



Investment Advantages at The Falls, Hua Hin

May we begin by first explaining our reasoning behind setting up our development company under the BOI (Business of Investment) here in Thailand?

During our extensive research and feasibility study of the Hua Hin area we realised that BOI status would mutually benefit both the investor and the developer. Under our BOI status I and my partner have **full** ownership (100 percent) of the land with no Thai partner and no 'Company' set up as you would have in a free hold operation. Outright ownership of the land gives us the opportunity to offer potential investors security for their investment by ensuring that at no such time will a 3rd party come into the arrangement and change any of the legally agreed contracts with our clients. Under our Lease Hold system all clients are treated as 'owners' with the following legal rights:

1. Registered at land office
2. Resale ability
3. Property can be passed on to a 3rd party
4. Property can be rented out to a 3rd party by either the Lessee or the Lessor on behalf of the Lessee
5. Property can be passed down to one's heirs at any time and or upon the death of the Lessee

If a developer has leased the land there may be hidden problems with the Thai owner, for example change in family conditions as in the death of a parent and decedents want to change the situation leaving you as the 'owner' with no legal rights

However, as our development has 100 percent control of the land and the buildings we have more empowerment to maintain the legal contracts and the village to the standards we initially set.

If there should be any financial difficulties within our company, either now or 20 years from now, we are in a position with BOI status as full owners of the land to sell onto another company/developer. **However, we have stipulated in the lease agreements that all contracts on the land are still binding and cannot be altered or changed in anyway unless mutually agreed by both Lessee and Lessor.** (Please see clause 9 in the attached contract).

Your investment with our company is also supported by the following.

1. **Roll over.** All contracts have the ability to be passed on or rolled over. Under such a circumstance the new 'Lessee' will be re registered at the land office and will begin the 30 year period from day zero. For example, at year 26 you can pass your lease onto your wife and she will be able to re register at the land office and begin a new 30 year lease.
2. We are a **Company Limited.**
3. We are **mortgage free on the land.**