

Baan Puttharaksa Project

Pricing & Value Sheet (English Version)

1. Entry Fee Structure

Long-term leasehold rights for luxury residential units in Thap Sakae, Thailand.

Room Type	Living Area	Entry Fee (THB)	Highlights
Type A	40 sq.m.	6,700,000 THB	Kaigo N3 Standard, Botanical Garden View
Type B	50 sq.m.	8,600,000 THB	Single Loaded Corridor, Sea View
Type C	60 sq.m.	10,500,000 THB	2 Bedrooms, Premium Living Space, Sea View

2. Monthly Service Fee

Fixed Rate: 45,000 THB / Month

- **Personal Care:** 24/7 assistance by Kaigo staff (2:5 ratio)
- **Medical Standard:** Access to JCI-accredited medical and rehabilitation center
- **Amenities:** 3 healthy meals per day, cleaning, and laundry services
- **Wellness:** Full access to botanical gardens, lotus ponds, and daily wellness activities

3. Tenure & Financial Guarantees

- **Buy-Back Policy:** The project guarantees a **60%** refund of the Entry Fee upon contract termination/completion.
- **Financial Stability:** Operating profits are reinvested in low-to-medium risk assets (Targeting 6-7% annual yield) to secure the 100% Buy-Back fund.
- **Residency Option:** Investment package of 18M THB includes a premium unit plus eligibility for the Long-Term Resident (LTR) Visa with 4.5% interest on loan agreements.

For more information regarding the 13-year long-term loan agreement and project details.