



A cryptocurrency with real intrinsic value backed by prime real estate
that disrupts traditional financial intermediaries

Whitepaper

February 2018



ABSTRACT

The issue with digital tokens is they do not have intrinsic value. BIG Token Limited disrupts the current ICO space by offering our own tokens backed by prime real estate assets at actual value. The funds will then be lent to land sponsors who will pay annual interest and loan repayment. Part of this payment will be used to buy back tokens from the open market, thereby increasing the value of the tokens due to a reduction of supply in the open market. The land sponsors are also committed to accept BIG tokens as a mode of payment for property purchases and services redemption. This creates demand for BIG tokens and thus contributors will enjoy the additional utility value that BIG tokens offer. BIG Token Limited also further commits to buy back tokens at market value subject to a minimum price of 15% above the issue price from the exchange using the net interest received from the loans to the land sponsors and the principal repayments of the loans a year after token issuance. The concept of this business model is explained within this white paper.



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1. Introduction

The issue with digital tokens is that they do not have intrinsic value, or an actual physical asset backing them. Fiat currencies are also fundamentally promises by governments of each country to fulfil their obligations to accept legal tender. More paper money can be printed should the need arise and be circulated publicly.

BIG Token Limited (a company limited by shares registered in the British Virgin Islands with company number 1965365) aims to disrupt the current ICO space, by offering our own tokens, BIG – a crypto-currency with real value backed by prime real estate assets owned by our land sponsors via an Initial Coin Offering.

This reversion to asset-backed currency was last seen in the Gold Standard Act (*passed in 1900 establishing gold as the only standard for redeeming paper money*), with prime real estate being the underlying asset of BIG tokens, solve three main challenges:

1. BIG tokens have real value backed up by prime real estate assets. The tokens have a base value that is equivalent to the equity value of the real estate assets, and tokens can only be issued with real estate backing at an equal value basis. We follow strict corporate governance guidelines to ensure the integrity of the BIG tokens framework.
2. Due to scarcity and land being a good hedge against inflation, prime real estate is a good store of value over the longer term. Prices do move in a cyclical manner, but each recovery has typically recorded higher prices than the previous high, and over a longer time horizon, land prices have always trend upwards.
3. Land sponsors are also committed to accept to accept BIG tokens as a mode of payment for goods and services at their developments.

The collective monies are issued as a loan to the land sponsors to further develop and build, and to enhance the value of the real estate assets. The net interest and loan repayment less operational costs is then used to buy back BIG tokens from the open market a year after token issuance to maintain price stability. Both land sponsors and contributors will benefit; with land sponsors enjoying a lower cost of funds, and contributors enjoying a higher token value due to the reduction of supply in the open market.

Not only are BIG tokens going to be listed on a crypto-exchange, the land sponsors are also committed to accept BIG tokens as a form of payment at their premises upon the completion of the land development for services such as hotel accommodation, co-working spaces, health and wellness outlets, and all food and beverage outlets across both ours and our associates' businesses in Southeast Asia. Land sponsors will also accept BIG tokens for completed properties, this marks a first where crypto-currency will be accepted as payment for commercial and residential real estate.

In addition, BIG Token Limited commits to buy back tokens at market value subject to a minimum of 15% above the issue price using the net interest received from the loans to the land sponsors and the principal repayments of the loans a year after token issuance.



BIG Token Limited will also conduct open market operations to maintain token prices and to reduce price volatility.

Details of the whole project is outlined in the next section.

This project is backed by our land sponsors with a total of 74,822 square meters of prime seafront, beachfront and riverfront land. They (listed in Clause 2) have agreed to form a new parent company to jointly build and manage Japanese-themed high-valued properties under a common brand, targeting business travelers, vacationers, and start-ups with regional aspirations. Properties to be developed are spacious and homely, with luxury fittings and fixtures as well as a range of sophisticated features designed to maximize independence and accommodate practical living. Each project will blend faithfully with a local environment that is unique to individual cities, as well as to drive adoption of the five pillars of a shared economy - co-work, co-live, co-learn, co-health and co-fitness, to employ a crowd-sourced business model for its development plans (See *Appendix B* for more details on the design of the buildings).

2. General Concept

Our land sponsors are sponsoring seven prime seafront, beachfront and riverfront properties (See *below table 1.0*), with plans to build and develop these properties located in Southeast Asia, one in Vietnam and six in Thailand under a common brand.

TABLE 1.0

Land Site	Sponsor	Land Area (Sq m)
Chiang Mai, Thailand	BIG Chiang Mai Co., Ltd	4,653
Binh Duong, Vietnam	Claris BinhDuong	2,262
Patong Beach, Phuket, Thailand	BIG Kathu Co., Ltd	27,505
Chaweng, Koh Samui, Thailand	BIG Chaweng Co., Ltd	4,394
Haad Yao, Krabi, Thailand	BIG Haad Yao Co., Ltd	10,588
Laem Din, Koh Samui, Thailand	BIG Laem Din Co., Ltd	12,424
Natien Beach, Koh Samui, Thailand	BIG Natien Co., Ltd	12,996
Total		74,822

Although land prices do experience price dips on cycles, each recovery has typically recorded higher prices than the previous high due to the limited supply of prime land. With land being recognized as a good store of value and is commonly used to hedge against



inflation, the equity value of the above list of prime real estate (appraised value less off any mortgages) will be the underlying asset of our BIG tokens.

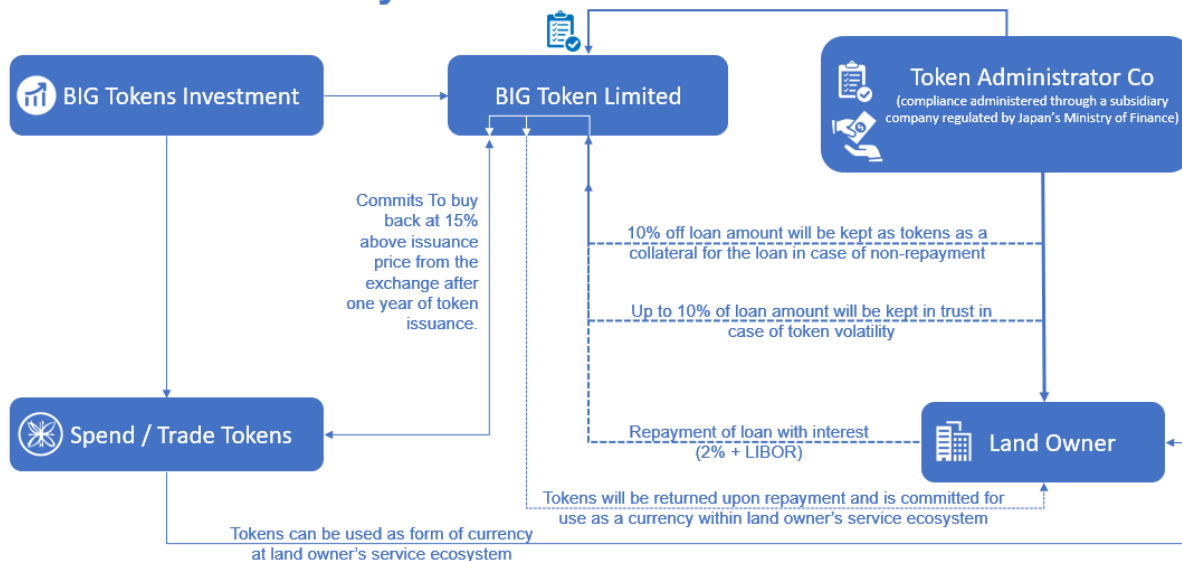
3. Business Model

What is unique about BIG Token is that every face-value dollar of BIG token is backed by a dollar in the equity value of the physical underlying real estate assets. The number of BIG tokens will be limited by the equity value of the real estate assets (appraised value) held by the land sponsors (See *Diagram 1.0*).

The land sponsors will receive up to **80%** of the loaned amount in fiat currencies. Another **10%** of the loaned amount will be borrowed in an equivalent amount of BIG tokens to be held in trust by BIG Grp Co., Limited until the loan is fully repaid. This acts as a safeguard should the land sponsor defaults on interest payments, the sponsor can use this 10% of the loan amount in tokens as interest payments. (*The remaining 10% of the loan amount in the use of tokens is stipulated in point 6 Managing Stability.*)

DIAGRAM 1.0

Our shared ecosystem



3.1. Our Commitment

If and when AFTER a period of one year from the issuing date, the value of the BIG Tokens falls below 15% of the issue price, BIG Token Limited is committed to buy back BIG Tokens from the market at the price of 15% above the issue price if the holders of the BIG Tokens choose to sell a portion or all of their BIG Tokens to BIG Token Limited by using funds from



the net interest received from the loans to the land sponsors and the principal repayments of the loans.

The loan tenure for land sponsors will be for an initial period of **5 years** with an additional 5 years which is renewable based on mutually agreed terms.

3.2. Strong Corporate Governance

The Ethereum raised through the ICO will be drawn down by BIG Grp Co., Limited, *(a company limited by shares registered in Japan with company number 0104-01-125476)* with compliance administered by Japanese Ministry of Finance regulated subsidiaries of BIG Grp Co., Limited.

With strict compliance and due diligence as the main objectives, BIG Grp Co., Limited will work with our lawyers *(Baker McKenzie, Chalermchat Law Office and LNT & Partners and others)*, land surveyors and custodians to ensure the integrity of the entire business framework, including placing a mortgage on the real estate assets as a collateral. Ethereum will be exchanged to fiat currencies to be lent out to the land sponsors by BIG Grp Co., Limited (Custodian).

Upon the conclusion of our ICO campaign, BIG Grp Co., Limited will also publish the valuation reports of each real estate assets appraised by international surveyors on our website <https://bigtk.io>.

3.3. Contributors and Land Sponsors

Land sponsors will pay an annual interest rate which is at least 2% above the prevailing 6-months LIBOR interest rate and BIG Grp Co., Limited will use the net interest and loan repayment less operational costs and platform costs to buy back tokens from the open market a year after token issuance to maintain price stability. At the end of the loan tenure, BIG Grp Co., Limited will buy BIG tokens at prevailing prices from the open market with the principal loan repayment and lock the tokens in its vault under the administration of BIG Grp Co., Limited subsidiary *(a regulated entity by the Ministry of Finance Japan)*. Tokens' value will be enhanced due to the reduction in the open market supply *(See point 6 Managing Stability)*.

For the contributors, this process in which the loan capital is raised provides them the ability to bypass the traditional middlemen which in return reap higher benefits as the capital is directly passed through to the land sponsors *(See diagram 1.1)*.



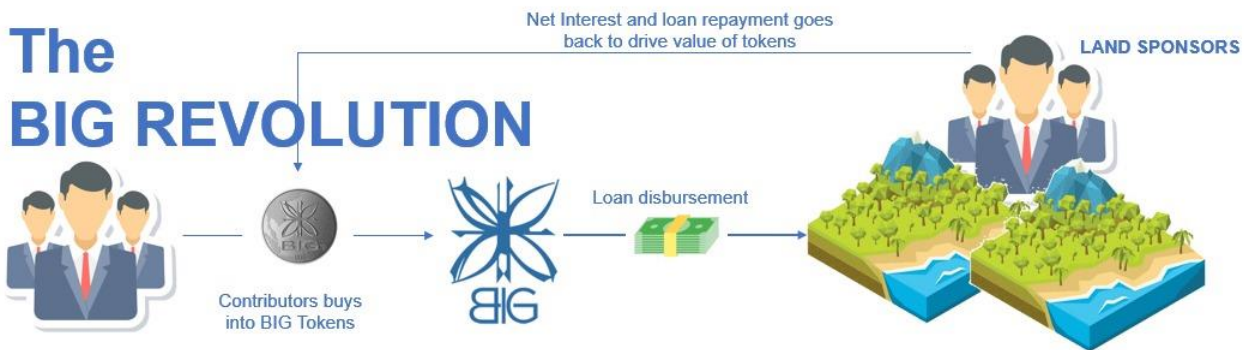
DIAGRAM 1.1

NOW



- Minimal returns to depositors
- Very high interest rates to land owners
- Only financial institutions benefits from the transactions
- Process is complex and no transparency to the depositors

The BIG REVOLUTION



- Much higher returns to contributors
- Lower interest rates to land owners
- Both the contributors and land sponsors benefit from the transactions, cutting out the middlemen
- Simple and transparent process

Contributors who bought the BIG tokens during the ICO can then choose to (1) hold and utilize the tokens as a form of payment at our land sponsors properties at their prevailing market value, (2) reinvest the tokens into our future ICOs of a similar mechanism. Or (3) use it as a method of payment for goods or services rendered in the land sponsor's ecosystem. This is only available once the payment platform is developed (*See point 8 for Project timeline*). (4) Trade tokens on appointed exchange/s

4. Method of Payment

BIG tokens will be a vital part of BIG Token Limited's shared economy. Land sponsors receive BIG tokens as part of the loan and thus are committed to accept BIG tokens as a method of payment once their businesses are operational.



BIG tokens will use blockchain technology not just for payment but also ensure total connectivity and maximum rewards under an integrated platform. BIG Token Limited will develop a payment and loyalty platform by working with partners related to our eco system, including airlines, developers, hospitals, golf courses to ensure a seamless experience for our customers.

BIG tokens will also be accepted at the operating businesses of our land sponsors and our partners such as hotel accommodation, co-working spaces, gyms, hot and cold baths, F&B outlets, golf courses, medical facilities, beauty salons, and external F&B outlets. Sales of residential apartments will also be launched in the future utilising BIG tokens.

BIG contributors will no longer have to carry cash anymore when they visit any of our sponsors' businesses as BIG tokens will be a virtual currency that is safe, secure and convenient to use as a mode of payment. An iOS and Android app will be available for our contributors to key in their credentials to make payment using BIG tokens at ours and our partners' point of sales system. This will further strengthen the utility of BIG tokens as liquidity grows.

Funds will be used from the net interest of the loans from the land sponsors and the principal repayments of the loans to run a regional business development team for the acquisition and integration of new merchants (*goods and services*) to be included within the BIG Token ecosystem of service offerings and payment acceptance.

5. Payment Platform

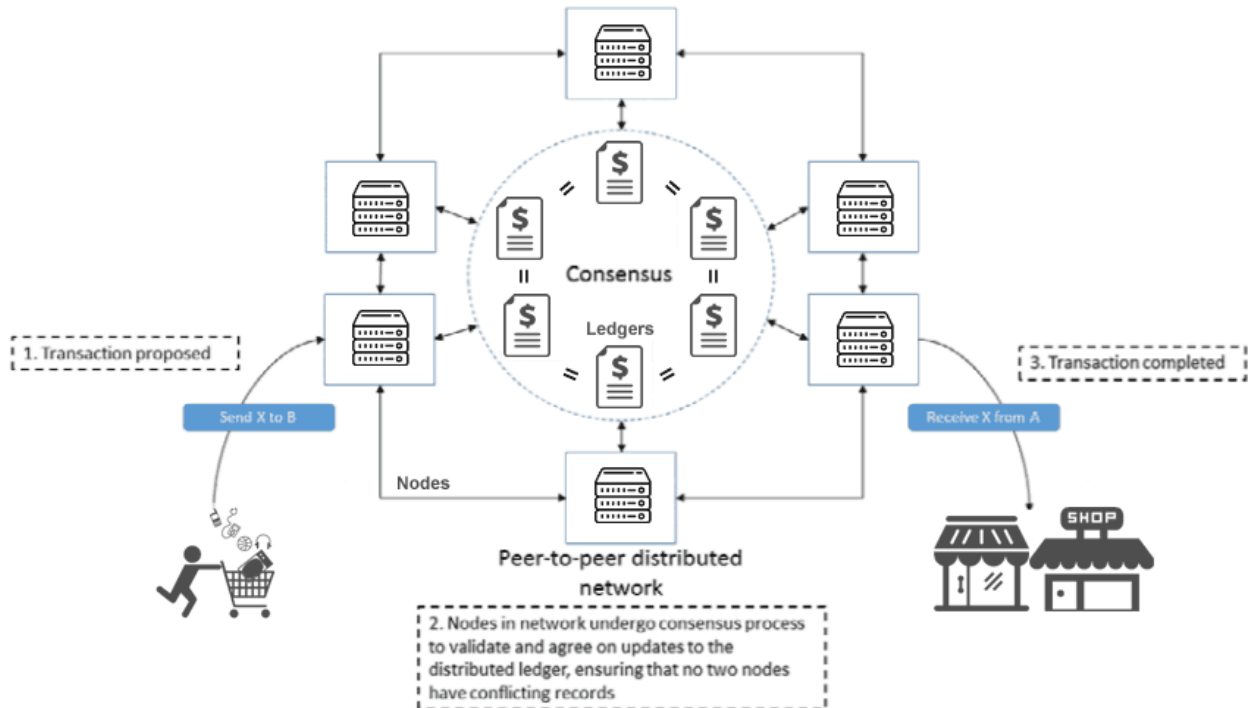
BIG Token Limited will be reinvesting a part of its revenue from the net interest and loan repayment (*See point 2.1 Business Model*) as operational cost to fund the further development of the blockchain payment system and loyalty platform as well as the operations of a regional business development team.

We are currently in the stage of scoping and architecting a DLT (*Distributed Ledger Transaction*) network which we will commence development in Q3 2018 (*See point 8 on Timeline*). This will allow transactions to happen between contributors, land sponsors and our merchant ecosystem.

The diagram below provides a straightforward process flow of a distributed ledger transfer system.



DIAGRAM 1.2



Unlike typical blockchain applications, we are researching into developing a **hybrid** system using both blockchain and *Hashgraph for our Consensus Algorithm.

One other key benefit of developing a hybrid system is also due to the current state of transactions per second. Today, it is not as optimum as we would like it to be, and the *Hashgraph algorithm theoretically has been recorded to provide transactions 50,000 times faster, limited only by bandwidth — 250,000+ Transactions Per Second (Pre-Sharding).

**Overview of Hashgraph*

Hashgraph consensus algorithm provides a new platform for distributed consensus. Some of the attributes commonly used to refer or describe Blockchain are distributed, transparent, consensus-based, transactional and flexible. Hashgraph bears all these features. However, it is a data structure and consensus algorithm that is much faster, fairer, and more secure than blockchain. It is described as future of distributed ledger technology. It uses two special techniques to achieve fast, fair and secure consensus



6. Maintaining Stability

The land sponsors will also jointly set aside **up to 10%** of their loan amount to a common pool to be held in trust by BIG Token Limited to be used to maintain price stability and reduce volatility of the token.

The prices of major crypto-currencies vs USD have always soared in their initial year from the date of issuance of their tokens by thousands of percent. However, it is observed that there is a lot of volatility in their prices (*See below examples of Bitcoin and Ethereum*).



Source:
<https://www.buybitcoinworldwide.com/volatility-index/>



Source:
<https://www.buybitcoinworldwide.com/ethereum-volatility/>

We expect BIG tokens to gain a steady upward price trend with reduced volatility as they are being backed by real estate assets. In addition, BIG Token Limited will also use BIG Tokens kept in trust to curb the under supply as well as the net interest and loan repayment from the land sponsors to be used to curb the over demand through the purchase of tokens off the exchange and keeping it in trust (*See Point 3 Business Model*).

BIG Token Limited is also committed to conduct open market operations to stabilize the market. A price stability is ideal for the deployment of our payment gateway to allow widespread acceptance of BIG tokens at physical points-of-sale.

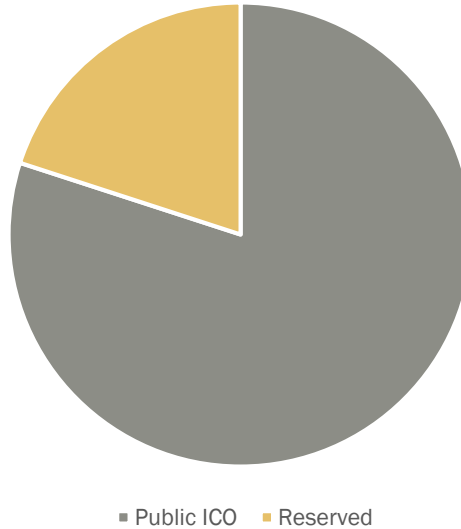
7. Token Sale

For this project, we will be offering our crypto-currency tokens, BIG to early contributors in exchange for funding. The appraised value of the combined real estate assets held by the land sponsors, which is valued at USD 40 million. We are seeking an initial coin sale with a hard cap of USD 32 million with USD 8 million in reserves, and a soft cap of USD 3 million. Details of the token sale is also available on our website at <https://bigtk.io>.



BIG Token Limited will be releasing a total of 400 million BIG tokens, of which 320 million tokens will be available for purchase during our public ICO round and 80 million BIG tokens will be in reserve for purposes of token volatility.

400 million BIG tokens backed by USD 40 million of real estate



Each BIG token will be offered at $1/5000$ ETH, with a minimum purchase of 10,000 BIG tokens per transaction. Should the campaign be under subscribed, the remaining tokens that were offered for the public ICO will be destroyed, so as to avoid dilution of the token value. The issue price is thus the amount of USD raised divided by the amount of tokens in public circulation. The total amount raised upon the close of the ICO campaign will be backed by a similar value of real estate assets which will be audited.

Should our hard cap of USD 32 million be reached before the stated period, we will end the sale in advance and in the event of failure to reach our soft cap of USD 3 million, we will return the monies raised over the period of the campaign back to the contributors.

7.1. Technical Framework

The BIG token is an ERC20 token, built on top of the Ethereum protocol to take advantage of the security that the protocol provides. This application token is core to the application business.

As an ERC20 standard token, it can be tradable and exchangeable in any ERC20 compatible exchange.



8. Project Timeline

To provide additional transparency for prospective contributors, BIG Token Limited is making the following timeline available. Note that this is subjected to change, as unforeseen circumstances could impede or accelerate the project.

Year	Event
Feb 2018	Initial Coin Offering
End of Q2 2018	Listing of BIG tokens on the crypto-exchange
Q3 2018	Development of BIG tokens payment platform
2018	Space planning, interior design and construction
Q2 2019	Roll-out of payment platform and hiring of merchant acquisition team
2019	Ongoing construction, interior fitting out, final works
2022	BIG tokens accepted at Point-of-Sales at ours and our partners' businesses via BIG app

9. Companies Profile

BIG Token Limited

BIG Token Limited is the issuing company of BIG tokens – the new revolutionary crypto-currency that addresses the pitfalls of traditional crypto-currencies. Not only is BIG token backed by the most reliable asset class – land, it is also governed by the strict corporate governance structure.

The company is committed to reduce the price volatility of BIG tokens and to maintain the price of the tokens to be at least 15% above the issue price, as well as adhering to strict corporate governance to protect the integrity of the tokens. In addition, BIG Token Limited is also seeking onboarding partners to join in the payment platform, educate the public on the benefits of BIG tokens and to encourage more retailers to accept BIG tokens as a form of payment.

BIG Grp Co., Limited

BIG Grp Co., Limited is the Japanese parent company of two subsidiaries – one holding a Type-II fund-raising license and the other holding a money lending license governed by the Ministry of Finance in Japan respectively. The company works with internationally reputable legal firms, land surveyors, custodians and other consultants to ensure strict compliance and due diligence processes. BIG Grp Co., Limited advises on the best practices of corporate governance in Japan.



10. Founding Team



Ms. Yen Ong (STRATEGY)

Yen has a proven track record in various key business development and marketing roles involving evolution and change management. Her pilot roles in various media organisations of Cable TV (Singapore Cable Vision), Regional TV (MTV), Internet Advertising (China.com) and Digital Music (Soundbuzz & Motorola) at their nascent stages is a testimonial of her experience and expertise of driving businesses whilst embracing new technology.



Mr. Stephen Lee (TECHNOLOGY)

Stephen holds more than 15 years of experience in the Technology industry and product development. The founder of BBytes an innovation and creative IT design thinking company, he was previously head of StarHub's Innovation, Investment and Incubation arm focusing on new innovation and technology services.

He also led the designing and development of StarHub's Innovation & Incubation Center and acted as a mentor to many start-ups.



Mr. Hiroshi Kurotori (COMPLIANCE)

Graduated from Hitotsubashi University with honors, Hiroshi acquired a master's in business administration from the Wharton School at University of Pennsylvania in the USA. Hiroshi has acquired substantial experience in Nomura Group. At the bond division of the headquarters of Nomura Securities, he was involved in the creation of a bond market that had not existed in Japan at the time. After leaving Nomura Group, he took up a new position as a strategic subsidiary officer at Ueda Tanshi and created the prototype of FX trading.



Mr. Shuzo Sakamoto (COMPLIANCE)

Shuzo worked at a major bank and successfully established an IT company with a senior from his university and in 2001, the company went public (*IPO: NASDAQ Japan market – currently Hercules market*).

He served as Director of Administration, Director of Sales Operation and Director of Overseas Business.

He independently started a management consulting service and his service included; investment for listed companies, participation in the management of listed companies in the capacity of a director and support for acquiring government subsidies for general corporations.



Ms. Fumiko Tanaka (COMPLIANCE)

After graduating from university, Fumiko worked at a major securities company.

Fumiko has lots of experience in the various fields of real estate and was spearheading a redevelopment project with one of the International Airports in India. She was also part of an infrastructure investment business in Indonesia and later became a senior executive in a gaming company.



Ms. Junice Liew (MARKETING)

Junice has a deep understanding of commercial and digital marketing strategies, having led teams across Australia, New Zealand and Singapore. She has worked with some of the top marketing teams at global outdoor media advertising and transport conglomerates such as Moove Media, EYE (now known as oOh Media) and JCDecaux.

Junice also has vast experience in marketing and brand communications as well as training and development for a listed company. Her aim is to build strong marketing strategies and campaigns for the company.



Mr. Christopher Chua (PROJECT LEAD)

As the asset manager of an established real estate management firm, Christopher has played a vital role in the acquisitions and disposals of the firm's assets as well as legal aspect of the group's real estate businesses which include schools and commercial buildings.

Christopher was later promoted to the Director of Revenue for the group's 4-star hotel, and played a leading role in the startup phase by handling the acquisitions and legal aspect of the building. He also leads the sales and revenue department to achieve the company financial targets.

11. Our Advisory Board



Mr. Junta Ayukawa

Junta served as the President and Representative Director and held the position as Amatel's CEO and Producer. In 1991 he joined as Chairman of the Techno Venture and became a Representative Director in 1992.

After returning from the Massachusetts Institute of Technology graduate school, Seikei University School of Economics and returning to Japan, Junta joined Yamaichi Securities Company Development Department where he was in charge of Mergers and Acquisitions in domestic and overseas, including selling Sansui to an English company and acquiring USA venture companies by Japanese corporations.

Junta is also the grandson of the founder of Nissan, the Japanese multinational automobile manufacturer.



Mr. George Konno

As a web marketing specialist and consultant, George has been an active contributor in the nexus of online business and content service industry. He is a highly sought-after consultant for new enterprises and has mentored more than 100 companies since 1999 and is affectionally known as a veteran in the industry.

An expert in business alliance and strategic planning for web services, George is also an advisor for Kitayama & Company (*A consulting firm specialising in commercial spaces, run by Takao Kitayama, the brother of the architect Tadao Ando*).

He continued to revolutionise the IT industry when he founded the provincial ISP (*Internet service provider*) company in 1994. He provided various contents services to more than 40,000 users. Some of his recent web consulting projects are Consulting and Concept planning for laptop computer marketing site of Hewlett-Packard (*North America*) Editing, Planning of PR budgets and management of United Nations Information Centre (*UNIC*), Tokyo.

12. Our Partners

We have engaged a team of international consultants to ensure that high standards of professionalism are upheld during both the process of ICO as well as the development of our projects.

ICO CONSULTANTS



ICO Consulting Asia





LEGAL PARTNERS (REAL ESTATE)

**Baker
McKenzie.**

**CHALERMCHAT
LAW OFFICE**

INT & PARTNERS

LEGAL PARTNERS (ICO)

LAWPLUS
LawPlus Ltd.

LEGAL PARTNERS (JAPAN)

KOBAYASHI LAW

ARCHITECTS (REAL ESTATE)



Niwat Architects



INTERIOR DESIGNERS (REAL ESTATE)



Brownstone Designs

IMAGING Space DESIGN SDN. BHD.
(750386-D)

13. Force Majeure

Although BIG Token Limited endeavors to fulfill all of the above, BIG Token Limited shall not be liable for performance delays nor for non-performance due to causes beyond its reasonable control, including but not limited to acts of God, war, hostilities, military or usurped power, civil war, strikes, acts or threats of terrorism, services provided by third parties and black swan events.



14. Legal Disclaimers

BIG Token Limited has no intention to issue the BIG Tokens as any type of securities. This Whitepaper contains only general information on the BIG Tokens and does not contain any professional advice. This Whitepaper does not constitute any legal and/or contractual relationship between BIG Token Limited and the investor/the holders of the BIG Tokens. There is no guarantee for investment in the BIG Tokens. BIG Token Limited shall not be liable for any claim for damages caused from or in relation to the BIG Tokens issued by BIG Token Limited in any respect.

The investors should read this Whitepaper carefully and fully understand the contents contained in this Whitepaper. The investors may need to obtain a specific advice from legal, financial, tax or other professional advisors as appropriate.

If the applicable law of your jurisdiction does not allow a purchase of the BIG Token and any of other crypto-currencies, you are not legally eligible to purchase any of the BIG Tokens. BIG Token Limited shall not be liable for any of your losses or damages of civil or criminal penalties which may be imposed on you in your jurisdiction for your violation of such applicable law in relation to your investment in the BIG Tokens.



APPENDIX A

Details of Real Estate Assets

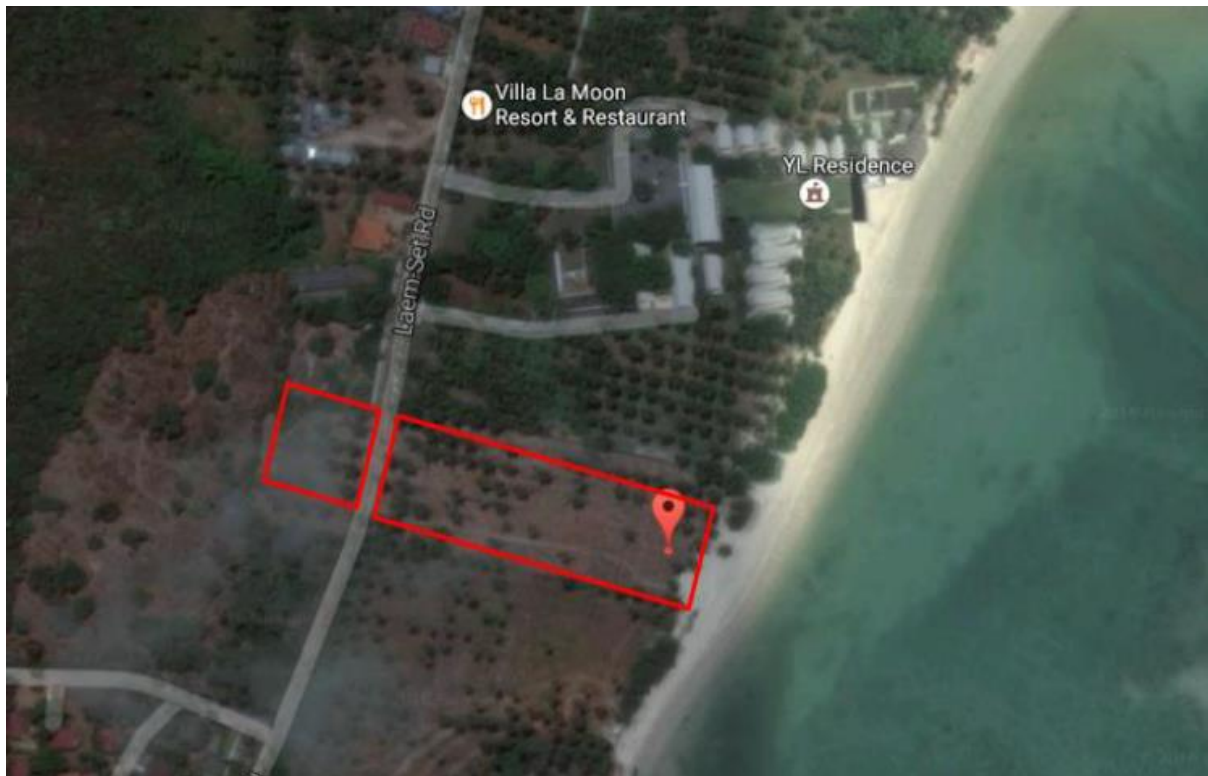
NATIEN BEACH, KOH SAMUI, THAILAND

(12,996 square metres of undeveloped land, estimated 250-room hotel by year 2023)

(owned by BIG Natien Co., Ltd – Thailand company number 0105560214093)

Natien beach is located in a more secluded part of Koh Samui with a 120 metres beach front. It is gorgeous with sea breeze overflowing the site.

The site itself offers easy access to the places of interest of Koh Samui while affording a peaceful and quiet environment for its residents.



Land Title Deed	Land Location	Land No.	Land Survey
No. 20492	Maret Sub-District	902	3600
No. 20493	Maret Sub-District	903	3601

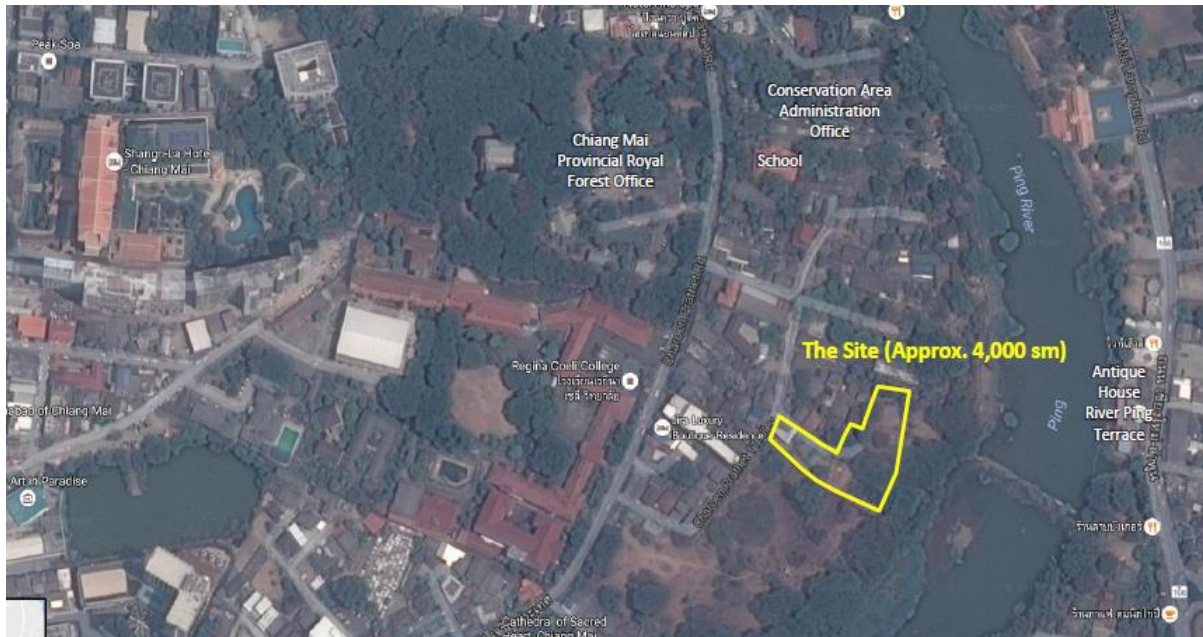


CHIANG MAI, THAILAND

(4,653 square metres of undeveloped land, estimated 100-room hotel by year 2021)

(owned by BIG Chiang Mai Co., Ltd – Thailand company number 0105547066256)

The site in Chiang Mai overlooks the lovely Ping River and has a 100 metres of river frontage. It is close to the Chiang Mai Night Bazaar and international hospitals. Via driving, the city centre is 5-10 minutes away and the airport is 10 minutes away. With many temples and museums in the city centre, Chiang Mai offers a deep cultural experience for one to take in.



The company group has purchased the land (comprising of 9 title deeds) at the end of 2016. The details of the title deeds for this site in Chiang Mai are as follow:

Land Title Deed	Land Location	Land No.	Land Survey
No. 2200 (Vol. 22 Pg. 100)	4846 IV 0074-2	(44) 613	838
No. 2302 (Vol. 24 Pg. 2)	4846 IV 0074-2	616	128
No. 8039 (Vol. 81 Pg. 39)	4846 IV 0074-2	614	837
No. 8040 (Vol. 81 Pg. 40)	4846 IV 0074-2	(44) 613	838
No. 9339 (Vol. 94 Pg. 39)	4846 IV 0074-2	615	995
No. 120634 (Vol. 1207 Pg. 34)	4846 IV 0074-2	17	5870
No. 120635 (Vol. 1207 Pg. 35)	4846 IV 0074-2	18	5871
No. 120636 (Vol. 1207 Pg. 36)	4846 IV 0074-2	19	5872
No. 120637 (Vol. 1207 Pg. 37)	4846 IV 0074-2	20	5873

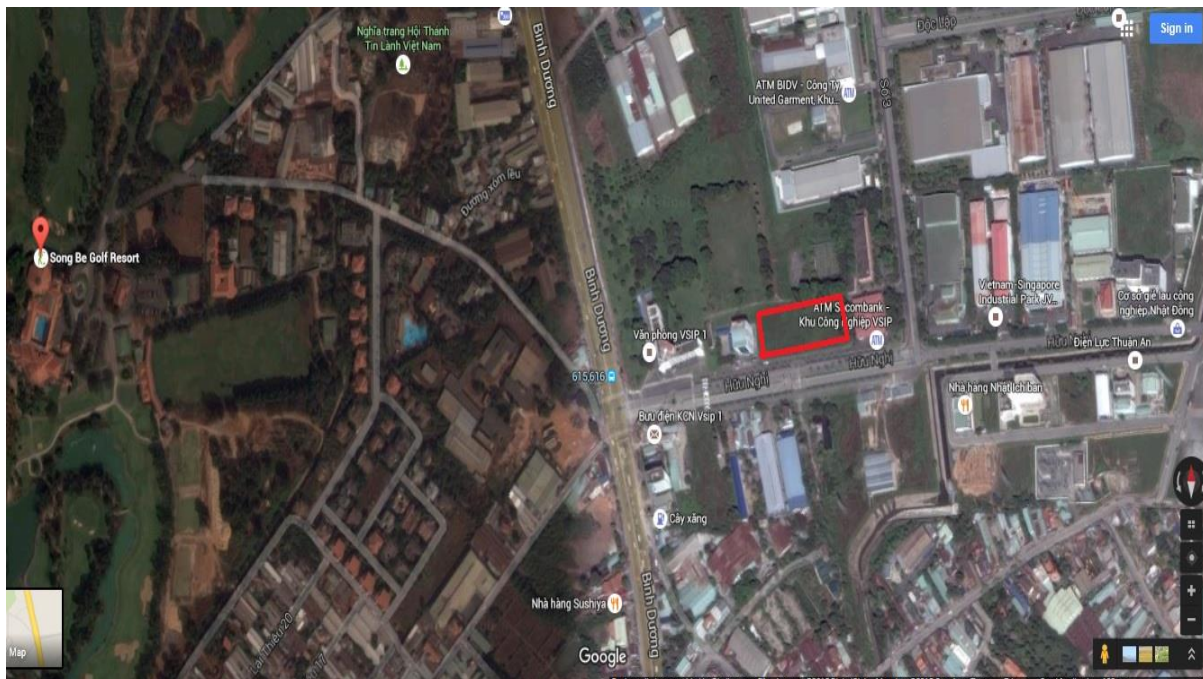


BINH DUONG, VIETNAM

(2,262 square metres of undeveloped land, estimated 100-room hotel by year 2021)

(owned by Claris BinhDuong - Vietnam company number 463041000017)

Binh Duong is the golf capital of Vietnam and our site is surrounded by 3 golf courses. The site is in the central of the town with advanced medical services readily available. Aeon Mall, which was recently completed in year 2016, occupies a 1.5 million square feet of retail space next to our site. The site is about 15-20 minutes' drive from the new airport which will be completed within the next 2- 3 years. We will be the one and only true 5-star property in the Binh Duong province with a population of 2 million.



The company group has signed a long term lease with VSIP for the usage rights to the land until February 2046. The details of certificate of land use right for this site in Binh Duong are as follow:

Land Lot No.	Map. No.
390	DC3



PATONG BEACH, PHUKET, THAILAND

(27,505 square metres of undeveloped land, estimated 237-room hotel by year 2022)

(owned by BIG Kathu Co., Ltd – Thailand company number 0105560197202)

The Kathu Patong site is located right in the middle of activities. To the left of the site is the Patong Karon Beach which features the nightlife of Phuket. To the right are 3 golf courses – Loch Palm Golf Club, Red Mountain Golf Club and Phuket Country Club. Also on the right of the site are Phuket Town and Bangkok International Hospital, making our site the most central location with easy accessibility to Phuket's key places of interest.



Land Title Deed	Land Location	Land No.	Land Survey
No. 10544	Kathu Sub-District	3	6692
No. 10545	Kathu Sub-District	4	6693
No. 10546	Kathu Sub-District	5	6694

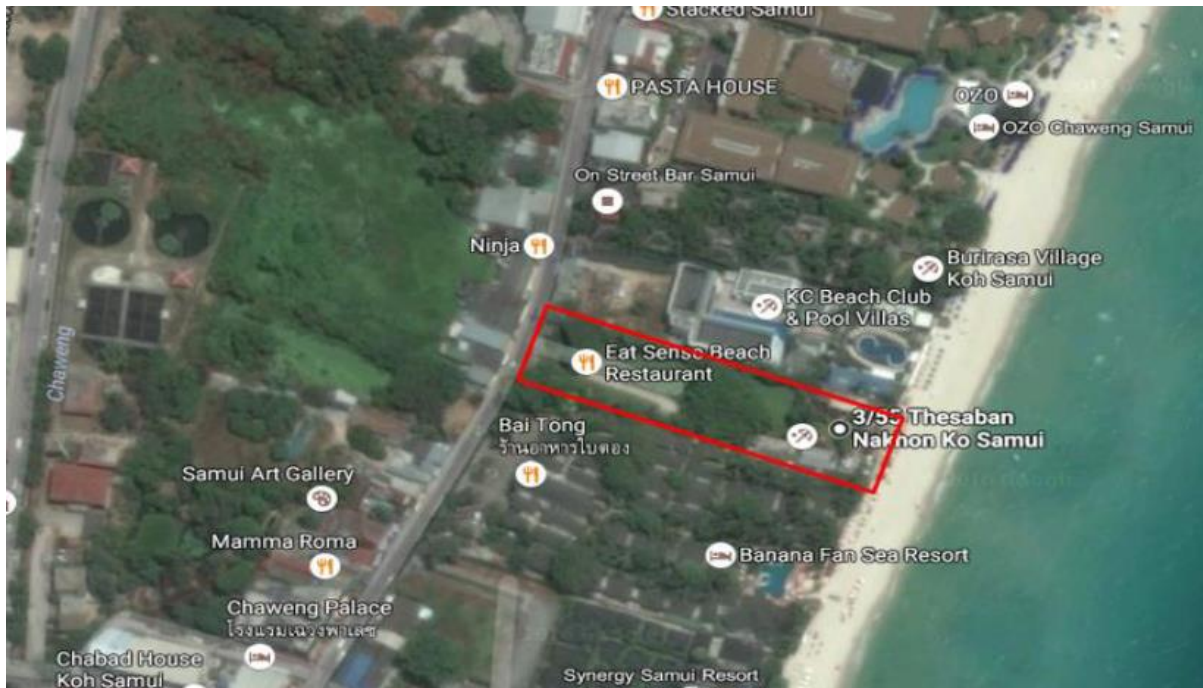


CHAWENG, KOH SAMUI, THAILAND

(4,394 square metres of undeveloped land, estimated 100-room hotel by year 2022)

(owned by BIG Chaweng Co., Ltd – Thailand company number 0105560197211)

Chaweng beach is one of the prettiest beaches in the world with white sand along a 5 kilometers coastline. The site itself is an extremely rare site available for development and is nothing less of a world-class art masterpiece in the making. The site is in the middle of the most popular beach in the whole of Koh Samui, which has been described as paradise on Earth.



Land Title Deed	Land Location	Land No.	Land Survey
No. 7718	Bo Phut Sub-District	76	2670



HAAD YAO, KRABI, THAILAND

(10,588 square metres of undeveloped land, estimated 150-room hotel by year 2023)

(owned by BIG Haad Yao Co., Ltd – Thailand company number 0105560214743)

Haad Yao is a perfect personal retreat in the whole of Krabi. It is perhaps the most neglected gem in the whole Krabi region in Thailand. The name Haad Yao, means long beach and has a 100 metres of beach front. The airport and Krabi town are both within 20 kilometres. Amenities and services are also easily accessible, and the site is perfect for a get-away of the highest level.



Land Title Deed	Land Location	Land No.	Land Survey
No. 10158	Talingchan Sub-District	182	1207



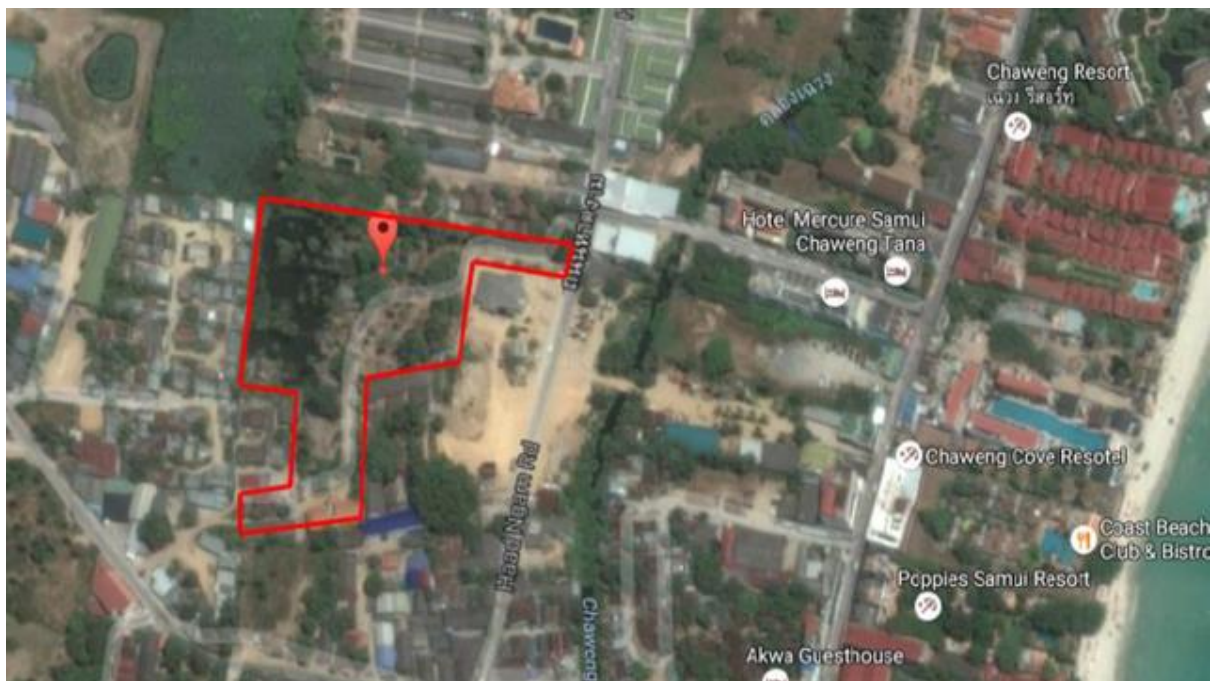
LAEM DIN, KOH SAMUI, THAILAND

(12,165 square metres of undeveloped land, estimated 200-room hotel by year 2022)

(owned by BIG Laem Din Co., Ltd – Thailand company number 0105560197199)

Laem Din is 2 streets away from the main Chaweng beach front nightlife. With lovely mountain views, the site offers quietness and tranquillity to complement the Chaweng site perfectly.

The site has easy access to festivities hosted on Chaweng beach and residents can recluse themselves for a good night sleep with valleys and mountains surrounding the site.



Land Title Deed	Land Location	Land No.	Land Survey
No. 472	Bo Phut Sub-District	23	52
No. 1373	Bo Phut Sub-District	19	77
No. 17687	Bo Phut Sub-District	104	2806



APPENDIX B

Artist's Impressions of Our Projects

Façade



Lobby





Rooms





*All artist impressions subject to change without prior notice