

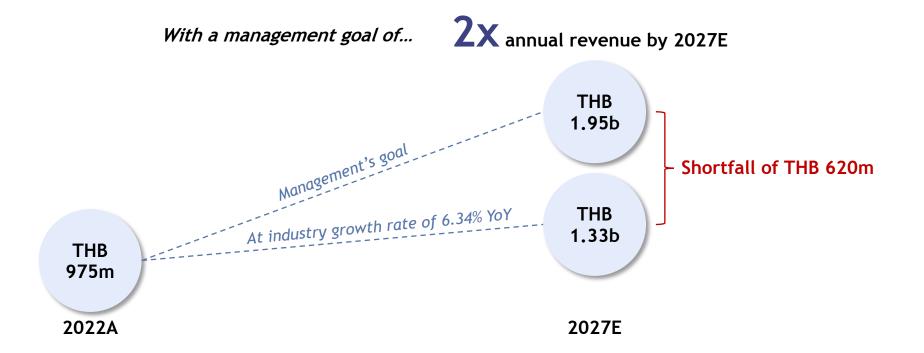


PE ATTE A

Vision Ventures is well-positioned for high growth through customer acquisition



Venturing into untapped customer segments to realise the vision of becoming the leading optical eyewear distributor and retailer



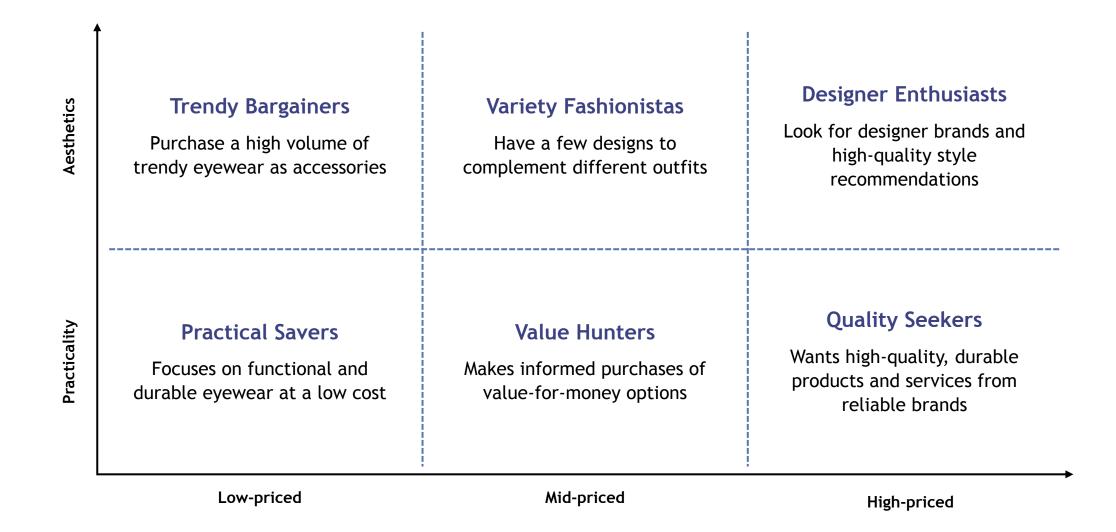
Vision Ventures must aggressively expand their target customer base and store count to hit these targets

Source: Case material, Management insights

Slide Navigator

Eyewear customers can be segmented into various personas based on price point and key product attributes





Source: Case material

Eyewear customers can be segmented into various personas based on price point and key product attribute



With Better Vision's...



Comprehensive eyecare and after-sales service
Trendy Bargainers
Variety Fashionistas



Ability to bring in a wide variety of reputable brands esigns to trendy eyewear as accessories complement different outfits

Better Vision already targets three consumer segments

Designer Enthusiasts

Look for designer brands and high-quality style recommendations

Practicality

Practical Savers

Focuses on functional and durable eyewear at a low cost

Value Hunters

Makes informed purchases of value-for-money options

Quality Seekers

Wants high-quality, durable products and services from reliable brands

Low-priced

Mid-priced

High-priced

Eyewear customers can be segmented into various personas based on price point and key product attribute



Trendy Bargainers

Purchase a high volume of trendy eyewear as accessories

Variety Fashionistas

Have a few designs to complement different outfits

Designer Enthusiasts

Look for designer brands and high-quality style recommendations

Practical Savers

Focuses on functional and durable eyewear at a low cost Better Vision could potentially target these three untapped segments value for money options

Quality Seekers

products and services from reliable brands

Low-priced

Mid-priced

High-priced

Within the fashionistas, Vision Ventures can target the Variety Fashionistas segment



Fashionable eyewear is a rising trend in Thailand that Better Vision has yet to capture...

Management Q&A: Better Vision does not have a solid model tackling the fashion trend but want to pursue this area

When looking for a new frame to purchase...



Millennial customers who have higher disposable incomes

Willing to pay for experiences and trendy brands

Variety Fashionistas



Gen Z customers who have lower disposable incomes

Buys fake glasses for under THB 200 from street markets

Purchases new frames regularly to suit ever-changing trends

Purchases new frames

occasionally

Trendy Bargainers

Within the fashionistas, Vision Ventures can target the Variety Fashionistas segment



Fashionable eyewear is a rising trend in Thailand that Better Vision has yet to capture...

Management Q&A: Better Vision does not have a solid model tackling the fashion tren

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Millennial customers who have higher disposable incomes

Purchases new frames occasionally





Trendy Bargainers

Gen Z customers who have lower disposable incomes

Buys fake glasses for under THB 200 from street markets

Example of Street Stores

Purchases near price point with their quality of glasses suit ever-changing trends

ource: Management insights <u>Slide Navigoatr</u>

Within the fashionistas, Vision Ventures can target the Variety Fashionistas segment



Fashionable eyewear is a rising trend in Thailand that Better Vision has yet to capture...

Management Q&A: Better Vision does not have a solid model tackling the fashion trend but want to pursue this area

"

When looking for a new frame to purchase...



Variety Fashionistas

Millennial customers who have higher disposable incomes

Willing to pay for experiences and trendy brands

Purchases new occasionally

Better Vision should target the Variety Fashionistas due to their higher willingness to spend

Gen Z customers who have lower disposable incomes

Buys fake glasses for under THB 200 from street markets



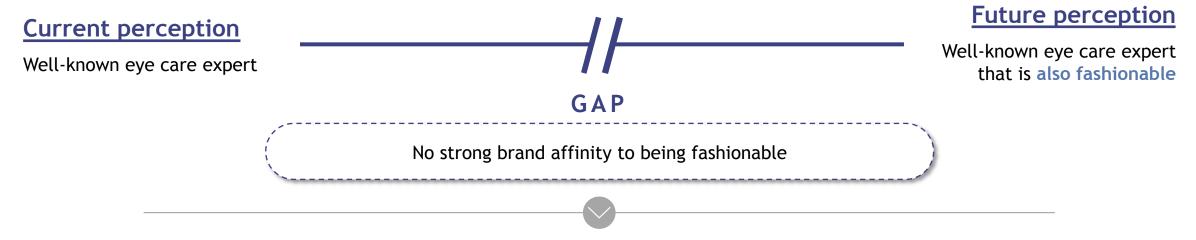
Trendy Bargainers

Purchases new frames regularly to suit ever-changing trends

Source: Management insights Slide Navigator

Better Vision must first be positioned as a highly fashionable brand to attract the Variety Fashionistas





By not being known as a fashionable brand...



Better Vision's core customer skews older - around 40 years old



Risk of being perceived as outdated by a younger, more fashion-conscious crowd



Limited appeal to trend-focused audiences

Better Vision has an opportunity to position themselves as a fashionable brand to target these younger, fashion-conscious consumers

Source: Management insights, Case material Slide Navigator 10

Better Vision must first be positioned as a highly fashionable brand to attract the Variety Fashionistas





Key Issue 1: How can Better Vision position themselves as a fashion-conscious and trendy brand to acquire the Variety Fashionistas?





Better Vision has an opportunity to position themselves as a fashionable brand to target this younger, fashion-conscious consumers

Source: Management insights, Case material <u>Slide Navigator</u>

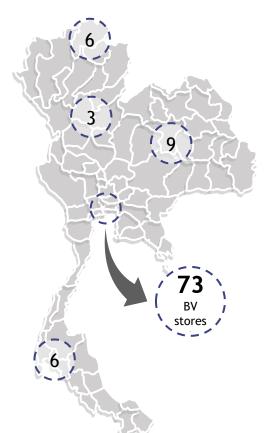
Vision Ventures can also target the Practical Savers as there is an opportunity to become a dominant market player in the lower-price segment



12

Better Vision predominantly targets the mid to high-priced customer segments through having stores in shopping malls and department stores...

In the overall Thai eyewear retail market...



5,000+ eyewear retail stores in Thailand

with over 60% belonging to the low-priced segment

The low-priced segment is primarily served by mom-andpop shops, especially outside metropolitan Bangkok

Presents a fragmented market where there is an opportunity for Vision Venture to dominate

Source: Case material, Bangkok Post Slide Navigator

Vision Ventures can deliver price and product transparency to Practical Savers to increase consumer trust





Practical Savers

- Foci dura
 - Focuses on functional and durable eyewear
- Does not care to have the most recent designs

Highly price sensitive

Better Vision must highlight two main aspects to Practical Savers...

PRICE TRANSPARENCY

If the final price is higher than stated, Practical Savers may choose not to buy



PRODUCT TRANSPARENCY

Understanding what they are paying for will make them more willing to purchase

Slide Navigator

13

Vision Venture is well-positioned to win in this market...



Ability to compete at a lower price due to supply chain integration

Having greater control over the supply chain than other retailers, Vision Ventures can sell their products directly to consumers at a lower price



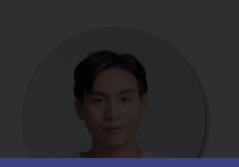
Highly trained and knowledgeable staff

Better Vision has an in-depth BVAX Academy training programme to equip staff with skills to deliver comprehensive eye tests and understand the products

Source: Case material, Company website

Vision Ventures can deliver price and product transparency to Practical Savers to increase consumer trust





Better Vision must highlight two main aspects to Practical Savers...

PRICE TRANSPARENCY

If the final price is higher than stated. Practical Savers may



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Highly price sensitive



Vision Ventures can sell their products directly to consumers at a lower price



Highly trained and knowledgeable staff
Better Vision has an in-depth BVAX Academy training programme to
equip staff with skills to deliver comprehensive eye tests and
understand the products

Source: Case material, Company website <u>Slide Navigator</u>

Case Objective

How can Better Vision expand its business to reach the other yet untapped customer segments?

How can Better Vision position themselves as a fashion-conscious and trendy brand to acquire the Variety Fashionistas?

How can Better Vision cater to the price and product transparency needs of the Practical Savers?



Creating a Destination

Building a brand-new concept store to position ourselves as fashionable



Expanding New Territories

Launching a new store format that targets untapped price sensitive customers

+90

New Lumé Stores Opened (FY27)

+THB 805m

Additional Revenue p.a. (FY27)

+2.1%

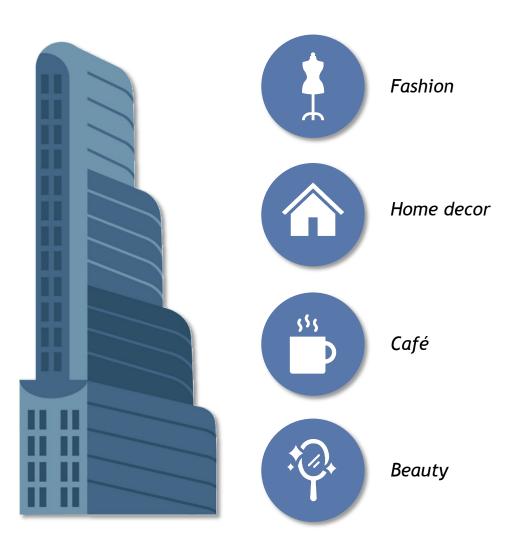
Net Income Margin (FY27)



Concept stores are stores that curate an assortment revolving around a common concept



17



Purpose

Allows the brand to tell a story, hence arousing positive emotions and establishing a deeper connection



Provides a personalized and captivating customer experience due to more direct interaction



Fosters **loyalty** through establishing an emotional bond

Source: Retail Dogma, Tradis Design

Case Study: Concept stores in the fashion industry has been on the rise







10 Corso Como



Books



Restaurant

SUNGLASSES



Gentle Monster



Artwork



GLASSES



Viu



点

Paintings

Important elements:



Thoughtful staging



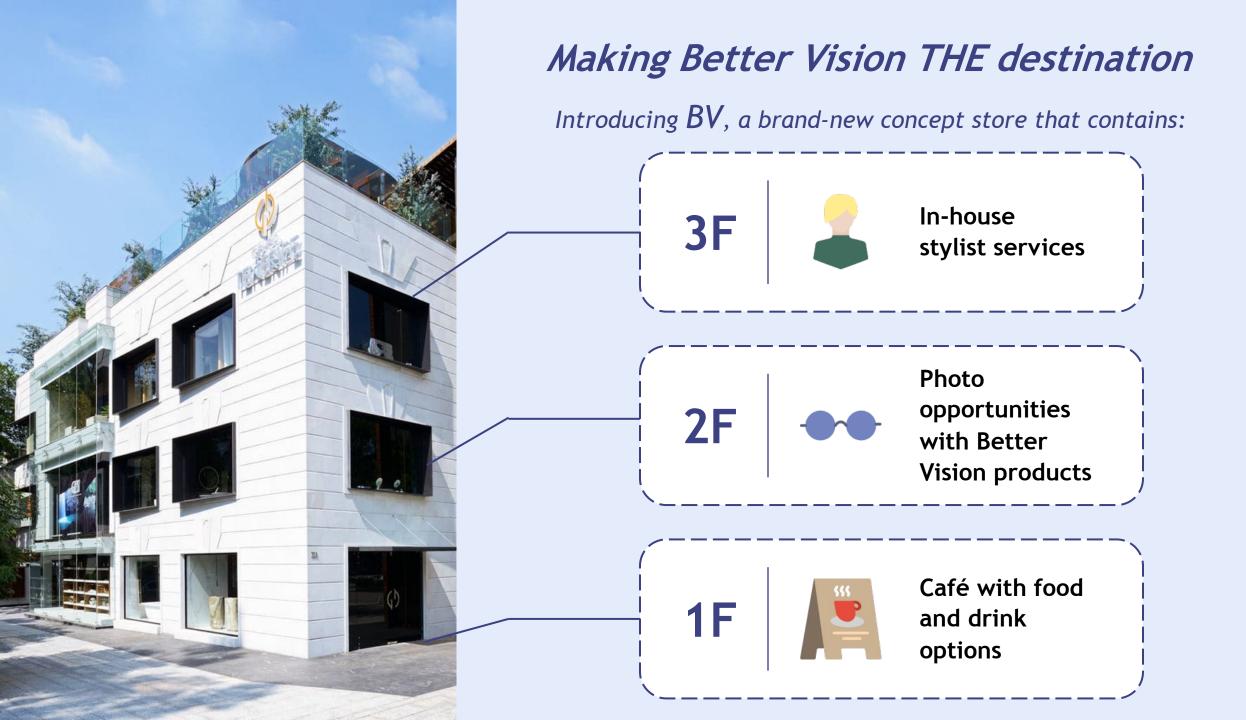
Innovative merchandising



Personalized interaction

18

Source: Dezeen, SixtySix, Style Lovers



The ground floor will contain a café where customers can enjoy food and drinks and take photos with Better Vision glasses





Why a café?



Thoughtful staging

Photo opportunity with glasses to make a fashion statement



Innovative merchandising

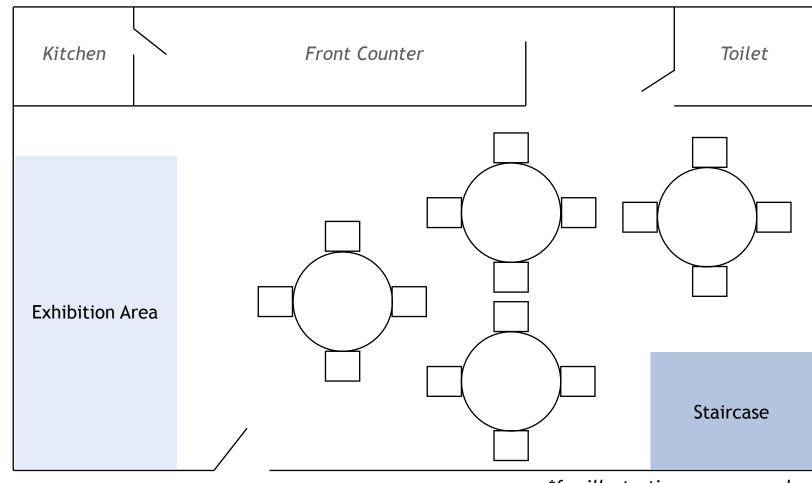
Introducing glasses where they least expect it to be



Personalized interaction

Providing a space to sit and relax in amidst shopping

FLOOR PLAN



The ground floor will contain a café where customers can enjoy food and drinks and take photos with Better Vision glasses





Interior design inspiration:



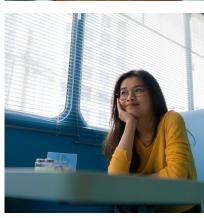


Clean aesthetic with alignment to brand colours to incentivise customers to take photos









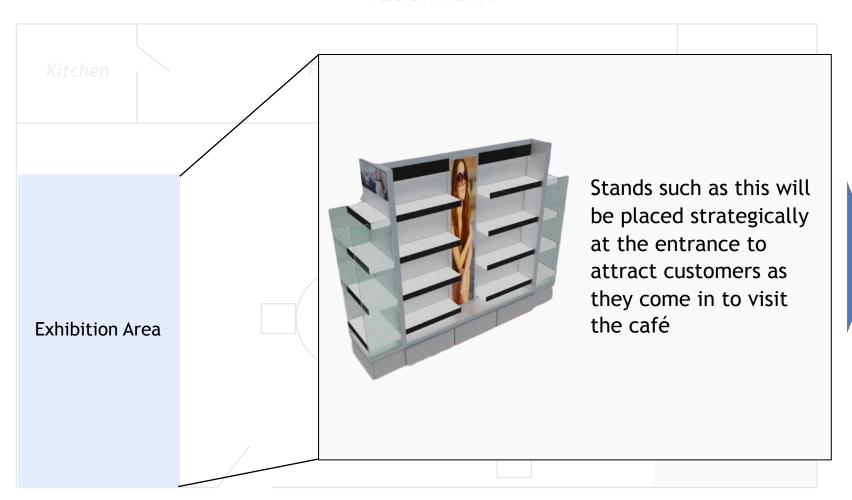
Gallery of potential photo opportunities

Source: Home Styler 21

Exhibition stands will be placed into the café to generate awareness of new and trendy designs



FLOOR PLAN



These glasses look so cool and trendy, and the café is so pretty as well! I think I will take a picture with one of them later.



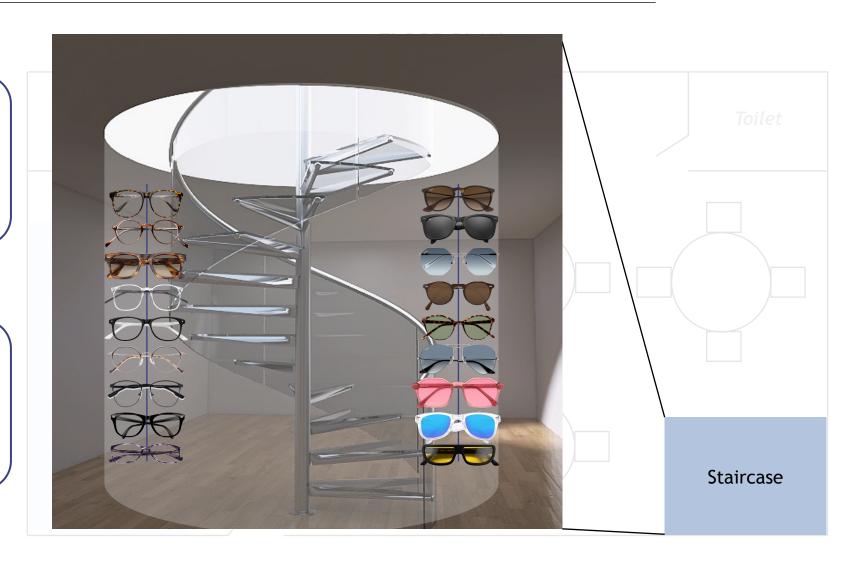
Variety Fashionista

A centerpiece will be implemented as the cornerstone of our store design



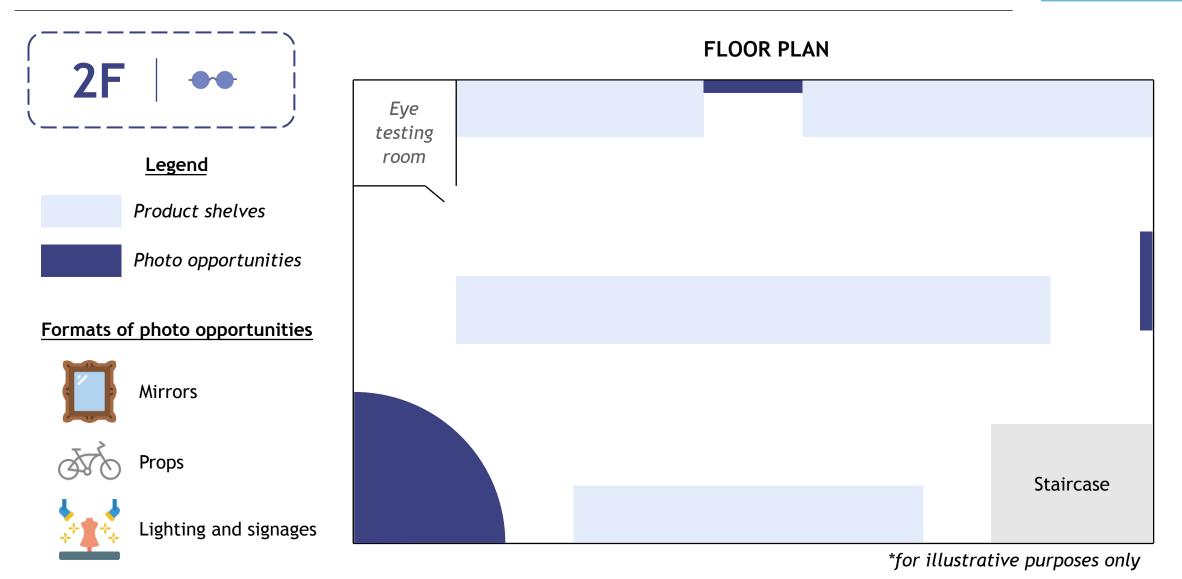
The spiral staircase will have differing designs of glasses hanging for customers to look at as they are climbing up

This cornerstone will serve as the identifier of our store; the unique landmark of the BV building



The second floor will be a display of the full suite of Better Vision products





These are some potential photo opportunity spaces that can be developed

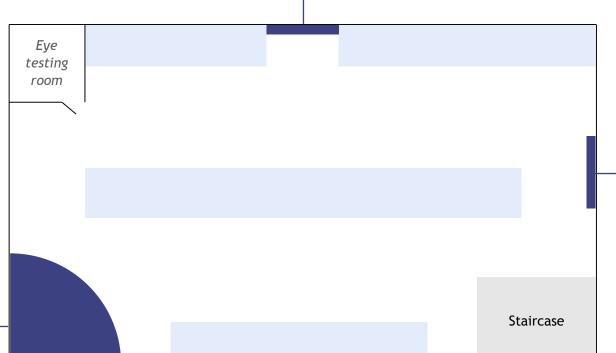








Photo corners with seating and props

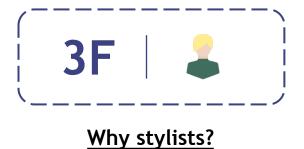




Decorative mirrors to take selfies in

The third level will have stylists and photobooths for customers to learn more and takeaway more than just an experience







Thoughtful staging

Styling customers directly using our products



Innovative merchandising

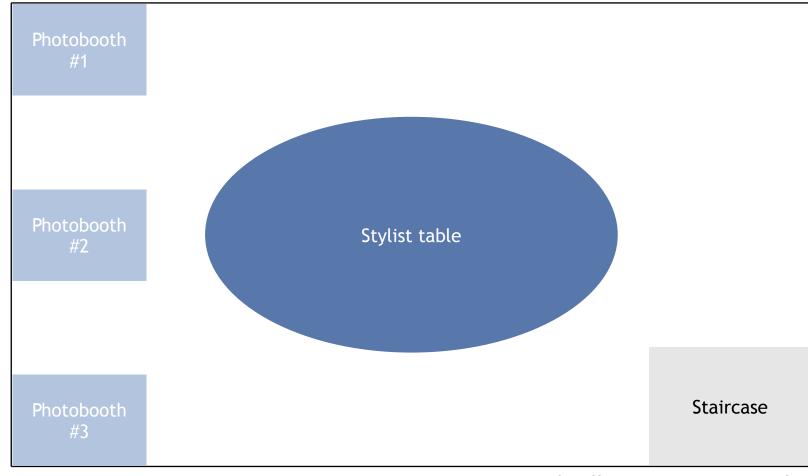
Providing them with education on personal style



Personalized interaction

1-1 interactions with a stylist that will guide them through





*for illustrative purposes only

Customers can receive a personal style and colour analysis from the stylist before using the photobooths



Personal Style Analysis











Skin tone

Natural eye tone

Hair colour

Face shape

This helps to identify what frames and what colour best suits the customer

Photobooths



These photobooths' designs can be changed according to different themes and seasons

Such activities appeal to our targeted customer base which drives further traffic to store

Source: South China Morning Post, DAYBLANC

The store opening will be marketed through influencer marketing





Leverage the current
Wiz x 4EVE
collaboration and
engage with other
micro influencers to
generate hype of the
new store opening



4EVE can vlog their journey through the new concept store to attract consumers to the store



"Better Vision as THE destination"



Once consumers are in-store and interacting with the various elements, attract them with free experiences if they share on social media to their friends (e.g., free photobooth)

Increases hype and creates virality over our new concept store, portraying ourselves as a fashionable brand to the variety fashionistas

Customers' posts will also help us to generate hype





4EVE can vlog their journey through the new concept store to attract consumers to the store

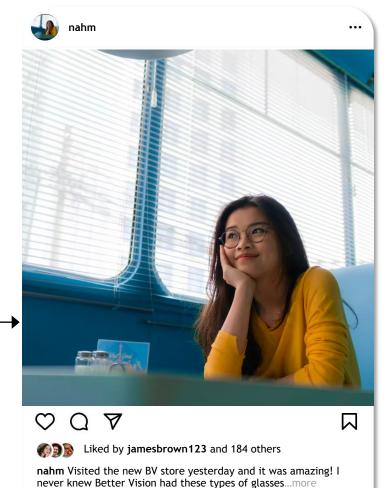


"Better Vision as THE destination"



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Increases hype and creates virality over our new concept store, portraying ourselves as a fashionable brand to the variety fashionistas



View 1 comment

6 hours ago







An integrated Fashion experience throughout all Better Vision stores using Fashion Profiles





After getting a session with the stylist, a **fashion profile** of the customer will be created on the Better Vision website

The Fashion Profile will be accessible in all Better Vision stores

Staff in Better Vision stores can then better assist them through giving targeted recommendations



Fashion Profile

Face shape: Oval

Colour tone: Warm

Recommended frame: Wayfare

Prescription:

		Sphere	Cylin- der	Axis	Prism	Base
Distance	OD	-4.00			0.5	Down
	os	-5.00	-0.50	180	0.5	Up
Add	OD	+2.00				
	os	+2.00				



An integrated fashion experience throughout all stores will allow Better Vision to be viewed as a trendy and fashion-conscious brand



Case study: Owndays, an eyewear retail company with a transparent pricing model





OWNDAYS

Who is Owndays?

Owndays is a Japanese retail eyewear company that operates 17 stores in central Bangkok

What are they known for?

Owndays is known for their price transparency model, where the final price of each eyewear is clearly stated

Owndays unique price transparency concept increased customer trust and allowed the brand to grow rapidly in Southeast Asia

What is great about Owndays?

Owndays price transparency model helps build consumer trust as they are able to view the final price and understand how much they will pay

What can we do better?

Value chain advantage

New customer segment

Our control of the value chain will allow us to deliver cheaper prices to customers using this same business model

Owndays prices range from 4000 to 6000 THB, which doesn't cater to practical savers as it is above their price range

32

Source: Owndays Slide Navigator

Introducing **Lumé**, by Better Vision





Price transparency reflects the clear final price customers will pay

Product transparency shows the customers what exactly they are paying for

LENS PRICE GUIDE

	Single terises	. 0
•	Blue light lenses	+500
	Illan Abia Isassa	. 1000

Single lenses

• Ultra-thin lenses +1000

Colour adjusting lenses +1500

• Progressive lenses +1500

• Anti-fatigue lenses +1000

Slide Navigator

Lumé's price transparency increases the purchase intent of customers



New Lens Purchasing Journey (1/3)

"I want to know what I am paying for"

Practical savers look for a value for money eyewear purchase



He picks up a pair of spectacles and sees the

final price he would pay, inclusive of the lenses

He sees the price chart of the lenses and fully understands what addons he can pay for

LENS PRICE GUIDE

Colour adjusting lenses +1500

+1000

Product transparency further aligns with value for money customers



New Lens Purchasing Journey (2/3)



4

Price: 3000

Brand: Wiz

rigin. Thailand

Origin: *Thailand*

Material: *Cellulose*

acetate

He reads the product information displayed and selects his frame of choice as he feels he is getting a great price for the product





He takes an eye test in Lumé conducted by our trained staff

Our Lumé stores feature a lens booth that clarifies what kind of lens customers are paying for



New Lens Purchasing Journey (3/3)





He views our lens booth and tries the different types of lenses to understand their effect



He adds on the blue light coating and purchases the spectacles

He waits 1 week to collect his new glasses

Lumé stores will be brick and mortar stores in convenient and accessible locations





Our brick-and-mortar Lumé stores will be near homes or along regular routes to increase convenience and accessibility

Our smaller store size will allow for greater reach and reduced operational costs



Our stores will be roughly one third of the size of better vision stores



Our stores will require only
1 BVAX trained employee
due to its smaller size



Our after-sales services such as product warranties will match Better Vision

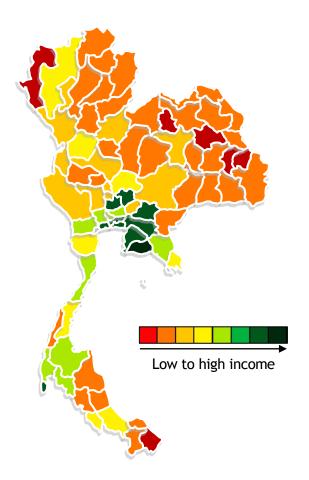


Unsold inventory from Better Vision stores will be sold at a discount at Lumé

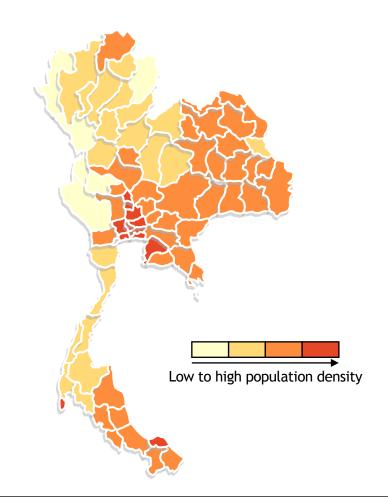
We will evaluate average income, population density and current store coverage to evaluate potential areas to set up Lumé stores



Heat map of Thailand based on average income per province

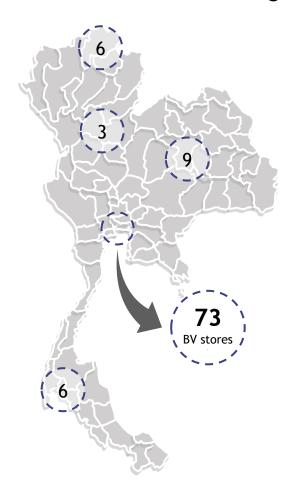


Heat map of Thailand based on population density per province



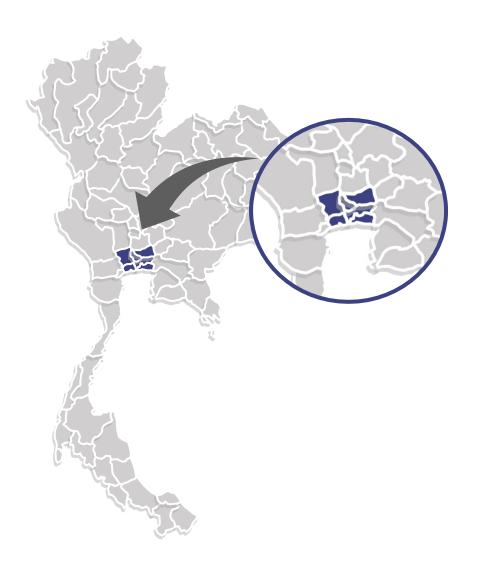
Our current

Better Vision store coverage



Rolling out of Lumé stores will be done in 3 phases, starting from Greater Bangkok



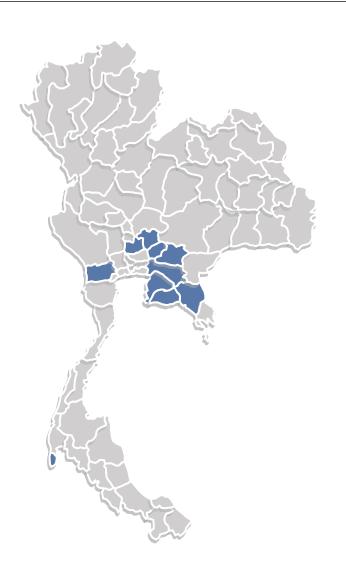


Phase 1: Pilot stores will first open in Bangkok. Stores will continue to roll out in Greater Metropolitan Bangkok, set up in locations that **maximise convenience** for our customers

2 pilot stores will open in 2023, ramping up to 30 stores in Greater Bangkok by 2025

Rolling out of Lumé stores will be done in 3 phases, starting from Greater Bangkok





Phase 1: Pilot stores will first open in Bangkok. Stores will continue to roll out in Greater Metropolitan Bangkok, set up in locations that **maximise convenience** for our customers

Phase 2: Lumé stores will expand to other cities outside of Bangkok, such as Pattaya City and Chon Buri where many of our uncaptured customers live

2 pilot stores will open in 2024, ramping up to 40 stores outside Bangkok by 2026

Rolling out of Lumé stores will be done in 3 phases, starting from Greater Bangkok





Phase 1: Pilot stores will first open in Bangkok. Stores will continue to roll out in Greater Metropolitan Bangkok, set up in locations that **maximise convenience** for our customers

Phase 2: Lumé stores will expand to other cities outside of Bangkok, such as Pattaya City and Chon Buri where many of our uncaptured customers live

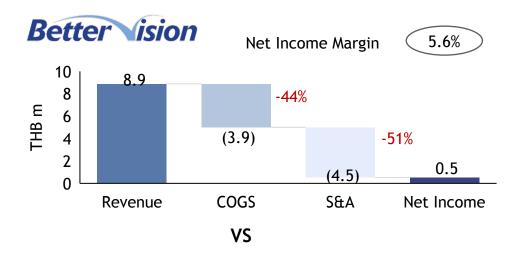
Phase 3: Lumé stores will set up in suitable cities across
Thailand to fully expand Vision Venture's reach
nationwide

2 pilot stores will open in 2025, ramping up to 20 stores nationwide by 2027

Superior store-level unit economics will drive margin expansion



Store Level Unit Economics Comparison



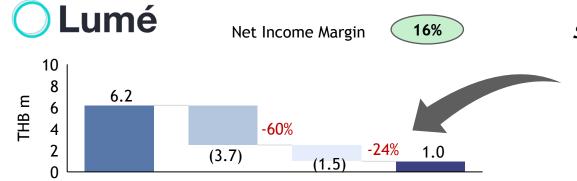
Sensitivity Analysis of Lume's Net Income

Net Income Above Better Vision Baseline

% of Baseline Revenue/Store of Better Vision Stores

Cost of Sales as % of Revenue

	60%	65%	70%	75 %	80%
50%	1.16	1.38	1.60	1.82	2.05
55%	0.89	1.09	1.29	1.49	1.69 1.34
60%	0.63	0.80	0.98	1.16	
65%	0.36	0.52	0.67	0.83	0.98
70%	0.10	0.23	0.36	0.49	0.63



S&A

Net Income

COGS

Revenue

Superior store economics driven by lower S&A Costs...



1 staff instead of 3

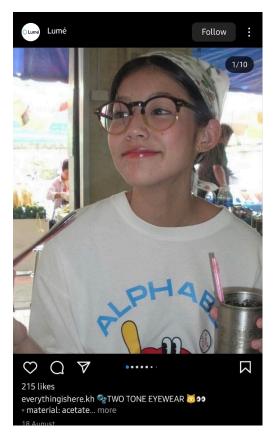


1/3 sq. m of a typical BV store

More local KOL's will be engaged to drive customers to our Lumé stores



More localised KOL's will be able to drive more engagement and traffic to the stores







KOL's will be engaged across various social media platforms when a new collection hits the store

Lumé stores creates a win-win situation for both the customers and Vision Ventures





Win

Practical Savers

- Our savers get increased price transparency and clarity on eyewear products
- Access to Better Vision's after sales services without having to exceed their eyewear budget

Vision Ventures



- Is now able to capture customers from any region in Thailand due to Lumé's portable nature
- Able to capture a previously untapped customer segment

Impact Risk & Mitigation, Implementation Timeline

Potential strategies that were deprioritized





Providing consumer education in the rural areas of Thailand



Rationale for de-prioritizing:

- This would take a long time which does not align with the fast and high growth goal that the management has set out
- Margins would be very tight as we would have to sell our frames at an extremely low price



Focusing on acquiring only Gen Z consumers



Rationale for de-prioritizing:

- Considering the income level of most Gen Zs given that they are not working, they are unlikely to purchase from Better Vision's range
- Those that want fashionable designs are more likely to purchase from channels such as Shopee or markets



Developing a pure online ecommerce strategy



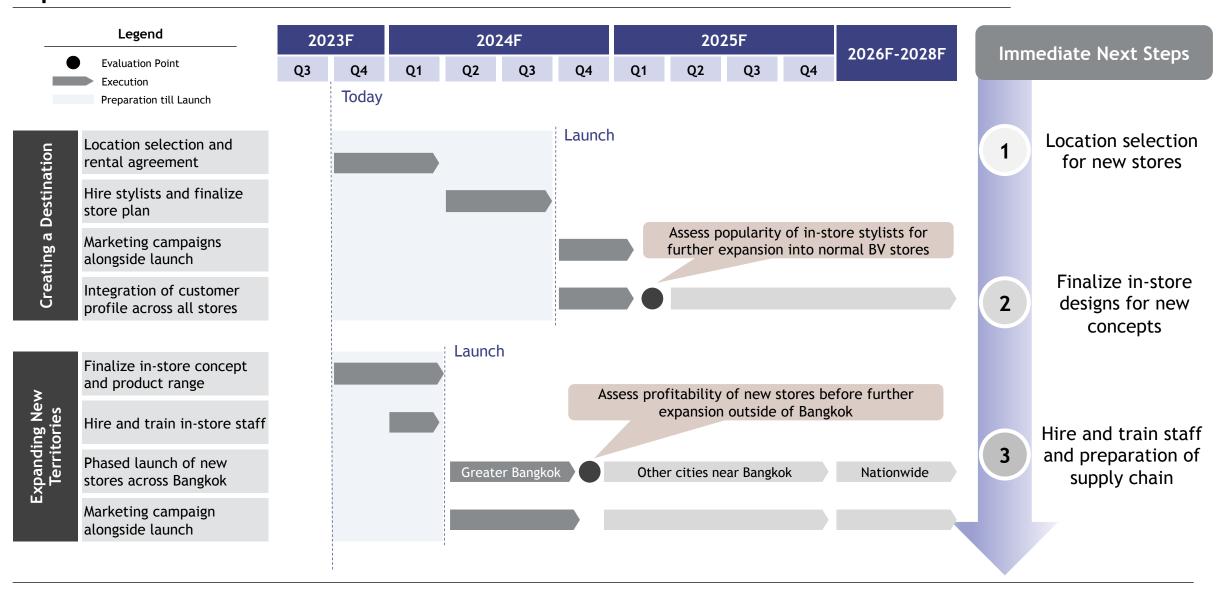
Rationale for de-prioritizing:

- For glasses, customers still very much value the in-store experience as it's still a large ticket item
- Even if we were to integrate it into an omni-channel strategy, it may only target a small segment of independent consumers

Source: Team Analysis <u>Slide Navigator</u>

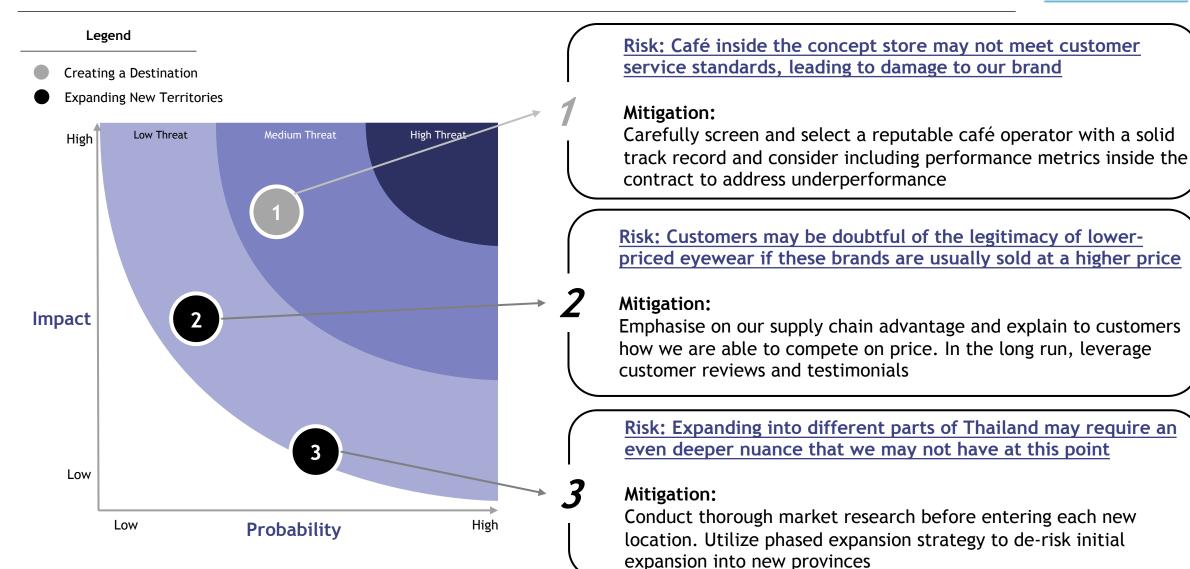
Fast implementation within 1 year and a phased expansion strategy to lower upfront risk





Identified risk and mitigations





Our strategies will reach management's 2x revenue target by 2026



THB 805m additional revenue p.a. by FY27

Combined Strategies Forecast (Revenue)



Strategy 1: Creating a Destination

250k Store Visits to Concept Store p.a. (FY27)

Driven by online influencer marketing and customer shares on social media to friends

3% Online to Offline Conversion (FY27)

Average conversion is driven by greater brand awareness. Discounted from average industry conversion (See appendix)

THB 3k Average ASP of Glasses (FY27)

Based on estimated average company-wide ASP (targeting mid-highend segment)

Strategy 2: Expanding New Territories

+90 New Lumé Stores (FY27)

Multi-phased buildout of stores nationwide starting with Greater Bangkok

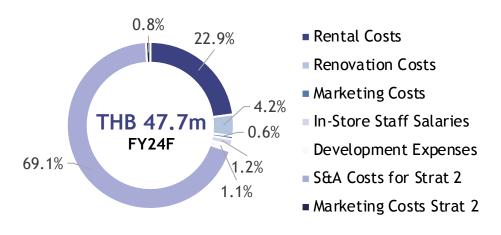
THB 6.3m Average Revenue/Store

Conservative estimate of 70% of the baseline revenue/store for a standard Better Vision store

Our strategies will drive a 2.1% Net Income Margin Expansion









Driven by...

Major 2024 Implementation Costs

01

03

Rental Costs Concept Store (THB 10.9m)
THB 1.3k Average rental cost in Siam
700 Sqm for concept store (Proxied from Gentlewomen 3-storey flagship store)

S&A Costs of Strategy 2 (THB 33.0m)
+22 additional Lumé stores
1/3 S&A costs vs baseline Better Vision stores due
to lower staff count and store size

Major Operational Cost Drivers (FY27)

S&A Cost of Lumé Stores (THB 135m p.a.)
Driven by 90 new stores being opened at an average
S&A/store of THB1.5m p.a.

S&A Cost of Concept Store (THB 13.2m p.a.)Driven by rental costs and staff salaries

Our strategies will drive a 2.1% Net Income Margin Expansion









Rental Costs Concept Store (THB 10.9m)
THB 1.3k Average rental cost in Siam
700 Sqm for concept store (Proxied from Gentlewomer 3-storey flagship store)

02

01

S&A Costs Strategy 2 (THB 33.0m)

+22 additional Lumé stores 1/3 S&A costs vs baseline Better Vision stores due to lower staff count and store size

Net Income Margin Forecast 10% 7.8% Net Income Margin (%)) 7.6% 6.8% 6% 5.7% 5.7% 5.7% 5.7% 5.7% 5.7% 4% 2% 2022A 2023F 2024F 2025F 2026F 2027F --- Post-Strategy Margins

Margin Expansion Driven By...



Stronger performance of BV stores due to fashion segment



Superior store economics of Lumé





Today, Vision Ventures is well positioned for high growth...





...which allows us to look to new innovations that shape tomorrow's strategy...





...for us to venture into a *future* of visionary growth

Merli Consulting

for



End of Main Presentation Document

Back-Up Slides After This Page



Main Deck Slide Navigator (1/2)

4 <u>Customer segmentation</u>

Context

- 5 Targeted customer segments
- 6 Customer segments to target
- 7 <u>Variety Fashionista segment</u>
- 8 <u>Trendy Bargainers segment</u>
- 9 Why Variety Fashionista
- Gap between current and future perception
- 11 Key Issue 1
- 12 Practical Savers
- 13 Price and Product transparency
- 14 Key Issue 2
- 15 Executive Summary

- What are concept stores
- 18 Case study
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- 21 Ground floor pictures
- **Exhibition stand**
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- 25 <u>Potential photo opportunities</u>
- 26 Third floor
- 27 Stylist and photobooths
- 28 <u>Influencer marketing</u>
- 29 <u>Customer post</u>
- 30 <u>Integrated customer experience</u>

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- 46 <u>Deprioritization of strategies</u>
- 47 <u>Implementation timeline</u>
- 48 Risks and mitigations
- 49 Revenue
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- Net income margin (2/2)

Appendix Slide Navigator

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Further reasons for why customer acquisition of new customer segments





Strong customer retention

Better Vision retains current customers through CRM practices and after-sales services



Relatively low return frequency

However, customers replace their eyewear every

1.5 years on average



Less room for growth in current segments

Accelerated, high growth must come from new customer segments

Customer personas that Better Vision already targets



Designer Enthusiasts

Look for designer brands and high-quality style recommendations

- Older, higher-income customers
- Purchases from brands such as Dior or Prada
- Expects store staff to assist her throughout the entire purchase process, including recommendations of suitable designs and styles

Value Hunters

Makes informed purchases of value-for-money options

- Middle-income customers who prefer to make informed choices about their purchases
- Willing to go above budget with good rationale
- Wants to purchase eyewear that has good benefits at a reasonable price

Quality Seekers

Wants high-quality, durable products and services from reliable brands

- Willing to spend on highquality products that are reliable
- Not concerned with buying designer brands but could be swayed by other product features such as materials and manufacturing origin
- Expects a high standard of service in-store, through the eye test for example

Competitor analysis



Increasing price point



STORE COVERAGE

- Top Charoen: Over 1700 branches
- KT Optic: Over 200 branches
- Better Vision: Over 110 branches

COMPREHENSIVE EYECARE

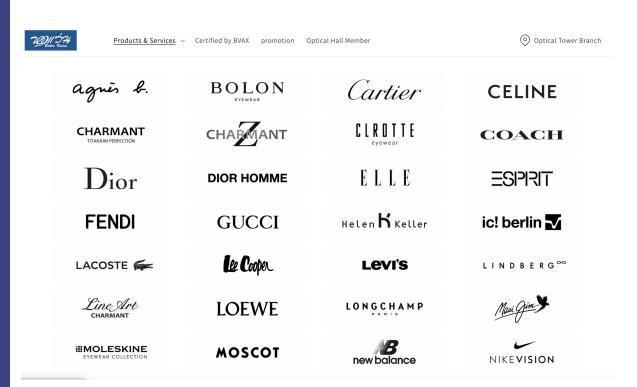
- KT Optic has a 15-step KTAC eyewear measurement system
- Better Vision has a 16-step BVAX eye-check

AFTER-SALES SERVICE

- KT Optic offers free glasses cleaning, eyewear adjustment services, parts replacement
- Better Vision offers warranty for change in prescription within 1 year, lens coating within 3 years and accident insurance

Better Vision's Product Portfolio



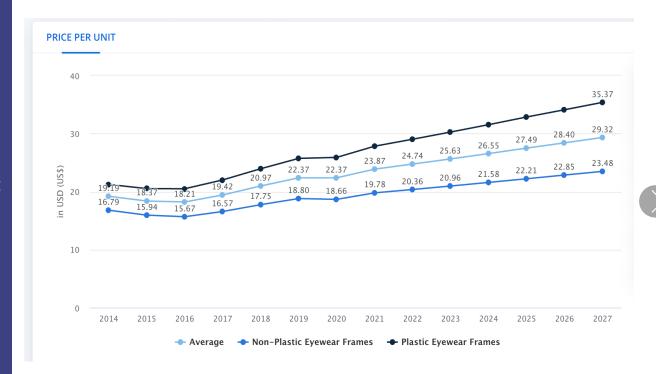


Better Vision's portfolio includes both highend brands (e.g Cartier) and mass market brands (e.g ESPIRIT)

Low glasses penetration in low-income segments of Thailand



Prices of eyewear frames in Thailand are on the rise...



...However, 12.2% of the Thai population live on less than USD5.50 per day.

They must eliminate approximately 5 days worth of daily spendings (USD5.50x5) in order to afford an average eyewear frame in Thailand (USD25.63 in 2023)

This shows the high barrier for the Thai underprivileged to afford prescription glasses

BVAX Academy





What is the BVAX Academy?

Before being able to tailor eyewear for customers, each eyewear shop employee must undergo training under BVAX Academy

What does BVAX Academy teach?

BVAX Academy covers the steps of eye measurement, choosing the right glasses frames and lenses, and assembling and adjusting glasses.

What is the curriculum like?

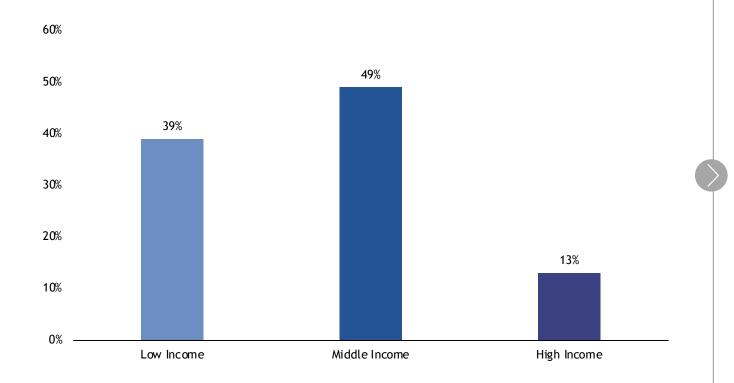
BVAX Academy's curriculum is divided into stages to allow employees to progress gradually.

- Starting from the basics, including various components of eyeglasses, contact lenses, eye measurement tools, and the basics of eye measurement and sales skills.
- They then enter the middle level that will focus on a thorough understanding of the product. Both assembling and adjusting glasses requires regular practice

Distribution of household income level in Thailand



Distribution of Household Income Level in Thailand



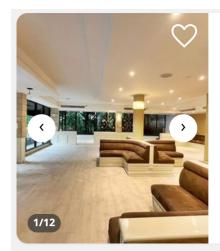
By proxying price point to income level...

- Quality Seekers and Design
 Enthusiasts make up 13% of the market
- Value Hunters and Variety
 Fashionistas make up 49% of the market
- Practical Savers and Trendy Bargainers make up 39% of the market

Source: Statista Slide Navigator

Potential spaces for the concept store





Commercial for rent in Lumpini, Bangk... \$ 480,000

• Pathum Wan, Bangkok

/ month

320 m² 🕝 Commercial

Highlights:- Fully furnished **Commercial** space for rent in Soi Tonson-Beautiful and maintain well furnished- Great accessibility, located in the center of Bangkok-Easily access from BTS Chidlom Station, BTS Ploench...

୧୍ବ Call

Shophouse for Rent near Siam BTS station



Commercial for rent in Lumpini, Bangk... \$ 339,930

• Pathum Wan, Bangkok

/ month

311 m² Commercial

Highlights:- Retail Space for rent on Langsuan road- High Traffic and very good visibility- Convenience transportation - Prime Location of Bangkok - Just 150 m. from BTS Chidlom- Spacious spaceWe have 2 units for rent a...

८ Call

Average Per Square Meter Cost for properties near Siam BTS station:

THB 1.3k / month



Gentle Monster, 10 Corso Como Case Studies



Gentle Monster



Luxury eyewear brand based in South Korea

GENTLE MONSTER

- Unique philosophy devoted towards a vision of "weird beauty" through "high-end experimentation"
- > Flagship stores are famous for immersive, experiential environments that feature interactive installations and other art exhibits
- Collaborate with high-profile fashion designers and artists
- > Bring about visual and auditory stimulation to create tension and rhythm in the space
- Brand image: provocative and experiential

Gentle Monster reinvented the experience of eyewear shopping through the concept stores by bringing artwork and in-store installations to consumers

10 Corso Como





- Shopping and dining complex that combines outlets that show and sell works of art, fashion, music, design, cuisine and culture
- Main idea was to encourage people to talk, share their opinions and socialize through these unique installations and displays
- Allows shoppers to visit a 'virtual 3D magazine' bringing together cultural elements from around the world to enhance the shopping process
- Brand image: aesthetic and cultural shopping experience

10 Corso Como elevated the shopping experience through mesmerizing in-store installations, incorporating culture in every corner of outlets

Source: LinkedIn, Vogue, Wallpaper Slide Navigator

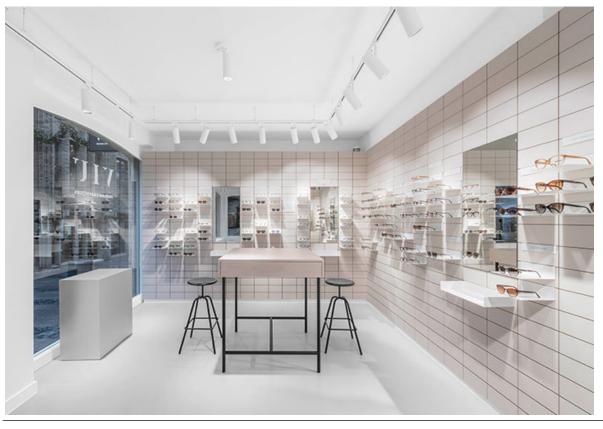
Viu Case Study



Viu

VIU

FRAMING CHARACTERS



- Premium Swiss eyewear company focusing on handcrafted eyewear
- Concept stores structured to make their eyewear seem like pieces of artwork.
- ➤ Ceiling segmenting 2 floors were removed to create a large open space to mimic a gallery, while incorporating actual artwork in the spaces of the room. Eyewear is also displayed like artwork on the walls to mimic the look of artwork
- Allow customers to admire the artwork while simultaneously shopping for their eyewear \
- Brand image: classy and aspirational

VIU has created an innovative way for their eyewear to be viewed as artwork in a gallery, enhancing the shopping experience for customers

Influencers we can Partner with





Sayapa Singchoo

No. Instagram followers: 164k

Views / video: 80k

Area of focus: Fashion and styling tips



Incorporates styling of eyewear accessories in her videos



Gamgy Kotcha

No. Instagram followers: 496k

Views / video : 300k

Area of focus: Lifestyle and beauty



Owns her own beauty brand that we can tap into



Sgsupatt

No. Instagram followers: 492k

Views / video: 100k

Area of focus: Men's lifestyle and fashion







YouTube channel of vlogs we can leverage

Source: Instagram, Modash

Cafes we can Partner with



Macchiato Cafe in Bangkok, Thailand



Rationale:

- Small, independent café
- Wide range of food and beverages ranging from pastries to full meals
- ➤ History of incorporating other businesses into their operations, likely to be receptive to our strategy

Warm Welcome Cafe in Bangkok, Thailand



Rationale:

- > Small, independent café
- Wide range of food and beverages ranging from pastries to full meals
- Comfortable, inviting, casual atmosphere

Potential Photobooth Partners







Rationale:

- Wide variety of types of photobooths
 - -Magic mirror booth
 - -360 photo booth
 - -360 air booth
 - -Infinity booth
 - -Beauty mirror booth
- Countrywide service
- > Largest photobooth company in Thailand





Rationale:

- Wide variety of types of photobooths
 - -Holographic photo booth
 - -360 video booth
 - -Glambot
 - -Roving video guestbook
 - -Holographic party rover
- Unlimited instant still 4R or strip prints

Popularity of Influencer Marketing in Thailand





Cosmetic company offering a wide range of cosmetic and beauty products, including makeup, skincare, and personal care items

What did Mistine do? -----



'I'm Perfectly Me' marketing campaign to promote real and authentic beauty, involving:



Regular people



gular Influencers



Leading actors

 $-\,$ What impact did this generate? -----

5,000,000 views generated 3 months after the release, and increase in sales

Supported by the fact that:

18% of internet users in Thailand follow influencers on social media

Key takeaway:



Leveraging the wide audience of influencers and celebrities can allow a marketing campaign to gain traction and awareness

Alternative Themes Across the Year



January								
S	M	Т	W	Т	F	S		
	1	2	3	4	5	6		
7	8	New Y	ear's	11	12	13		
14	15	16	17	18	19	20		
21	22	23	24	25	26	27		
28	29	30	31					

February								
S	М	Т	W	Т	F	S		
				1	2	3		
4	Valer	otine's	7	8	9	10		
11	12	13	14	15	16	17		
18	19	20	21	22	23	24		
25	26	27	28	29				

	March									
ı	S	M	Т	W	Т	F	S			
	31	ationa	l Thai			1	2			
		lephar		6	7	8	9			
	10	11	12	13	14	15	16			
	17	18	19	20	21	22	23			
	24	25	26	27	28	29	30			
	3 E 10 17	11 18	12 19	13 20	14 21	8 15 22	9 16 23			

April									
S	M	Т	W	Т	F	S			
	1	2	3	4	5	6			
7	8	9 Sc	ngkrai	n Festi	val ²	13			
14	15	16	17	18	19	20			
21	22	23	24	25	26	27			
28	29	30							

May								
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			1	2	3	_ 4		
5	6	7	8	9 (10	11		
12	13	14B0	on Bar cket Fe	ng Fai	17	18		
19	20	21	22	23 23	24	25		
26	27	28	29	30	31			

June								
S	M	Т	W	Т	F	S		
30						1		
2	3	4	5	6	7	8		
9	10 ^{Ph}	i Ta Kl	hon ₂ Fe	estival	14	15		
16	17	18	19	20	21	22		
23	24	25	26	27	28	29		

			July			
S	M	Т	W	Т	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23		rnatio Idship		27
28	29	30	31			

August										
S	M	Т	W	Т	F	S				
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	September								
S	M	Т	W	Т	F	S			
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8	9	10	11	12 Vationa	13 1 Thai	14			
15	16	17	18	Flag		21			
22	23	24	25	26	27	28			
29	30								

October								
S	М	Т	W	Т	F	S		
		1	2	3	4	5		
6	7	8	9	10	11	12		
13	14	15	16	17	18	19		
20	21	22OF	R Thail	and G	rand P	rix ⁶		
27	28	29	30	31				

November								
S	M	Т	W	Т	F	S		
		\(\(\) =		3	1	2		
3	4	Yî P	eng La Festiv		8	9		
10	11	12	13	14	15	16		
17	18	19	20	21	22	23		
24	25	26	27	28	29	30		

December										
S	М	Т	W	T	F	S				
1	2	3	4	(5)	6	7				
8	9	ather'	s Day	12	13	14				
15	16	17	18	19 Christ	20 mas	21				
22	23	24	25	26	27	28				
29	30	31								

Case Studies of Photo Opportunity Spaces











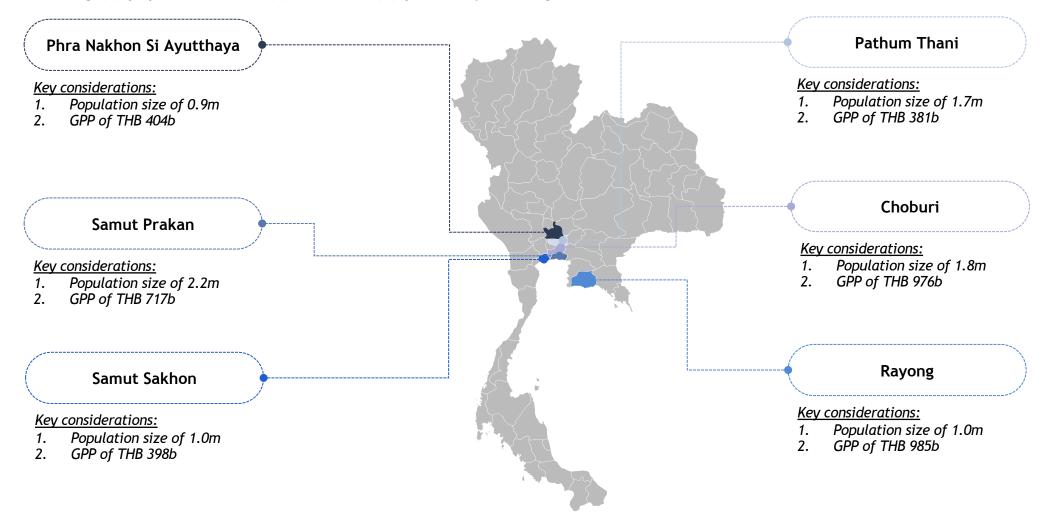


Numerous retail companies across the globe have <u>launched photo opportunity</u> <u>spaces to increase engagement</u> - which has been proven successful by the aforementioned case studies

Analysis on City Expansion Beyond Bangkok



Considering (1) population size, (2) GDP, and (3) proximity to Bangkok, below are the 6 cities we have chosen to enter:



Analysis of Thai Mom-and-Pop Eyewear Shops



Shop Characteristics



Pricing

Generally, customers can find budget-friendly options that cater to a wide range of income levels starting from THB 950



Product

Diverse range of eyeglasses and sunglasses from both international brands and locally sourced options



Personalisation

Such stores have the flexibility to tailor the eyeglasses experiences intricately according to customer's preference

BUY-IN

Competitive pricing relative to larger, branded eyewear chains appeals to budget-friendly customers

Style alignment with Thai consumers' preferences which cannot be easily found through international brands

3 Long-term customer relationship stemming from familiarity and reliability built over many years

Source: BK Asia

Combined Strategies Forecast



	Units	2022A	2023E	2024E	2025E	2026E	2027E	Comments
Total Revenue		1950.2						
Baseline	THB m	975	1,037	1,103	1,173	1,247	1,326	6.34% revenue growth from industry
Strategy 1	THB m	0	0	117	200	222	242	
Strategy 2	THB m	0	12	137	325	500	562	
Total Revenue	THB m	975	1,049	1,358	1,698	1,969	2,131	
Cost of Sales								
Baseline	THB m	424.9	451.8	480.5	510.9	543.3	577.8	
% of Revenue	%	43.6%	43.6%	43.6%	43.6%	43.6%	43.6%	
Strategy 1	THB m	0	0	51	87	97	106	Baseline Cost of Sales
Strategy 2	THB m	0	7	82	195	300	337	
Gross Profit	THB m	550.2	590.1	743.5	904.5	1029.1	1109.9	
Selling and Administrative								
Baseline S&A	THB m	495.1	526.5	559.8	595.3	633.1	673.2	
% of Revenue	THB m	50.8%	50.8%	50.8%	50.8%	50.8%	50.8%	
Strategy 1 S&A	THB m	0.0	0.0	59.6	101.5	113.0	123.0	
Strategy 1 Additional	THB m	0.0	0.0	13.8	13.3	13.2	13.2	Incremental cost of strategy
Strategy 2 S&A	THB m	0.0	3.0	33.0	78.0	120.0	135.0	
Strtaegy 2 Additional	THB m	0.0	0.1	0.4	0.3	0.3	0.1	Incremental cost of strategy
Total S&A Expense	THB m	495.1	529.5	666.7	788.5	879.5	944.5	
Net Income	THB m	55.1	60.6	76.8	116.0	149.6	165.4	
% of Revenue	%	5.7%	5.8%	5.7%	6.8%	7.6%	7.8%	

Creating a Destination Revenue Forecast



Strategy 1 - Revenue Drivers							
	Units	2023E	2024E	2025E	2026E	2027E	Comments
Revenue Drivers							
No. of Impressions from Influencer Marketing		0	180,000	60,000	0	0	
% Conversion Rate	%	1.9%	2.1%	2.3%	2.5%	2.8%	Conversion increases as awareness rises
No. of Initial Store Visits from Campaign		0	3,742	1,372	0"	0	
% Who Post	%	1.9%	2.1%	2.3%	2.5%	2.8%	Conversion increases as awareness rises
No. of Followers	#		1,500	600	400	300	Average no. of followers decreases as more people find out
% Conversion Rate	%		40.0%	17.0%	5.0%	3.0%	Conversion rate decreases across the years due to overlaps
Beg No. of Customers		0	0	47,901	156,000	222,762	
Additions: Store Visits from Campaign		0	3,742	1,372	0	0	
Additions: Store Visits from Customer Shares		0	46,680	114,937	78,486	55,477	
% Retention Rate	%		95.0%	95.0%	95.0%	95.0%	Conservative estimate of visiting only once a year
No. of Store Visits		0	47,901	156,000	222,762	264,327	
% Who Purchase	%		5.0%	5.2 %	5.3%	5.5%	Conversion increases as awareness rises
Additional Spectacle Sales in Concept Store		0.0	2,395	8,034	11,816	14,442	
Average ASP	THB k		3	3	3	3	Average ASP of THB 3k
Additional Revenue Capture in Normal Stores	THB m		110	176	187		Targetting of fashionistas in traditional BV
Total Revenue	ТНВ т		117	200	222	242	

Creating a Destination Expense Forecast



Strategy 1 - Expense Drivers							
	Units	2023E	2024E	2025E	2026E	2027E	Comments
Expense Drivers							
Rental Costs	THB k	0	10,920	10,920	10,920	10,920	
No. of Sqm	#	700	700	700	700	700	
Price/Sqm	THB k	1.3	1.3	1.3	1.3	1.3	Average rental sqm in Siam
No. of Months	#	0.0	12.0	12.0	12.0	12.0	
Renovation Costs	THB k	0	2,000	0.0	0.0	0.0	
Marketing Costs	THB k	0	300	100	0	0	
No. of Influencers	#	0	30	10	0	0	
Cost per Influencer	THB k	10.0	10.0	10.0	10.0	10.0	Average cost of small scale influencer
In-Store Staff Salaries	THB k	0	568	2,271	2,271	2,271	
No. of Opticians	#		3	3	3	3	
Optician Salary/Month	THB k		29	29	29	29	Average Optician salary
No. of Months	#		3.0	12.0	12.0	12.0	
No. of Stylists	#		3	3	3	3	
Stylist Salary/Month	THB k		34	34	34	34	Average Stylist salary
No. of Months	#		3.0	12.0	12.0	12.0	
Development Expenses	THB k	0	544	0.0	0.0	0.0	Estimated cost of producing Al Engine
Total Expenses	ТНВ к	0	13,788	13,291	13,191	13,191	

Expanding New Territories Revenue Forecast



Strategy 2 - Revenue Drivers							
	Units	2023E	2024E	2025E	2026E	2027E	Comments
Revenue Drivers							
Lume Total Store Openings	#	2	22	52	80	90	
Phase 1: Greater Bangkok	#	2	20	30	30	30	Posts from participants at 0.1% chance of winning
Phase 2: Outside Bangkok	#	0	2	20	40	40	Increases as stategy network scales up
Phase 3: Nationwide	#	0	0	2	10	20	
Average Revenue/Store	THB k	6,250	6,250	6,250	6,250	6,250	Assume 70% of revenue of a standard Better Vision Store
Baseline Average Revenue/Store	THB m	8.9					
Total Revenue	THB m	12	137	325	500	562	

Expanding New Territories Expense Forecast

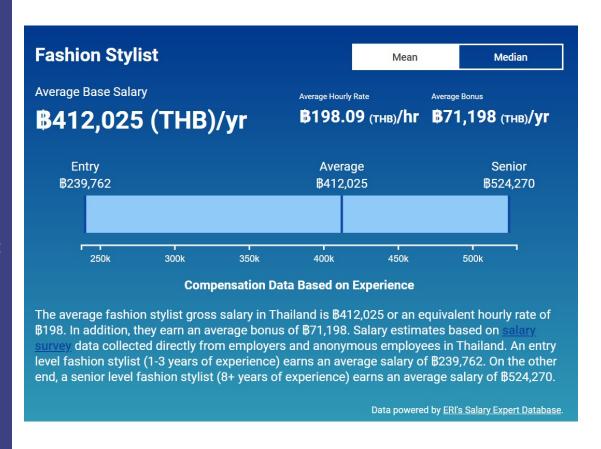


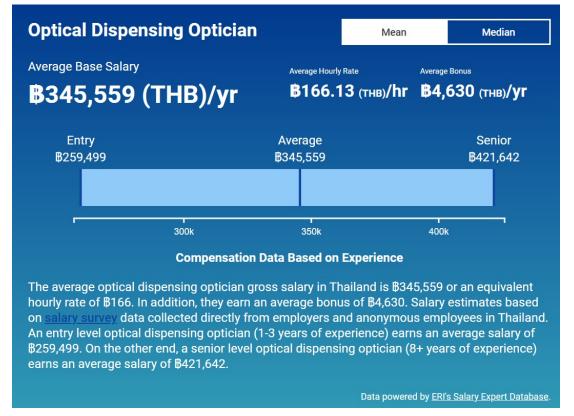
Strategy 2 - Expense Drivers							
	Units	2023E	2024E	2025E	2026E	2027E	Comments
Expense Drivers							
Cost of Sales	THB m	7	82	195	300	337	
% of Revenue	%	60%	60%	60%	60%	60%	Assume 60.0% COS vs baseline of 43.6%
S&A w/o Marketing	THB m	3	33	78	120	135	
Average Baseline S&A	THB m	4.5	4.5	4.5	4.5	4.5	Assume 60.0% COS vs baseline of 43.6%
Average S&A of Lume Stores	THB m	1.5	1.5	1.5	1.5	1.5	1/3 S&A cost due to less staff and store size
No. of Lume Stores	#	2.0	22.0	52.0	80.0	90.0	
Marketing Costs	THB m	0.1	0.4	0.3	0.3	0.1	
No. of Influencers	#	5	40	30	28	10	
Cost per Influencer	THB k	10.0	10.0	10.0	10.0	10.0	Average cost of small scale influencer
Total Expenses	THB k	11	116	273	420	473	

Average Salary of Fashion Stylist and Optometrist



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Source: Salary Expert Database Slide Navigator

Average development cost of an Al recommendation engine



Finalizing the development costs:

- 1) Analysis and raw estimation free
- 2) Prototype development \$5000
- 3) MVP development (prototype included) \$10000
- 4) Deployment and Release \$5000

This way we would say that the usual development costs for the recommendation engine powered by machine learning are about \$15.000.

Average Click-Through-Rate



Business Category	Avg. Click-Through Rate (%)	Avg. Cost Per Click (\$)	Avg. Conversion Rate (%)	Avg. Cost Per Lead (\$)
Arts & Entertainment	16.29%	0.85	3.34%	25.46
Sports & Recreation	11.69%	1.15	4.86%	23.57
Travel	10.29%	1.39	3.77%	36.78
Finance & Insurance	8.88%	3.41	5.56%	61.38
Real Estate	8.85%	1.51	3.07%	49.25
Education & Instruction	8.51%	2.68	6.39%	41.88
Restaurants & Food	8.37%	1.49	5.50%	27.18
Automotive For Sale	8.15%	1.89	5.47%	34.53
Personal Services (Weddings, Cleaners, etc.)	7.96%	2.97	9.10%	32.66

Source: Smart Insights

Merli Consulting

for



End of Appendix

