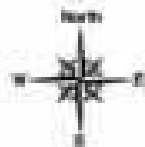




WYNDHAM
REWARDS[®]
You've earned this.[®]

WYNDHAM
GARDEN[®]



SCALE 1 : 1000

PHASE 1 COMMERCIAL UNIT

PHASE 2.1 CONDOMINIUM

- GROUND FLOOR
 - RESTAURANT
 - FITNESS
 - SWIMMING POOL

PHASE 2.2 CONDOMINIUM

- GROUND FLOOR
 - RESTAURANT
 - FITNESS
 - SHOP
 - SWIMMING POOL
 - POOL BAR
- 4TH FLOOR
 - SKI POOL

PHASE 3.2

- GROUND FLOOR
 - RESTAURANT
 - BAR
 - SWIMMING POOL
- 2ND FLOOR
 - CONFERENCE HALL
 - FITNESS

PHASE 3.1 CONDOMINIUM

- GROUND FLOOR
 - SWIMMING POOL
 - POOL BAR
- 8TH FLOOR
 - RESTAURANT
 - ROOFTOP GARDEN



Phase I Shop House

Phase 1 : Shophouse





STREET / BEACH ROAD



IMAGE / PROJECT FRONT / ZONE A.1



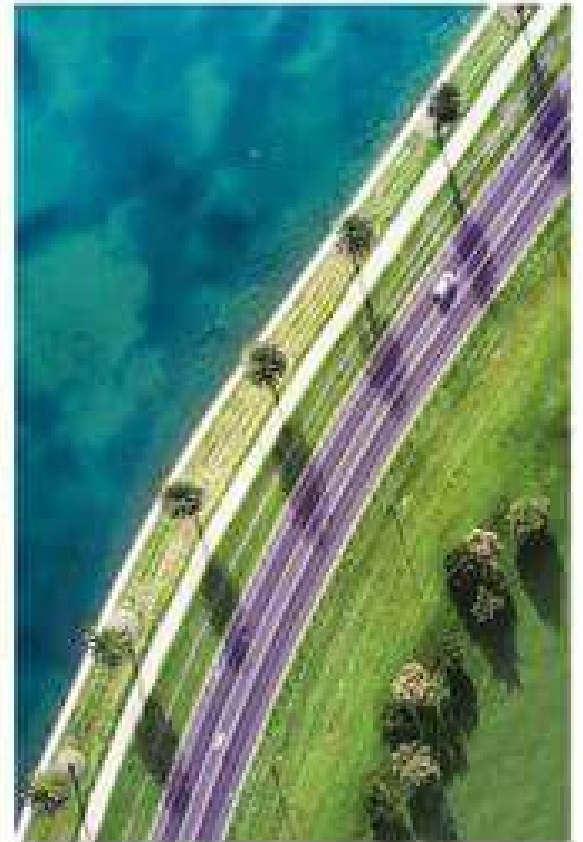
SEA HEAVEN / KEY PLAN



LANDSCAPE



IMAGE / LANDSCAPE / ROAD



SEA HEAVEN / KEY PLAN



Draft future landscape





Draft future landscape

PERSPECTIVE



PERSPECTIVE

Draft future landscape



PERSPECTIVE

Draft future landscape



Phase I Shop House

Location :
Nai Thon Beach

Project value :
142 MB

Project type :
Commercial Shophouse 23 units

Project area :
3.14 Rai

Unit type :
3 stories shophouse 4 bedrooms
23 units

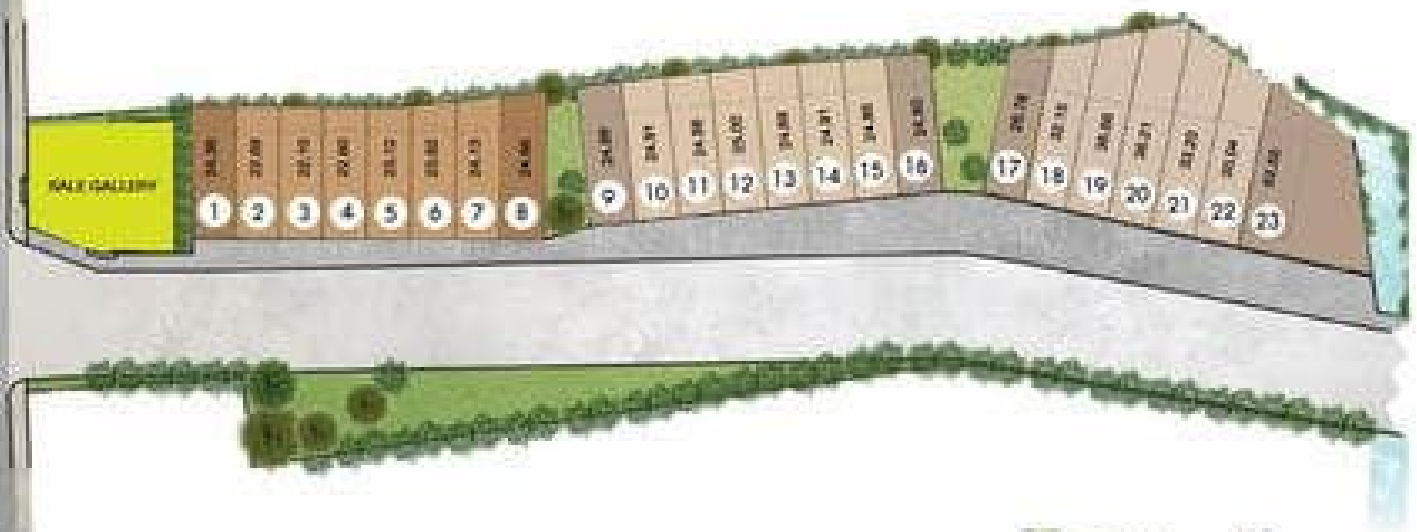
Ownership:
Leasehold



Draft future landscape

PERSPECTIVE

NAITHON BEACH



Phase II Condominium

Phase 2.1 & 2.2 : Low Rise Condominium





PHASE 2.1 Condominium

Project value :
560 MB

Project type :
Condominium, 5 Stories 124 Units

Project area :
2.26 Rai

Unit type :
Superior 30 – 34SQM
Deluxe 40 – 42 SQM
Junior Suites 50 SQM
Suites 60 – 69 SQM

Managed by :
.....

Ownership:
Freehold /Leasehold



TOWRN 2.1



TOWRN 2.2



2ND FLOOR PLAN
SEA HEAVEN 2.1-2.2

TOWRN 2.1



TOWRN 2.2



**3RD FLOOR PLAN
SEA HEAVEN 2.1-2.2**

TOWRN 2.1



TOWRN 2.2



4TH FLOOR PLAN
SEA HEAVEN 2.1-2.2

TOWRN 2.1



TOWN 2.2



**5TH FLOOR PLAN
SEA HEAVEN 2.1-2.2**





TYPE A2
40.0 SQ.M.



TYPE A3
41.0 SQ.M.



THE MINISTRY OF HOUSING,
URBAN PLANNING AND CONSTRUCTION
GENERAL DIRECTORATE OF
URBAN PLANNING AND CONSTRUCTION

PHASE 2.1

Urban Design, Streetscape Project

CONSTRUCTION OF THE PHASE 2.1
URBAN DESIGN, STREETScape PROJECT
FOR THE PHASE 2.1 OF THE
URBAN DESIGN, STREETScape PROJECT
FOR THE PHASE 2.1 OF THE
URBAN DESIGN, STREETScape PROJECT

DETAIL ROOM

1/50



TYPE A3+
41.0 SQ.M.



THE MINISTRY OF HOUSING,
URBAN PLANNING AND CONSTRUCTION
OF THE REPUBLIC OF TURKEY

PHASE 2.1

Residential Complex Project

Project Name: Residential Complex Project
Project Location: [Address]
Project Status: [Status]
Project Date: [Date]

DETAIL ROOM

1/30



TYPE (C)

42 SQ.M.



TYPE (C1)

67 SQ.M.
POOL ACCESS



THE MINISTRY OF HOUSING,
URBAN PLANNING AND
CONSTRUCTION

PHASE 2-1
Karakoram Building Project

DESIGNED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

DETAIL ROOM

1:50



PHASE 1:1

Received 12 November 2003; accepted 12 November 2003

... ..

ENTAILMENT ROOM





PHASE 2.2 Condominium

Project value :
578 MB

Project type :
Condominium 5 Stories 127 Units

Project area :
2.05 Rai

Unit type :
Superior 30 – 34SQM
Deluxe 40 – 42 SQM
Junior Suites 50 SQM
Suites 60 – 69 SQM

Managed by :
.....

Ownership:
Freehold/ Leasehold



AMENITIES

The property was designed in Modern Tropicana concept with hotel services and amenities throughout this exquisite residence speak to the elegant atmosphere of Naithon most exclusive residential enclave.

- Elegant entry, hotel lobby with 24 hours reception service
- Landscaped pool terrace featuring lounge seating and sunset bay view deck
- Light-filled fitness center
- Social lounge
- All Day dining restaurant (s)
- Outdoor event space
- Poolside towel service
- Poolside refreshment bar
- 24-hour concierge & doorman service

















INVESTMENT



INVESTMENT MODEL

MANAGEMENT SCHEME



INVESTMENT MODEL



MANAGEMENT SCHEME



INVESTMENT MODEL

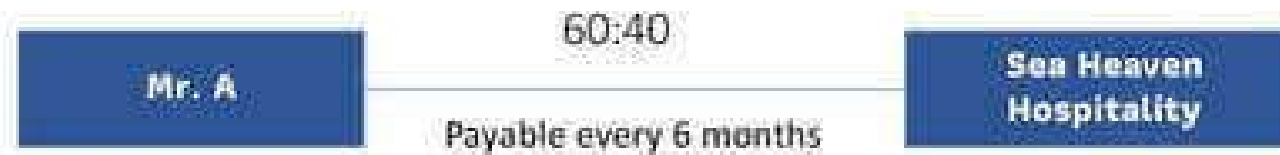
MANAGEMENT SCHEME



INVESTMENT MODEL

MANAGEMENT SCHEME

Pool Rental 6 years onward



NET profit = Gross Profit – Expenses

Expenses are

- Maintenance fee
- Insurance
- Water & Electricity Bills
- Management fee
- Substantial Repairs
- Hotel operation cost



THE LARGEST HOTEL CHAINS IN THE WORLD

(RANKING BY WORLD ATLAS)

Rank	Hotel Chain	Number of Properties
1	Wyndham Worldwide	9,157
2	Choice Hotels	6,429
3	Marriott International	5,974
4	InterContinental Hotels Group	5,070
5	Hilton Worldwide	4,727
6	AccorHotels	4,200
7	Best Western Hotels	4,196
8	Jin Jiang International	3,090
9	Home Inns	3,000
10	Motel 6	1,330

CANADA

507 PROPERTIES

USA

5,533 PROPERTIES

EUROPE

352 PROPERTIES

**MIDDLE EAST
& AFRICA**

52 PROPERTIES

**CARIBBEAN,
MEXICO,
C&S AMERICA**

160 PROPERTIES

ASIA & PACIFIC

1,325 PROPERTIES





Wyndham Garden combines excellent service, best-in-class amenities, and technology that delivers the efficient and welcoming elements that guests want. With a lens on the little details, and a focus on delivering stress-free, easy travel, guests find peace of mind when traveling for business or pleasure.

On a percentage basis, Wyndham Garden is Wyndham's fastest growing brand over the last 5 years, growing where Generation X and Millennial travelers want to be. Wyndham Garden's new prototype offers a strategically streamlined layout with a guest-centric design and scalable options for different markets. Designed with insights from leading developers, the prototype offers a nature-inspired experience with efficiencies that help drive returns for owners.



WYNDHAM GARDEN BRAND PERFORMANCE



\$135

\$135 ADR OF TOP HOTELS CAN HELP MAXIMIZE OWNER REVENUE

Wyndham Franchise, LLC Franchise Disclosure Document for Wyndham Garden, dated March 21, 2022. Based on the top performing 20% of system hotels as measured by ADR in the U.S. and Canada in 2021. 4 (25.0%) of the top performing franchisees whose data was disclosed in the FDD met or exceeded the ADR presented. For additional details, including lowest performing system hotels, please see FDD.

New Efficient Prototype



VERDE PROTOTYPE DESIGNED TO MAXIMIZE EFFICIENCIES AND VALUE FOR OWNERS



72%

72% TOTAL U.S. CENTRAL RESERVATION CONTRIBUTION WITH 35% OF TOTAL STAYS CONTRIBUTED BY WYNDHAM REWARDS MEMBERS

See Wyndham Garden FDD. Contribution numbers presented are based on averages for franchisees in the U.S. and Canada during 2021. 44 (60.8%) and 36 (52.2%) of the franchisees whose data was disclosed in the FDD met or exceeded the CR Contribution and MR member Contribution presented, respectively. Your results may differ.



Wyndham Garden Kuta Beach Bali





Wyndham Garden Ajman Corniche UAE





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REWARDS[®]
You've earned this.

WYNDHAM
GARDEN[®]