

BALMORAL DEVELOPMENT

DEVELOPMENT INTRODUCTION

Proposed waterfront destination
Na Jomtien, Thailand

PROPOSED DEVELOPMENT



Development overview

Hotel

hospitality and accommodation

Living

serviced residences

Retail

dining and business services

Events

conventions and exhibitions

The concept

- Proposed beachfront development in Na Jomtien
- Hotel, serviced living, retail, business and event uses in one destination
- A shared setting for visitors, residents and event guests

Development priorities

- Confirm the site, land title and development scope
- Develop the design, budget and approvals plan
- Review market demand and operating requirements

BALMORAL DEVELOPMENT

THE DEVELOPMENT

Beachfront location and an integrated destination concept

PROPOSED DEVELOPMENT



Site and project concept

NA JOMTIEN 10 / SATTAHIP / CHONBURI

The site

a proposed beachfront setting in Na Jomtien

Direct access to Na Jomtien Beach

Approximately 15 minutes to Pattaya City

Approximately 30 minutes to U-Tapao Airport

Approximately 30 minutes to Laem Chabang Port

Freehold ownership described in source materials

Location and travel times are indicative. Site area and title require verification.

Integrated development program

Hotel

Leisure, business travel and conference demand.

Serviced living

Long-stay residents, EEC professionals and retirees.

Retail and business

Food, commercial services and daily spending.

Events and convention platform

Corporate meetings, exhibitions and community events can support hotel occupancy and on-site spending.

A connected destination

The proposed uses bring visitors and residents together. Market review will inform the final mix and scale of the development.

CONVENTION & TRADE HALL

A dedicated events platform

Designed to attract conferences, exhibitions and corporate gatherings while supporting room demand and retail activity.

Concept image / final design and capacity to be confirmed



Balmoral Park and Connexions



Integrated master plan



Connexions exterior



Convention interior

+Living hospitality concept



Landscaped pool setting



Arrival interior



Dining interior

i1 Living outdoor experience



Residential courtyards



Pool landscape



Garden setting

i1 Living interiors and wellness



Shared resident interior



Indoor pool concept



Room interior concept

Development platform

PROJECT GROUP

Balmoral Group

development platform described in the source

Source materials describe Balmoral Group as a Pattaya developer with a multi-decade market presence. Corporate details remain subject to verification.

PROPOSED ORGANIZATION

Balmoral Group Limited (BVI): international holding company

Balmoral Equity Co Ltd: Thai operating platform

LandCo Ltd: described owner of the project land

Operating companies: hotel, living, retail and events

Project roles and the final corporate structure remain subject to confirmation.



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The principal's vision

“Our aim is to develop Balmoral as a distinctive destination in Na Jomtien, bringing hospitality, residences and events together in one project.”

Jie Lin

Project Principal

The proposed project scope and design remain subject to review and approvals.



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Project leadership

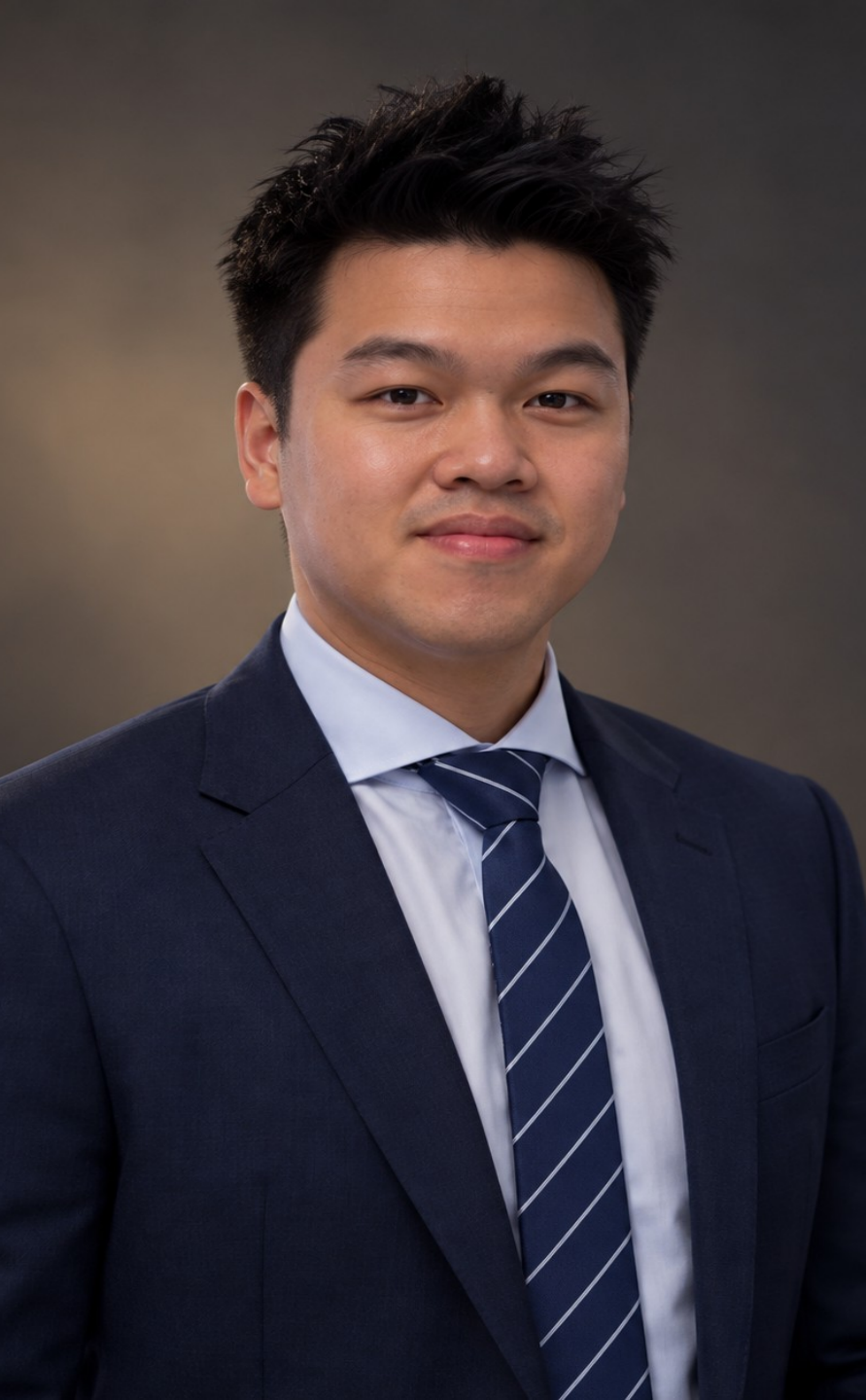
Songsak Visudharomn

Chief Architect & Principal

Balmoral Development

Na Jomtien, Thailand

Role and name supplied for the presentation. Portrait has been digitally enhanced.



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Finance leadership

Nicolas Lin

Chief Financial Officer

Balmoral Development

Na Jomtien, Thailand

Portrait digitally enhanced from a photograph supplied for the deck.

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Explore the proposed development and register your interest at
balmoraldevelopment.com

PROPOSED DEVELOPMENT / SUBJECT TO REVIEW AND APPROVALS