




BANYAN TREE  
RESIDENCES  
— RIVERSIDE BANGKOK —



A person with dark hair, seen from behind, is sitting on a bed with a dark, patterned blanket. They are looking out a large window that offers a view of a city skyline under a cloudy sky. The room is dimly lit, with light coming from the window and a bedside lamp visible on the left. The overall mood is peaceful and contemplative.

# THE SANCTUARY FOR YOUR SOUL

Banyan Tree Residences, Riverside Bangkok – a luxurious condominium overlooking the Chao Phraya River's most spectacular bends by Nirvana Daii Co., Ltd. offering residences the tranquil sanctuary for an unmatched lifestyle.



# Background

## Merger of Strengths



### 16-Dec-16: EGM 01/2016

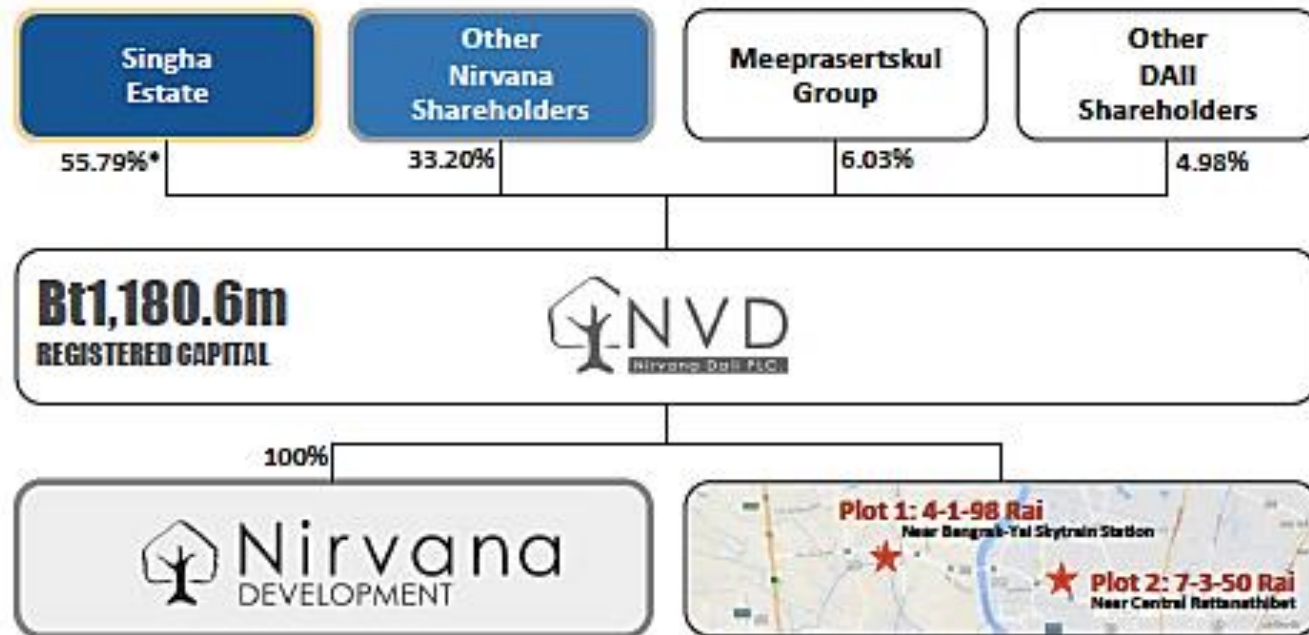
DAII shareholders approved:

- Capital increase of Bt.1,050.6m from Bt.130m to Bt.1,180.6m via issuance of 1,050.6m new ordinary shares with Bt.1-per-share par value
- Amendment to the Memorandum of Association to be in line of the capital increase

### 17-Jan-17: Completion of New Shares Allotments

- Allocation of the 1,050.6 newly-issued shares:
  - 800.0m shares to all shareholders of Nirvana Development Co.,Ltd.
  - 250.6m shares to Singha Estate for two plots of land on Rattana Thibet Road

20-Mar-17: BOD proposed name change to Nirvana Daii Plc "NVD"



\* Prior to mandatory tender offer. Singha Estate's percentage shareholding increased to 60.3% post tender offer



# Product Segments

Leader in Uniqueness

HIGH-END



Nirvana  
**BEYOND**

UPPER MID-RANGE



Nirvana  
**ICON**



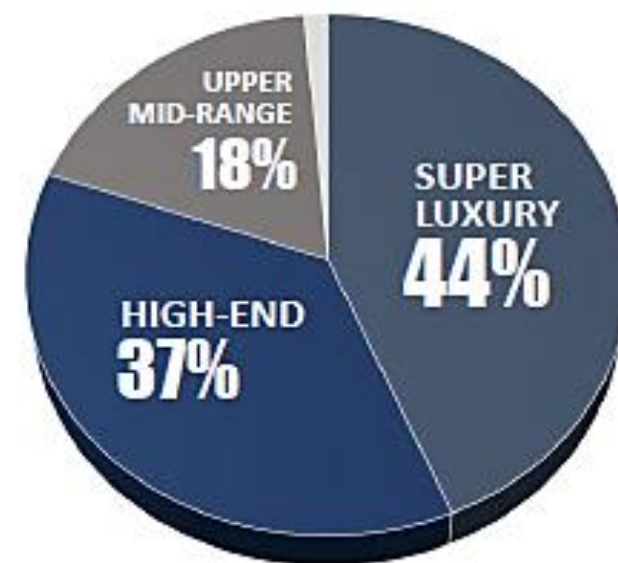
Nirvana  
**@WORK**



Nirvana  
**DEFINE**

## PRODUCT PORTFOLIO

PRODUCT VALUES OF EXISTING PROJECTS



BUNYAN TREE  
RESIDENCES  
BANGKOK



SUPER LUXURY



# UPCOMING PROJECT ALONG CHAOPRAYA RIVER

New Project Launch 2H17

Banyan Tree Residences  
Riverside Bangkok



BANYAN TREE  
RESIDENCES  
— RIVERSIDE BANGKOK —



Project Value

**Bt.6,000m**

- 70% JV Project along Golden Line Skytrain
- Construction by Bouygues-Thai Ltd. began in Dec-16
- Design consultation by SCDA Architects
- Contract signing ceremony with Banyan Tree Bangkok in Jun-17
- Soft Launch target in Nov 2017
- Ready to transfer within 2018



# NIRVANA HOME BUILDING CENTER – RAMA 9

## NEW GROWTH PLATFORM FOR NVD

### Limitations of Current Home Building Service:

- Design too conventional
- Contractors not reliable
- Project delay
- Cost overrun

### NVD: New “Home Building Center” Approach:

- Re-designed Ginza Homes
- Flexible “Nirvana Homes” on any piece of land
- All NVD projects across town becoming “*Home Building Centers*” with space & technology showcase and materials varieties
- First center on Rama 9 to be launched 1Q18

***“Capitalizing on DAll’s full potentials ...  
... Leveraging on Nirvana brand”***





## UPCOMING PROJECT ON SRINAKARIN-ROMKLAO ROAD

Nirvana DEFINE  
Srinakaran-Rama 9

## Success Story

**Nirvana DEFINE Rama9**  
Sold out in 4 days  
Pending waiting list

- **New frontier location of Bangkok**
- **New road with 6-8 lanes connecting Romklao to Srinakarin Road**
- **Vicinity of Krungthep Kreetha Sports Club, Unico Golf Club, International Schools, Community Malls, and Hospital**

## EXPANDED PROJECT

**Success to be continued**

**Nirvana DEFINE Srinakaran-Rama 9**

**Total Project Value**

**Bt.1,900m**

- **New 175 units**
- **Only 5 mins from Nirvana DEFINE Rama9**
- **Price starts 7.5 – 15 mb**
- **Soft launch target in Nov.17**







## Nirvana Daii partners with Banyan Tree Group on super-luxury riverside condominium in Bangkok

*Breaking News June 08, 2017 17:01*

By The Nation

Ho Kwon Ping, executive chairman of Banyan Tree Holdings, said: “Under this partnership, Banyan Tree will offer our signature Banyan Tree hospitality and authentic culturally aware experiences to residents of Banyan Tree Residences Riverside Bangkok, which will include the creation of premium facilities and services.



# Banyan Tree Residences Riverside Bangkok.

Ultimate Luxury Freehold Condominium  
45-storey high, 133 exclusive units

## FACTS

### LAND AREA:

5-1-10 RAI

### BUILDING:

1 BUILDING

### FLOOR:

45 FLOOR

### LOCATION:

SOI SOMDEJCHAOPRAYA 17

### COMPLETION:

Q1 2019

## UNIT TYPE

### OVERALL UNITS:

133 UNITS

### – 1 Bedroom(48 UNITS)

69.4 – 85.45 SQ.M.

### – 2 Bedroom(66 UNITS)

156.4 – 179.2 SQ.M.

### – 3 Bedrom(16 UNITS)

243.1 SQ.M.

### – 4 Bedroom(2 UNITS)

417.35 – 419.85 SQ.M.

### – Penthouse(1 UNITS)

836.7 SQ.M.

## PRICE

**STARTING:** 27 MILL.

**SIZE:** 77 SQ.M.

**AVERAGE** 360k THB/SQ.M.\*

\*This document provides general information only and may be subject to change at any time without notice.



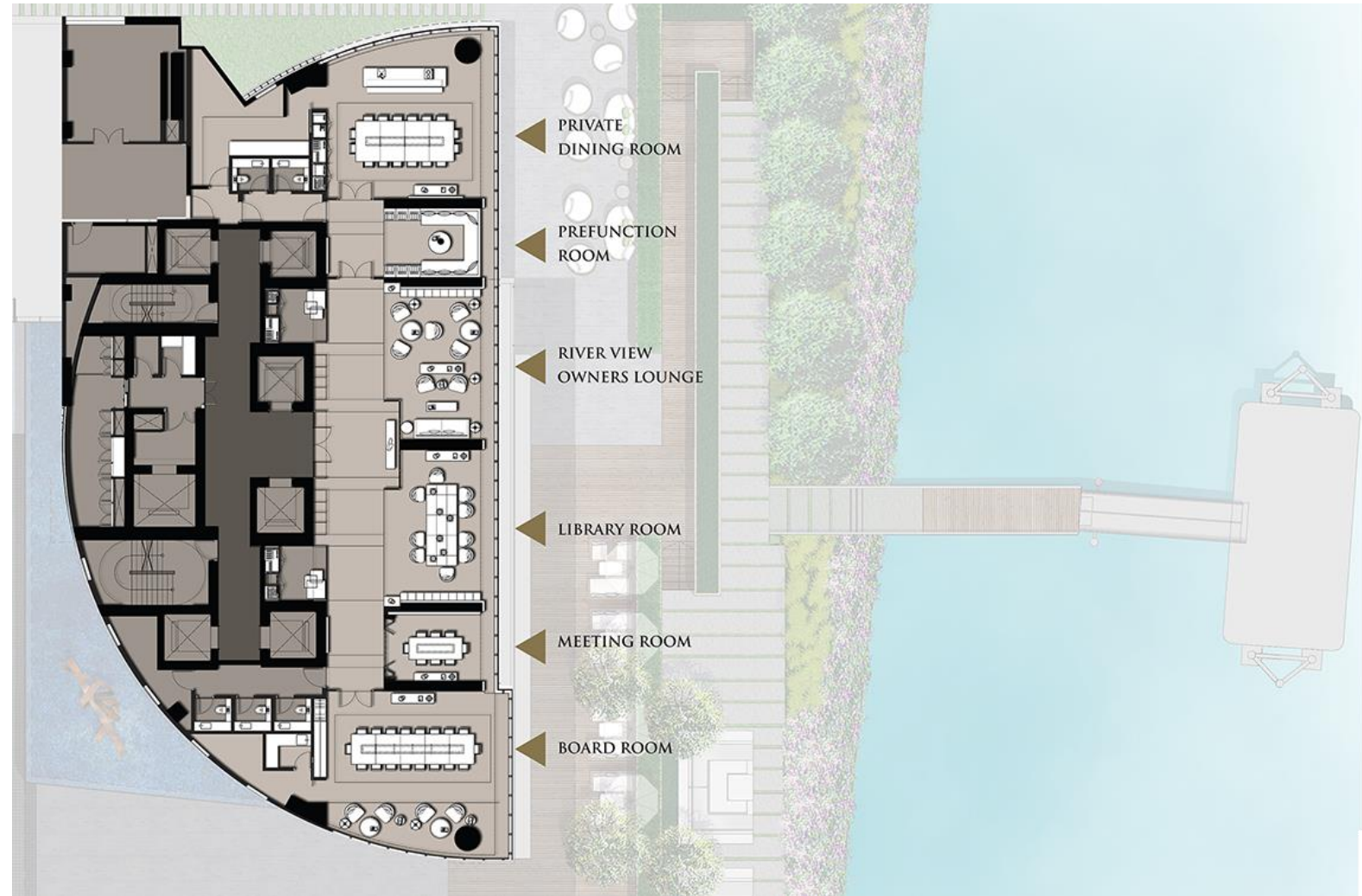


## FACILITIES

### PARKING: 195 %

( 260 PARKING SPACE)

- Riverside Lounge
- Private Floating Jetty
- Multipurpose Room
- Riverside Library Room
- Riverside Board Room & Meeting Room
- Private Dining Room
- Panoramic Swimming Pool & Kids Pool
- Sauna & Room
- Active Play Area
- Riverside Outdoor Lounge & Barbeque Area
- Sanctuary Spa
- Riverside Jetty Pool
- Riverside Fitness Center



CHAO PHRAYA RIVER

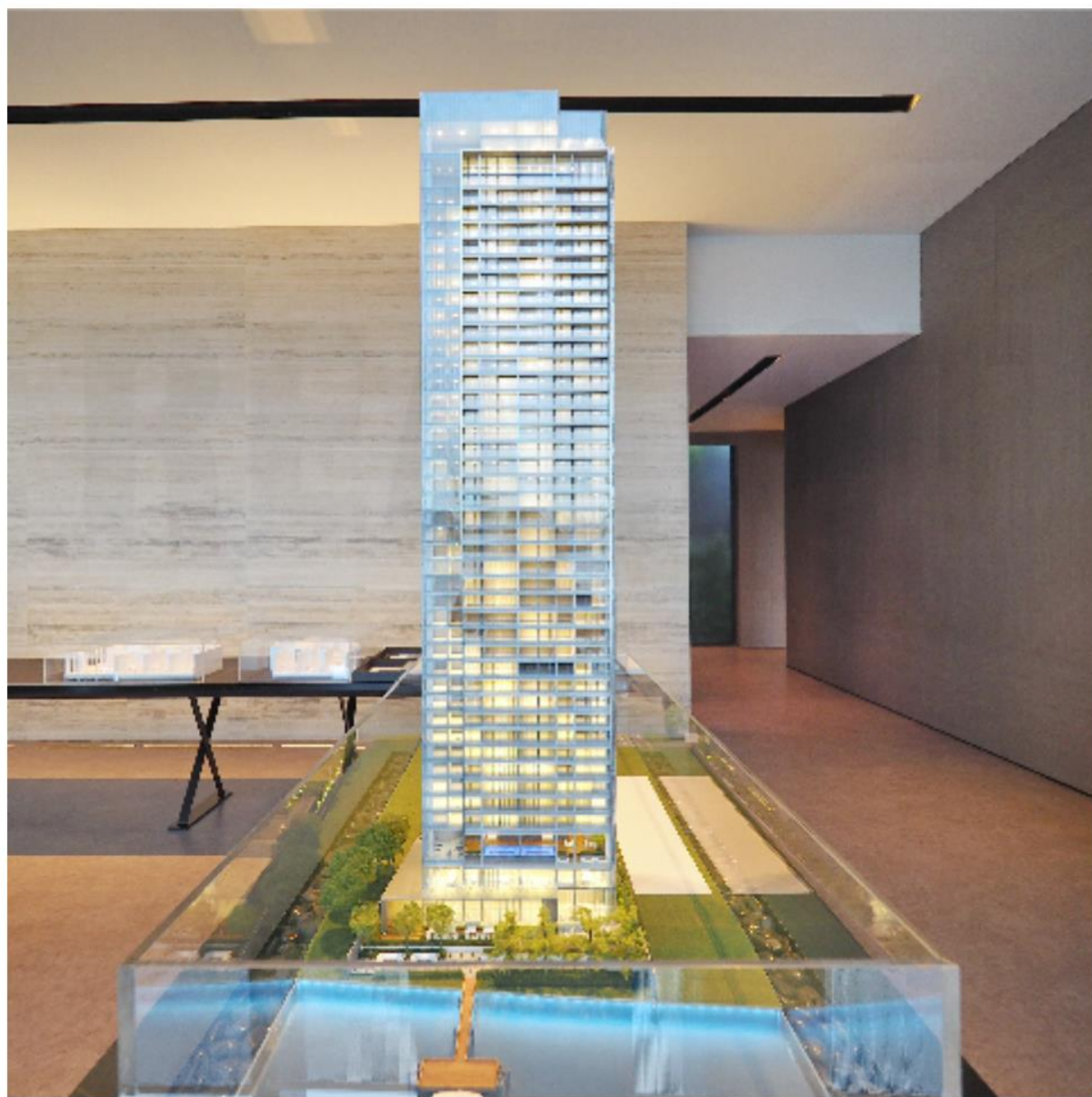
2<sup>nd</sup> FLOOR FACILITY LAYOUT





3<sup>rd</sup> FLOOR FACILITY LAYOUT









FAÇADE  
STREET FRONT

FAÇADE  
RIVER FRONT







MOCKUP  
LIVING AREA





MOCKUP

BEDROOM





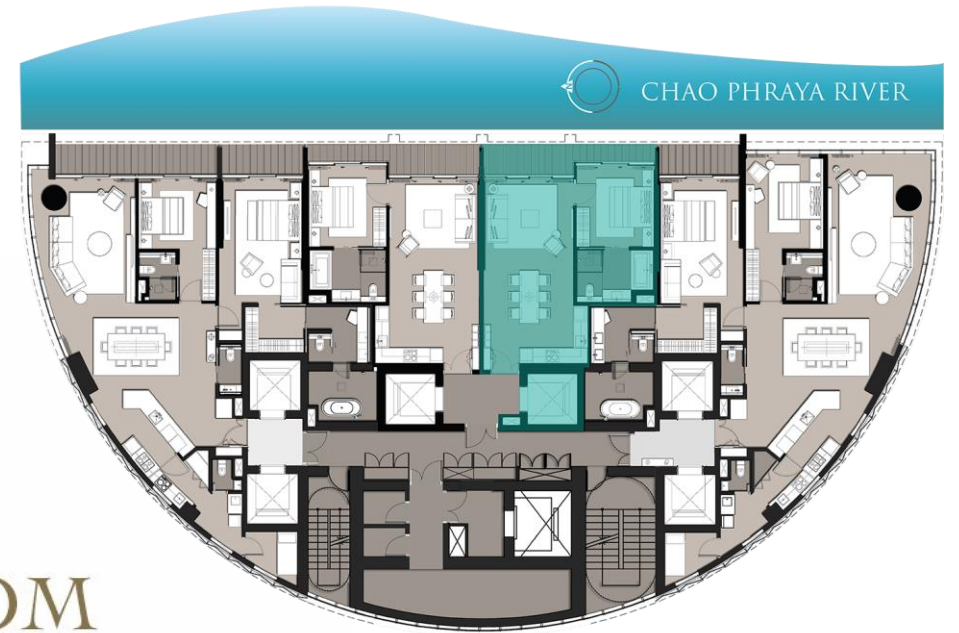
MOCKUP  
BATHROOM



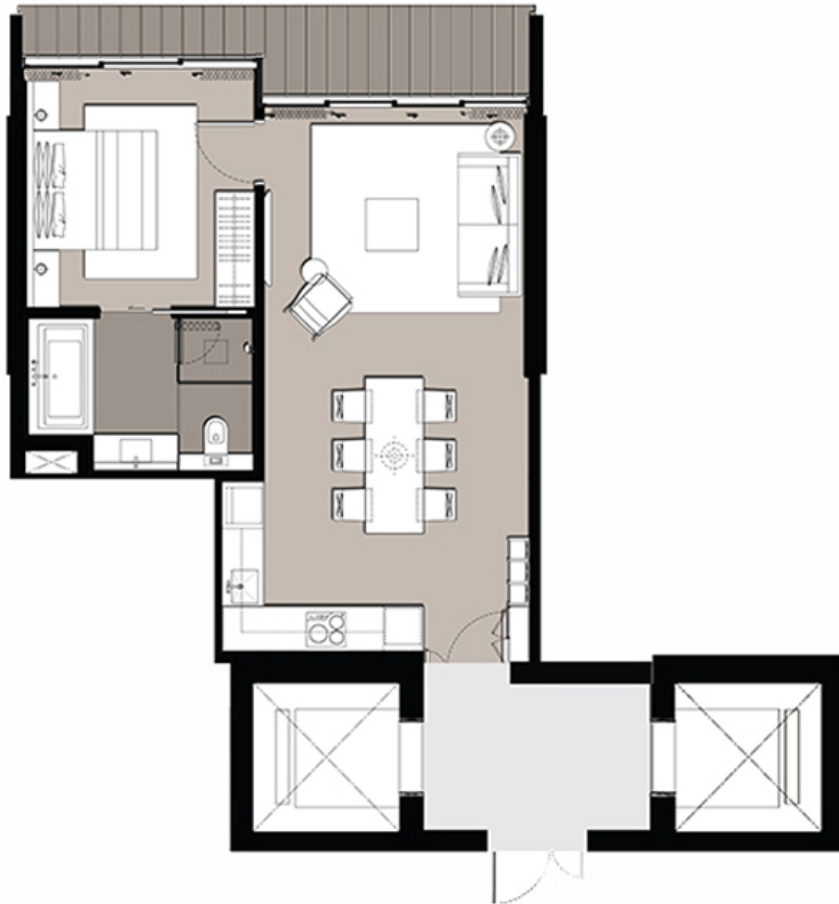


1 BEDROOM  
TYPE: 1BR1  
AREA: 69.40 SQ.M.  
FLOOR: 12A - 25<sup>TH</sup>

Remark : subject to change without prior notice.



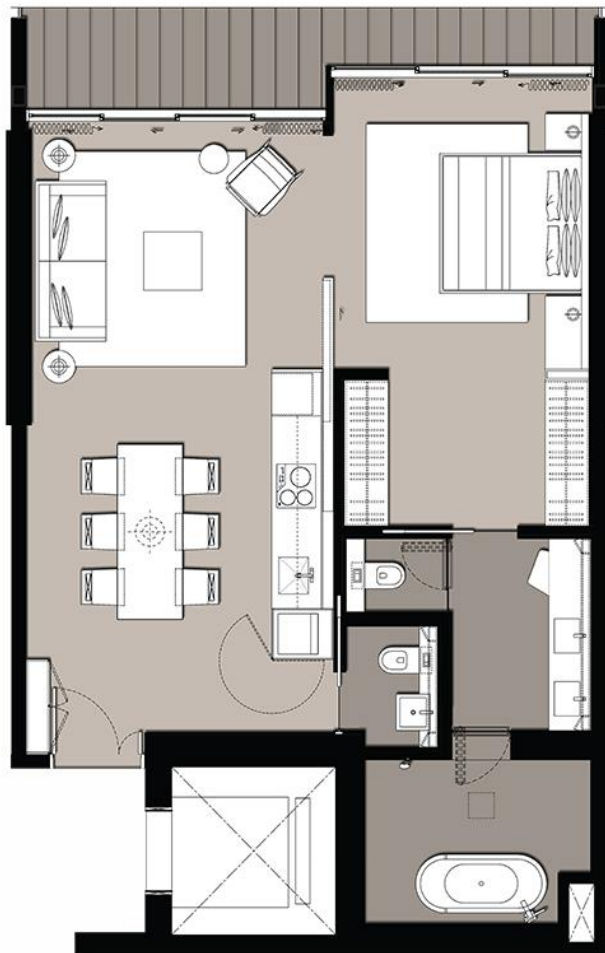




1 BEDROOM  
TYPE: 1BR3  
AREA: 77.95 SQ.M.  
FLOOR: 26<sup>TH</sup> - 41<sup>ST</sup>

Remark : subject to change without prior notice.





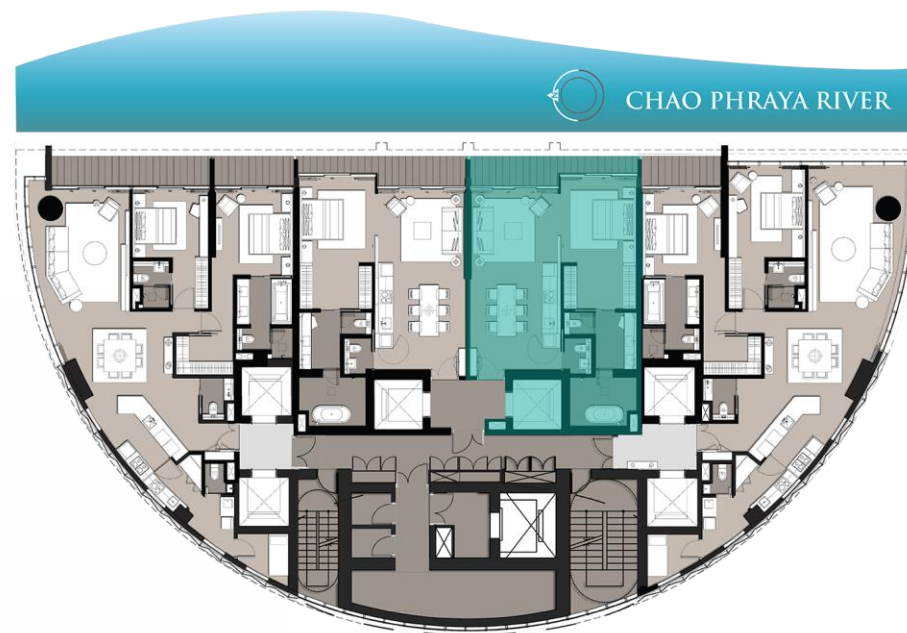
## 1 BEDROOM

TYPE: 1BR4

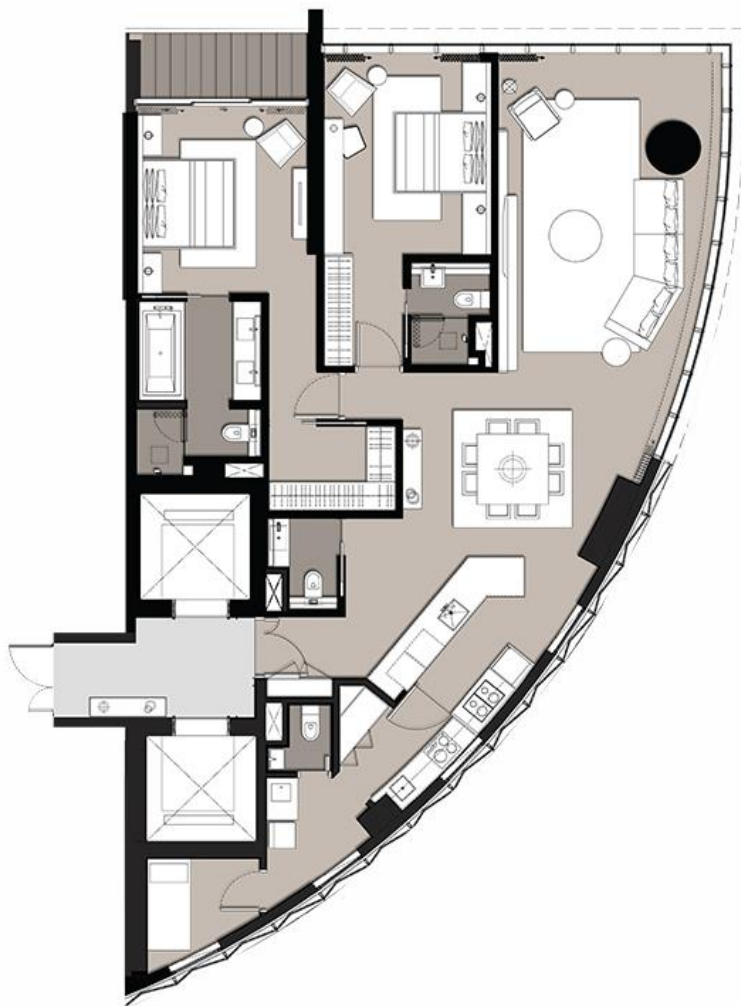
AREA: 85.45 SQ.M.

FLOOR: 10<sup>TH</sup> - 12<sup>TH</sup>

Remark : subject to change without prior notice.

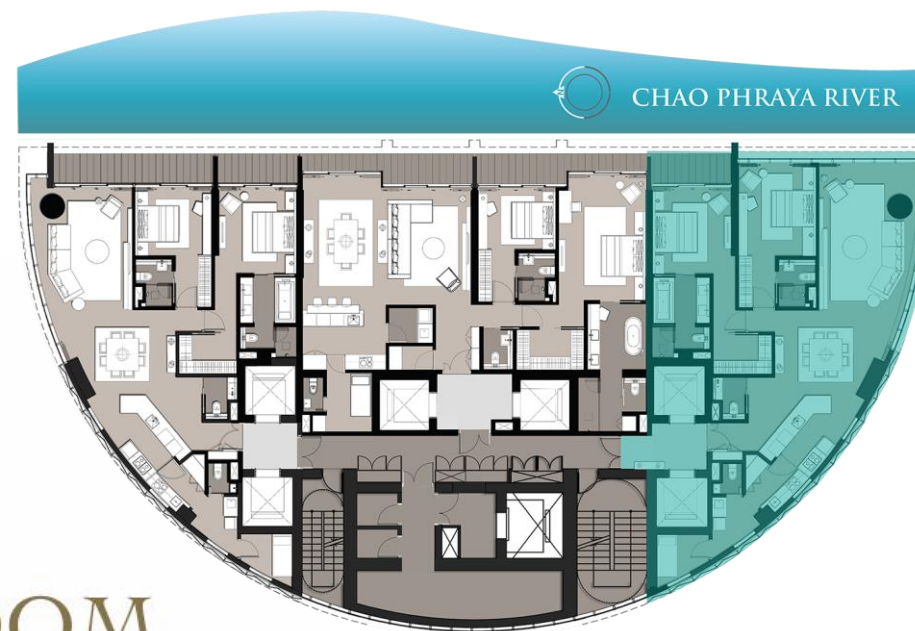






2 BEDROOM  
TYPE: 2BR1  
AREA: 158.40 SQ.M.  
FLOOR: 4<sup>TH</sup> - 12<sup>TH</sup>

Remark : subject to change without prior notice.

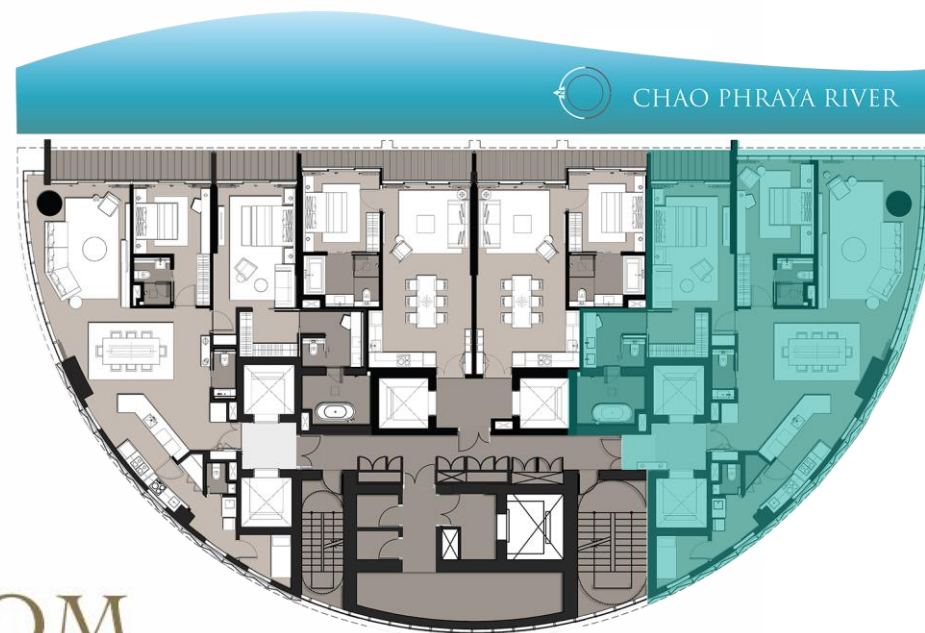




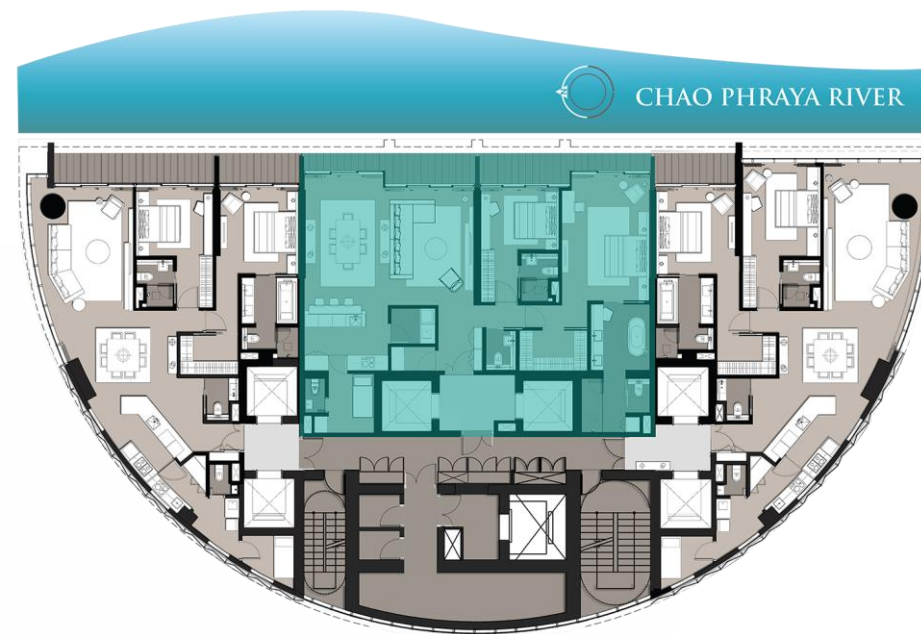


2 BEDROOM  
TYPE: 2BR3  
AREA: 175.95 SQ.M.  
FLOOR: 12A - 25<sup>TH</sup>

Remark : subject to change without prior notice.



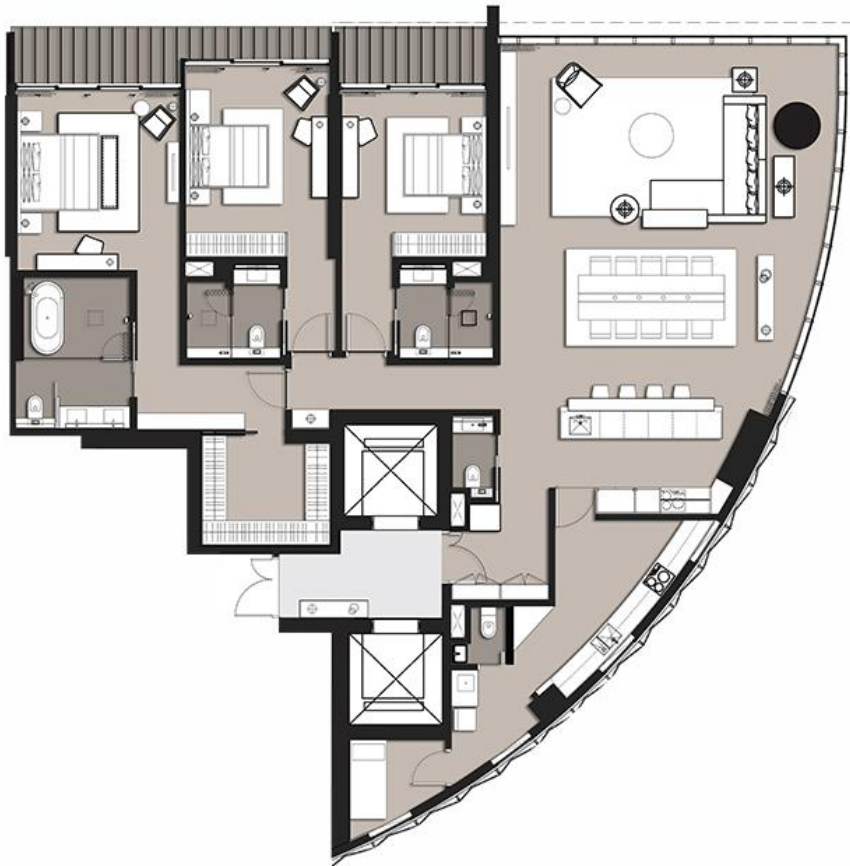




2 BEDROOM  
TYPE: 2BR5  
AREA: 179.20 SQ.M.  
FLOOR: 4<sup>TH</sup> - 9<sup>ST</sup>

Remark : subject to change without prior notice.





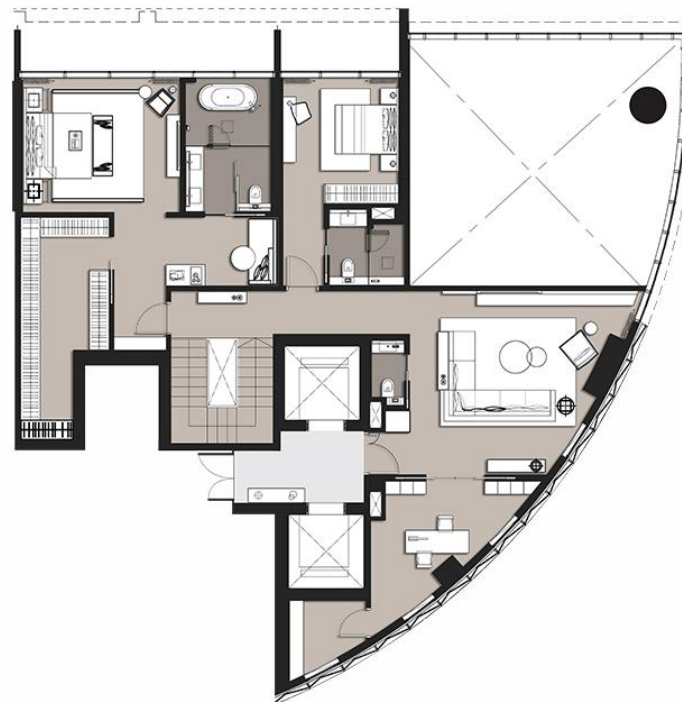
## 3 BEDROOM

TYPE: 3BR

AREA: 245.10 SQ.M.

FLOOR: 26<sup>TH</sup> - 41<sup>ST</sup>

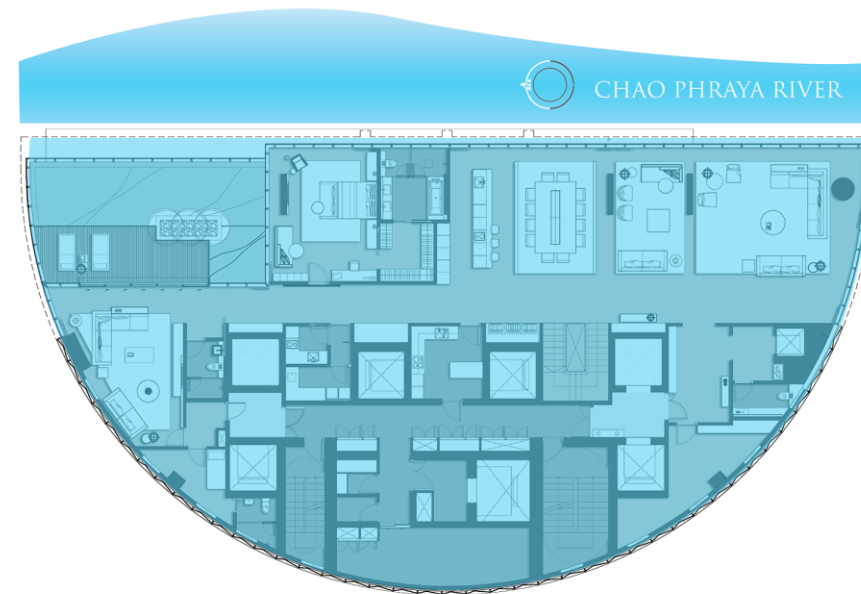
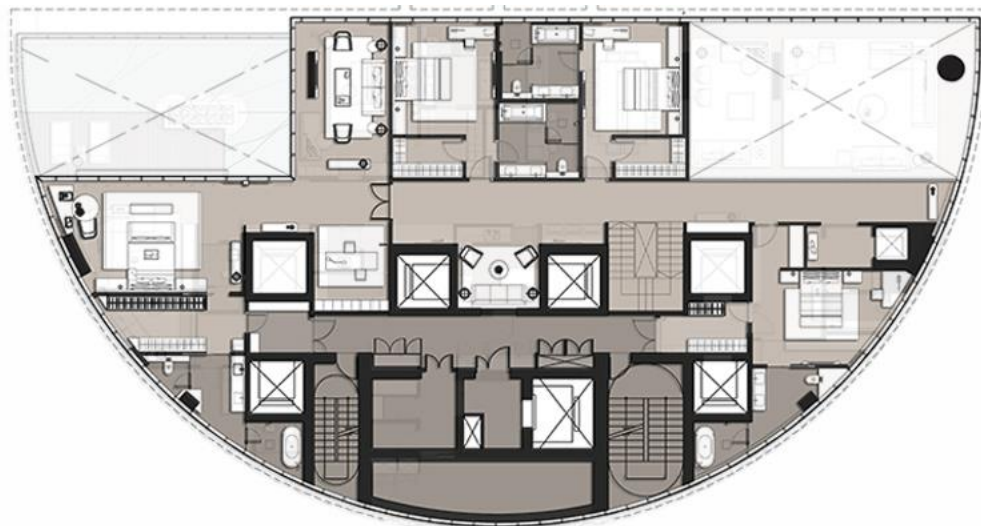
Remark : subject to change without prior notice.



4 BEDROOM  
TYPE: 4BR1 Duplex  
AREA: 421.35 SQ.M.  
FLOOR: 42<sup>ND</sup> - 43<sup>RD</sup>

Remark : subject to change without prior no





# PENTHOUSE

TYPE: Penthouse Duplex

AREA: 838.70 SQ.M.

FLOOR: 44<sup>TH</sup> - 45<sup>TH</sup>

Remark : subject to change without prior notice.

# SERVICES



**PRIVATE LIFT**



**BANYAN TREE  
TREATMENT SERVICE**



**LIGHTING CONTROL**



**SUPER CAR  
STORAGE**



**RESIDENT  
SHUTTLE BOAT**



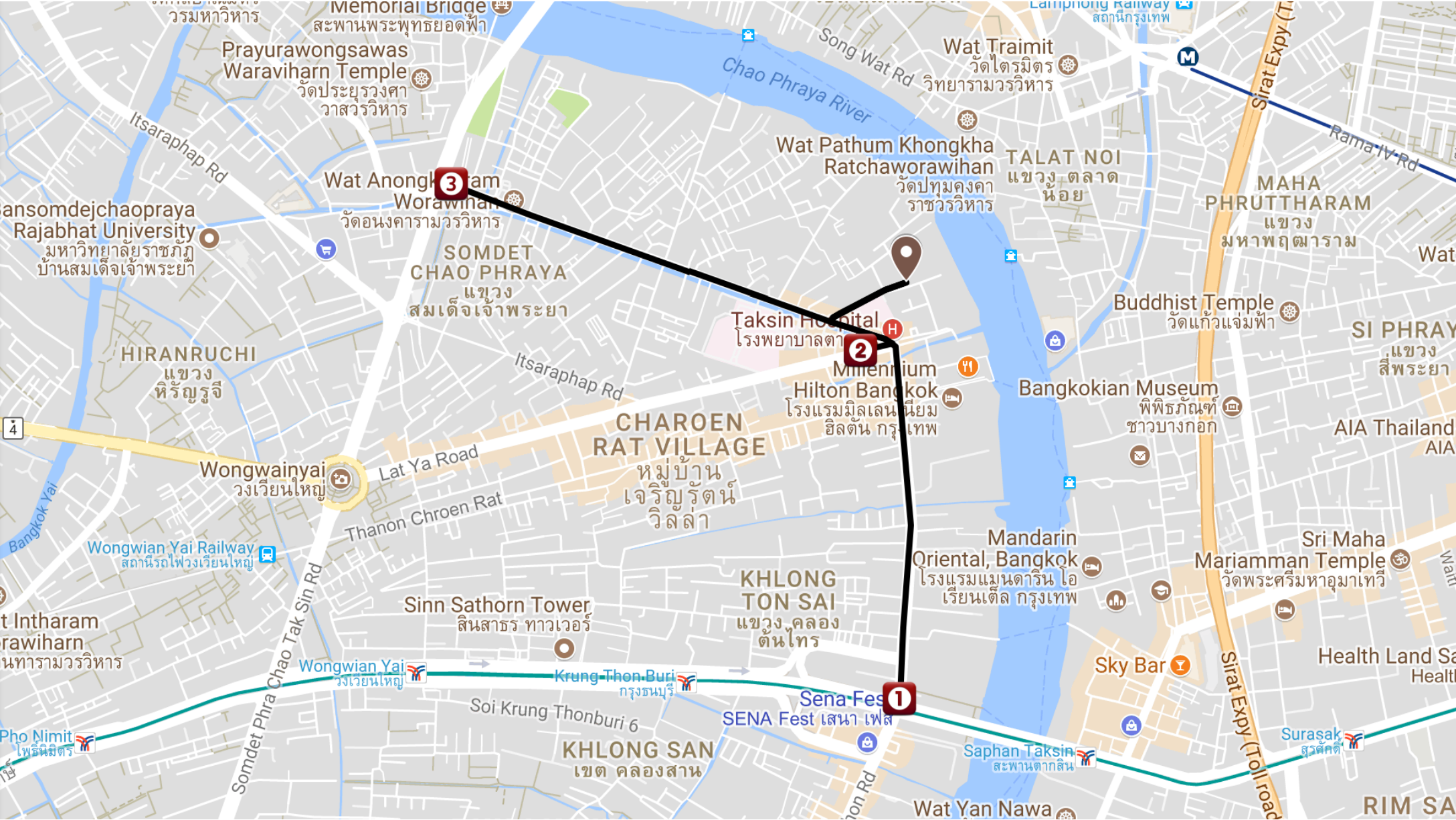
**CONCIERGE  
SERVICE**



# LOCATION



# BTS: GOLD LINE (FUTURE)





# SURROUNDING



RESIDENTIAL  
BUILDINGS  
2-4 FL.

 **BANYAN TREE**  
**RESIDENCES**  
— RIVERSIDE BANGKOK —

MARINE DEPT.  
5 FL.

BANK  
2 FL.

SUANKULARP  
SCHOOL  
3-5 FL.



31-storey building

RESTAU  
RANT

PARKING SPACE

RESIDENTIAL  
BUILDINGS 5 FL.

POLICE STATION  
3 FL.

GOV. BDG.  
2-5 FL.

GOV. BDG.  
2-5 FL.

TAKSIN  
HOSPITAL

ช.สมเด็จพระยา 17

THONGNOPPAKUN  
TEMPLE  
วัดทองนพคุณ

RESIDENTIAL  
BUILDINGS 2 FL.

RESIDENTIAL  
BUILDINGS 2 FL.

LOHNG  
1919

CHEE CHIN KHOR  
紫真閣



# SITE SURVEY





# POINT OF INTERESTS

## COMMERCIAL AREA

KLONGSAN MARKET 600 M.  
LHONG 1919 800 M.  
THE JAM FACTORY 800 M.  
VUE 1.4 KM  
SENA FEST 1.7 M.

## HOSPITAL

TAKSIN HOSPITAL 400 M.  
LERDSIN HOSPITAL 3 KM.  
ST. LOUISE 3.4 KM.  
BNH HOSPITAL 1.4 KM

## SCHOOL / UNIVERSITY

SUKSANARI 1.5 KM.  
SUANKULARP  
WITTAYALAI 2.4 KM.  
BANGKOK CHRISTIAN  
COLLEGE 3.2 KM.  
ASSUPTION COLLEGE  
3.4 KM

## PARK

SOMDEJYA PARK 1.5 KM.  
SAPAN TAKSIN PARK  
2.1 KM.  
LUMPINI PARK 5.6KM.

The Jam Factory



Sena Fest



ล้ง 1919



Vue



# COMPETITORS

The Residences  
At Mandarin Oriental Bangkok



## LOCATION

CHAROEN NAKORN

## HIGHT

52 FL, 1 BUILDING

## LAND

4.9 RAI

## UNIT

146 UNITS

## PRICE

**380,000** THB/SQM.

Four Seasons  
Private Residences  
Bangkok



## LOCATION

CHAROEN KRUNG

## HIGHT

73 FL, 1 BUILDING

## LAND

36 RAI

## UNIT

355 UNITS

## PRICE

**350,000** THB/SQM.

Canapaya  
Residences  
Condominium



## LOCATION

RAMA 3

## HIGHT

57 FL, 1 BUILDING

## LAND

4-0-51 RAI

## UNIT

224 UNITS

## PRICE

**200,000** THB/SQM.

Menam  
Residences  
Condominium



## LOCATION

CHAROEN KRUNG 72

## HIGHT

54 FL, 1 BUILDING

## LAND

5-0-93 RAI

## UNIT

294 UNITS

## PRICE

**300,000** THB/SQM.



**CHAROEN  
NAKORN**

**CHAROEN  
KRUNG**

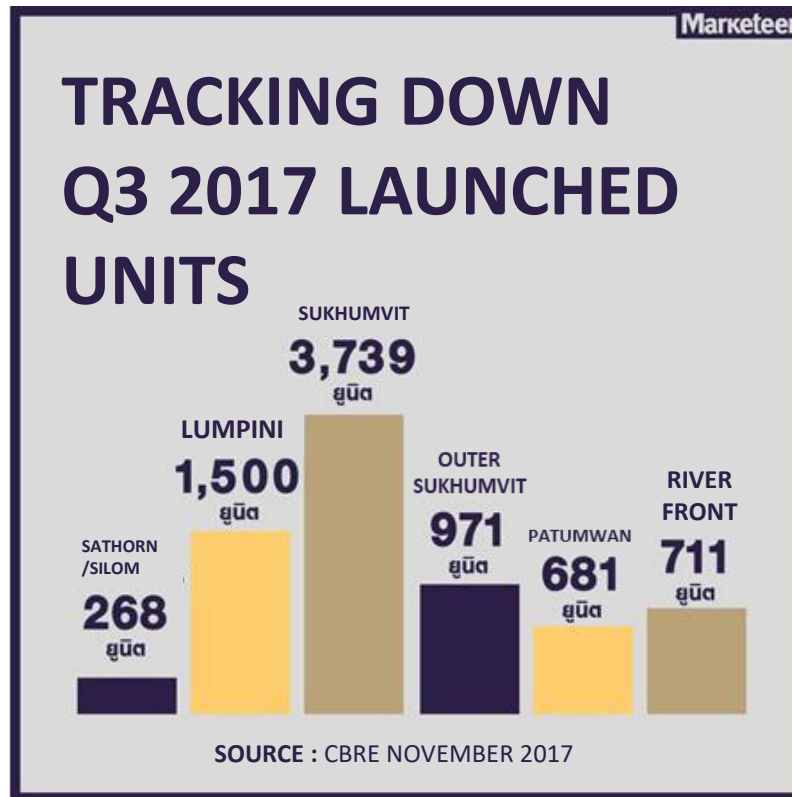
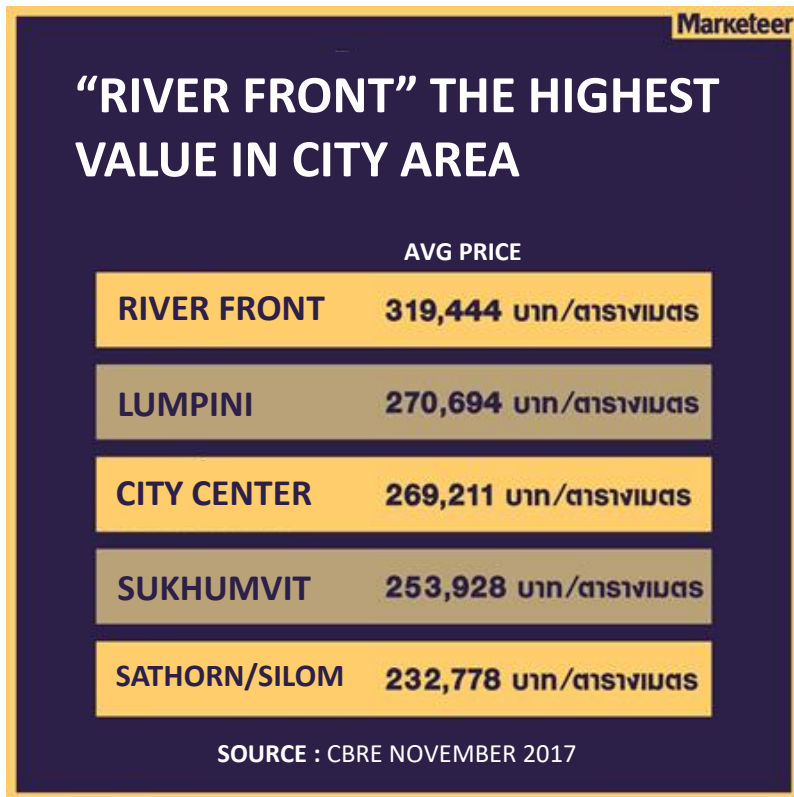
**RAMA III**

## 3 PRIME LOCATIONS OF RIVER-FRONT CONDOMINIUMS

**CHAROEN NAKORN** MOST POPULAR, MOST EXPENSIVE,  
NEAR WELL-KNOWN 5-STAR HOTELS

**CHAROEN KRUNG** NOT SO MANY NEW PROJECT  
BECAUSE LESS LAND AVAILABLE

**RAMA III** PEACEFUL BUT A BIT FURTHER FROM  
CBD AREA



**RIVER FRONT PROJECTS WILL BE LESS AND LESS TO BE DEVELOPED DUE TO THE RARITY OF LAND ON THE RIVER BANKS**

PERCENTAGE OF RIVER FRON UNITS LAUNCH	2015 11%
	2016 NONE
	2017 9%