

PS2 - Origin Sukhumvit Pattaya 2 Co., Ltd.

Project : SO Origin Pattaya

Appendix : 1 of Agency Agreement between

As Of Date : June 12, 2025

PS2 - Origin Sukhumvit Pattaya 2 Co., Ltd.

and Top Ocean

B													
C=B/A													
D													
D=B*30%													
G=D+E+F													
H=B*D-E-F													
No.	Unit	Fl.	ZONE	Type	Sq.m.	Up Front Price	Discount (THB)	Net Fully Fitted Price (THB)	Price per Sq.m.	Booking	Contract (30 days after booking)	Total Installment	Transfer
1	A201	2	Pool View	B2-01	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
2	A202	2	Pool View	B2-01M	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
3	A204	2	Pool View	B2-01M	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
4	A205	2	Pool View	B2-01	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
5	A206	2	Pool View	B2-01M	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
6	A207	2	Pool View	B2-01	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
7	A208	2	Pool View	B2-01M	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
8	A209	2	Pool View	B2-01	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
9	A210	2	Pool View	B2-01M	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
10	A211	2	Pool View	B2-01	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
11	A212	2	Pool View	B2-01M	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
12	A213	2	Pool View	B2-01	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
13	A214	2	Pool View	B2-01M	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
14	A215	2	Pool View	BP1-01	34.70	3,410,000	410,000	3,000,000	86,455	100,000.00	900,000.00	1,000,000	2,000,000.00
15	A216	2	Urban View	BP1-02	34.90	3,410,000	410,000	3,000,000	85,960	100,000.00	900,000.00	1,000,000	2,000,000.00
16	A217	2	Urban View	B1-01M	24.55	2,240,000	310,000	1,930,000	78,615	100,000.00	579,000.00	679,000	1,251,000.00
17	A218	2	Urban View	B1-01	24.55	2,240,000	310,000	1,930,000	78,615	100,000.00	579,000.00	679,000	1,251,000.00
18	A219	2	Urban View	B1-01M	24.55	2,240,000	310,000	1,930,000	78,615	100,000.00	579,000.00	679,000	1,251,000.00
19	A220	2	Urban View	B1-01	24.55	2,240,000	310,000	1,930,000	78,615	100,000.00	579,000.00	679,000	1,251,000.00
20	A221	2	Urban View	B1-01M	24.55	2,240,000	310,000	1,930,000	78,615	100,000.00	579,000.00	679,000	1,251,000.00
21	A222	2	Urban View	B2-01	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
22	A223	2	Urban View	B2-01M	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
23	A224	2	Urban View	B2-01	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
24	A226	2	Urban View	B2-01	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
25	A227	2	Urban View	B2-01M	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
26	A228	2	Urban View	B2-01	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
27	A230	2	Urban View	B2-01	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
28	A231	2	Urban View	B2-01M	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
29	A235	2	Urban View	BP1-02M	34.90	3,410,000	410,000	3,000,000	85,960	100,000.00	900,000.00	1,000,000	2,000,000.00
30	A312	3	Pool View	B2-01M	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
31	A313	3	Pool View	B2-01	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
32	A314	3	Pool View	B2-01M	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
33	A320	3	Urban View	B1-01	24.55	2,240,000	310,000	1,930,000	78,615	100,000.00	579,000.00	679,000	1,251,000.00
34	A321	3	Urban View	B1-01M	24.55	2,240,000	310,000	1,930,000	78,615	100,000.00	579,000.00	679,000	1,251,000.00
35	A322	3	Urban View	B2-01	26.60	2,620,000	340,000	2,280,000	85,714	100,000.00	684,000.00	784,000	1,496,000.00
36	A323	3	Urban View	B2-01M	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
37	A324	3	Urban View	B2-01	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
38	A325	3	Urban View	B2-01M	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
39	A327	3	Urban View	B2-01M	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
40	A329	3	Urban View	B2-01M	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
41	A330	3	Urban View	B2-01	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
42	A331	3	Urban View	B2-01M	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
43	A335	3	Urban View	BP1-02M	34.90	3,410,000	410,000	3,000,000	85,960	100,000.00	900,000.00	1,000,000	2,000,000.00
44	A523	5	Urban View	B2-01M	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
45	A524	5	Urban View	B2-01	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
46	A525	5	Urban View	B2-01M	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
47	A526	5	Urban View	B2-01	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
48	A527	5	Urban View	B2-01M	26.60	2,500,000	330,000	2,170,000	81,579	100,000.00	651,000.00	751,000	1,419,000.00
49	A602	6	Pool View	B2-01M	26.60	2,670,000	350,000	2,320,000	87,218	100,000.00	696,000.00	796,000	1,524,000.00
50	A611	6	Pool View	B2-01	26.60	2,740,000	350,000	2,390,000	89,850	100,000.00	717,000.00	817,000	1,573,000.00
51	A612	6	Pool View	B2-01M	26.60	2,740,000	350,000	2,390,000	89,850	100,000.00	717,000.00	817,000	1,573,000.00
52	A622	6	Urban View	B2-01	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
53	A623	6	Urban View	B2-01M	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
54	A624	6	Urban View	B2-01	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
55	A625	6	Urban View	B2-01M	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
56	A627	6	Urban View	B2-01M	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
57	A628	6	Urban View	B2-01	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
58	A629	6	Urban View	B2-01M	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
59	A630	6	Urban View	B2-01	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
60	A631	6	Urban View	B2-01M	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
61	A713	7	Pool View	B2-01	26.60	2,740,000	350,000	2,390,000	89,850	100,000.00	717,000.00	817,000	1,573,000.00
62	A714	7	Pool View	B2-01M	26.60	2,740,000	350,000	2,390,000	89,850	100,000.00	717,000.00	817,000	1,573,000.00
63	A721	7	Urban View	B1-01M	24.55	2,170,000	310,000	1,860,000	75,764	100,000.00	558,000.00	658,000	1,202,000.00
64	A722	7	Urban View	B2-01	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
65	A723	7	Urban View	B2-01M	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
66	A724	7	Urban View	B2-01	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
67	A726	7	Urban View	B2-01	26.60	2,690,000	350,000	2,340,000	87,970	100,000.00	702,000.00	802,000	1,538,000.00
68	A727	7	Urban View	B2-01M	26.60	2,690,000	350,000	2,340,000	87,970	100,0			

Fees expenses on ownership transfer date :

- Transfer Fee 2% to land department (developer and unit owner will pay half - half) = 1% of selling price
- (1.1) Duty stamp/administrative fee to land department (500 THB)
- Common area Fee 12 months advance (to Juristic person)
- Sinking fund - one time payment (to Juristic person)
- Water and electricity installment deposit (to government section)

Booking : 100,000 THB

Contract : 25% of Selling price (after booking 30 days)

Down Payment : 0% of Selling price (30 days after contract)

Final Payment : 75% minus 100,000 THB (as transfer date)

Common Area : 60 THB / sq.m.

Sinking Fund : 60 THB / sq.m.