

## FINANCIAL COMPARISON

# THE SOURCE THAILAND

	PROPERTY								RANK		
	TALED	TONG NOD	TONG CHING	TONG GRUAD	NEI PLA0	TONG YI	KANCHANAB.	PHANG NGA	1	2	3
<b>total land price in mio USD</b>	9.5	9.5	31.2	20.2	2.1	10.0	12.3	22.0	NEI PLA0	TALED	TONG NOD
<b>construction cost</b> (incl. all buildings) in mio USD		30.1	30.1		30.1		30.1	30.1			
<b>operation cost</b> during construction (mio USD)		1.6	1.6		1.6		1.6	1.6			
<b>operation cost</b> during first 3 years of operation (mio USD)		10.6	10.6		10.6		10.6	10.6			
<b>total equity requirements</b> for the first 6 years (mio USD)		51.8	73.5		44.4		54.6	64.3	NEI PLA0	PHANG NGA	TONG NOD
<b>revenue</b> during first 3 years of operation (mio USD)		18.9	18.9		18.9		18.9	18.9			
<b>equity requirements</b> for the first 6 years - revenue (mio USD)		32.9	54.6		25.5		35.7	45.4	NEI PLA0	TONG NOD	KANCHANAB.
possibility to purchase the full plot at the same time	YES	NO	NO	NO	YES	NO	YES	YES	TALED	PHANG NGA	KANCHANAB.
<b>plot size in rai</b>	520	70	140	565	48	70	1'350	500	KANCHANAB.	TONG GRUAD	TALED
<b>price per rai in USD</b>	18'307	135'857	222'857	35'752	43'750	142'857	9'111	43'950	KANCHANAB.	TALED	TONG GRUAD
<b>price per m2 in USD</b>	11.5	85.0	139.0	22.3	27.3	90.0	5.7	27.5	KANCHANAB.	TALED	TONG GRUAD
additional purchase necessary?	NO	YES	YES	YES	YES	YES	NO	NO	KANCHANAB.	TALED	PHANG NGA
<b>plot size in rai incl. additional purchase</b>		200	300	595	263	270			TONG GRUAD	TONG CHING	TONG YI
<b>price per rai in USD incl. additional purchase</b>		137'500	150'000	38'655	60'836	61'481			TONG GRUAD	NEI PLA0	TONG YI
<b>price per m2 in USD incl. additional purchase</b>		91.7	93.8	24.2	27.6	38.4			TONG GRUAD	NEI PLA0	TONG YI
<b>total land price in mio USD incl. additional purchase</b>	9.5	27.5	45.0	23.0	11.6	16.6	12.3	22.0	NEI PLA0	TONG YI	TONG GRUAD
<b>equity requirements 6 yr - revenue incl. add. purchase (mio)</b>		50.9	87.3		35.0		35.7	45.4	NEI PLA0	TONG NOD	TONG CHING
<b>land title</b> (1=chanote, 2=nor sor sam, 3=to bor 1/5)	2	2	2	3, 2	2	3, 2	2	1	PHANG NGA	TALED	TONG CHING
<b>availability</b> (1=now, 2=soon, 3=later, 4=unknown)	1	4	3	1	1	4	1	1	TALED	KANCHANAB.	PHANG NGA
<b>suitable for THE SOURCE (1-10 points)</b>	3	9	10	8	7	6	5	5	TONG CHING	TONG NOD	TONG GRUAD
<b>suitable for investment/business (1-10 points)</b>	10	10	8	10	10	10	10	10	TALED	PHANG NGA	TONG YI

empty fields mean "not applicable"

REMARKS: all numbers (construction, operation, revenue, equity requirements) are figures based on experience in other similar projects and will vary more or less for THE SOURCE, depending on the location chosen. to a certain level it was possible to adapt these figures to THE SOURCE, but only when the location is clear we can choose the proper architecture and landscaping and will get reliable numbers and will be able to present an actual and reliable P+L.