

An aerial photograph of a city at sunset. The sky is a mix of orange, yellow, and purple. A large bridge with multiple lanes of traffic spans across a wide river. Several tall skyscrapers are visible, some with lights on. The city is densely packed with buildings. The word "AURAN" is overlaid in the center in a white, serif font, with a stylized orange logo above it.

AURAN

EVOLVING FOR A CHANGING WORLD

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The world is undergoing an unprecedented period of transition.

Markets and trends are changing beyond recognition.

People are looking towards an alternative type of leadership.

Traditional thinkers are adjusting to new conditions.

How do we secure our futures in a modern world?

Where others see complexity, we have discovered opportunities.

In swathes of land throughout Asia,

on the idyllic island of Phuket.

We want to help you plan for your future,

by creating a clear outlook, filled with assurance and security.

Auran is evolving for a changing world.





THE ASEAN **GROWTH** STORY

The ASEAN region celebrated its 50th anniversary in 2017, a proud moment for an association that contains some of the world's fastest expanding economies. The World Economic Forum predicts that by 2020, the region will have the world's fifth largest economy.

Entities such as the World Bank and IMF have recorded significant tourism growth throughout the ASEAN economic zone in recent years. This growth is expected to continue for years to come, and so we are presented with extraordinary opportunities.

WE PROVIDE YOU WITH A **UNIQUE** OPPORTUNITY

As a company, we craft exclusive investment opportunities by utilizing our US based corporations and limited liability company structures. Through these we can offer the highest degree of security, and subsequent peace of mind to our investors.

With the purchase of class A convertible preferred membership units, our investors can qualify for generous coupon rates, or a share in the profits of lucrative development projects.

Our ventures are carefully selected based on location and expert evaluation of long-term potential, and we work with selected companies that enable us to offer a top-tier level of service.

Our activities in the ASEAN region have led us to become adept in the local environment. The result of our efforts is a portfolio of high-quality projects, recognized and accepted by the world's leading hotel brands.

Our Auran Group head office is located in Singapore, and we have additional branches throughout Southeast Asia.



WITH THE FOUNDATION TO **OFFER** MORE

Our partner's extensive backgrounds in creating and selling condominiums, apartments and holiday resorts, leave us well placed to bring new and innovative real-estate related securities to market.

We provide investors with products and solutions based on thorough analysis and extensive research. Our diverse team are established throughout their respective fields, with a deep-rooted understanding of their locations and meticulous approach to conducting business.

We will continue to adapt our business model to suit the dynamics of a modern world.

2008

Auran CEO and founder Kurt Svendheim enters the Southeast Asian region with a vision to create a single condominium building.

2015

After 7-years of stable growth throughout various sectors, Kurt envisaged a new way to fund real-estate development and it was here the Auran idea was first conceived.

2016

Real-estate and land assets are hand-picked for addition into the Auran Group portfolio.

2017

The Auran Group is incorporated in the USA.

2018

The Auran Group is launched to the public.

WHO WE ARE

Today we are a team brought together by entrepreneur, businessman and visionary Kurt Svendheim, with the single purpose of successfully managing your investment.

With over US\$500m invested to date and decades of experience in international property development and management, our team has a broad range of experience derived from industries that also include finance, hospitality, sales, travel and renewable energy. In line with the economic growth that is predicted to come to the ASEAN region in upcoming years and decades, we too plan to grow, evolve, and capitalize on opportunities thereby enabling us to pass rewards onto our investors.

The decision-making process that has proven successful to us throughout recent years will remain the same – identify suitable locations and assets that we can utilize to create stable and generous profits.

A **HOLISTIC** APPROACH

LOCAL EXPERTISE

Every country in which Auran operates is unique with its own heritage, culture, language and laws. The task of adhering to a wide and complex range of rules and regulations requires that our team comprises in-country experts with specialist knowledge of the local regulatory environment. Auran has a network of trusted associates who are well-versed in their fields of operation. This on-the-ground strategy means that we retain the closest possible ties in each of our locations.

INTERNATIONAL STANDARDS

With continuous advances in technology and building methods, and increasingly higher standards being offered throughout emerging markets, we stay ahead of the curve by demanding a top level of quality throughout. We have a strategy of creating and managing products that are accepted by a worldwide audience, a strategy that enables us to meet our goals of producing reliable revenue streams to our investors.





DIVERSE MARKETS

Auran offers multiple opportunities to enter a diverse range of growing markets. Markets that each offer something unique, markets that have shown rapid growth, and markets that now form part of a prominent economic bloc. The team behind Auran has focused its resources on building dependable, long-term businesses throughout these areas which contribute in the company's ability to provide a fully integrated service to the end user.

SOCIAL AND ENVIRONMENTAL RESPONSIBILITIES

As part of our everyday operations we are mindful of the impact that our projects have within local communities and environments. Our work is grounded in the belief that we should only enhance any area in which we operate. To this end, we continue in our efforts to launch meaningful projects that positively boost the local community and surroundings. We have also embarked on programs to promote the use of renewable energies and sustainable solutions throughout our practices.

TAILOR-MADE PRODUCTS

Various ranges of products, born from the same philosophy yet offering multiple opportunities.

COMMERCIAL LAND BANKING

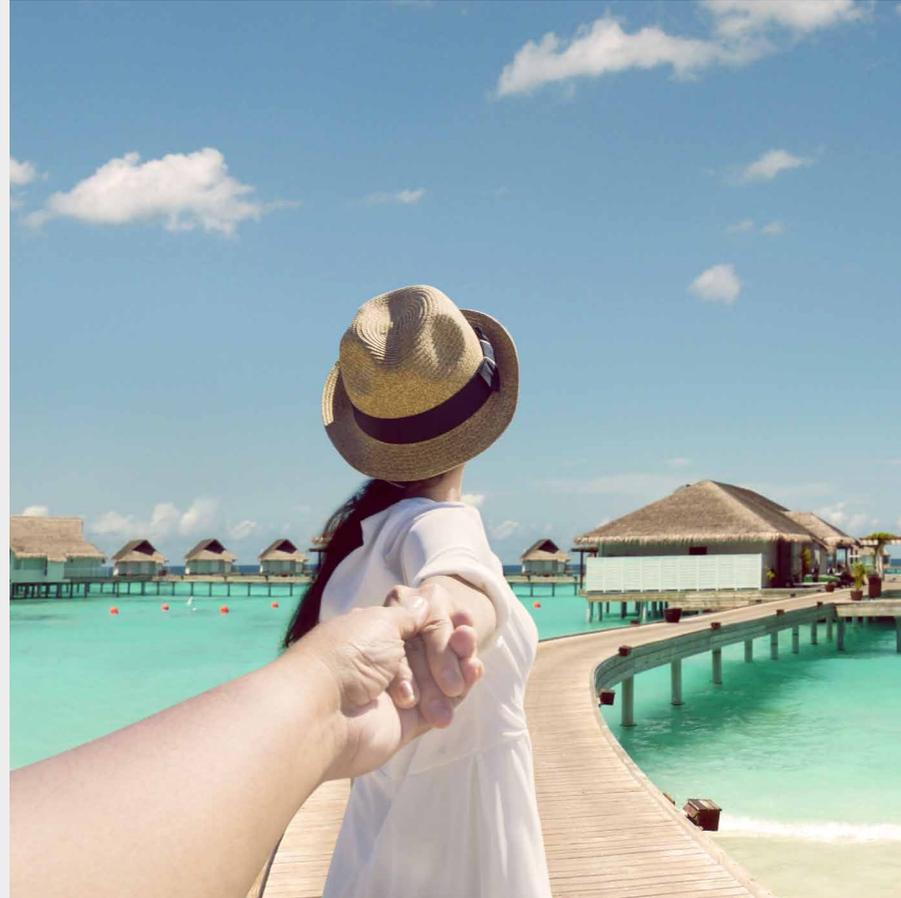
Land banking is the accumulation of land for investors and/or property developers. The dramatic increase in land prices seen in many areas of the world in recent years, including Southeast Asia, has made this a profitable and sound investment choice all around.

DEVELOPMENT

Our team have been responsible for the development of a large number of projects worldwide. We now work to provide a range of development options in a variety of established and emerging locations. These allow our investors to partner with established project development companies in the creation of high-quality hotels, resorts and more.

REGULAR INCOME

Strong and stable tourism growth in the selected markets helps us to provide you with the opportunity to benefit from a passive, regular income. We can offer this both through our own experienced management companies and internationally recognized hotel brands.



INVESTMENT OPTIONS

Auran operates in destinations that evoke wonder, imagination and emotion. In addition, all our work is grounded in the values of environmental sustainability and community development. Our range of products is designed to appeal to those who believe in the opportunities that the world has to offer.



Regular Income Pratumnak

Regular income offering backed by 98 commercial and residential properties forming part of a unique holiday village consisting of 8 resorts located in Pattaya, Thailand. This area is a part of the Eastern Economic Corridor project, targeted to generate more than 45 billion USD in investment.



Marcus Hotel Development

Development offering for the construction of a 152-room Best Western Plus managed hotel located in Pattaya, Thailand. With a vast array of tourism infrastructure, Pattaya is the 8th most visited destination in the Asia Pacific region (2017).



Phuket Hotel Development

Development offering relating to the construction of a professionally managed luxury resort in Bangtao, Thailand. This location is home to the area's largest 5* resorts. With its famed beaches and islands, Phuket is the 6th most visited destination in the Asia Pacific region (Mastercard Asia Pacific Destinations Index 2017).

OUR TEAM



CEO – Kurt Svendheim

Kurt is an entrepreneur and visionary with more than 30-years of experience in real-estate management and development.

Kurt currently owns travel, hospitality, project development and sales organizations in Europe and Asia.



Director – Bob Pritchard

Bob has 30-years of high-level business experience working across five continents, working with Fortune 500 companies, early stage and startup businesses across many different disciplines.



Director – Tommy Wiberg

Tommy is a serial entrepreneur with 20-years of experience in systems development and 14-years' worth of experience as marketing manager for Hewlett-Packard Sweden. He is the CEO and the founder of ZoFlyNow corporation, an IT consultancy company for cloud-based systems for the retail, airline and tourism industries.



Head of Organizational Development – Anita Svendheim

Born in Norway, but also having studied in the US and UK, Anita now resides in Thailand and conducts business in several countries throughout the world. Whilst studying for a bachelor's in politics and International Relations, Anita founded the Midlands Children Hope Project, which builds orphanages and assisting vulnerable children and families in Midlands, Zimbabwe.



Director of Operations – Florent Scotto Di Quaquero

Florent has 18-years of international hospitality experience gained with companies including Accor Hotels. Florent earned his BA in hospitality management at the prestigious Glion institute of higher education in Switzerland.



Project Development Manager – Gaurav Hinduja

Gaurav helped establish a business network in more than ten countries across Asia, the Middle East and Africa. Gaurav has worked on the development of mega-budget projects including a 5 MW grid-connected solar power plant for government, quasi-government and private clients within the same territories.



Head of Legal and Finance – Phillip Cook

Phillip is a businessman with more than 30-years' experience as a corporate strategist, focusing on financial structures and operating on a global stage.



Head of Corporate Marketing – Paul Simpson

Paul is an experienced entrepreneur, having run successful property businesses and a trading company with a multi-million GBP turnover. Paul has worked with multi-national companies in the UK and has 6-years of experience managing businesses in Asia.

OUR **GROWTH** STORY IS JUST BEGINNING



The economies of Southeast Asia are predicted to continue growing strongly for the foreseeable future.



The Auran Group has now made these markets accessible to investors from the comfort of their own homes.



We will continue to create and manage investments for our customers.



Join Auran to become a part of our growth story.

If you'd like to find out more contact us at info@aurangroup.com or call us on **+65 3159 3246**

For the latest updates visit us at AuranGroup.com



Level 42, Suntec Tower Three,
8 Temasek Boulevard Singapore 038988

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