

## Investing in Thailand

### **Introduction:**

This document provides the latest facts, figures and trends relating to Thailand, so investors are equipped with quantifiable tools to use in their decision making. It is about the country and its future, containing opinions from property industry experts and investors who provide first-hand intelligence and insight that reveals existing, as well as the longer-term potential of the country.

### **Key Conclusions from the document are as follows:**

- Top tourism destination in South East Asia with 14 million+ air arrivals in 2007, and 30% growth YTD.
- Rapid economic expansion with strong fundamentals – GDP forecasts 5-5.5% in 2008 despite worldwide economic slow down.
- Booming condominium sector, The sector has grown to be the largest real estate segment in Thailand, with steady price growth in the Bangkok metropolitan area and exponential growth in resort destinations.
- Luxury segment emerged just a few years ago with very little existing supply and has created quite a high demand from local and international investors who see greater value for money compared to other countries in the region.
- Global investment interest with buyers comprised of over 60 nationalities – TAG Group Thailand receives 300 enquiries a month, 52% in Bangkok and 48% in resort destinations. This diversity of nationalities and locations to invest in puts Thailand in a position to experience long-term growth in the real estate sector.
- Solid yields and capital gains Both Thais and foreigners can buy freehold condominiums in Thailand, and leverage their investment throughout the construction period with attractive payment structures. Rental yields have been averaging 6-10% per annum at TAG Group Thailand properties and buyers have enjoyed a significant capital increase.

## Why Invest... Pattaya

It is about the destination and its future, containing opinions from property industry experts and investors who provide first-hand intelligence and insight that reveals existing, as well as the longer-term potential of the destination.

With more than six million tourists a year and growing by another million visitors every two years, Pattaya is Thailand's premier tourism destination and one of the top resorts in Southeast Asia.

The profile of tourists has changed over the past few years. The number of keys in five-star hotels has increased significantly, pulling in higher spenders to the city. Better infrastructure, schools, hospitals, golf courses and exciting nightlife are attracting regular visitors from Bangkok over the weekends and public holidays.

The opening of Suvarnabhumi International Airport, located closer to Pattaya, has further played a key role to attract more businesses to the eastern seaboard. The Board of Investment is regularly approving new projects within and around the boundaries of Pattaya, consequently attracting more employees to the city. Pattaya is no longer just a tourist area; it is now an authentic city with permanent residents and communities of foreign retirees, local business owners and workers from nearby industrial estates.

**With rising standards in accommodation and resort developments, Pattaya is redefining itself to attract higher-spending tourists and this benefit all in the community. Our "Jomtein Park Villas" project was the first development to raise luxury standards in Pattaya and now we've moved standards even higher with "The Park".**

Our experience at Jomtein Park Villas, The Park and Suan Sawarn combined with extensive research of the Pattaya residential market indicates strong demand for centrally located quality units with views - but limited supply. This is good news for investors.