2026 - 2027

Rental Management. Simplified.

EVER PLUS RENTAL PROGRAM

Effortless Ownership. Simplified Rental & Management.

PHUKET EVER PLUS

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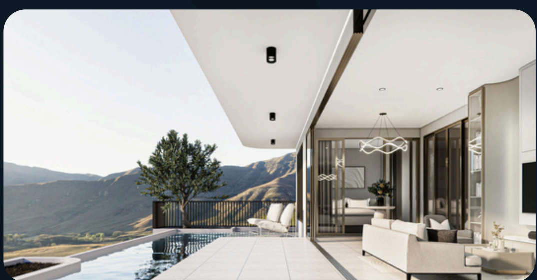


ABOUT “EVER PLUS” RENTAL PROGRAM

A fully managed compliant rental program designed for property owners seeking passive income generation, asset preservation, and hospitality-grade management in Phuket’s high-demand real estate market, exclusively available across our flagship developments:

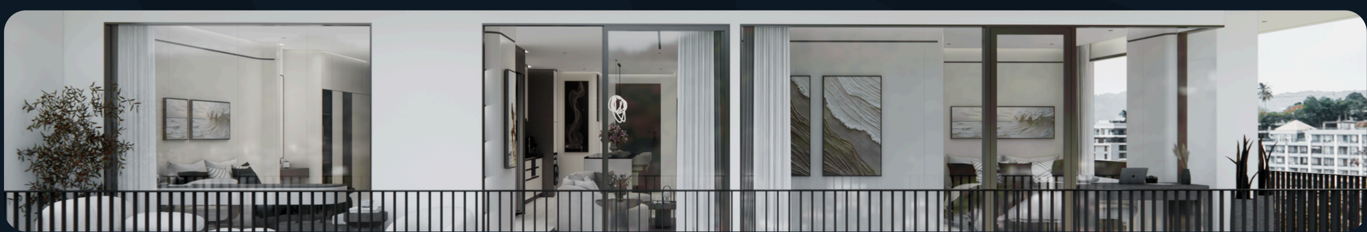
- The Element by Anocha in Kamala
- Everprime Residences in Karon
- The Trees Residence in Bangtao.

Owner Qualification & Documentation

To ensure a smooth and compliant onboarding process, the following documentation is required:

- Registered Ownership or Lease Documentation
- Valid Passport or Thai National Identification
- Signed Rental & Management Agreements
- All Juristic Fees to be paid up to date

Phuket Ever Plus reserves the right to request additional documentation in accordance with regulatory and operational requirements.



THE EVER PLUS ADVANTAGE

Structured. Optimised. Performance-Driven

Professional Rental Management

Hospitality-driven operations supported by revenue optimisation systems and structured oversight

Maximised Rental Yield

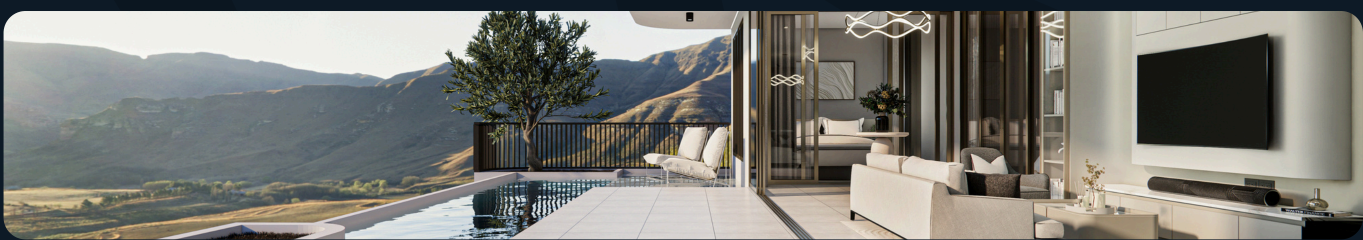
Dynamic pricing strategies and international marketing channels to drive occupancy

End-to-End Service

Complete guest management, housekeeping, and maintenance handled by Phuket Ever Plus

Trusted Developer & Operator

Managed directly, ensuring consistent quality, accountability, and long-term value



OUR SERVICES & RESPONSIBILITIES

Concierge & Guest Services

Rental & Booking Management

Guest Relations & Support

Property Maintenance & Engineering

Housekeeping & Cleaning

Shuttle & Lifestyle Services

Owner Care & Responsibilities

Owners are ultimately responsible for any wear and tear and for any damages incurred during occupation that are not covered by insurance or security deposits. Items requiring replacement or maintenance including outside of warranty will be notified to the Owner.

Before You Rent - Important Rental Consideration

Participation in the EVER PLUS Rental Program is subject to prevailing market conditions.
Rental returns are not guaranteed under any circumstances, and no representation or warranty is made as to the level of income or occupancy that may be achieved. Owners are strongly advised to undertake their own independent financial, legal, and tax due diligence prior to enrolment in the program.

FINANCIAL STRUCTURE & ASSOCIATED COSTS.

Owner Setup (Payable to Juristic Person)

A one-time setup to prepare your unit for rental operations:

- High-Speed Internet Installation (Annual Contract)
- Utility Account Registration & Billing Administration Service
- Secure Access Keycard Allocation

Operational Onboarding (Managed by Phuket Ever Plus)

Ensuring your property meets hospitality standards:

- Professional Deep Cleaning (Occupied and Un-Occupied) & Unit Preparation
- Premium Linen & Towel Setup + Standard Equipment Check List
- Government Taxes & Statutory Charges
- Programme Enrolment & Activation Fee

Why Choose “Phuket Ever Plus”

Phuket Ever Plus delivers a fully integrated ownership and rental experience, combining real estate expertise with professional hospitality management.

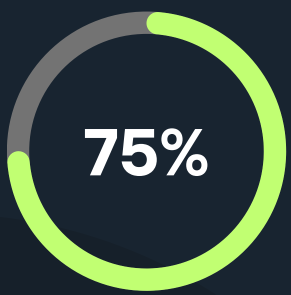
We go beyond traditional rental services by:

- Maximising occupancy through hotel management style operations
- Maintaining properties to international standards
- Providing transparent reporting and consistent communication
- Enhancing long-term asset value through proactive maintenance & unit care

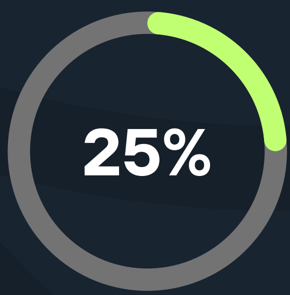
NET PROFIT DISTRIBUTION

Net Profit Distribution

Net Profit shall be distributed on a 75:25 basis, with seventy percent (75%) allocated to the Owner and thirty percent (25%) retained by Phuket Ever Plus in consideration for full-service operations, including comprehensive guest and property management. For the purposes of this Agreement, “Net Profit” is defined as total Room Revenue less all operating costs and expenses incurred in the management and operation of the property.



The Owner Profit



Phuket Ever Plus Operation Cost

Profit Distribution Payments

- Distributed quarterly
- Paid on the 15th of the following quarter
- Detailed financial reports shared via email

Agreements to Be Signed

- Rental Management Agreement - Allowing Phuket Ever Plus to rent the property
- Property Management Agreement - Allowing Phuket Plus to manage the property

Agreement Duration

The agreements are established for an initial term of one year, automatically renewable upon expiry, and remains subject to standard termination conditions in accordance with the programme terms.

OWNER USAGE POLICY & FEES

Owners may stay in their unit, subject to availability, with priority access provided through advance booking and in accordance with the program's reservation guidelines.

Booking Requirements

- Minimum 30 days advance notice
- Subject to occupancy levels
- Changes/cancellations require 15 days notice

Utility & Service Charges

350 THB	**500** THB	**750** THB	**150** THB
1-Bedroom: Per Night 2 Guests	2-Bedroom: Per Night 4 Guests	3 - 4 Bedroom: Per Night 6-8 Guests	Additional Guest: Per Night

Check-Out Cleaning Fee (Additional services are available upon request)

1000 THB	**2000** THB	**3000** THB
One Bedroom	Two Bedroom	Three & Four Bedroom

EVER PLUS Rental Program - FAQs

How long is the agreement valid?

The agreement is valid for 1 year from the signing date and becomes effective once both parties agree.

Will the owner be notified before the agreement expires?

Yes, a notification email will be sent 90 days before expiration, allowing the owner to renew or terminate the agreement.

Can the owner renew the rental management agreement yearly?

Yes, a new yearly agreement can be issued with updated dates and conditions, subject to no outstanding financial obligations.

If previous outstanding payments are settled, can the owner renew?

Yes, once all outstanding financial obligations are cleared, the owner may proceed with renewal.

If the owner wants to terminate the contract when it expires, what should they do?

The owner must notify the management at least 90 days in advance.

Can the owner terminate before contract expiry?

Yes, but an early termination fee may apply, subject to terms in the agreement.

How does the owner get the room back after contract termination?

The owner or authorized representative must reclaim the unit within the specified handover period after termination.

EVER PLUS Rental Program - FAQs

Who is responsible for marketing and rental operations?

We handle all marketing campaigns, OTA listings, long-term rentals, and daily rental operations.

How can the owner request to stay in their unit?

The owner should contact the reservation or management team with requested dates. Availability will then be confirmed.

What if the requested owner stay dates are unavailable?

Alternative dates or other available units may be offered depending on occupancy.

Is there any cost when the owner stays in the apartment?

Yes, utility fees, cleaning fees, or linen service charges will apply and will depend depend upon the duration of stay.

Can the owner join the program if they are outside Thailand?

Yes, the owner may appoint a representative or complete the process remotely via email / online signature.

Can the owner terminate before contract expiry?

Yes, however, an early termination fee may apply, subject to terms in the agreement.

Can the owner privately rent out the room while under management?

No, private rentals are not allowed while the unit is under exclusive rental management unless approved in writing.

Can the owner sell the unit while it is in the rental program?

Yes, however management must be informed. Existing rental agreements may continue depending on terms.

EVER PLUS Rental Program - FAQs

Who sets the rental rates?

Rental rates are determined by the management company based on market demand, seasonality, and occupancy trends.

How is rental income calculated and when is payment made?

Income is calculated based on the total revenue generated from the owner’s apartment each quarter, spanning three months. After deducting expenses, the agent receives 25% as management fees, while the owner receives 75% of the net income. The owner's share of revenues is distributed quarterly on the 15th of the subsequent quarter, with income reports sent exclusively via email. The first quarter runs from January to March.

Note: The owner is responsible for covering all expenses incurred during periods of the month when the apartment is not occupied. If quarterly revenue is insufficient to cover expenses, invoices will be issued to the owner.

Can the Phuket Ever Plus transfer the rental operations to another company?

If stated in the agreement, management may appoint another qualified company or operator with written notice to owners.

What happens if furniture or appliances are damaged?

Owners are ultimately responsible for any wear and tear and for any damages incurred during guest occupation that are not covered by insurance or long-term security deposits. Items requiring replacement or maintenance including outside of warranty will be notified to the Owner.