



A new generation of workspace, built for the AI era

Koh Nomad is designed as an AI-native coworking network, launching in Thailand: premium physical spaces, integrated AI infrastructure, digital membership, community and local economic impact — in one scalable model.

Workspace. Wi-Fi. AI.

Wi-Fi connected people to the Internet. Koh Nomad is designed to connect people to AI.

THE POSITIONING

Space × Connectivity × AI × Community

SPACE

Premium coworking

Architect-designed studios, silent rooms and shaded terraces built for deep, focused work.

CONNECTIVITY

High-speed Wi-Fi

Redundant fibre and backup power planned as a baseline, not a selling point.

AI

Integrated AI platform

AI credits included with membership and access to multiple AI capabilities through one Koh Nomad account.

COMMUNITY

Curated network

A worldwide membership community, events and a member directory designed to travel with you.

THE MODEL — ONE COMPANY, FOUR REINFORCING LAYERS

PHYSICAL

Workspace & hospitality

Premium coworking, café, wellness and family services in each planned location — hospitality-grade operations with membership economics.

TECHNOLOGY

AI infrastructure

An integrated AI platform planned as part of every membership: AI credits, multiple capabilities, one account. Infrastructure, not a feature.

DIGITAL

Membership & network

App, Passport and member directory intended to make the network portable: one membership, every destination.

IMPACT

Local value creation

Local employment, local suppliers and the planned Koh Nomad Foundation, so growth creates value for the destinations that host it.

Koh Nomad is currently in development. We are building our first partnerships, our founding community and our proposed pilot location in Thailand. This document contains no operating results; all figures are planning targets.

WHY NOW — TWO SHIFTS MEETING IN ONE MARKET

Remote work became structural

Location-independent work is no longer an experiment. What is missing is credible infrastructure for it outside major capitals.

AI became a work requirement

Access to AI tools is becoming as fundamental to knowledge work as connectivity. Today it is fragmented across subscriptions and paywalls.

Thailand is a natural launch market

An established hospitality ecosystem, international appeal and a growing digital economy make Thailand a credible market to build and prove the model.

THAILAND FIRST

Build in Thailand, with Thailand

Koh Samui is our proposed pilot location, subject to local partnerships, regulatory approvals and site selection. The intention is not to operate in Thailand, but to build with it: working with Thai professionals, businesses, property owners, advisors and institutional stakeholders — creating local employment, sourcing local services and operating fully within Thai legal and regulatory frameworks. Proving the model here is what makes international expansion credible later.

DESIGNED TO SCALE — TARGETS, NOT RESULTS

1

Proposed pilot location — Koh Samui, Thailand

4

Planned membership tiers, one network

6

Planned revenue streams per location

25+

Destinations in our long-term ambition

WHERE THE DURABLE VALUE IS INTENDED TO SIT

- Membership recurring revenue combined with hospitality and F&B margins
- AI usage inside the membership, creating a second, measurable engagement layer
- Network effects: each new destination increases the value of every existing membership
- A brand and design standard designed to be replicated with local partners and franchisees
- Local integration — employment, suppliers and the planned Foundation — supporting long-term licence to operate

DEVELOPMENT ROADMAP — PHASES, NOT MILESTONES ACHIEVED

2026

Foundation & partnerships

Project development, Thai partner identification, institutional discussions, location research, legal and operational structuring, Foundation development, founding community.

2027

Proposed first flagship

Target launch: Koh Samui. Pilot implementation, launch of the digital ecosystem, first community programmes and Foundation initiatives — subject to approvals.

2028+

Planned regional expansion

Destinations under study: Bangkok, Chiang Mai, Phuket, Kuala Lumpur, Bali and other selected Asian destinations. None confirmed at this stage.

Request the Koh Nomad project overview

Concept, planned unit economics, the AI infrastructure model, design standards and the destinations we are currently researching.
koh-nomad.app/contact