

THE INVESTOR'S GUIDE



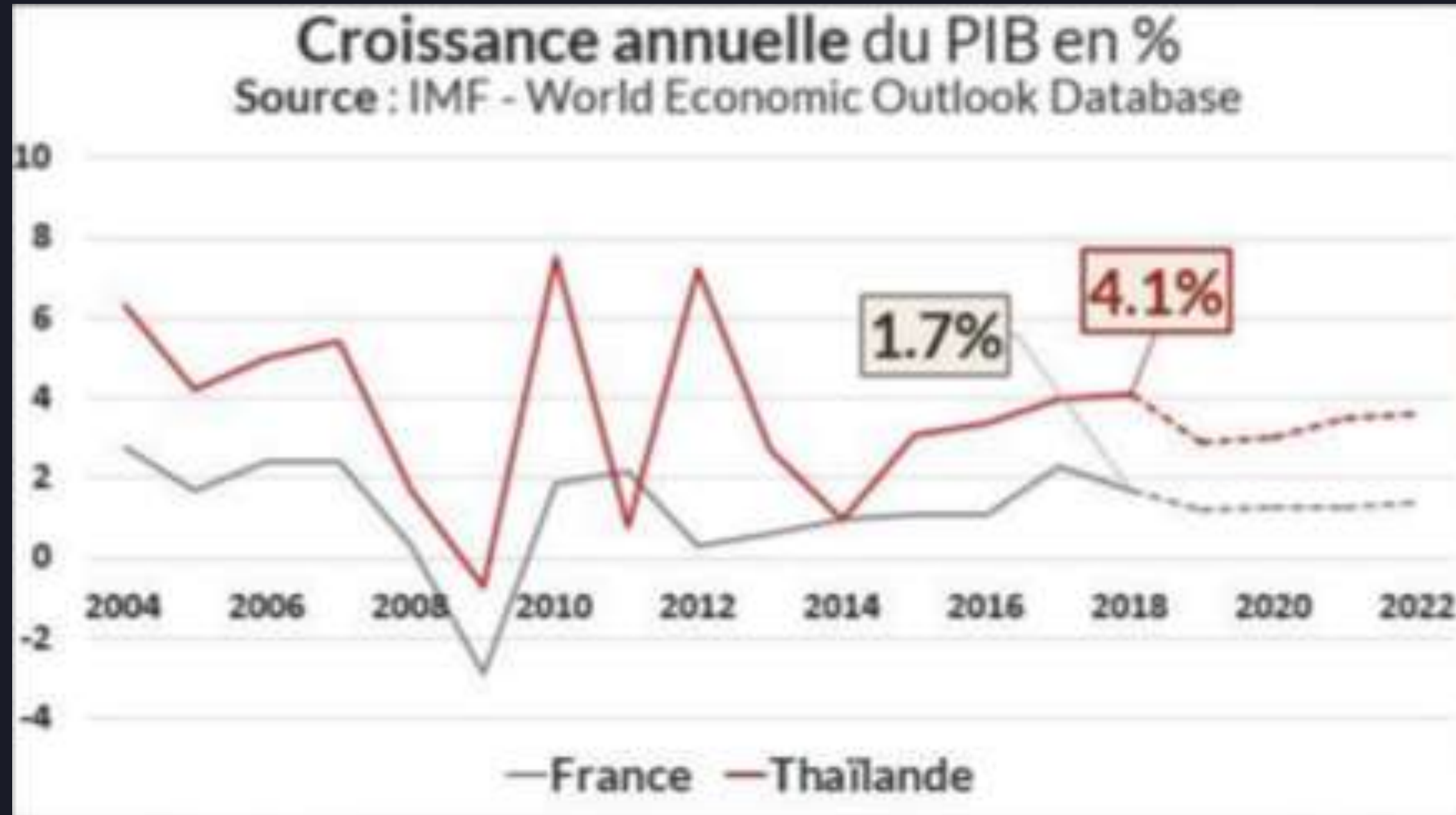
INVEST IN THAILAND

- Investing in a property is often the project of a lifetime, a choice that must be carefully considered and prepared to ensure its feasibility and sustainability.

- Thailand is the leading tourist destination in ASEAN. It is recognized as a dream destination and is the ideal place for a real estate investment.



THAILAND IN FULL GROWTH

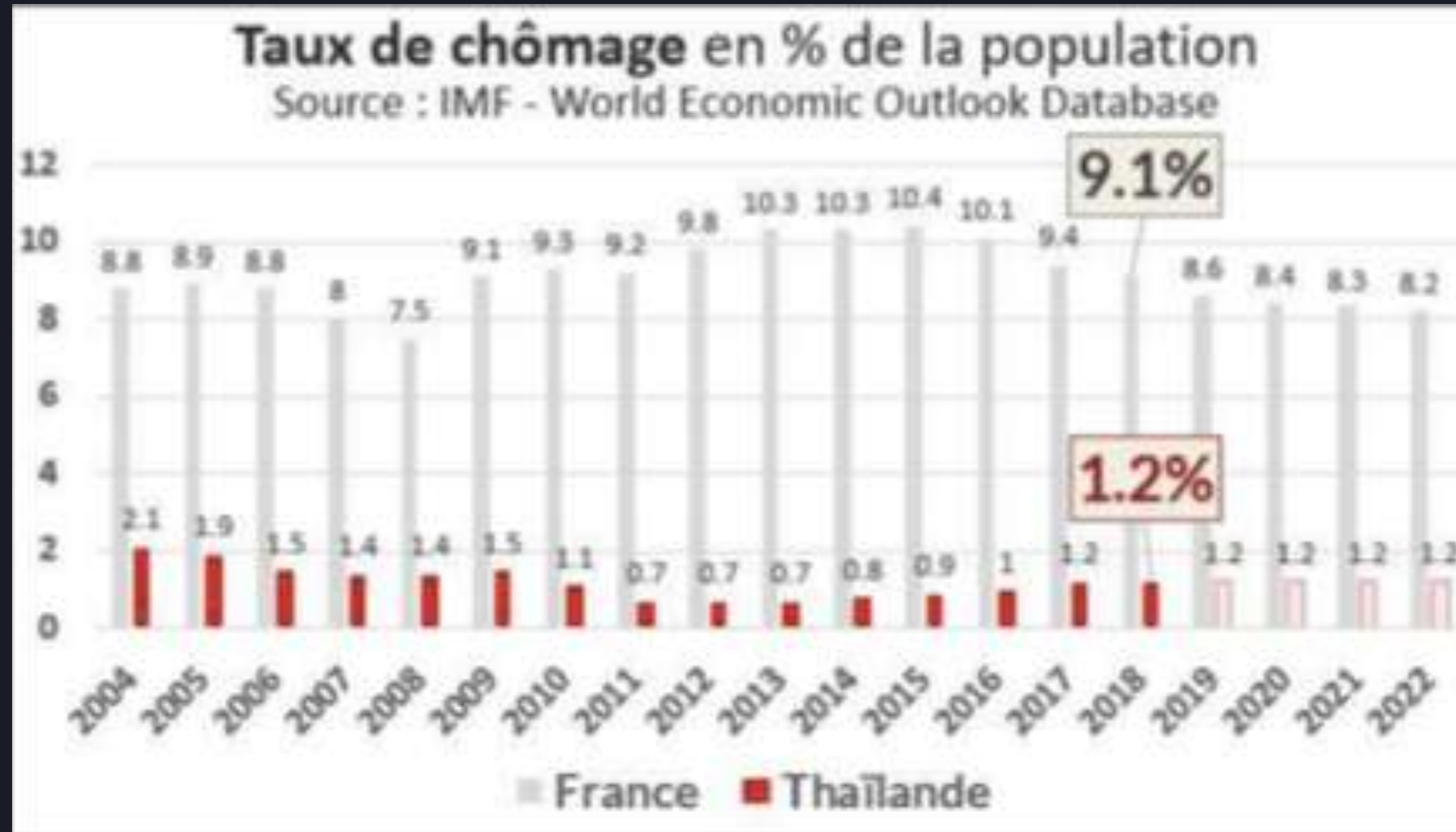


Growth in Thailand of **4,1%** over 15 years

VS

France **1,7%**

NO UNEMPLOYMENT IN THAILAND



Unemployment in Thailand at only **1,2%**

VS

France **9,1%**

THE BATH RATE BECOMES CHARMING AGAIN

EUR/THB
1EUR=xTHB

50 THB

40 THB

30 THB

38

2013

2015

2017

2019

2021

The THAI BATH index is up again

50% OF THE WORLD POPULATION
WITHIN 5 HOURS OF FLIGHT





KOH SAMUI

- Samui is an exclusive island destination located in the Gulf of Thailand. The island is an unspoiled gem, a more pristine and intimate place than Phuket or Bali, and easily accessible through its international airport. Samui is only 65 minutes by plane from Bangkok, 90 minutes from Singapore

- The island has both a high level of infrastructure and a wide range of services. It boasts a wide range of hotels, including some of the world's most famous names, exceptional restaurants, international leisure brands, quality private hospitals, international schools and a first-class shopping center.

THE ASSETS OF SAMUI

- The jewel of Thailand the pearl of Siam
- Amazing landscape coconuts, mountains, beaches white sand and gorgeous sunset
- Modern and quality infrastructures (4 shopping centers and 5 hospitals)
- High standing restaurants and 4 stars hotels
- Many building programs
- Luxury unique villas : ideal for invest



TRANSPORTS



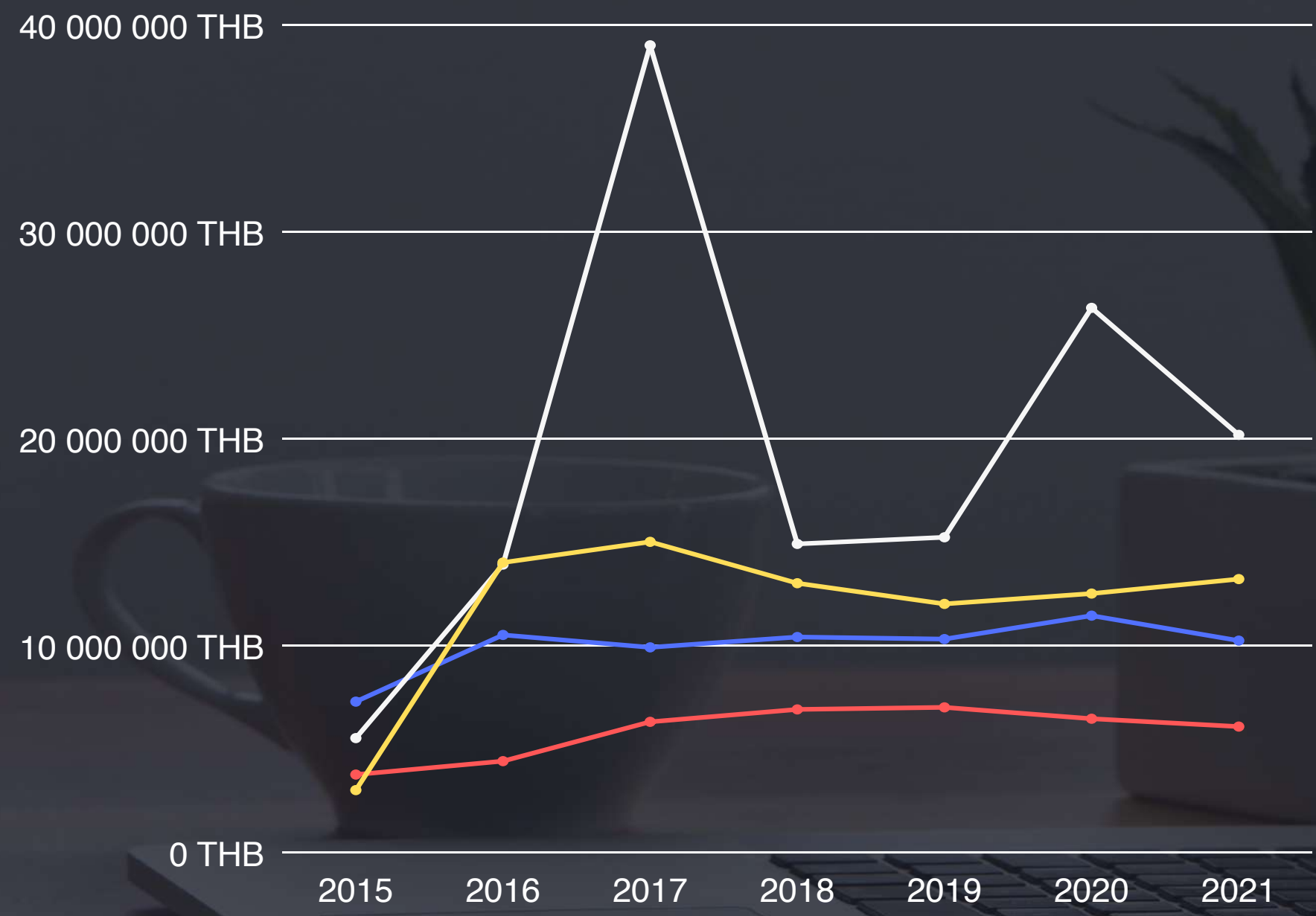
26 FLIGHTS PER DAY
FROM BANGKOK TO
SAMUI



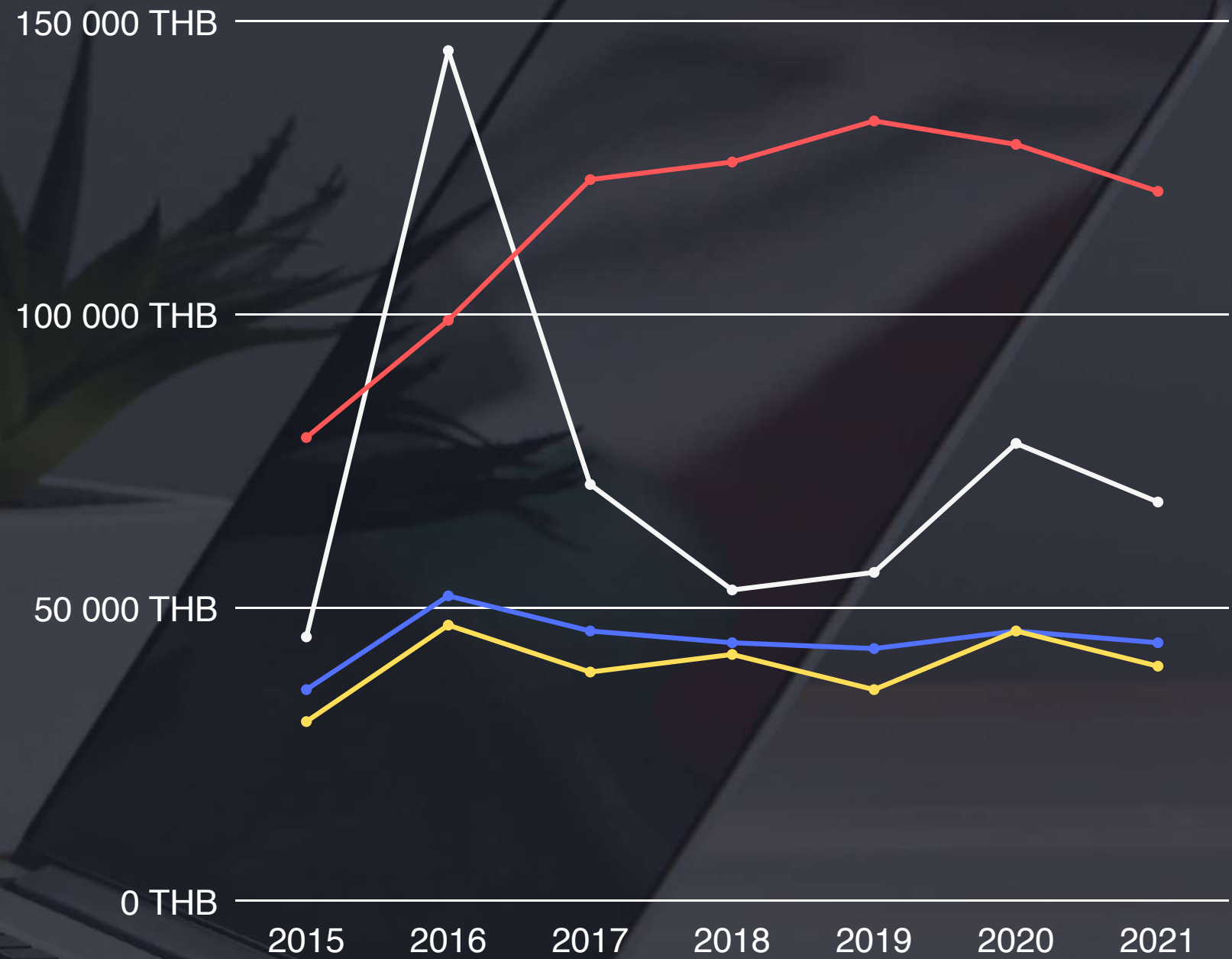
ONLY AT 1H30 FROM THE
MAINLAND BY FERRY



THE REAL ESTATE MARKET IN THAILAND

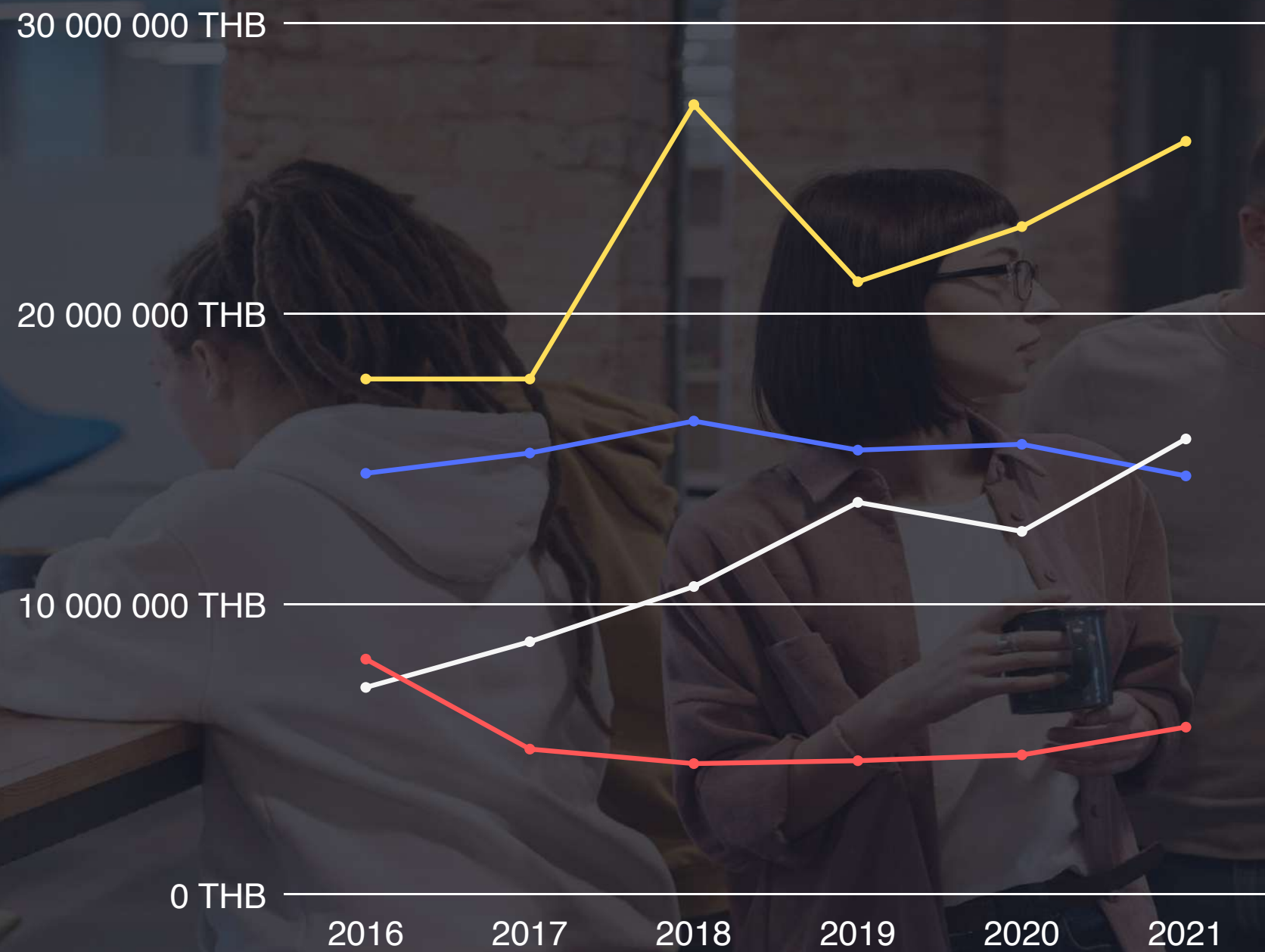


AVERAGE REAL ESTATE MARKET PRICE

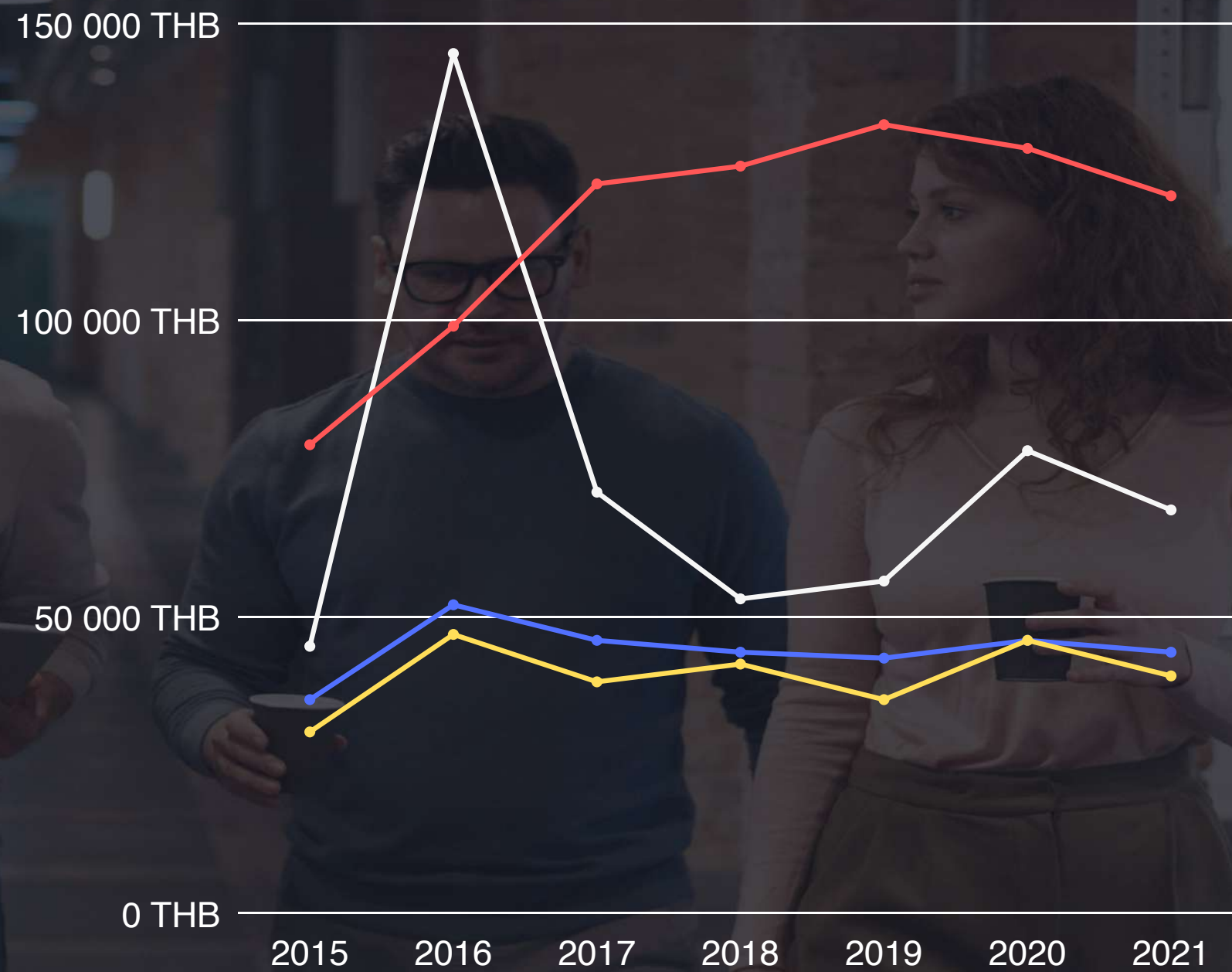


REAL ESTATE MARKET PRICE SQM (THB)

THE REAL ESTATE MARKET IN KOH SAMUI



AVERAGE PROPERTY MARKET PRICE (THB)



REAL ESTATE MARKET PRICE SQM (THB)

Land

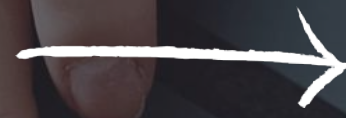
Commercial

Villa

Condominium

STABLE REAL ESTATE MARKET PRICES

14,3M THB



14,4M THB

2016

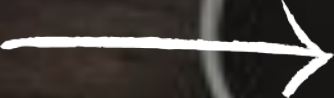
2021

The average price of the VILLAS is the same as in 2016

PRICES PER SQM ARE INCREASING

42K THB

2016



48K THB

2021

The average price in M² of VILLAS has increased slightly since 2016

KOH SAMUI is a real estate market that remains attractive despite the crisis

The level of sales of VILLAS remains stable despite a colossal drop in tourists





HOW TO GENERATE PROFIT?

RENTAL INCOME

The amount of money collected by a landlord from a tenant or group of tenants for using a particular space.

Thailand is the main tourist destination in ASEAN. It is recognized as a dream destination and is the ideal place for a real estate investment. Many destinations are available, and all offer investments with rental returns of 7% to 9% net per year.

FUTURE RESALE

The resale of an apartment in Thailand bought in full ownership is the simplest case to treat, because the most regulated, the most supervised. The act of resale consists of a simple transfer of property (change of name on the title deed or "chanote") to the Land Department.

FREEHOLD or LEASEHOLD ?



FREEHOLD / PLEINE PROPRIÉTÉ

We will have to wait until 1992 that Thai law authorized foreigners to buy apartments in condominiums. For Thailand, this is a small revolution, since it really allows foreigners to become full owners of real estate. Indeed, if you buy a condominium, you will be the owner of the apartment (which, according to the terms of the Condominium Act, "includes the structure and the land allocated to the owner of the apartment individually") and co-owner of the common areas.



LEASEHOLD : BAIL LONGUE DUREE

The "Leasehold" consists of renting the apartment for a period of 30 years, renewable by contract, usually 2 times, which amounts to benefiting from a rental right of 90 years.

The first 30-year lease is registered in the Land Department, equivalent to the cadastre, 30 years being the maximum period authorized for registration in the cadastre. It is a real and protected right which cannot be challenged without the signature of both parties.

TAXES AND FEES



HOUSING TAX



PROPERTY TAX

- Exemption under 10 million THB *
- if not, rates vary between 0.02 to 0.1% of the value of the property



RENTAL TAX

- Under 75 million THB or 2,2 million euros 0,3% of the property's value
- Up to 0,7%
- License

INVEST IN 4 STEPS :

KNOW YOUR
FINANCIAL
CAPACITY



CHOOSE YOUR
INVESTMENT
STRATEGY



ESTABLISH YOUR
TARGET MARKET

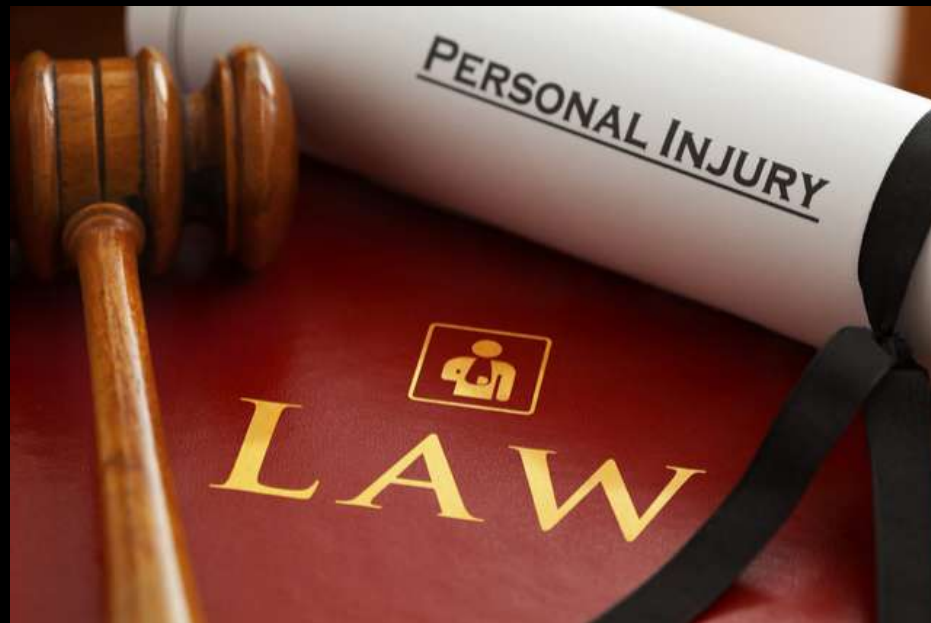


DEFINE YOUR
OWNERSHIP
CRITERIA



HOW CAN WE HELP ?

From planning to profit



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OUR TEAM



VÉRONIQUE BONTEMPS

Chief Executive Officer



FANNY CROISSANT

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ANTOINE DALLE

Commercial



FAUSTINE VANESSE

Communication marketing

LET'S DISCUSS ABOUT YOUR INVESTMENT!

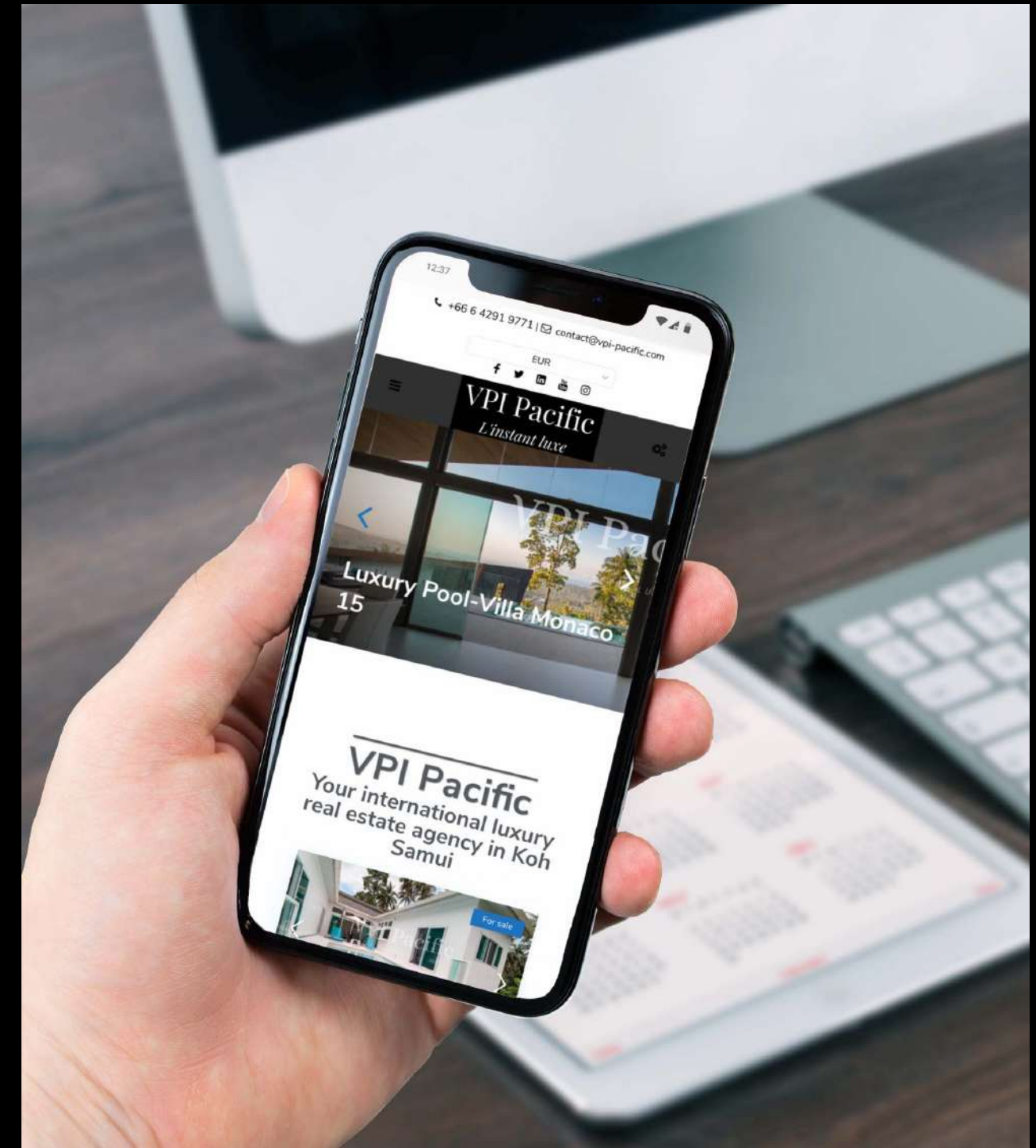
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Let 's start with VPI Pacific

Thank you for your trust