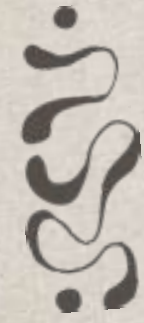




J A I A

INVESTMENT OPPORTUNITY

Building Dreams



How can we see our world from *new* viewpoints?



BOTTLE  
BEACH

Explore this beachfront investment opportunity  
on Thailand's most magnetic island.

CULTURAL STUDY:

# Where Paradise Meets Purpose

Jaia's intention is to guide travelers to rediscover themselves and learn how to see their own world differently. To accomplish this, we're transforming a prime beachfront bungalow village in Koh Phangan into a premium hotel brand where we will blend community, immersive experiences, and wellbeing into a scalable, high-yield investment.



## BEACHFRONT REJUVENATION

Reviving a legendary 33,600m<sup>2</sup> beachfront property into a world-class hospitality destination

## COMMUNITY & EXPERIENCE

Multi-night experiential stays blending wellness, culture, music, and intentional community

## PROVEN CONCEPTS

Building on years of expertise in experiential hospitality and event production worldwide

## NATURAL ATTRACTION

Koh Phangan is Thailand's fastest growing destination, attracting 1 million+ visitors annually

## LOCATION SUMMARY

14 rai Resort & Experience Area

7 rai Back of House Area

60 Bungalows

48 Dormitory Beds

250m of beach front property

3 Activity Shalas

1 Restaurant, 2-3 Bars

Multiple Lounges

Wellness Treatments & Spa



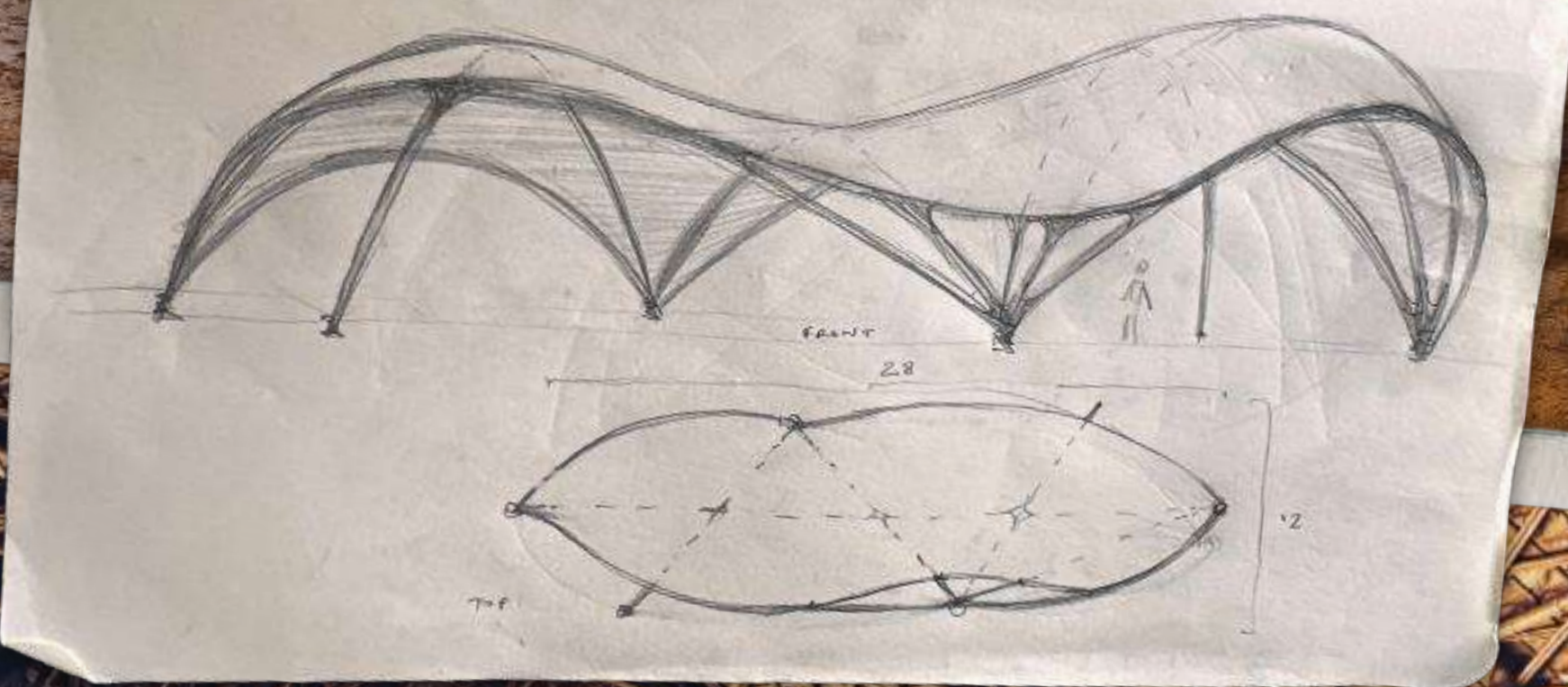
# JALIA

*your journey starts here*





*Haad Khvad (Bottle Beach)*



*Beachfront Shala – Nearly complete!  
400m2 Activity Space*

### INVESTMENT HIGHLIGHTS:

# The Opportunity

A structured equity investment in a high-growth hospitality asset with clear path to profitability and multiple exit options.

#### VALUATION

**450M THB**  
~ 13M USD

#### TARGET RETURNS

**20%+**  
STABILIZED ANNUAL

#### INVESTMENT RANGE

**4.5M THB**  
~ 140K USD  
1% EQUITY STAKE

**16M THB**  
~ 500K USD  
4% EQUITY STAKE

#### FUNDRAISE PROGRESS

**60M**

RAISED

**25M**

CLOSING

**145M**

REMAINING

## FINANCIAL PROJECTIONS

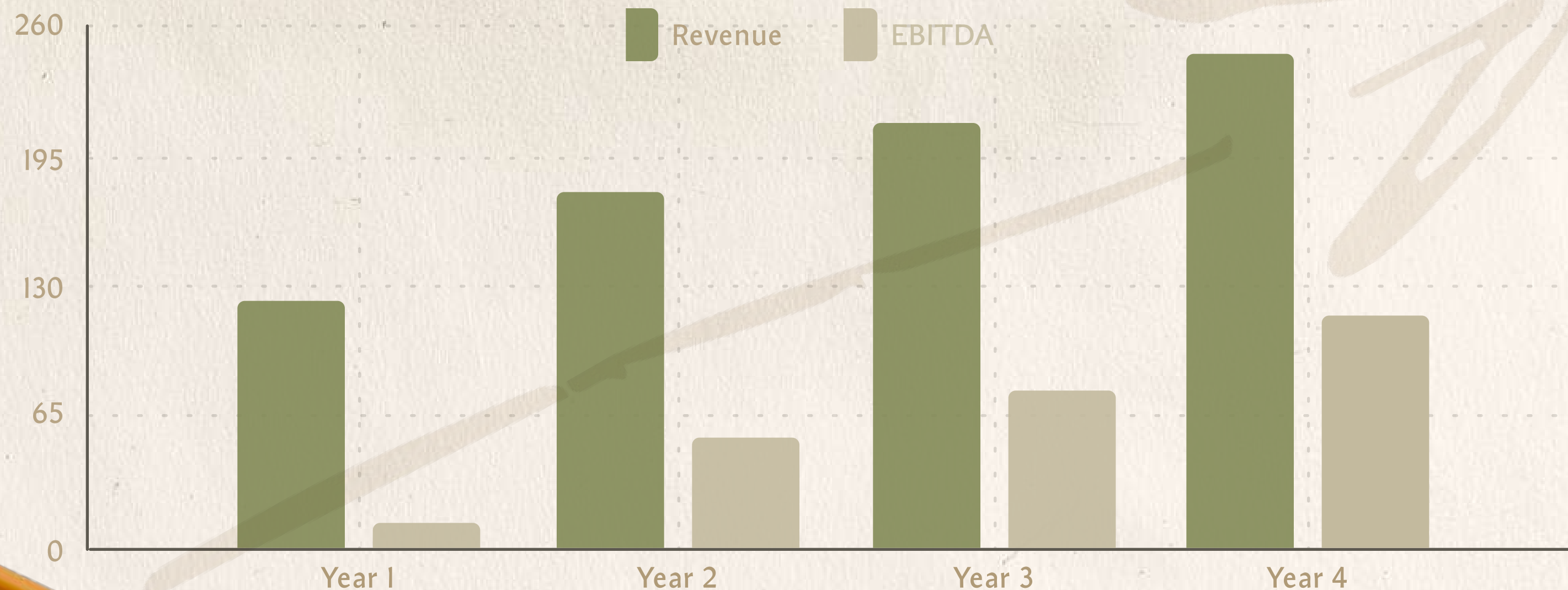
# The Numbers

A 4-year trajectory from launch to 44% EBITDA margin, driven by diversified revenue streams and operational efficiency.

## P&L SUMMARY

All figures in Thai Baht (THB) with USD equivalent

## REVENUE VS EBITDA (THB, MILLIONS)



Metric	Year 1	Year 2	Year 3	Year 4
TOTAL REVENUE	118M \$3.4M	176M \$5.1M	213M \$6.2M	247M \$7.2M
TOTAL EXPENSES	111M \$3.2M	125M \$3.6M	133M \$3.9M	135M \$3.9M
EBITDA	7M \$0.2M	51M \$1.5M	80M \$2.3M	112M \$3.2M
EBITDA MARGIN	6%	29%	37%	44%



*Beachfront Units nearly finished!*

*Bungalow Interior Renderings*



## TIMELINE

# Milestones & Roadmap

From lease signing to grand opening,  
a clear, executable path to launch.



Bungalow Interior Design

- Q2 25 ✓ 30 year lease secured  
PRIME BEACHFRONT SITE LOCKED IN
- Q2 25 ✓ corporate & legal setup  
SINGAPORE SPE INCORPORATED, THAI COMPLIANCE COMPLETE
- Q3 25 ✓ round 1: 60m thb secured  
FIRST TRANCHE OF INVESTOR CAPITAL COMMITTED
- Q4 25 ✓ phase 1 renovation  
FIRST ROOMS REDESIGNED AND UNDER CONSTRUCTION
- Q1 26 ⌚ round 2 fundraising  
RAISING 170M THB FOR FULL BUILD-OUT
- 2026 ⌚ phase 2 renovation  
FULL PROPERTY TRANSFORMATION UNDERWAY
- 2026 ⌚ team hiring & training  
BUILDING THE HOSPITALITY TEAM
- Q1 27 ⌚ grand opening  
FULL RESORT LAUNCH AND OPERATIONS

*Dormitories – Rooms*



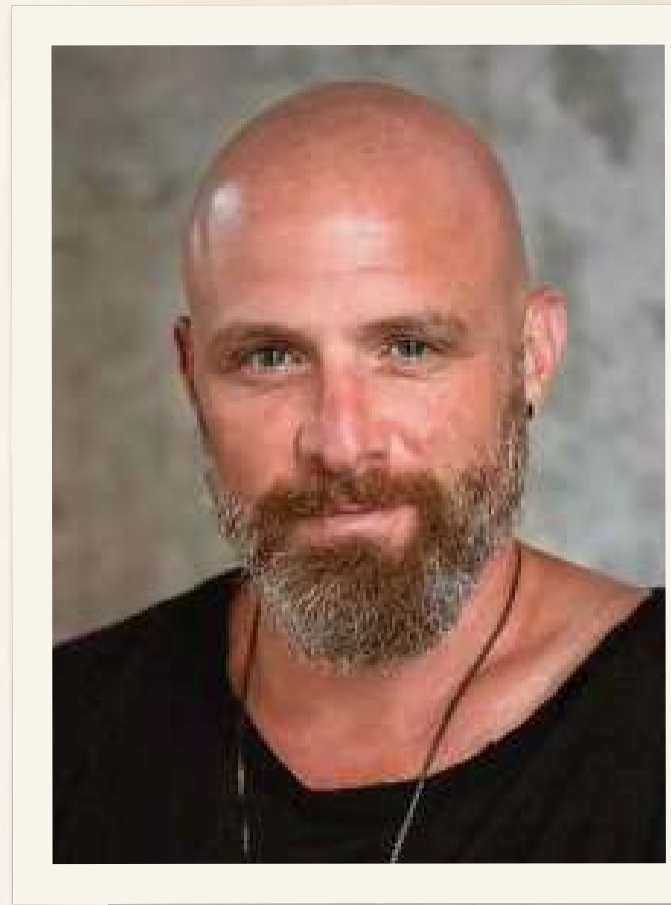
*Dormitories – Common Spaces*



## THE TEAM

# Designed by Visionaries

An international and experientially diverse team of creators, operators, and hospitality innovators working along side Thai community leaders and world-class experts.



## Ori Raz

### VISIONARY & FOUNDER

Ori is a bold and innovative businessman and creative visionary with extensive background and success in the restaurant and hospitality development industries.

His concepts being established here on Koh Phangan and abroad are meant to change the world, one community at a time.



## Nir Adan

### FOUNDER

Nir Adan is a world level trailblazing leader and entrepreneur in the area of community creation . Founder of MidBurn and creator of the WHATIF Foundation, Nir has dedicated his life to creating avant-garde opportunities for self exploration and expression.



## Lee Rujipat Bhakdiviriyahchanond

**THAI PARTNER**

Lee is a Koh Phangan local with a successful architecture and design career coupled with extensive hospitality experience. She's the perfect local partner to lead the project with us. Specializing in luxury hospitality, Lee's work has taught her that the most inspiring spaces aren't just built—they're shaped by the people who live and dream inside them.



## Hagit Jekobson

**GENERAL MANAGER, PARTNER**

Hagit's expertise is found at the meeting point between people and structure. With experience scaling a fast-growing tech company into a successful global organization, she brings clarity, alignment, and stability to complex environments. At Jaia, she helps the vision translate into everyday reality, supporting both community life and long-term execution.



## Liran Ben-Anat

**OPERATIONS DIRECTOR**

Liran is a passionate project manager with an extensive wide scale experience in creating unforgettable experiential events on land, where creativity, logistics, and human connection come together in powerful ways.

In addition, as a commercial diving expert with a deep passion for the sea, Liran's work has often taken him below for marine construction projects that require precision, courage and trust.



## Matthew Macar

**CREATIVE DIRECTOR**

A lifelong creative professional with a background in cinema and brand story development. Since recently transitioning to experiential design, his journey has taken him away from content and towards broader creative projects: building worlds and stories that people live through, rather than consume.



## Paul Bulencea

### EXPERIENTIAL ARCHITECT

Designing experiences that guide people back—to themselves, to each other, and to the more-than-human world.

Through my work with companies like Google and IKEA, I've helped shape co-creative journeys that invite transformation. At the heart of it all, I'm here to help design experiences that feel like coming home.



## Samuel Kern

### EXPERIENTIAL ARCHITECT

Experiential designer, creative director, software engineer, and the founder and curator of Experience House—a unique gathering that joins leading experience designers and community builders in extraordinary locations across the globe. Samuel has dedicated his career to shaping environments where people don't just attend an event, but step into a living, breathing experience.



## Idan Pinto

### CHIEF FINANCIAL OFFICER

With over a decade of experience in entrepreneurship, finance, and auditing, Idan has had the privilege of building and scaling ventures that push boundaries.

As founder of Syte, He led the company to rank among the top 1% of fastest-growing SaaS companies worldwide — an achievement that came from a relentless focus on strategy, execution, and innovation.



## Hana Katsenelson

### SUSTAINABILITY, PM

An independent producer specializing in corporate events, conferences, and project management, Hana loves bringing ideas to life, coordinating all the moving parts, and ensuring every detail runs seamlessly. Previously, Hana was a consultant in the F&B industry, specializing in helping businesses in their pre-opening phase; specialized in consulting venues at their pre-opening phase.



## Yonatan Angel

**INVESTOR GUIDE, PARTNER**

With a background ranging from accounting and finance (KPMG) to hospitality management and development (Aloft Cancun, Selina Mexico), Jonathan brings extensive managerial and administrative experience with a passion for creating unforgettable spaces and experiences.



## Ross Bilchinsky

**BUILDER, PARTNER**

Over the years, I've worked with my hands, my head, and my heart, chasing curiosity more than comfort. I thrive in the magical gap between an idea and reality, where the thrill of "what if" turns into "here it is." For me, that space is pure freedom— where improvisation meets intention.



## Sahar Ezra

**FOOD & BEVERAGE DIRECTOR**

Sahar believes hospitality is about how people feel. With experience founding restaurants and leading a major wellness resort in Koh Phangan, he combines atmosphere, human connection, and disciplined execution to create spaces where guests become participants, not consumers.

“Alone, we can do so little;  
together, we can do so much.”

*Helen Keller*  
Deaf & Blind Author, Activist

## LEGAL & STRUCTURE

# Built for Confidence

### SINGAPORE SPE

Special Purpose Entity incorporated in Singapore for international investor access and governance

### THAI COMPLIANCE

Full legal compliance with Thai property and business regulations via local subsidiary structure

### 17% CORPORATE TAX

Singapore tax structure provides favorable corporate tax rate with Thailand treaty benefits

### LOAN REPAYMENT MECHANISM

Shareholder loans repaid through operational cashflow before dividend distributions

## EXIT STRATEGY

# Clear Paths to Liquidity

# I

### INDIVIDUAL SALE

Shareholders may sell their shares to approved buyers at any time, subject to existing shareholder right of first refusal.

# 2

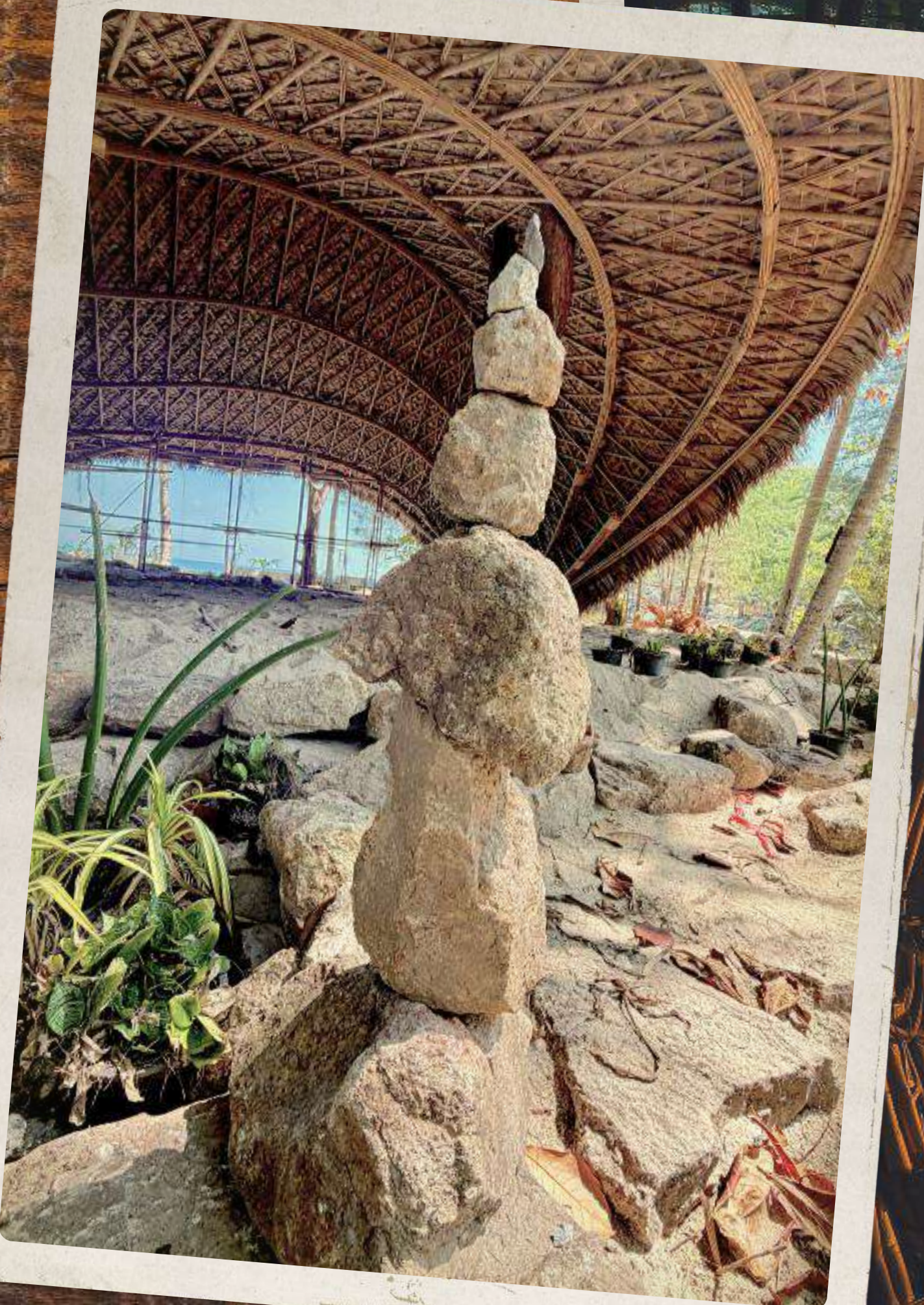
### TAG-ALONG RIGHTS

If 50%+ of shares are sold, minority shareholders can join the transaction on equal terms, protecting their investment.

# 3

### BRING-ALONG (FULL ACQUISITION)

In a full acquisition scenario, all shareholders participate in the exit at the agreed valuation.



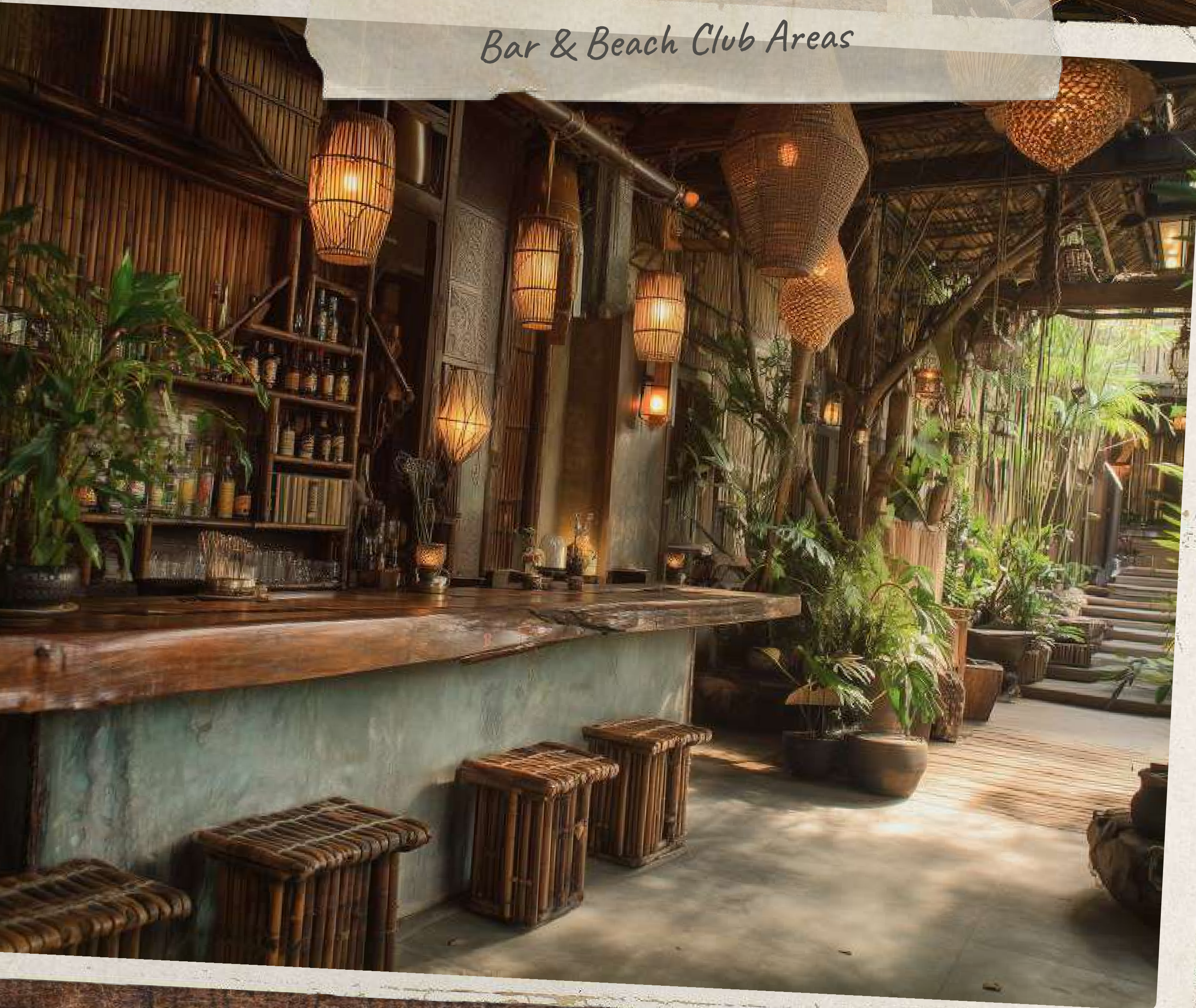
*Beachfront Shala Rendering*

*Dining Hall Concept*



*Under Construction!*

*Bar & Beach Club Areas*





*Story & Experience-Driven Design*



A CALL FOR ACTION

# Are you ready to build this dream?

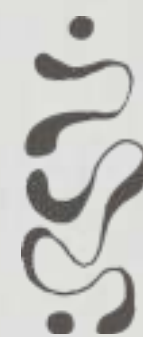
Joining a project like Jaia is an actual once in a lifetime chance to be at the beginning of something new.

Something that will actually make a difference in the lives of people who discover it.

If you're curious to know how to get involved,  
we would love to talk to you.

SEND US A MESSAGE

[discover@jaia.life](mailto:discover@jaia.life)



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