porto de Phuket Shopping Center, Boat Avenue, Mango Market and much more.






Catch Beach Club
TONSAI RETREAT
Nua Tone Resort & Cafe

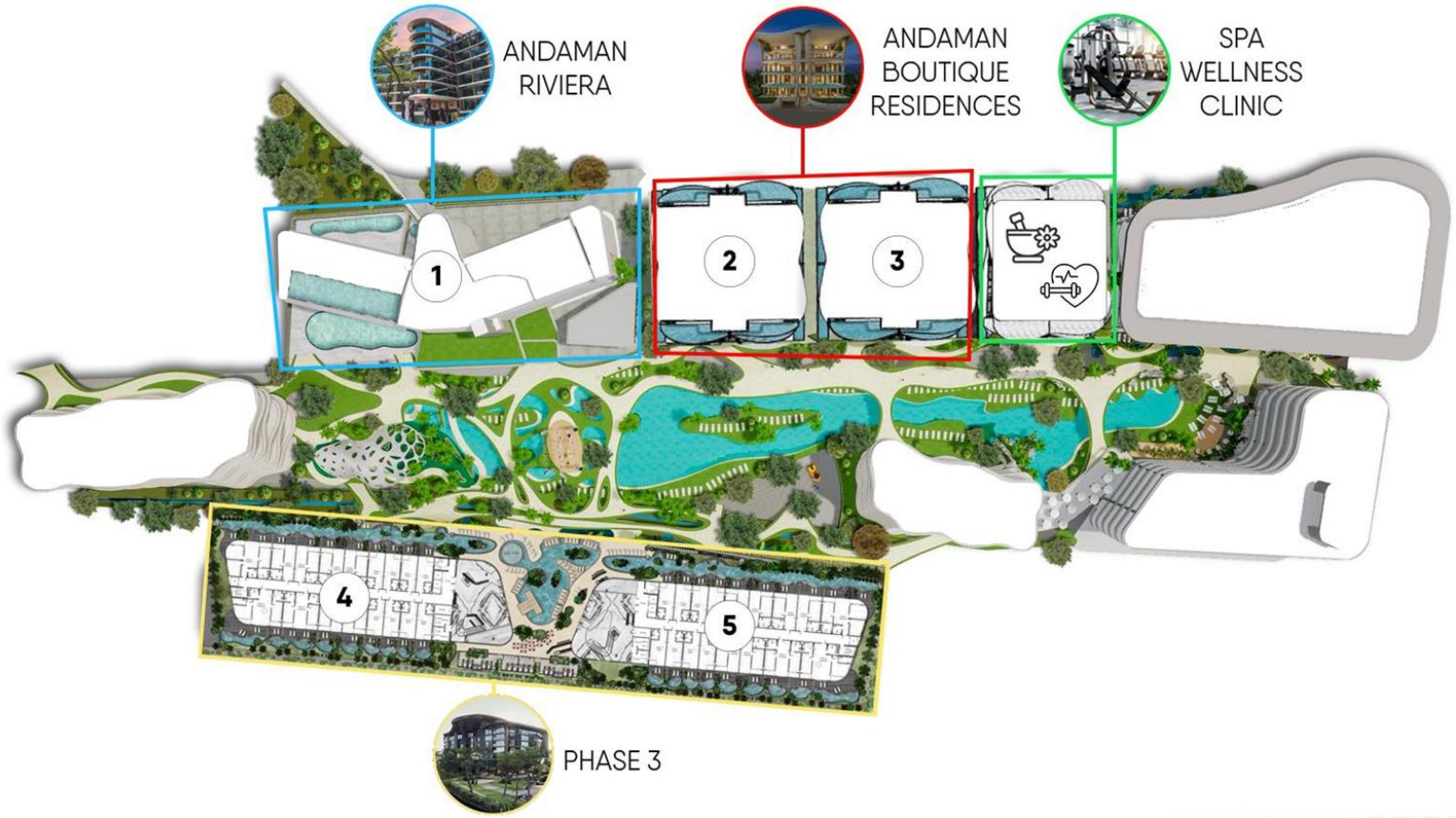


Phuket, Bang Tao

- The most developed area in Phuket
- 7 kilometers of white sands and warm turquoise waters of the Indian Ocean
- Supermarkets and restaurants with European food
- Convenient location on the island, 30 minutes to the airport
- World class beach clubs within walking distance
- Infrastructure for sports events (tennis, golf, muay thai, yoga, surfing, fitness, triathlon)
- Beauty industry - SPA salons, Beauty Salons
- Water parks, theme parks
- Kindergartens, kids clubs
- Branch of Bangkok Hospital

ANDAMAN CITY

More than just building construction.
We are creating the Andaman City resort.



ANDAMAN CITY

Accomodation

AR
Studio
1 BD
2 BD
Executive suites

ABR
3 BD with lawn, pool, terrace
3 BD with pool, terrace

Phase 3
Studio
1 BD
2 BD
3 BD

Tastes

Restaurants
MeditariAsia
Healthy&Raw
Rooftop
Greek
Italian
Asian
Kids menu, baby purees, steamed menu for the little ones

Cafe
Bakery
5 o'clock tea, coffee

Bars
Lobby
Rooftop
Pool bars
Beach bar
PUB
Fresh bar with cocktails and fruits

Pools, beach and waterpark

Main swimming pool in the center of the resort with activities for adults and children
Relax pool
Children's pool with mini water park with tent
Rooftop pool

Kids Land

Kindergarten
Playground for different ages (1-3, 4-8)
Kids club with organized games and activities
Animated shows and performances for children
Outdoors quests and treasures
Mini-disco
Junior club with slot machines
Children's master classes
Gaming (PC, consoles)
DJ courses
Kids menu in all restaurants and by the pools
Children's pool with mini water park with tent
Inventory for children (cribs, pots, coasters, heaters, sterilizers, babysitting radios)

Work & Meet

Opportunity for meetings in restaurants
Quiet coworking spaces
Venues for corporate events

Entertainment

Evening shows
Cinema
Daily sports program
Fitness program
Night club
Live music at sunset
Karaoke
Shopping mall
Master classes for adults
Wine tastings
Animation team
Gaming (PC, console)
Bowling
Billiards
Bicycles for rent
Outdoors game equipment rental
Water sports
Electric scooters
Venues for children's events
Venues for family events
Venues for corporate events
Photo zones

Services

VIP Check In
Concierge service
Laundry
Car rental
Excursions

SPA & Detox

SPA treatments
Massage
Detox clinic
Check-up
Healthy&Raw food programs
Sauna and Steam Room

Wellness & Sports

Fitness studio
Professional gym
TRX
Yoga
Yoga on the water, in the park
Jogging track around the resort
Bicycles for rent
SUP
Volleyball
Football
Tennis

ANDAMAN CITY

At this stage, we are completing the construction of **Andaman Riviera** condo hotel managed by the international hotel group Radisson Individuals.

The next stage is the construction of boutique residences.

The format of the **Andaman Boutique Residences** project was chosen based on the analysis of the real estate market and the great demand for rent and purchase of 3-bedroom spacious apartments with their own swimming pool within walking distance to the sea.

We are also starting the construction of the **third phase of Andaman City** - a condominium with thoughtful layouts.

All three projects are united by **the infrastructure of the premium resort** level, unique for the island of Phuket, designed for a wide range of interests and a wide age range of residents.

ANDAMAN CITY

Phase 3

NEW PROJECT COMING SOON

ANDAMAN CITY Phase 3

Type of real estate: Condominium

Number of floors: 7

Total area: up to 10 000 sq.m

Studio: 35.74 sq.m (67 pcs 48% - 2394.58 sq.m)
1 BD: 53.59 sq.m (42 pcs 30% - 2250.78 sq.m)
2 BD I: 79.43 sq.m (7 pcs 5% - 556.01 sq.m)
2 BD II: 87.55 sq.m (7 pcs 5% - 612.85 sq.m)
2 BD III: 91.09 sq.m (7 pcs 5% - 437.75 sq.m)
3 BD: 95.95 sq.m (12 pcs 9% - 1151.4 sq.m)
Total amount of units: 140 - 7403.37 sq.m

35.74 sq.m

Type A: Studio

BEDROOM, KITCHEN	29 sq.m.
BATHROOM	4,44 sq.m.
BALCONY	2,30 sq.m.
TOTAL	**35,74 sq.m.**

53.59 sq.m

Type B: 1 BD

LIVING, KITCHEN	26,72 sq.m.
BEDROOM	15,45 sq.m.
BATHROOM	7,59 sq.m.
BALCONY	3,83 sq.m.
TOTAL	**53,59 sq.m.**

79.43 sq.m

Type C1: 2 BD

LIVING, KITCHEN	30 sq.m.
BEDROOM (2)	14,16 sq.m.
BATHROOM (2)	6,8 sq.m.
BALCONY (2)	3,52 sq.m.
TOTAL	**79,43 sq.m.**

98.06 sq.m

Type C2: 2 BD

LIVING, KITCHEN	39,80 sq.m.
BEDROOM-1	18 sq.m.
BATHROOM-1	5,30 sq.m.
BEDROOM-2	14,16 sq.m.
BATHROOM-2	7,00 sq.m.
BATHROOM-3	7,00 sq.m.
BALCONY-1	3,31 sq.m.
BALCONY-2	3.52 sq.m.
TOTAL	**98,06 sq.m.**

87.55 sq.m

Type C3: 2 BD

LIVING, KITCHEN	34,56 sq.m.
BEDROOM-1	17,12 sq.m.
BATHROOM-1	5,00 sq.m.
BEDROOM-2	15,45 sq.m.
BATHROOM-2	7,47 sq.m.
BALCONY-1	4,00 sq.m.
BALCONY-2	3.95 sq.m.
TOTAL	**87,55 sq.m.**

95.95 sq.m

Type D: 3 BD

LIVING, KITCHEN	29,67 sq.m.
BEDROOM-1	15,45 sq.m.
BATHROOM-1	7,60 sq.m.
BATHROOM-2	5,64 sq.m.
BEDROOM-2	15,80 sq.m.
BEDROOM-3	14,13 sq.m.
BALCONY-1	3,83 sq.m.
BALCONY-2	3,83 sq.m.
TOTAL	**95,95 sq.m.**

55.14 sq.m

Type AS-1: studio with private pool

LIVING, KITCHEN, BEDROOM	29 sq.m.
BATHROOM	4,44 sq.m.
BALCONY	8,20 sq.m.
SWIMMING POOL	7,22 sq.m.
GREEN AREA	6,28 sq.m.
TOTAL	**55,14 sq.m.**

62.92 sq.m

Type AS-2: studio with shared pool

LIVING, KITCHEN, BEDROOM	29 sq.m.
BATHROOM	4,44 sq.m.
BALCONY	8,20 sq.m.
SWIMMING POOL	15.87 sq.m.
GREEN AREA	6,28 sq.m.
TOTAL	**63,79 sq.m.**

79.97 sq.m

Type BS-1: 1BD with private pool

LIVING, KITCHEN	26,72 sq.m.
BEDROOM	15,45 sq.m.
BATHROOM	7,59 sq.m.
BALCONY	12,80 sq.m.
SWIMMING POOL	10,77 sq.m.
GREEN AREA	6,64 sq.m.
TOTAL	**79,97 sq.m.**

87 sq.m

Type BS-2: 1BD with shared pool

LIVING, KITCHEN	26,72 sq.m.
BEDROOM	15,45 sq.m.
BATHROOM	7,59 sq.m.
BALCONY	12,80 sq.m.
SWIMMING POOL	17,80 sq.m.
GREEN AREA	6,64 sq.m.
TOTAL	**87 sq.m.**

121.21 sq.m

Type CS-1: 2BD with private pool

LIVING, KITCHEN	30,45 sq.m.
BEDROOM 1	14,16 sq.m.
BATHROOM 1	6,88 sq.m.
BEDROOM 2	14,16 sq.m.
BATHROOM 2	6,88 sq.m.
BALCONY	25,27 sq.m.
SWIMMING POOL	19,30 sq.m.
GREEN AREA	4,11 sq.m.
TOTAL	**121,21 sq.m.**

180.57 sq.m

Type CS-2: 2BD with private pool

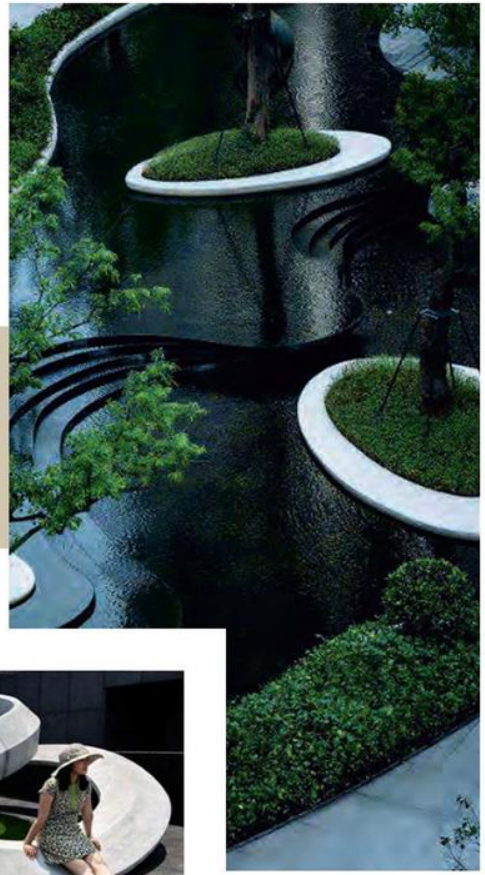
LIVING, KITCHEN	39,80 sq.m.
BEDROOM 1	17,30 sq.m.
BATHROOM 1	5,97 sq.m.
BEDROOM 2	14,16 sq.m.
BATHROOM 2	7,00 sq.m.
BATHROOM 3	7,00 sq.m.
BALCONY	51,75 sq.m.
SWIMMING POOL	31,76 sq.m.
GREEN AREA	5,83 sq.m.
TOTAL	**180,57 sq.m.**

168.13 sq.m

Type DS: 3BD with shared pool

LIVING, KITCHEN	26,67 sq.m.
BATHROOM 1	15,45 sq.m.
ВАННАЯ 1	7,60 sq.m.
BATHROOM 2	15,80 sq.m.
BATHROOM 2	5,64 sq.m.
BEDROOM 3	14,13 sq.m.
BALCONY	43,61 sq.m.
SWIMMING POOL	31,76 sq.m.
GREEN AREA	4,47 sq.m.
TOTAL	**168,13 sq.m.**

ANDAMAN CITY
Phase 3
Architecture



ANDAMAN CITY
Phase 3
Landscape

Construction documents

At the moment, we are in the process of launching Andaman City Phase 3 project and preparing for construction.

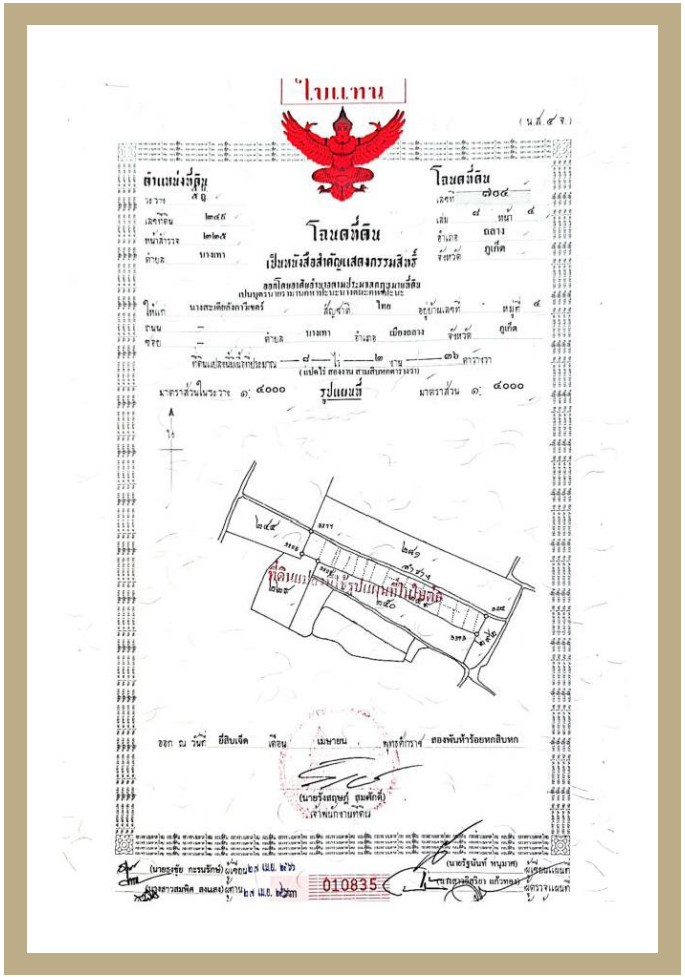
READY DOCUMENTS:

Due Diligence Check Report - independent legal land check;
DBD - Andaman Boutique Residences Charter.

In May 2023 we received the land ownership documents and started the ground works.

In Q2 CY2024, we begin construction works as by this time we get the following documents:

EIA - environmental examine certificate, gives the right to obtain a building permit;
Building permit - permit for construction.



INVESTMENT ATTRACTIVENESS

Profitability per year from rent 8-12% per year.

Increased rental rate compared to other properties on the island.

Guaranteed growth per year is 4-5%.

Inflation over the past 10 years amounted to 12.3% only (UAE 15%, USA 25%, Indonesia 40%, Russia 75%, Turkey 179%).

Stable currency. Over the past 10 years, the exchange rate of the national currency has been in the range of 31-36 baht per dollar.

Real estate index growth 38% over 10 years.

Recovery after covid:
- Phuket property market is back to pre-pandemic levels
- Phuket expects 12 million tourists in 2023

Limited land resource. 70% of the territories are national parks. High-rise construction is prohibited on the island.

Easy transfer of funds and low transaction costs.

Developer Information

The condominium is being built by Andaman Riviera Construction, the developer and real estate agency in Phuket with 8 years of real estate experience.

Among the company's other projects are successfully completed residential complexes in Australia (Gold Coast).

ANDAMAN CITY

UNIQUE RESORT IN PHUKET ISLAND