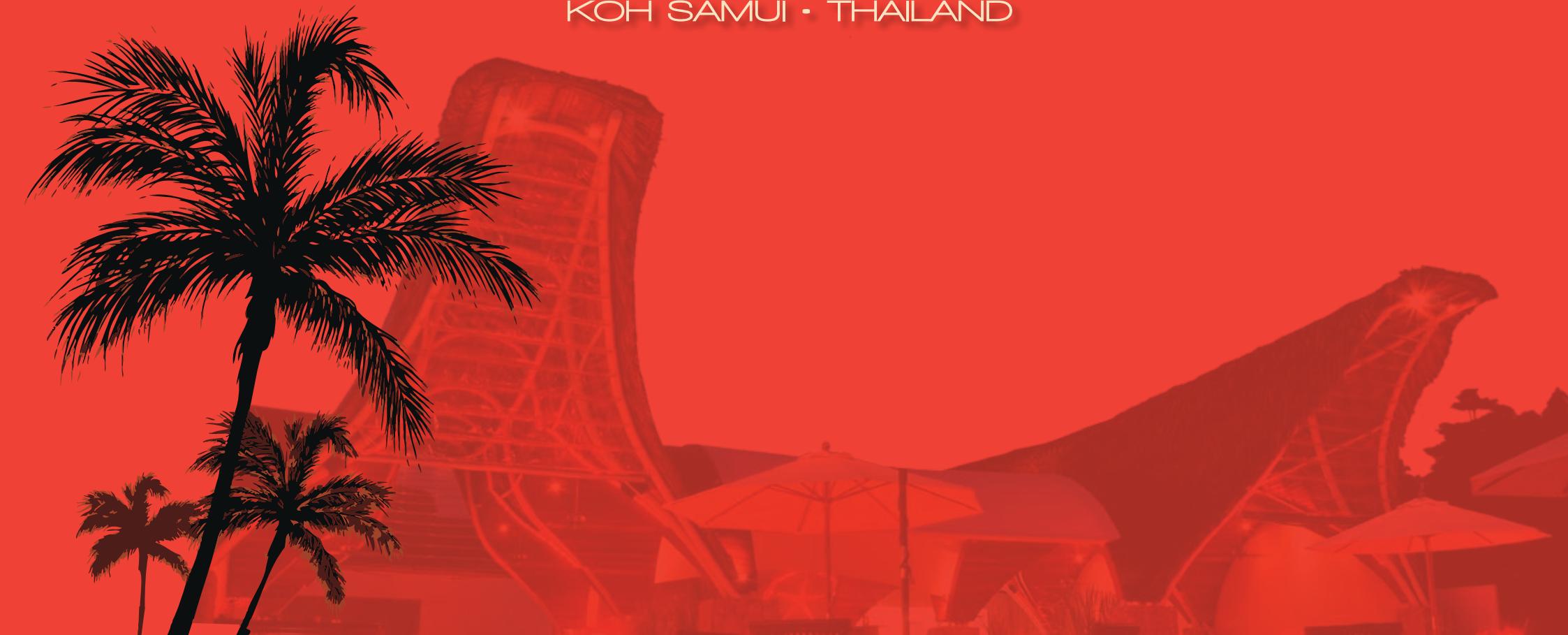




BEACH
REPUBLIC™
ESTATES
KOH SAMUI • THAILAND





BEACH
REPUBLIC™

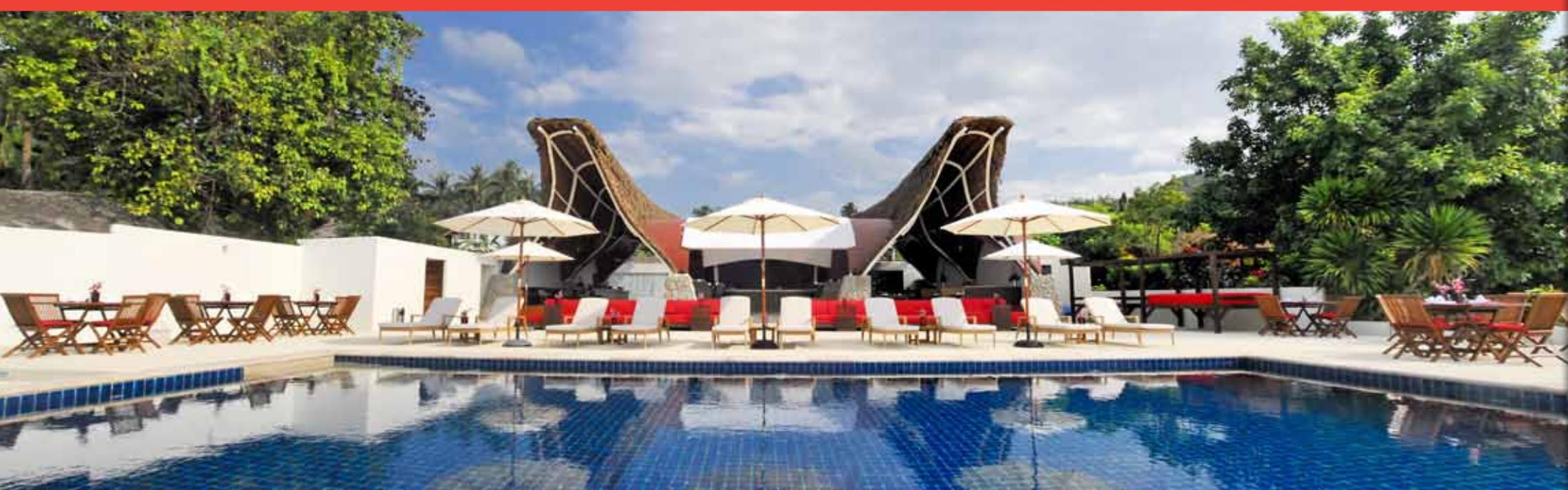
**"Beach Republic
is instantly sexy,
sophisticated,
and cosmopolitan"**

- Jay Leksukhon, Creative Director, Arkanova Interiors

A NEW REPUBLIC HAS BEEN BORN

KOH SAMUI'S PREMIER BEACH DESTINATION HAS ARRIVED

Beach Republic stands apart from the crowd with a unique feel and culture of its very own, styled as an independent state. Marrying a contemporary and hip Mediterranean beach lifestyle with a twist of irreverent fun, Beach Republic is instantly sexy, sophisticated, and cosmopolitan. When it's time to dine, time to drink or just time to relax, Beach Republic is always the place to be.

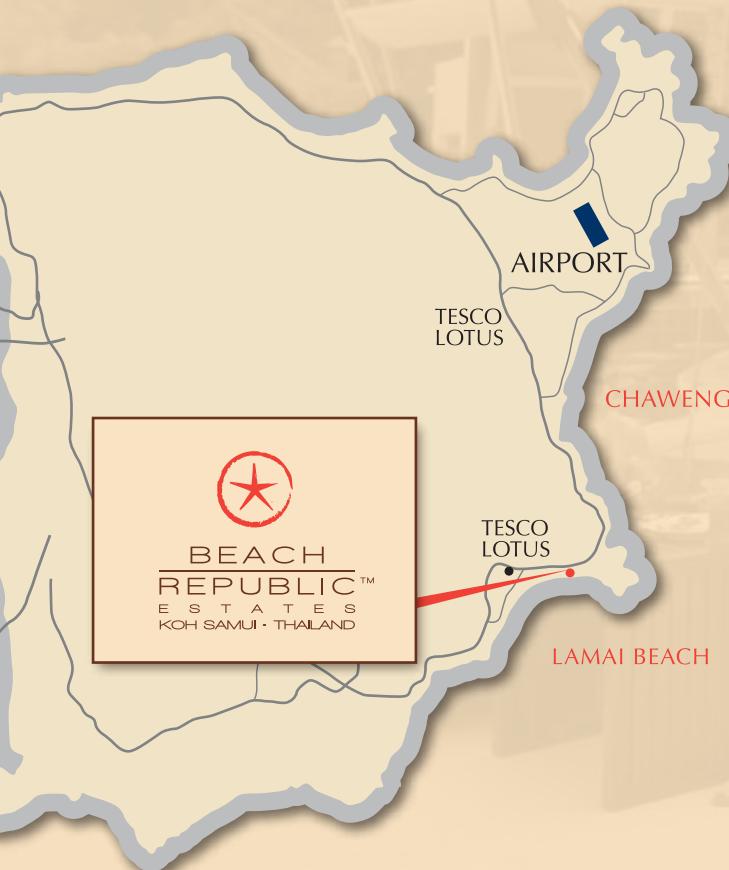


BEACH REPUBLIC

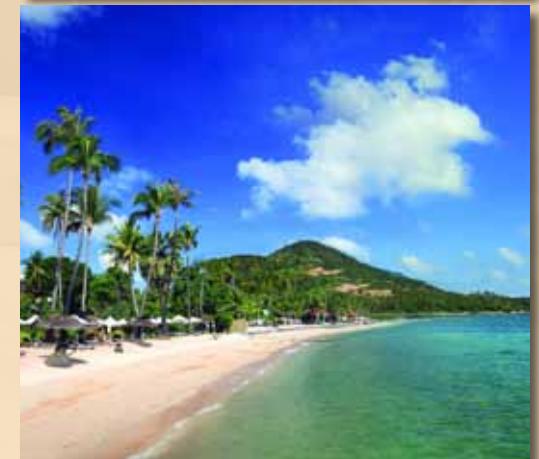
THE ULTIMATE GETAWAY

Located on the far North end of Lamai Beach, about 30 minutes from Samui Airport, Beach Republic truly is the ultimate getaway.

The self-contained exclusive destination comprises the stunning Ocean Club and Restaurant, the indulgent Beach Republic Asian Fusion Spa, and Beach Republic The Residences – a collection of private pool villas and deluxe apartments.



**"The best location
on Koh Samui"**
Tripadvisor.com



A WEALTH OF EXPERIENCE AND A LEGACY OF SUCCESS

Headed by British real estate developer and investor Tim Dean-Smith, Beach Republic Group is a developer and operator of hotels, residences and resorts.

In 2002, the group purchased its first development site on Lamai Beach, opening phase one of its deluxe private pool villas to customers in 2004. In December 2008, Beach Republic opened and quickly became the go-to destination on the island.

The group is now evaluating other locations for the expansion of the Beach Republic brand, in Asia and beyond.

The group is privately held, and is backed by private investors including the Dean-Smith family, who have been involved with real estate construction, development and investment since 1962.

**“Over four
decades of
real estate
expertise”**



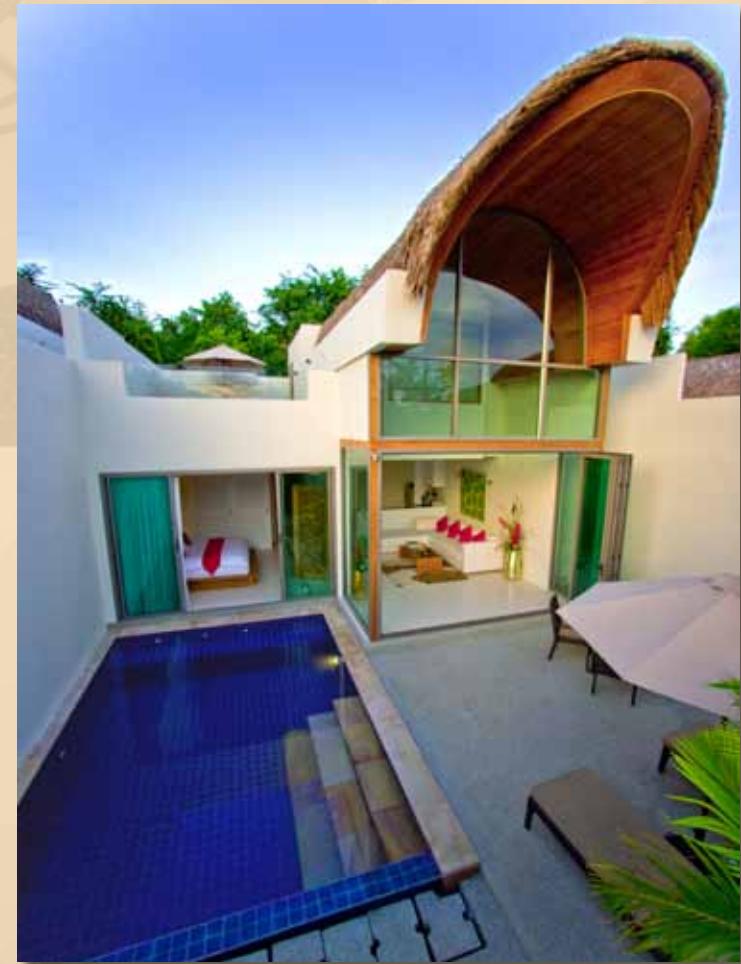
BEACH REPUBLIC THE RESIDENCES – AN OUTSTANDING LIFESTYLE INVESTMENT

Beach Republic The Residences is a collection of 39 contemporary suites, deluxe private pool villas, and stunning Penthouse Sky Pool Villas.

Designed with tropical living firmly in mind, The Residences benefit from private chemical-free pools, open air living spaces, sundecks, granite kitchen counters, and balcony Jacuzzis set amongst the swaying palms.

The interiors reflect the region's culture and rich heritage, whilst selected amenities like 300 thread count cotton sheets, flat screen TV's, iPod docks, Blu Ray DVD players, and personal espresso machines provide luxurious touches.

The villas and apartments are available at daily rates, and are also now available for purchase via the exciting new fractional ownership option.



“...the property and amenities were as good as any we've visited anywhere.”

Tripadvisor.com

AN EXCITING NEW DESIGN INSIDE AND OUT BY DAVID MCCORMICK

From the sweeping curves of the open air restaurant inspired by villages in the South Pacific, to the chic white washed spa with unmistakable Mediterranean influences, to the thatched roofs of The Residences, the striking architecture of Beach Republic makes a bold statement.

Beach Republic has been designed by British-born architect David McCormick. He and his team have been involved in a plethora of world class projects around the globe including:

- Chelsea Harbour, London
- Beijing Olympic Village 2008
- Louis Vuitton, Tianjin China
 - Marina Village, Phuket
- The Regent Hotel, Bangkok
- Sydney Airport Centre, Australia
- Mactan Shangri-La, Cebu, Philippines



RELAX IN STYLE WITH THE EXCEPTIONAL FACILITIES AND AMENITIES AT BEACH REPUBLIC

Guests and Owners at Beach Republic The Residences enjoy VIP access to all the facilities at the Beach Club & Spa.

Pamper yourself at the Asian Fusion Spa.

Relax in the chemical-free ocean front infinity pools.

Detox in the spacious herbal steam room.

Get in shape at the well equipped fitness room.

Savor the fine tapas, authentic Thai dishes, and light Mediterranean cuisine.

Sip Champagne and the Signature Cocktails at sundown.



FACILITIES AND AMENITIES

- Air conditioning
- Balcony
- Bathrobes
- Bathroom scale
- Blackout drapes/curtains
- Bottled water in room (complimentary)
- Breakfast
- Cable channels
- CD player
- Coffee/tea maker
- Child care (in room, surcharge)
- Cribs (infant beds) available
- Clock radio
- Complimentary newspaper
- Complimentary toiletries
- Direct-dial phone
- Extra towels/bedding in room
- DVD player
- Espresso machine
- Hair dryer
- Housekeeping (daily)
- In-room safe (accommodates laptop)
- Internet access - high speed
- Internet access - wireless
- Iron/ironing board (on request)
- Jacuzzi bathtubs
- Kitchenette
- Luggage stand
- Makeup/shaving mirror
- Massage - available in room (surcharge)
- Microwave
- Mini bar
- Private bathroom
- Private pool
- Refrigerator
- Rollaway bed (on request, surcharge)
- Safe (in-room, accommodates laptop)
- Separate bathtub and shower
- Separate sitting room
- Sewing kit
- Slippers
- Table
- Television - Flat Screen
- Turndown service
- Wake-up calls
- Welcome amenities

Facilities and amenities contingent on unit type.

BEACH REPUBLIC

SIP, CHILL, DINE

Beach Republic offers all day grazing and dining with fine tapas, authentic Thai dishes, and light Mediterranean cuisine. The restaurant is set against the ocean front and boasts spectacular panoramic views of Lamai Beach and the Gulf of Thailand.

Dine

Mediterranean salads, just-so grills, and both traditional and fusion Thai recipes make for a tantalizing offering. Delicious traditional thin crust Mediterranean pizza is fired in the imported Italian wood fired oven. Quality ingredients such as Hokkaido scallops from Japan, Wagyu beef raised in Australia and Petuna Ocean Trout from the South West waters of Tasmania assure a gourmet's delight.

Sunday Sessions

Sunday Sessions at Beach Republic, featuring The Ultimate Sunday Brunch Club™, have become an island institution. Rated as Samui's best Sunday brunch, it has been featured in both the New York Times and on CNNGo.com. The sumptuous weekly roast and BBQ brunch is followed by an afternoon chillout session with DJ's spinning mellow numbers through the silky sunset.

Wine & Signature Cocktails

Complementing the cuisine is an extensive range of wines and Champagnes from around the world – the delicate and fruity Provence rosé being the perennial beachside favourite. The sensational cocktail list features stunning signature drinks by the Republic's bar team, with premium ingredients including Samui's own artisanal rum.



"Samui's best Sunday brunch"
– Fah Thai



BEACH REPUBLIC ASIAN FUSION SPA

Indulge your body and revitalize your soul with ancient therapeutic Asian fusion spa treatments. Choose from a wide array of practices including Chinese reflexology, Japanese Reiki, Indian Ayurvedic treatments, and traditional Thai massage with hot herbal compress. Restore, reinvigorate or just plain pamper. It's up to you.

**"A boutique spa
set on the serene
shores of Lamai
Beach"**





REAL ESTATE

OWNING A PIECE OF THE REPUBLIC

Fractional ownership at Beach Republic makes purchasing and maintaining your holiday home easy.

Each residence is divided into fractions and sold to individual owners. Fractional owners own a share of the actual asset. Each fractional share can be sold, rented, gifted or willed. All issues relating to management and maintenance of your residence are taken care of by the Beach Republic management.

Fractional ownership at Beach Republic is a straightforward and affordable way for people of all nationalities to own their holiday home. Also, ownership by companies and corporations allows for very cost-effective incentive and reward programs to be established.

Whether you want to relax and enjoy an extended holiday, or invest for income and appreciation, fractional ownership at Beach Republic is a smart move.

"Fractional ownership guarantees a stay at a favourite holiday destination with the amenities of both a private residence and a luxury hotel" – Financial Times



BEACH REPUBLIC – THE INVESTMENT

While they hail from many different countries around the world, investors at Beach Republic generally fall into one of two categories.

Investment Owners

Those who are looking to enhance their investment portfolio have the potential to profit with Beach Republic in two distinct ways.

First, a guaranteed return of 5.75% annually for three years on selected units is currently available. After the initial three year period, investors can choose to rent the unit out themselves, in which case they keep 100% of the rental revenue or they can request that Beach Republic rent the unit out on their behalf, in which case they receive 60% of the net rental returns.

Secondly, investors have the opportunity to profit via capital appreciation. As the value of the entire unit increases so does the value of each individual fraction.

5.75%
Guaranteed Annual Return



BEACH REPUBLIC – THE LIFESTYLE

Lifestyle Owners

Those who have fallen in love with Samui's famous charm and want to visit year after year often purchase a fraction during the dates that they are most likely to return. This is usually linked to a special occasion such as a birthday or anniversary or to a specific time period during the year such as school holidays. If the owner is unable to visit on the dates purchased, he can take advantage of privileged owner's rates and stay any time of year.

Importantly, even if the original intent is to holiday, all owners have the option of either renting out their unit themselves to friends or family or of requesting that Beach Republic rent out the unit on their behalf.



FRACTIONAL OWNERSHIP – THE US\$100,000 COMPARISON

Sole owner invests
US\$100,000 on Koh Samui

They get:

- Below average Koh Samui property
- Secondary location
- Basic property amenities
- Low average rental occupancy
- Year round taxes, maintenance and security costs
- Upkeep responsibility
- Responsibility for renting and looking after tenants

Fractional owner invests
US\$100,000 on Koh Samui

They get:

- Deluxe private pool villa or apartment
- Premium location
- Recognised development
- Access to superb amenities
- Higher average rental occupancy
- Exclusive owner privileges – Beach Club, fine dining, spa, events
- Full hotel services and security
- Property maintained to highest standards
- Management company takes care of all maintenance issues
- Management company looks after all rental issues*
- Hassle free ownership

*Optional rental pool program.

WINNER – THAILAND PROPERTY AWARDS 2010, 2011

In December of 2011, for the second consecutive year Beach Republic was named Best Shared Ownership Development at the Thanachart Bank Thailand Property Awards. The most prestigious and sought after acknowledgement of excellence in Thailand's property and real estate industry, the awards are the industry's premier event and showcase the best of the best.

In total, there were over 1,400 entries across 29 categories. Nominated alongside a number of world-class international resorts, the esteemed panel of judges named Beach Republic the winner. The win was the latest in a string of accolades for Beach Republic over the past year. The awards have helped to raise the resort's profile, and have increased visibility globally.



Best Shared Ownership Development



WINNER
Best Shared Ownership Development



HIGHLY COMMENDED – SE ASIA PROPERTY AWARDS 2011

In November 2011 the first annual 2011 South East Asia Property Awards were held during a glittering Gala Dinner and presentation ceremony attended by over 300 industry leaders and guests at Singapore's Hotel Fort Canning.

A reflection of variety of quality developments in the region and the enthusiasm to recognize the people behind them, over 1,500 companies and developments were nominated. The panel of judges was headed up by Leong Chi Meng, Managing Director (SEA), CBRE Global Investors, who spent several weeks scrutinizing all entries. To guarantee fairness, transparency and credibility, BDO Advisory supervised the entire judging procedure.

Nominated in the category of Best Shared Ownership Development alongside a number of industry heavyweights, Beach Republic The Residences was Highly Commended.



SILVER MEDALIST – OPP AWARDS FOR EXCELLENCE 2011

In October 2011, Beach Republic was awarded the Silver Medal at the prestigious OPP Awards for Excellence 2011 held at the ExCeL Centre in London. The awards were held during The Property Investor Show & OPP Live. The annual event focuses on the international property market and is attended by the world's top agents, developers, fund managers, wealth managers, service providers, and investors.

Nominated in the category of Best Fractional Scheme alongside shortlisted candidates that included some of the globe's premier shared ownership developments, the esteemed panel of judges awarded Beach Republic the Silver Medal.

Beach Republic was commended for its completely open and low-key sales approach, its strong branding, and the attractiveness of the facilities made available to owners at the adjacent Ocean Club and Spa. The judges concluded that these qualities truly set Beach Republic apart from all of its competitors in the region.



Director of Sales Robert Pestello (left) is presented with the Silver Medal by OPP's Geoff Hadwick.

ONE OF SE ASIA'S TOP 20 RESORT PROPERTIES

In mid 2011, Beach Republic was again recognized by its peers as a world-class destination when it was honored as one of South East Asia's Top 20 Resort Properties. The highly anticipated list of the top 20 completed resort properties in South East Asia was compiled by the prestigious *Property Report*, Asia's leading luxury real estate publication and Property Magazine of the Year in 2011. The magazine's editorial team compiled the list based on factors such as location, design, dedicated services, and investment potential.





BEACH REPUBLIC™ KOH SAMUI • THAILAND

KOH SAMUI • THAILAND

Beach Republic - Koh Samui

1. Israel Beach	18. Dining Area
2. Swimming Pool	19. Retail
3. Sala	20. Bakery
4. Food Deck	21. Wash room
5. Laundry	22. Storage
6. Assessment	23. WC
7. Distance	24. Buffet area
8. Kitchen	25. White Display
9. Spa	26. Swimming Pool
10. Relaxation Terrace	27. Childs Pool
11. Changing Room	28. Pool Bar
12. Street Foods	29. Grill
13. Gym (Lower Ground)	
14. Ramp to Cai-pat	

ROOM TYPES

Club Suite





ROOM TYPES

One Bedroom Superior Suite



ROOM TYPES

One Bedroom Deluxe Suite





ROOM TYPES

Two Bedroom Deluxe Apartment



ROOM TYPES

One Bedroom Pool Villa - Modern





ROOM TYPES

Two Bedroom Pool Villa - Modern



Ground Floor



Second Floor

ROOM TYPES

One Bedroom Penthouse Sky Pool Villa





ROOM TYPES

Two Bedroom Penthouse Sky Pool Villa



KOH SAMUI – THE ISLAND AND VICINITY

This beautiful tropical island has been charming its visitors ever since the first tourists arrived in 1971. Those who visit Koh Samui are rewarded with an idyllic tropical retreat with white-sand beaches, a sapphire-blue sea, an abundance of tantalizing Thai cuisine and an unusually warm and friendly people.

Koh Samui is 21 kilometers at its widest point and 25 at its longest. Tropical coconut forests and limestone and granite terrain are surrounded by a shoreline of countless palm-fringed beaches and bays. Nearby Ang Thong National Marine Park is a compact archipelago of small and virtually untouched islands offering stunning natural beauty and adventure, and some of the best scuba diving in the region.



“Simply a Beautiful Island”

- The Australian

**“...palm-fringed beaches
and turquoise seas.”**

- The Independent

**“...among the top 10 best holiday
destinations in Asia”**

- SmartTravel Asia



TRAVELING TO KOH SAMUI

With an increasing number of direct international flights, and up to 24 one-hour flights daily from Bangkok, Koh Samui is served by several airlines and is easily accessible.

Direct Int. Flights to Samui

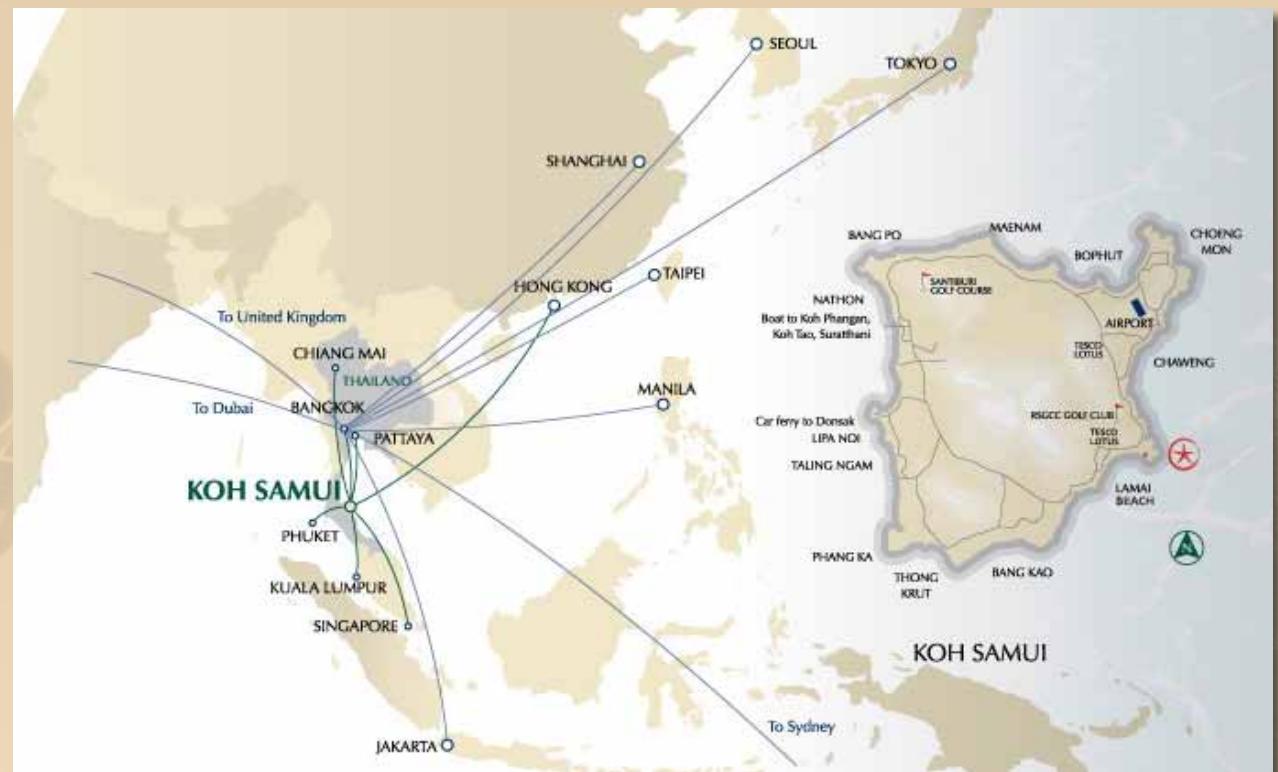
Hong Kong	3 Hours, 5 Minutes
Kuala Lumpur	2 Hours
Penang	1 Hour, 30 Minutes
Singapore	1 Hour, 50 Minutes

Direct Domestic Flights to Samui

Bangkok	1 Hour, 5 Minutes
Chiang Mai	1 Hour, 45 Minutes
Krabi	50 Minutes
Pattaya	1 Hour, 10 Minutes
Phuket	55 Minutes

Direct Flights to Bangkok

Abu Dhabi	6.5 Hours
Copenhagen	11 Hours
Dubai	6.5 Hours
Jakarta	3.5 Hours
London	11 Hours
Los Angeles	16 Hours
Manila	3 Hours
New York	17 Hours
Paris	11 Hours
Seoul	5 Hours
Shanghai	4.5 Hours
Sydney	9 Hours
Taipei	3.5 Hours
Tokyo	6 Hours



GOLF

Golfers on Samui can choose from two unique courses, both boasting fantastic ocean views; the dramatic Santiburi Samui Country Club and the more informal Royal Samui Golf & Country Club.

Recent host to the Queen's Cup on the Asian Tour, Santiburi Samui Country Club was Koh Samui's first golf course, and offers 18 holes. High atop the hills of Mae Nam, it affords some of the most stunning views of any course in Asia. At nearly 7,000 meters in length and with narrow fairways and an abundance of rolling hills and water hazards, the course will challenge even the most experienced of golfers.

With similarly beautiful views, the Royal Samui Golf & Country Club is located above the beaches of Lamai and Chaweng Noi.

With plans to expand from 9 to 18 holes, in addition to the construction of an impressive clubhouse with a restaurant, bar, and spa, golfers on Samui will soon have two full service 18 hole courses to choose from.



Praise for Santiburi Samui Country Club:

"The most scenic golf course I have ever played!"

- Kyle, Chicago, USA

"Certainly one of the most beautiful golf courses in the region"

"...probably the best views of any golf course in Thailand, if not Asia"

SAILING AND WATER SPORTS

Beach Republic is a proud sponsor of the annual Sawasdee.com Regatta Samui, which is part of the Asian Yachting Grand Prix series. Each year the Regatta attracts over 350 participants from 20 countries, in addition to thousands of spectators. A week of world class sailing, plus the parties, dinners and other events, make it a must for the social calendar.

In addition to yachting, Koh Samui also offers big game fishing with day or night outings; catches of Barracuda, Cobia, Shark, Mackerel, Sailfish, and Snapper are the norm.

For diving enthusiasts, the surrounding waters offer some of the best diving in the Gulf of Thailand. Kite surfing, kayaking, jet-skiing, and parasailing are also available for the more adventurous.



**"One of the world's
most beautiful
cruising grounds"**

- Sail World



WINING & DINING / NIGHTLIFE

Over the past 10 years Koh Samui's culinary scene has exploded with dozens of world class chef's now calling the island home. The vast range of high-quality, fresh ingredients available (not to mention the fabulous lifestyle on offer) has attracted these gastronomic masters who offer up delicious cuisine in stunning settings.

For those looking for more casual fare, Koh Samui has no shortage of small cafés and beach front bars where cocktails and beers can be enjoyed as the sun goes down.

Both Lamai and Chaweng are also host to a vibrant collection of bars and night clubs, often featuring internationally acclaimed DJ's who carry the party well into the early morning hours.

"Samui is a culinary treasure chest for the creative chef."

— Samui Dining Guide





Santiburi Samui Country Club

FAQs

FAQs – GENERAL

Where is Thailand?

Thailand is in the heart of South East Asia, bordered by Malaysia to the South, Laos and Cambodia to the North and East and Myanmar to the North and West. The political and financial capital is Bangkok, a bustling metropolis home to over 10 million people. The time zone is GMT +7 hours.

Where is Koh Samui?

Koh Samui is located in the Gulf of Thailand, 400km from Bangkok and about 35 km northeast of Surat Thani town (9°N, 100°E). The island is 21km at its widest point and 25km at its longest.

How do I get to Koh Samui?

Koh Samui is easily reached via an increasing number of direct international flights and nearly two dozen daily one-hour flights from Bangkok. Nearly all major intercontinental airlines fly to Bangkok.

What is the climate like on Koh Samui?

The weather on Koh Samui is very pleasant all year round, with temperatures varying between 25 and 38 degrees Celsius.

When is the rainy season?

The rainy season is normally in November each year. Koh Samui only receives around half of the annual rainfall of Phuket.

What is the population of Thailand?

Approximately 63 million.

What is the population of Koh Samui?

About 55,000.

What is the governmental system of Thailand?

Thailand is a constitutional monarchy and His Majesty King Bhumibol Adulyadej is the head of state. The country is a democracy and its Prime Minister is the head of government.

FAQs – THE DEVELOPMENT

Is construction on Beach Republic The Residences completed?

Yes. Construction on the entire Beach Republic project is complete.

How big is the development?

Beach Republic The Residences consists of 39 apartments, penthouses, and villas. The ocean club comprises two ocean front infinity edge pools with lounging and dining space that can comfortably accommodate upwards of 200 people.

What type of accommodation is available?

- Club Suites
- One Bedroom Superior Suites
- One Bedroom Deluxe Suites
- Two Bedroom Apartments
- One Bedroom Private Pool Villas
- Two Bedroom Private Pool Villas
- One Bedroom Penthouse Sky Pool Villas
- Two Bedroom Penthouse Sky Pool Villas

Do the units come furnished?

All residences at Beach Republic are fully furnished with all the comforts of home.

Who is behind Beach Republic?

Headed by British real estate developer and investor Tim Dean-Smith, Beach Republic Group is a developer of hotels, residences and resorts. The projects are backed by private investors from Europe, including other members of the Dean-Smith family. The Dean-Smith family have been involved with real estate construction, development and investment since 1962.

FAQs – FINANCE

What is the currency in Thailand?

The currency of Thailand is the Thai Baht (THB).

In what currency are payments made?

Prices are listed in Thai Baht and all payments are made in Thai Baht.

Can the property be rented out?

Yes. Owners can either rent their units out themselves to friends and family (all proceeds retained by owner) or they can appoint Beach Republic as their rental agent on a commission fee basis.

How does the rental pool work?

In brief, an owner can deposit one week blocks of time into the rental pool and Beach Republic will look after all details related to renting out the unit. Owners then receive 60% of the net revenue generated by their unit during the time deposited.

Is there a management fee?

Yes, owners pay Annual Dues each year. This fee is comprehensive and covers the management costs (electric, water, maintenance, maid service, bedding, laundry, reception, insurance etc.) associated with the running of the units. Such costs are calculated on an annual basis and are completely transparent.

How are utility bills paid?

All utilities are included in the Annual Dues.

FAQs – TAXATION & LEGAL

What about property taxes?

All property taxes are covered in the purchase price and in the annual maintenance fee.

Can my Fractional Interest be sold, rented or given as a gift?

The Fractional Interest can be sold, rented, and gifted to family or others. This structure provides ownership benefits that are very similar to those that freehold owners enjoy.

Are there any other fees apart from the sales price and management fee?

No. There are no other additional fees of any kind.

Does Beach Republic work with a licensed fiduciary?

Yes, the Fractional Ownership is administered by Confiance Limited in Guernsey, United Kingdom. Confiance is a fiduciary company officially licensed by the Guernsey authorities.





BEACH
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ESTATES

BeachRepublicEstates.com