

Term Sheet

Dusit Thani Pool Villas



Property Type Dusit Thani Pool Villa

Location Dusit Thani Laguna Phuket

Price & Availability

| Plot | Type | Area (SQM) (Land Plot) ¹ | Area (SQM) (Internal) ¹ | Price (USD) ² | Status |
|------|--------|--|---------------------------------------|-----------------------------|-----------|
| 7 | Lagoon | 156 | 291.50 | \$945,000 | AVAILABLE |
| 9 | Lagoon | 149 | 291.50 | \$945,000 | AVAILABLE |
| 13 | Lagoon | 155 | 291.50 | \$945,000 | AVAILABLE |
| 14 | Lagoon | 157 | 291.50 | \$945,000 | AVAILABLE |
| 16 | Lagoon | 155 | 291.50 | \$945,000 | AVAILABLE |
| 19 | Lagoon | 155 | 291.50 | \$945,000 | AVAILABLE |
| 21 | Lagoon | 157 | 291.50 | \$945,000 | AVAILABLE |
| 27 | Lagoon | 152 | 291.50 | \$945,000 | AVAILABLE |

Reservation Required to sign reservation form and place a deposit of USD \$8,500.

Payment Terms

| Cash Payment | Of Selling Price |
|--|----------------------|
| Payment of 100% upon contract signing less initial deposit. | 100% |
| Deferred Payment Plan | Of Selling Price |
| Initial payment 50% of the selling price. | 50% |
| Post Construction Payments depending on selected financing option. | Balance ³ |
| Financing Options | Interest Rate |
| 1 year (12 monthly installments) | 3% |
| 3 year (36 monthly installments) | 5% |
| 5 year (60 monthly installments) | 7% |

Rental Terms

- Option 1: Guaranteed rental fixed return at 6% per annum for six years.⁴
 Option 2: Actual rental return based upon 30% of net room revenue.^{5 & 6}
 Option 3: Residential Purpose (Out of The Rental Program)

Notes

- Areas and dimensions are approximate and subject to final survey and change.
- Furniture, fixtures and equipment are included and compulsory with the sale of the property.
- Interest will be applied to the post-construction deferred balance as outlined under Financing Options.
- Black out dates apply.
- Room Revenue refers to room income derived from the rental of the Villa only. The Owner is not entitled to any other revenue derived from a guest's stay such as Food and Beverage, Gift Shop, etc.
- Average return per villa is before applicable taxes and borrowing cost.
- Price and payment terms listed are effective from the date of this term sheet and are subject to change without notice.

Ownership

Buildings, furniture, fixtures and equipment are sold as freehold. Land is on a 30-year lease with 3 renewal options making a total of 120 years.

Contact Details

Please contact our Property Sales Staff for further advice and information. They may be contacted at the Property Centre located in Canal Village in Laguna, by telephone at +66 (0)76 362 333 or via email at property@lagunaproperty.com.

Website

www.lagunaproperty.com

Disclaimer

Whilst every care has been taken in preparing this term sheet, the developer does not guarantee its accuracy nor intends it to form part of any offer or contract. All statements are believed to be correct but are not to be regarded as statements or representations of facts. The developer reserves the right at any time to make changes to the project at its own discretion.

Updated

23rd December 2011⁷