

Investment Opportunity: High-Margin 8-Branch Aesthetic Clinic Platform with Strong Growth and Scalable Expansion.

Business Introduction

Project Aura8 is a Niche Dominator in Thailand's "Medium-to-High-End" aesthetic market, boasting a 13-year track record of clinical excellence. The business operates 8 locations across Bangkok's highest-traffic commercial zones. By focusing on high-demand, non-invasive procedures like Botox and Fillers, the clinics serve as a macro hedge against economic volatility.

This positioning aligns with a Thai aesthetic medicine market, which is projected to grow at a robust 11.6% CAGR through 2030, fueled by the "preventative aesthetics" trend. The Company successfully captures this momentum by offering high-quality, certified treatments at accessible price points, ensuring premium beauty is reachable for the mass market.

While the brand is highly profitable and holds national accolades like the "Top Filler" award, the founder is now seeking a full exit to optimize her business portfolio. Having scaled the clinic to 8 branches, the owner wishes to focus exclusively on her personal venture, as managing the clinic's rapid expansion has become increasingly time-intensive. This presents a rare opportunity for a strategic buyer to acquire a platform with a proven operating model that is ready for immediate national scaling.

Transaction Overview

- **Asking Price:** THB 150 Million (Enterprise value)
- **Including:**
 - **Operating Asset**
 - **8 Strategic Locations (Leasehold):** The business operates through 8 fully-fitted branches situated in Bangkok's highest-traffic commercial zones. All physical premises are secured via long-term lease agreements.
 - **Regulatory & Operational Licenses:** The business holds all necessary clinical and commercial licenses, which are fully compliant and secured with validity through 2028.
 - **Brand & Intangible Asset**
 - **Established brand name, "Top Filler" awards, and 13-year proprietary customer database.**
 - **Human Capital**
 - **60+ trained staff and 7 specialized doctors rotating to eliminate keyman risk.**
 - **Continuity**
 - **Founder-Independent Model:** The founder is not a medical doctor; the business is a systematized platform driven by brand equity, not individual personality.
 - **Zero Keyman Risk:** Operations are powered by a decentralized team of 7 specialized rotating doctors and robust SOPs, ensuring seamless continuity.
 - **3-6 Month Handover:** The founder is committed to a structured transition period to ensure a full transfer of operational and procurement expertise.

Key Highlights

Strategic Margin Excellence and Procurement Advantage

Project Aura8 demonstrates a highly resilient financial profile, maintaining competitive gross margins in the 48-54% range even throughout its recent multi-site expansion phase. This profitability is structurally anchored by its status as a Top 20 national purchaser for global aesthetic suppliers, creating a significant procurement "moat" that ensures preferential pricing and early access to innovations. This advantage is further amplified by a strategic shift toward high-retention services, where high-growth drivers like Skin Boosters and Armpit Diode stabilize recurring revenue. By utilizing entry-level acne care as 'lead magnets,' the clinic effectively funnels patients toward comprehensive, medical-grade skin and body enhancement solutions, ensuring scalable, long-term profitability.

Resilient Brand Equity and Local Market Dominance

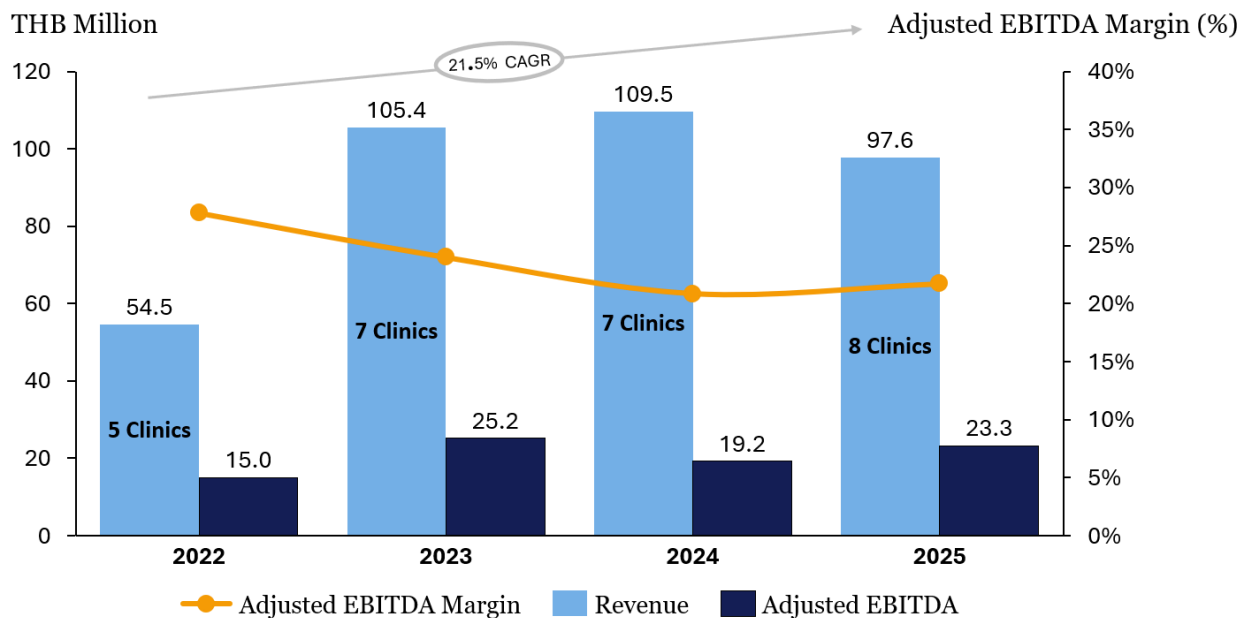
Built on a 13-year clinical legacy, the brand has established a dominant position in the Mass-Premium Thai market, with 95% of total revenue generated from Thai residents (office professionals and suburban families). This local-heavy revenue split serves as a macro-economic hedge, ensuring the business remains insulated from the volatility of international medical tourism or external travel cycles. To ensure operational stability, the clinic utilizes a decentralized model of 7 specialized rotating doctors who operate under codified Standard Operating Procedures (SOPs).

Proven Scale-Up Playbook

The business has demonstrated a repeatable and highly efficient blueprint for growth, delivering a 21.5% Revenue CAGR during the 2022-2025 expansion period while scaling the network from 5 to 8 profitable locations. Each new branch is built on a standardized,

"asset-light" chassis with a lean setup cost of approximately THB 5 Million per site, allowing for rapid, low-CAPEX entry into high-traffic commercial zones with accelerated ROI. Supported by 13 years of operational maturity and fully-fitted facilities (licenses valid through 2028), this platform provides a buyer with a turnkey chassis for immediate nationwide rollout and digital performance optimization to capture untapped regional demand.

Past Financial Performance



Project Aura8 is an Efficient Compounder designed for repeatable growth and high cash conversion

- **Notes on Financials:**

- **Robust Revenue Growth & Scalability:** The group demonstrated a strong expansion trajectory, scaling from 5 clinics in 2022 to 8 clinics in 2025. This growth delivered a 21.5% Revenue CAGR.
- **Resilient Gross Profitability:** Despite market fluctuations and clinic expansions, the business consistently maintained high margins. The Gross

Profit Margin reached 52.8% in 2025, with a total Gross Profit of THB 51.5 Million, proving the effectiveness of its cost-management and premium pricing strategy.

- **Strong Adjusted EBITDA Performance:** The platform's operational efficiency is highlighted by its Adjusted EBITDA, which remained robust at THB 23.3 Million (23.8% Margin) in 2025. The peak performance in 2023, with an Adjusted EBITDA of THB 25.2 Million (23.9% Margin), showcases the significant cash-flow generation potential as branches stabilize.

Process Considerations

To proceed, interested parties should contact one of the representatives of Max Solutions listed below. Max Solutions will notify a limited number of parties (“Invited Parties”) that they have been invited to continue to work towards a transaction. After signing a non-disclosure agreement, Invited Parties will have the opportunity to conduct additional due diligence, including access to a data room containing business and legal information.

This overview may include certain forward-looking statements and estimates, which are based on assumptions by Project Aura8 that may or may not prove to be correct, and the business contains various risks and uncertainties. Accordingly, there can be no assurances that such statements or estimates are accurate, and actual results may vary materially. This teaser is not, nor is it intended to be, an offer to purchase any assets of Project Aura8.

All communications regarding interest in this opportunity should be directed exclusively to Max Solutions at the contact details below, and we request that prospective buyers refrain from attempting to identify the entity herein referred to as Project Aura8 or contacting the management or employees of Project Aura8 directly.

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