FORMAT OF INVESTMENT

•Acquisition of commercial units within the **ALLTHAI Vista Palms Center**.
•Guaranteed income with a **buy-back** obligation in Year 5.
•Option after the guaranteed period to switch to the Rental Pool program **(80% to the owner, 20% to the management company)**.

INITIAL INVESTMENT COST

•Investment from **THB 780,000** — micro-unit of 6 m^2 within the commercial block.
•Transactions are in multiples of 6 m^2. Larger areas are scaled proportionally.

PROGRAM TERMS

•Option A: 9% per annum, quarterly payments, buy-back +5% in Year 5.
•Option B: 8% per annum, quarterly payments, buy-back +10% in Year 5.
•Payments in THB, net to the investor.
•Buy-back obligation is included in the agreement. Notice 90 days, settlement within 30 business days.

FINANCIAL EXAMPLE (THB 780,000, 6 M^2)

•Option A: THB 70,200/year, total THB 351,000 over 5 years + buy-back THB 819,000.
Combined THB 1,170,000.
•Option B: THB 62,400/year, total THB 312,000 over 5 years + buy-back THB 858,000.
Combined THB 1,170,000.
•Total profit: THB 390,000 over 5 years. Effective yield approx. 10% per annum.

PROGRAM LIMITATION

•Предложение доступно только в рамках трёх зданий **ALLTHAI Vista Palms Center.**
•После исчерпания лимита действуют стандартные условия.

RENTAL POOL (AFTER 5 YEARS OR BY AGREEMENT)

•80% income to the owner, 20% to the management company.
•Management company handles leasing, operations, marketing, and reporting.

LOCATION

•Soi Pasak-8, Bangtao — prestigious area with premium villa clusters.
•Close to Porto de Phuket, Boat Avenue, Blue Tree, international schools.
•High demand for street-retail, wellness, and F&B.

RELIABILITY AND REPUTATION OF CMP GROUP

•CMP Group has over 18 years in the international real estate and development market.
•Winner of Thailand Property Awards 2021–2022.
•Winner of Southeast Asia Property Awards 2023–2024.
•Multiple laureate of GEMMA Awards “Best Goods and Services of the Year”: 2012, 2015, 2022, 2023, 2024.
•All obligations on payments and buy-back are secured by legal agreements of CMP Group.

RISK CONTROL

•Program limited to three buildings.
•Payment reserve established by the management company.
•Full responsibility for management, operations, and tenancy lies with the management company.
•Guarantee starts from the act of transfer or opening of the unit.

INVESTOR’S FINANCIAL RESULT

•Investment from THB 780,000.
•Quarterly payments 8–9% per annum.
•Buy-back in Year 5: capital return with 5–10% premium.
•Alternative: Rental Pool 80/20.
•Total yield approx. 10% per annum.