

FLOW YOUR WAY

AYANA

HEIGHTS SEAVIEW RESIDENCES

A woman is seated in a dark green wrought-iron chair in a garden. She is wearing a long, flowing dress with vertical red and white stripes and a matching red turtleneck. Her hands are resting on her lap. To her right is a small, round, dark stone table with a white teacup and saucer. The ground is covered in light-colored gravel. In the background, there are green plants and a small pond with lily pads. The text "FLOW YOUR WAY" is overlaid in the center of the image.

FLOW YOUR WAY

ORIGIN OF AYANA

IN SANSKRIT, "AYANA" SIGNIFIES "PATH," "JOURNEY," OR "DESTINATION," ENCAPSULATING THE ESSENCE OF ONE'S LIFE JOURNEY AND THE PURSUIT OF MEANING.

IN CERTAIN AFRICAN LANGUAGES, "AYANA" DENOTES "A BEAUTIFUL FLOWER" OR "ETERNAL HAPPINESS," EMBODYING THE BEAUTY AND ENDURING JOY OF LIFE. IT ALSO REFLECTS THE RHYTHM INHERENT IN OUR EXISTENCE.



BUILDING



COMMUNITY



LIFE



NATURE



OVERFLOWING IN FORM FREE IN STYLE

FLOW YOUR WAY

“AYANA's lifestyle philosophy is about embracing your authentic self, shaping life rather than conforming to it. ”

The "flow" of AYANA is evident in seamless living experiences where Life & Health, wealth, and work transition effortlessly and naturally.

It's also mirrored in the freedom of choice live as you please, whether you seek tranquility or sociability.

This "flow" also symbolizes a state of deep concentration and ease where you're fully immersed and performing at your peak.





FLOW YOUR WAY LIFE MOVES WITH YOU

Life

Is the bridge connecting the self to the world.

AYANA adapts to you, not the other way around.

Nature

Is the connection between the self and the natural world.

In the rhythm of life, energy and calmness co-exist harmoniously.

Investment

Is an investment in a better life.

Own both wealth and a promising future.

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HEIGHTS SEAVIEW RESIDENCES

DEVELOPER INTRODUCTION



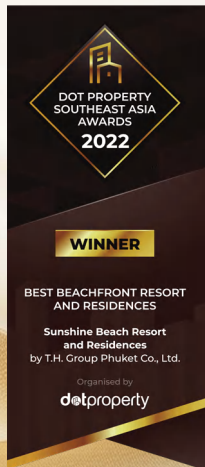
T.H GROUP AND ITS PARENT COMPANY OPERATE ACROSS DIVERSE GLOBAL INDUSTRIES, FORMING A FORMIDABLE INTERNATIONAL CONGLOMERATE. THE GROUP'S REACH SPANS REAL ESTATE, HOSPITALITY, GREEN ENERGY, AND MORE, WITH A PRESENCE IN CHINA, THAILAND, SPAIN, AUSTRALIA, AND BEYOND.

WITH ABUNDANT INTERNATIONAL RESOURCES, A BROAD GLOBAL PERSPECTIVE, AND A FIRST-CLASS TEAM, WE CONTINUOUSLY ENHANCE OUR CORE COMPETITIVENESS AND STRIVE FOR EXCELLENCE IN EVERY FIELD, DELIVERING EXTRAORDINARY EXPERIENCES THAT SURPASS EXPECTATIONS. TO ENSURE HIGH-QUALITY LIVING EXPERIENCES IN EVERY PROJECT, T.H GROUP HAS CONSTRUCTED A COMPREHENSIVE REAL ESTATE ECOSYSTEM AROUND THE AYANA BRAND IN THAILAND, ENCOMPASSING:

- ARCHITECTURAL DESIGN AND ENGINEERING
- INTERIOR AND LANDSCAPE FINISHING
- PROPERTY AND HOTEL MANAGEMENT (KORA BRAND)
- CUSTOM FURNITURE MANUFACTURING
- TOURISM AND QUALITY-OF-LIFE SERVICES



• AWARDS AND RECOGNITIONS OF T.H GROUP •



CONNECTING THE ENTIRE REAL ESTATE CHAIN



PROPERTY



CATERING



LEISURE

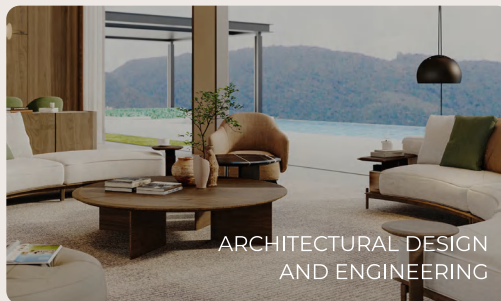
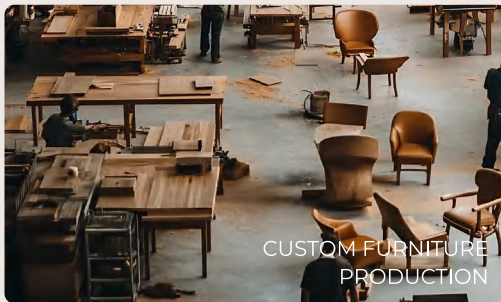


SHOPPING



LIFE

COMPREHENSIVE HIGH-END REAL ESTATE SERVICES





T.H GROUP

SUBSIDIARY BRANDS OF T.H GROUP





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HEIGHTS SEAVIEW RESIDENCES

AYANA
HEIGHTS SEAVIEW
APARTMENT
PROJECT INTRODUCTION

1:2 LOW FLOOR AREA RATIO - AN ART OF SPATIAL RESERVE

THE LOW-DENSITY LAYOUT FOLLOWS THE HILLSIDE'S CONTOURS. THE 8,000 M² AYANA PARK SEAMLESSLY BLENDS NATURE AND LIVING... ON THE MOUNTAINSIDE, WHAT YOU BEHOLD TRANSCENDS MERE SCENERY.

270° PANORAMIC SEA VIEW

BREAKING SPATIAL BOUNDARIES - GAZE INTO THE RIPPLING BLUE OF THE ANDAMAN SEA IN THE DISTANCE AND THE DANCING TREE CANOPY NEARBY. HERE, LIFE'S MOTION AND STILLNESS ACHIEVE A DELICATE BALANCE.

11,000 M² AYANA COMMUNITY PLAZA

IN PET-FRIENDLY ZONES, FEEL AYANA'S LOVE FOR EVERY LIVING BEING. IN THE RHYTHMS OF THE GYM AND THE CLARITY OF THE POOL, HEALTH AND VITALITY FLOW QUIETLY. LIFE COMPOSES A BEAUTIFUL MELODY.





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HEIGHTS SEAVIEW RESIDENCES

REGIONAL ADVANTAGES
BANGTAO BAY AREA

LOCATION & ACCESSIBILITY



INTERNATIONAL SCHOOLS

British International School Phuket (BISP)
Phuket International Academy Day School
HeadStart International School Cherrngtalay Campus
Kajonkiet International School (KIS)
United World College Thailand (UWCT)
QSI International School Phuket
HEI Phuket International School
Finnway International School Phuket

LEISURE & RECREATION

REBEL Rock Climbing
Niran Equestrian Center
Phuket Padel Club
Laguna Golf Club
Phuket FantaSea Theme Park



COMMERCIAL CENTERS

Porto de Phuket
Blue Tree Phuket
Robinson Lifestyle

MARINAS

Phuket Boat Lagoon
Royal Phuket Marina (RPM)

INTERNATIONAL AIRPORT

Phuket International Airport

BEACHES

Bang Tao Beach
Surin Beach
Layan Beach

INFRASTRUCTURE DEVELOPMENT CONFIRMED MAJOR PROJECTS:

Phuket International
Airport Expansion
Expected completion 2027

Kathu-Patong Tunnel
Expected completion 2029

Samkong Tunnel (Lotus)

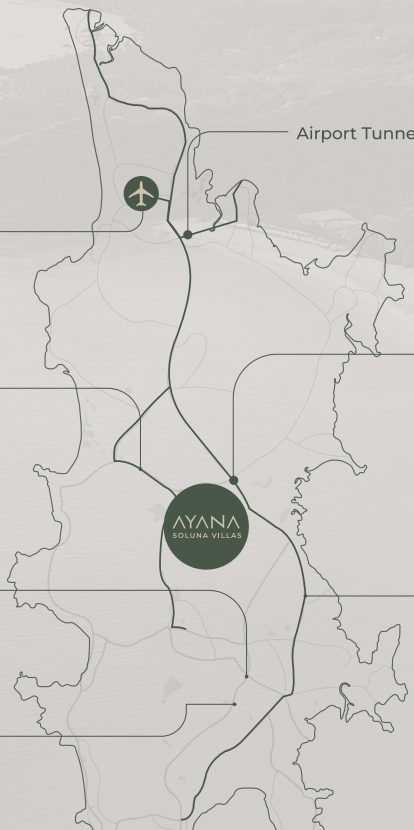
Darasamut Underpass

Airport Tunnel

Heroine Monument
underground

Light Rail Transit System

Surat Thani – Phang Nga – Phuket Line, MR9
Construction will begin, requiring three years.
Expected completion and operation by December 2031.



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INVESTMENT ADVANTAGES



INVESTMENT IN A BEAUTIFUL LIFE

Mountain land is scarce, and among scarce resources, seaview properties are the rarest.

Annual rental yield:
9%-12%

Property resale appreciation
(within 3-5 years)

20%-50%



PRIME LOCATION PROXIMITY TO KEY AMENITIES

AYANA HEIGHTS SEAVIEW RESIDENCES | LAYAN BEACH
EASY ACCESS TO SEVERAL GOLF COURSES

Boat Avenue
9 Minutes

Laguna Golf Phuket
8 Minutes

Kora Beach Resort Phuket
4 Minutes

Layan Beach / Sirinat National Park
5 Minutes

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PHUKET LAND PRICE 2004-2024

Mountain & Sea View Projects



747%

total land appreciation
over 20 years



10.7%

average annual land value
growth



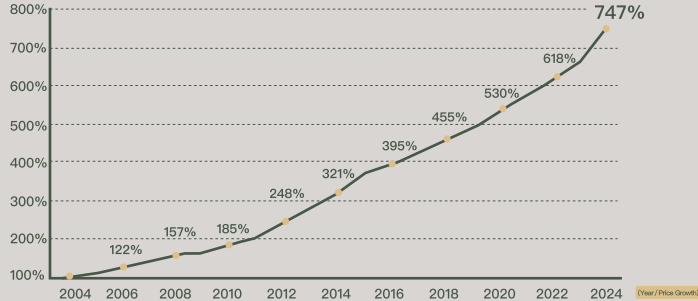
5%-10%

typical rental yields (ROI)
annually



6%-10%

premium location hillside
property returns



Market analysis shows consistent growth trajectory. Prime tourist areas regularly achieve 7%+ ROI. AYANA's projects offer dual sea-mountain positioning, and targets both short-term rental income and long-term capital appreciation through land value increases.

Source: Real Estate Information Center (REIC) and Knight Frank Thailand

PHUKET'S TOURISM MARKET STRENGTH

2024 PERFORMANCE INDICATORS:

STRONG MIX OF INTERNATIONAL AND DOMESTIC VISITORS

13+

Million tourist arrivals

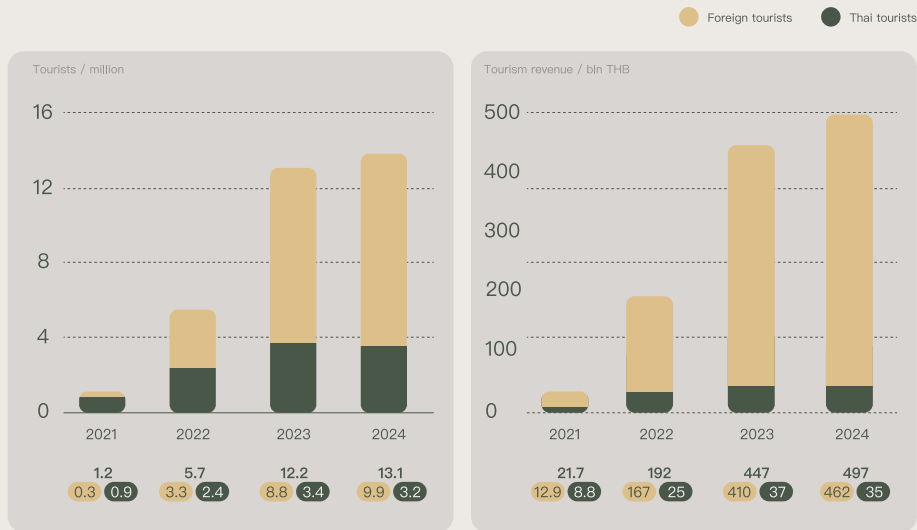
497+

Billion THB tourism revenue

7–12 years

Average rental investment payback period

* consider price increase





ESTABLISHED INTERNATIONAL COMMUNITY COMMUNITY INFRASTRUCTURE:

30,000+

long-term foreign residents

World #5

Thailand's ranking in healthcare system efficiency (GHS Index)

15 International
Schools

established (20-year period)

3 World
Religions

Multi-religious community centers
representing major international religions

Established expatriate community support sustained property values

Unit Return Ratio

House type	Contract Price (THB)	Annual income (Daily basis)	Return on Investment	Return on investment ratio
Single room	7,000,000	1,000,000	14%	10%
One-bedroom	10,000,000	1,618,400	16%	11%
two-bedroom	15,000,000	2,526,400	17%	12%
three bedroom	23,000,000	3,236,800	14%	10%



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PUBLIC FACILITIES OVERVIEW & AMENITIES

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HEIGHTS SEAVIEW RESIDENCES

31 RAI (74.4 ACRES)

LAND AREA

49,600 m²

TOTAL SITE AREA

543

APARTMENT UNITS

8

BUILDINGS

1.2

FAR

SPACIOUS LAYOUT ENSURES
PRIVACY





1800m²
Swimming Pool



8000m²
Public Garden



1000m²
Public Living Room



270°
Sky Bridge

Ayana Heights

Provide health management and relaxation space.



Dual Elevators Per Residence

Noble Homecoming
Experience

Shared community park

Sunken public living room
and community activity space





Shared office

Facilitates remote work for owners and short-term vacationers.



Children's Play Club

Abundant organization of children's activities and safety supervision



PET-FRIENDLY ZONES

AYANA respects and loves every life that stays.

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OVERALL LAYOUT & BUILDING FLOOR PLANS



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HEIGHTS SEAVIEW RESIDENCES



Top-floor residences

WITH PRIVATE POOLS

Buildings A-D: 7 floors

**DIFFERENT PERSPECTIVES
DIFFERENT SEA VIEWS**

Main types

2-AND-3 BEDROOMS

APARTMENT AND FACILITY PLANNING

Leisure area

- ① Over 1700m² public swimming pool area
- ② Over 8000m² AYANA Park
- ③ Co-working space
- ④ Children's Reading Room
- ⑤ Outdoor children's area
- ⑥ Fitness Center
- ⑦ Sauna
- ⑧ lobby
- ⑨ Parking lot

Building ABCD

7 story

Building EF

6 story

Building GH

3 story



ONE SMOOTH STEP FROM CAR TO COMFORT

The area of the underground and above-ground parking lots exceeds

9,000m²

Proportion of housing sources

45%

The standard requirement exceeds that of the government by 25%.

Total parking spaces exceed

260



Parking Space Overview

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PROJECT SERVICES SERVICED APARTMENT



The property services and facilities of a five-star resort hotel

Parking lot:

The parking space ratio is about 45%, with a total of 260 parking spaces

Security system:

24-hour CCTV monitoring, electronic access control system, security system

Common area fees:

60 Thai Baht / square meter / month

**VERTICAL MANAGEMENT AT EVERY STAGE
ENSURE TO PRESENT HIGH-QUALITY DELIVERABLES**

PROJECT
REGISTRATION



DESIGN
PLANNING



CONSTRUCTION
DECORATION



MAINTAIN&
MANAGEMENT



LIFESTYLE
SERVICES



COMMUNITY SERVICES

The community can enjoy events organized under the brand.

CULTURAL SALON

COMMUNITY PARTY

INDUSTRY FORUM





Exclusive rights and benefits for owners

- A COMMUNITY MEMBERSHIP QUOTA •

ENJOY BRAND-OWNED COMMUNITY EVENTS, CULTURAL SALONS, COMMUNITY PARTIES, ETC.

- ENJOY EXCLUSIVE DISCOUNTS ON VACATION RESOURCES •

AT T.H. GROUP'S HOTELS, RESTAURANTS, SPAS, YACHT CLUBS, AND DEEP-SEA FISHING CLUBS, YOU CAN ENJOY EXCLUSIVE VIP DISCOUNTS.

- PRIORITY BOOKING RIGHTS •

PRIORITY TO PARTICIPATE IN OR RESERVE VARIOUS ACTIVITIES AND VENUES UNDER THE GROUP.

- PRIORITY FOR HOUSING MANAGEMENT AND RENTAL •

A PROFESSIONAL HOTEL MANAGEMENT TEAM CAN ASSIST OWNERS IN RENTING OUT PROPERTIES TO OBTAIN STABLE RENTAL INCOME.

A woman with long dark hair and a man are running on a beach at sunset. The woman is in the foreground, wearing a white t-shirt, and the man is behind her, also in a white t-shirt. The ocean is in the background under a warm, orange sky. The text "FLOW YOUR WAY" is overlaid in the center.

FLOW YOUR WAY

Decorative graphic elements in the bottom left and right corners. The bottom left features a series of vertical blue lines of varying heights, resembling a stylized wave or a bar chart. The bottom right features large, overlapping, curved grey shapes that also suggest a wave or a modern architectural design.

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