

CONFIDENTIAL · PREPARED FOR THE BUYER

# Condo Verification Report

*Independent ownership-structure verification · Koh Samui, Thailand*

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| PROPERTY          | Unit B-204 · “Azure Horizon Residence” (fictional example)                                       |
| LOCATION          | Bo Phut, Koh Samui, Surat Thani                                                                  |
| ASKING PRICE      | THB 6,900,000 · advertised as “Foreign Freehold”                                                 |
| PREPARED FOR      | M. Mustermann (Buyer)                                                                            |
| REPORT NO. / DATE | TLS-V-2026-014 · 18 August 2026                                                                  |
| SOURCES           | Land Office title search · DBD company extract · Juristic-office quota letter · Seller documents |

Sample document — all names, numbers and findings on the following pages are fictional and for illustration only.

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EXECUTIVE SUMMARY

AMBER

Verdict: Proceed with conditions

The building is a genuinely registered condominium and the unit carries its own Or.Chor. 2 title — the advertised “foreign freehold” is, unusually for Samui, structurally real. However, two conditions must be resolved before any deposit: the foreign quota is within 41 sqm of its ceiling and must be reserved in writing for this unit, and the selling company shows one unresolved mortgage entry on the title that must be discharged at or before transfer.

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
| PROCEED IF   | Quota confirmation letter issued for Unit B-204 · mortgage discharge documented in the sale agreement |
| WALK AWAY IF | Seller proposes a company-share transfer instead of a title transfer, or resists the title search     |

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FINDINGS IN DETAIL

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VERIFIED  | <div>Condominium registration</div> <p>“Azure Horizon Residence” is registered as a condominium juristic person under the Condominium Act B.E. 2522 (licence no. 12/2565, Koh Samui Land Office, 14 Mar 2022). The building therefore supports individual foreign freehold ownership within the statutory quota. Licence copy: Appendix A-1.</p>                                                                                            |
| VERIFIED  | <div>Unit title (Or.Chor. 2)</div> <p>Unit B-204 holds unit title deed no. 8842, 58.2 sqm, registered owner: Azure Horizon Co., Ltd. Boundaries and floor area match the sales plan. Title extract: Appendix A-2.</p>                                                                                                                                                                                                                       |
| CONDITION | <div>Foreign quota</div> <p>Juristic-office letter dated 11 Aug 2026 states foreign ownership at 47.9% of saleable area — 41.3 sqm below the 49% ceiling. Unit B-204 (58.2 sqm) exceeds the remaining headroom unless a pending Thai-quota resale (Unit A-101, 74 sqm) completes first, as the juristic manager expects in September. Requirement: written quota reservation for B-204 before deposit; re-confirmation on transfer day.</p> |

## CONDITION

## Encumbrances

The title carries a registered mortgage in favour of a Thai commercial bank (THB 2.4m, registered 2023). Standard and resolvable — but the sale agreement must route funds to discharge the mortgage at the Land Office on transfer day, not after.

## VERIFIED

## Seller structure

Azure Horizon Co., Ltd. is the project developer (DBD extract: registered 2019, capital THB 50m, two Thai corporate shareholders with audited filings, authorised director Mr. S. signs with company seal). No nominee indicators under our 7-point screen. This is a developer sale, not a proxy structure.

## ACTION

## Transaction path (FET)

For freehold registration in the buyer's name, the full purchase price must arrive from abroad in foreign currency; the receiving Thai bank issues the FET form quoted at transfer. Estimated transfer costs: 1% transfer fee (shared per draft agreement), 0.5% stamp duty, withholding tax borne by seller — worked example in Appendix B.

## 3 SOURCES &amp; METHOD

Verification performed against primary records: Koh Samui Land Office title search (via licensed Thai counsel), Department of Business Development company extract, condominium juristic-office quota confirmation, and documents provided by the seller, cross-checked for consistency. Legal review of the sale-and-purchase agreement is provided by our partner law firm under its own engagement.

## STANDING OF THIS DOCUMENT

*This report is independent research and document verification prepared for the named buyer. It is not legal or tax advice and does not replace counsel of record. Findings reflect registry status on the report date. © The Luxury Samui · Verify.*