



INVEST IN THE DEVELOPMENT OF A BOUTIQUE VILLA COMPLEX WITH HOTEL-STYLE SERVICES

CAPITALIZATION
STARTING FROM 30%

RENTAL INCOME
STARTING FROM 16.8%

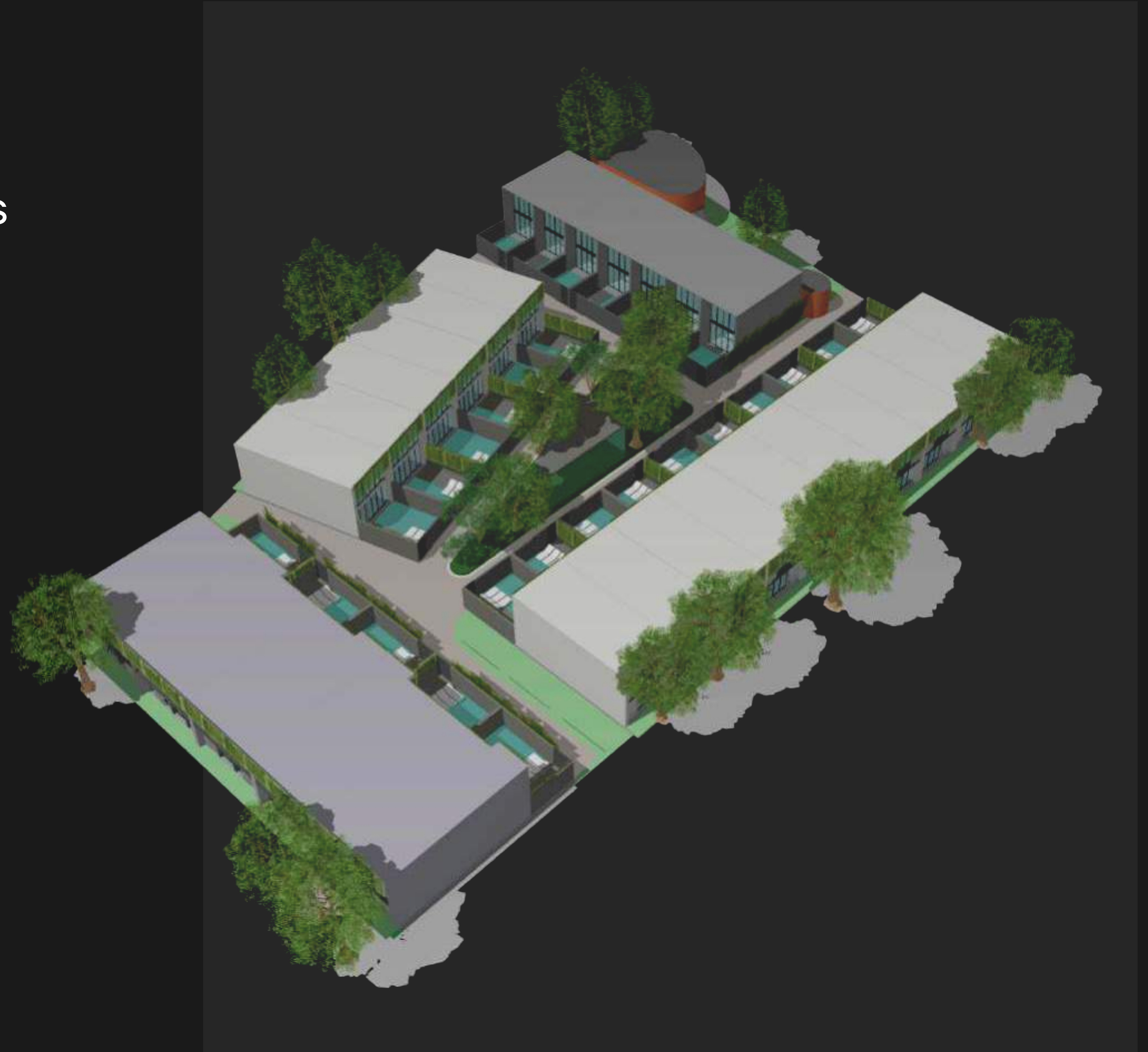


Project Overview

A branded complex of high-yield villas in tropical style with hotel services

💰 Rental yield ranging from 16.8% to 24.3% per year

- 28 villas
- Café and coworking space
- Concept stor
- Private green courtyard and wellness center
- Hotel services



About the Company



Mission

Unleash human potential by creating conceptual and multifunctional spaces that provide their owners with a stable passive income.

4 years in the Bali market

10 years of experience in real estate

■ Currently implementing 9,620 m²

CONVENIENT AND WELL-DEVELOPED INFRASTRUCTURE

Within 3 minutes from the land plot:

- A vast park and golf course
- 2 pristine sandy beaches
- Fitness clubs, spas, and beauty salons
- Two beach clubs and concert venues
- Over 100 restaurants
- Incredible sunsets and scenic viewpoints
- World-class surfing spots



Economic Outlook of the Location

Bingin — The Perfect Investment Destination in Bali

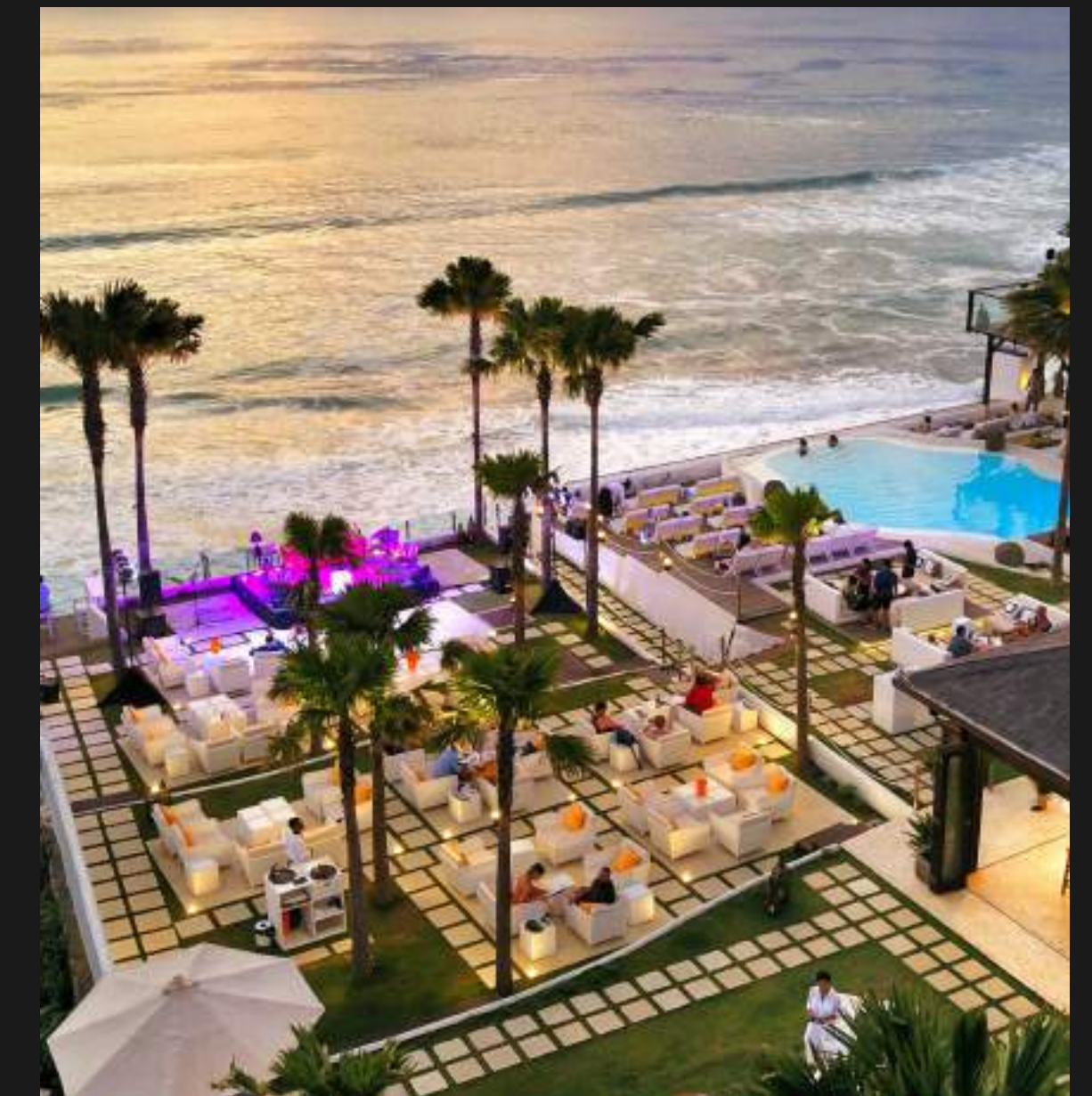
We have carefully selected Bingin as the prime location for investment on the island of Bali. The investment opportunities in this area surpass the market average in terms of profitability.

Occupancy Rate*

80% — 90%

Expect a potential land value growth
of 100% within a span of 3 years

Anticipated 50% growth in rental
and real estate prices over a 3-year timeframe



Economic Outlook of the Location

Bukit: The Fastest-Growing District in Terms of Profitability

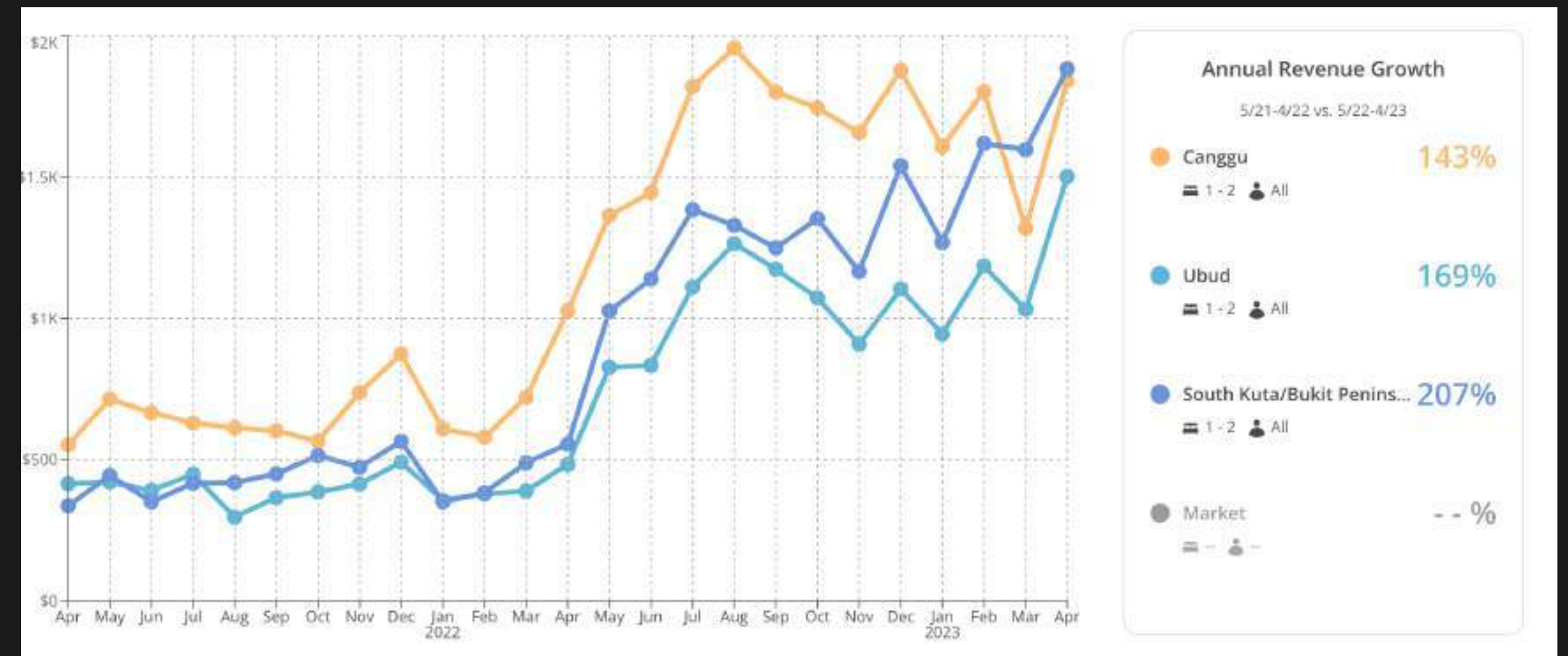
Bingin, Uluwatu, Dreamland – The Vibrant Tourism Hub of Bukit. These three destinations form the beating heart of Bukit, where infrastructure development outpaces other areas.

In 2022, key metrics such as Average Daily Rate (ADR) and Occupancy Rate have caught up with the likes of Canggu and Berawa.

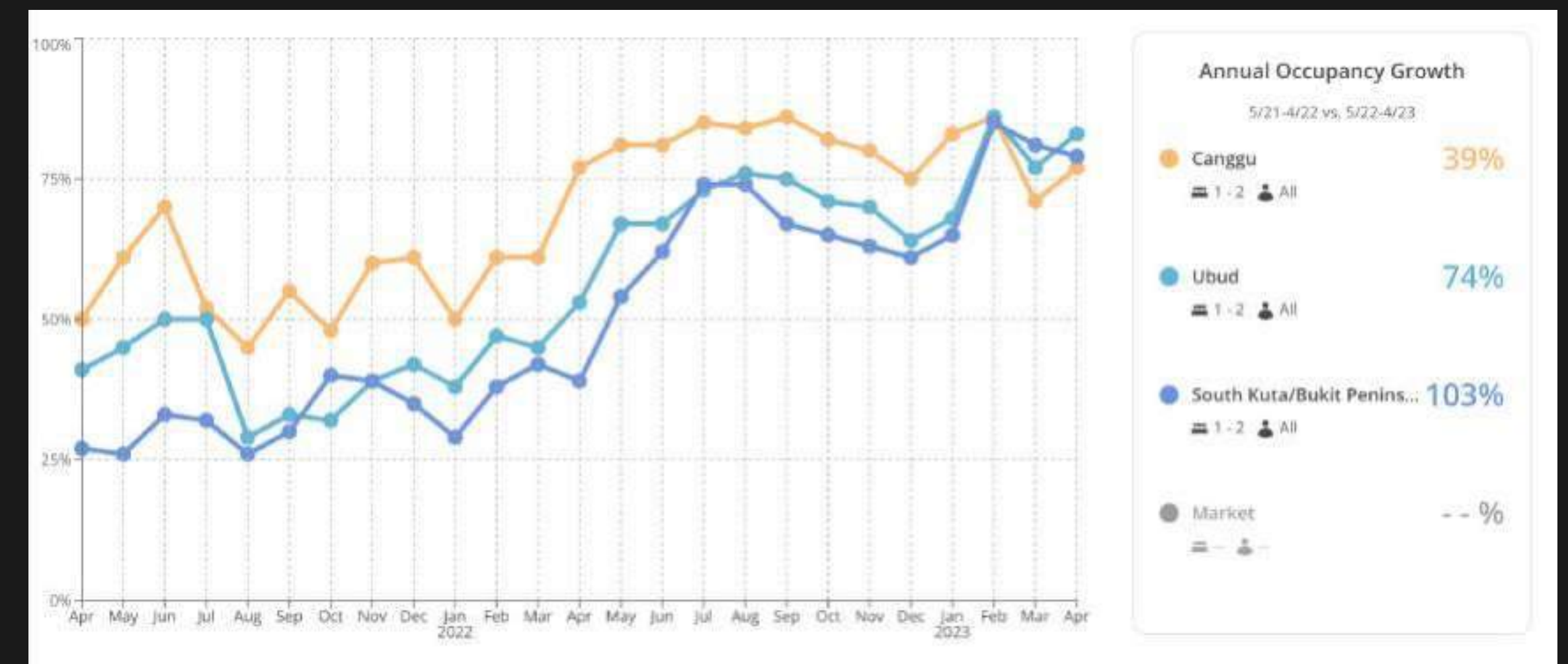
However, the average cost per square meter is 25% more affordable than in Canggu, paving the way for an imminent rise in property value per square meter within the area.

This presents an exceptional opportunity to enter a burgeoning location right from the outset.

*Data sourced from Airbnb



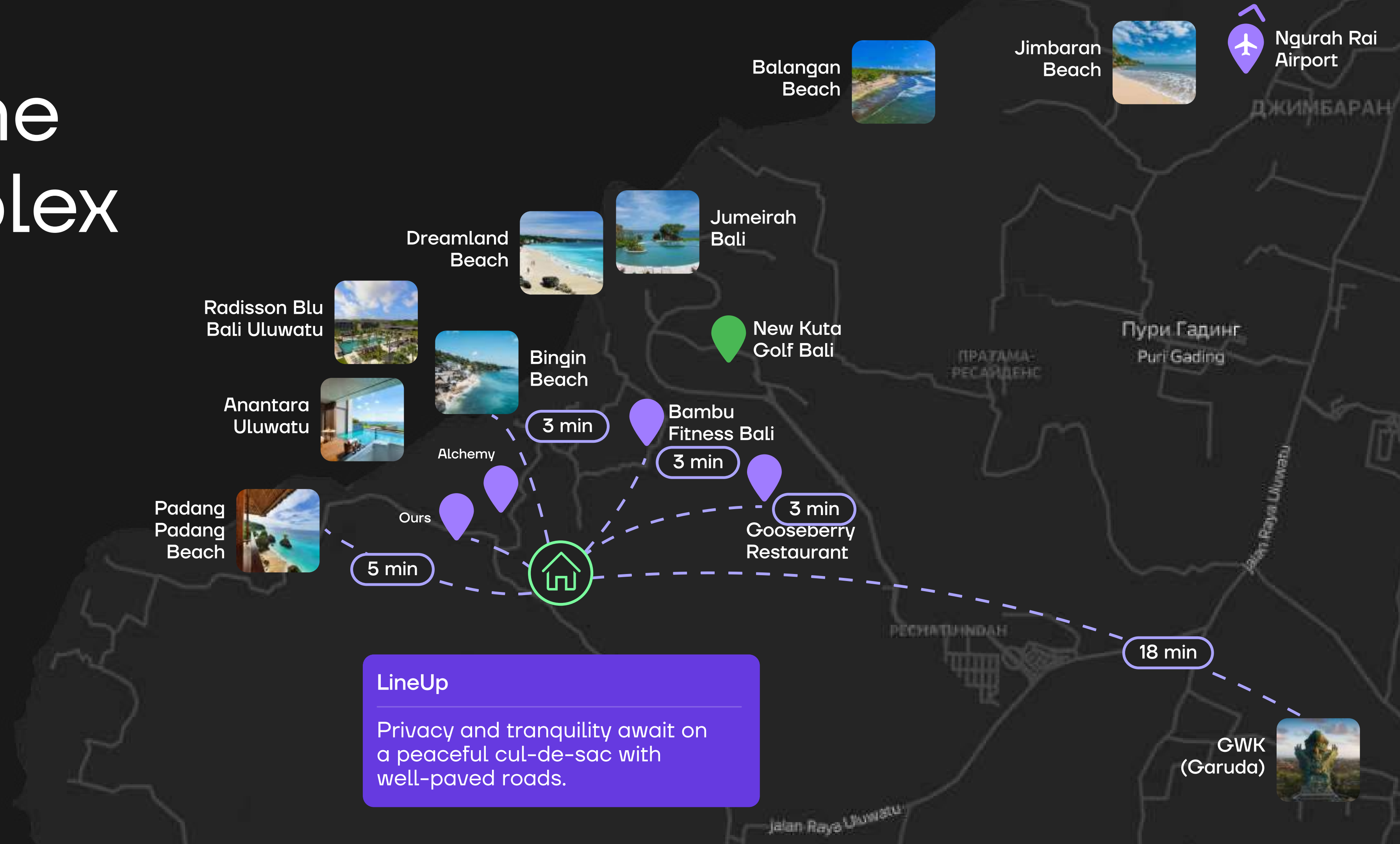
Comparing the two-year growth rate of average revenue in popular tourist destinations



Analyzing the two-year growth rate of average occupancy in popular tourist destinations

Location of the LineUp Complex

- The Most Rapidly Developing Area in Bukit
- Average Monthly Rental Growth of +4%
- Land Value Increased by 40% in 12 Months



LineUp
Privacy and tranquility await on a peaceful cul-de-sac with well-paved roads.

- Just 2-5 minutes away from the finest beaches, restaurants, and establishments
- Conveniently located within 2-3 minutes of renowned dining spots like Ours, Alchemy, Usha, Nourish, and Gooseberry
- Merely 5 minutes away from the breathtaking shores of Padang Padang, Bingin, and Dreamland
- Explore a wealth of amenities including spas, yoga studios, fitness centers, clothing showrooms, and co-working spaces

Project Master Plan

Commercial Zone:

- Café
- Shop
- Coworking Space
- Office Facilities

Wellness Hub:

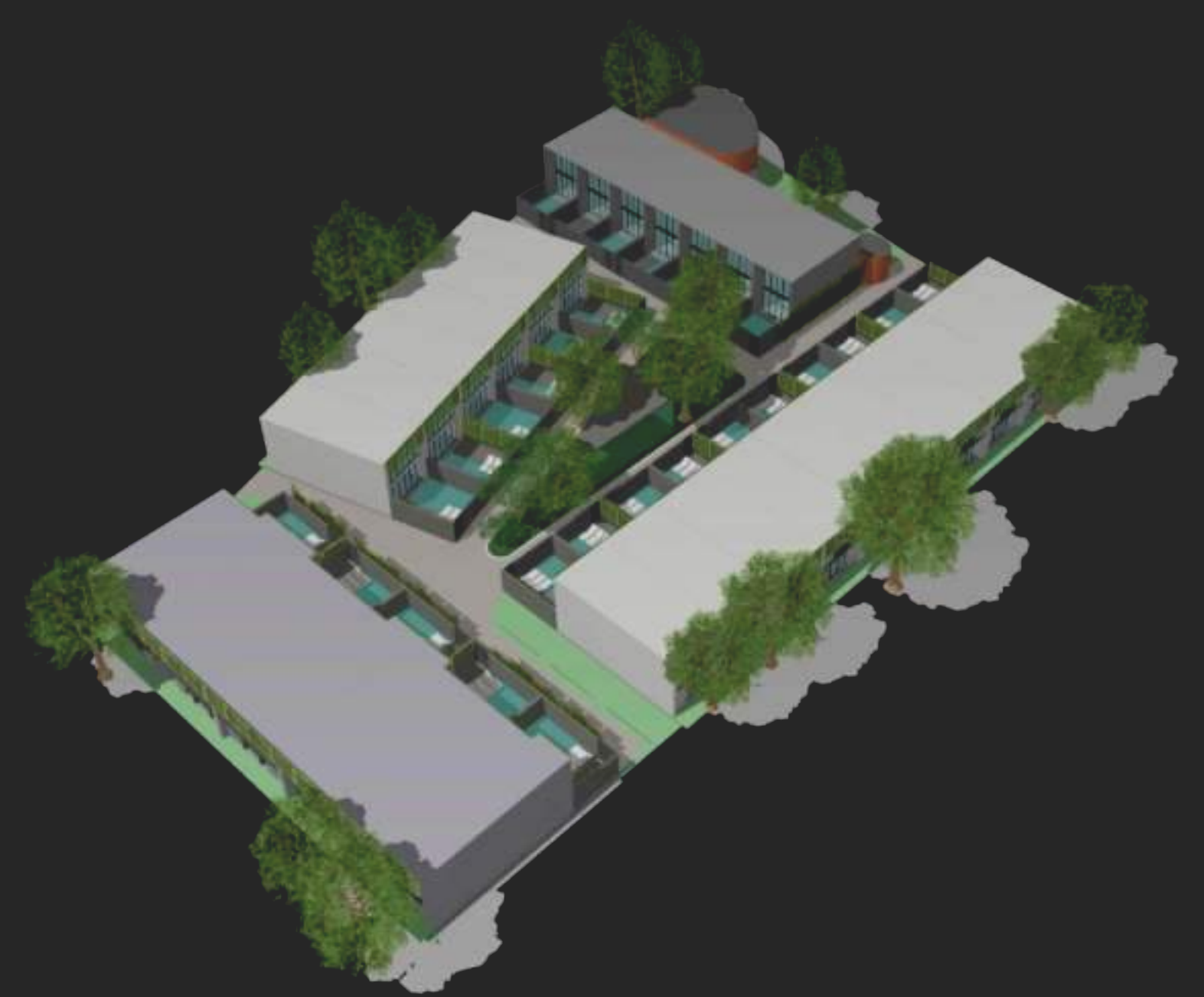
- Spa Zone
- Relaxation Areas



7
One-
Bedroom
Villas

16
Two-
Bedroom
Villas

5
Three-
Bedroom
Villas



Product Idea



Synergy of culture and technology

Our concept draws inspiration from the harmonious blend of two distinct worlds: Bali — an authentic, spiritual, and natural realm, and the modern world — technologically advanced, innovative, and adaptable.

Project Values

STATE
PRIVACY
SYNERGY

Tropical minimalism

Green Architecture

The complex embodies the essence of Tropical Minimalism, a prominent trend in European and Australian architecture. Its defining feature lies in harnessing the passage of time to our advantage.

Our architecture humbly steps aside, allowing nature to take center stage. It serves as a canvas that celebrates the true protagonist. This approach brings us back to our roots, evoking a profound sense of harmony.

Key Features:

- A serene enclosed green courtyard spanning 970 m²
- Cascading greenery adorning the facades
- Clean lines and minimalist architectural forms
- Use of locally sourced materials resilient to harsh environments
- Interior elements crafted from recycled plastic

*Architecture that remains relevant throughout the ages

Wellness Hub & private

Wellness – The Key Trend in
Bali's Accommodation Choices



The LineUp complex is nestled in a tranquil setting, boasting a private green courtyard spanning 970 m². At its heart lies the Wellness Hub, offering a range of rejuvenating facilities:

- SPA area featuring a sauna, ice bath, and hot tub
- Serene spaces for relaxation by the fire

Concept Store



*Cultural immersion is a sought-after experience among tourists visiting the island of Bali



Bali is a place of people, their harmonious connection with nature. Their creativity speaks volumes about their energy, values, and the vibrant culture that surrounds them.

Within the complex, our Concept Store showcases a curated collection of artisanal products crafted by Balinese masters:

- Fragrances and jewelry
- Fashionable ensembles and artwork
- Unique surfboards available for rent



Cafe and Coworking Zone

Within the complex's premises, a 250 m² commercial area has been designated, featuring a café and a space for small events. These spaces serve as gateways to the vibrant international community of entrepreneurs, surfers, and spirited individuals.

At the café, residents can expect:

- An informal and inviting atmosphere
- Resident-exclusive events
- Breakfast options and signature dishes
- Authentic Balinese coffee and tea ceremonie

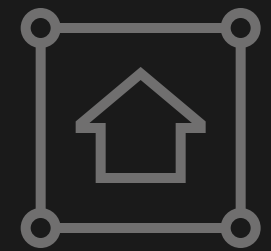


Synergy of Simplicity and Technology

The villas are furnished with everything necessary to ensure that residents of the complex feel immersed in the tropical environment while enjoying their experience with maximum comfort and a sense of freedom.

- Spacious layouts with high ceilings (3m+)
- Living rooms with ample natural light (6.5m+)
- Modular spaces for versatile use
- Equipped workstations
- Open wardrobes with lighting
- Master bedrooms with views of the pool or landscaping
- Spacious bathrooms with views of the landscaping
- Cross-ventilation and natural lighting
- Interactive lighting features

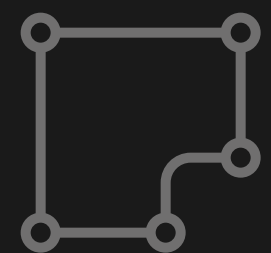
Townhouse S1 – S7 | 1 Bedroom



70 m²



\$180,000
starting from



84 m²
land plot



\$286,017
estimated price upon
project completion



16.5 m²
swimming
pool

* The price does not include
VAT - 11% and notary fee - 1%

1st floor:

- 20 m² living area
- 4.5 m² guest toilet
- 12 m² kitchen area
- 2.8 m² storage area

2nd floor:

- 20.3 m² bedroom
- 4.4 m² bathroom



Profitability of the Rental Model for the End Buyer

		Moderate	Optimal
Occupancy Rate		80%	90%
Daily Price		\$210	\$240
Monthly Income		\$4 872	\$6 264
<i>Villa Expenses and Maintenance (staff, laundry, water, electricity, infrastructure)</i>	<i>fix</i>	\$500	\$500
<i>Management Company</i>	<i>30%</i>	\$1 312	\$1 729
Monthly Profit (EBITDA)		\$3 060	\$4 035
Passive Annual Profit (EBITDA)		\$36 725	\$48 418
Annual return on investment (EBITDA)		18,5%	24,3%
Payback Period (in years) *excluding rental growth (EBITDA)		5,4	4,1

Smart-вилла M1 – M16 | 2 Bedrooms

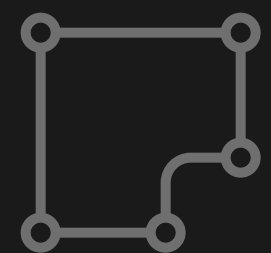


120 м²



\$ 239,000

starting from



125.8 м²
land plot



\$ 382,165

estimated price upon
project completion



21 м²
swimming
pool

* The price does not include
VAT - 11% and notary fee - 1%

1st floor:

- 18 м² living area
- 2.8 м² guest toilet
- 16 м² kitchen area
- 7.6 м² bathroom
- 3 м² storage area
- 18.6 м² bedroom

2nd floor:

- 14 м² office
- 20 м² bedroom
- 8 м² bathroom



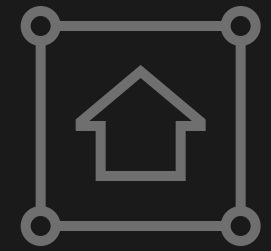
Profitability of the Rental Model for the End Buyer

	Moderate	Optimal
Occupancy Rate	80%	90%
Daily Price	\$250	\$300
Monthly Income	\$5 800	\$7 830
<i>Villa Expenses and Maintenance (staff, laundry, water, electricity, infrastructure)</i>	\$500	\$500
<i>Management Company</i>	\$1 590	\$2 199
Monthly Profit (EBITDA)	\$3 710	\$5 131
Passive Annual Profit (EBITDA)	\$44 520	\$61 572
Annual return on investment (EBITDA)	16,8%	23,2%
Payback Period (in years) *excluding rental growth (EBITDA)	6,0	4,3

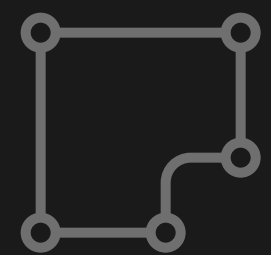
fix

30%

Smart-вилла L1 — L5 | 3 Bedrooms



175 м²



174 м²
land plot



27.5 м²
swimming
pool



\$349,000
starting from



\$554,365
estimated price upon
project completion

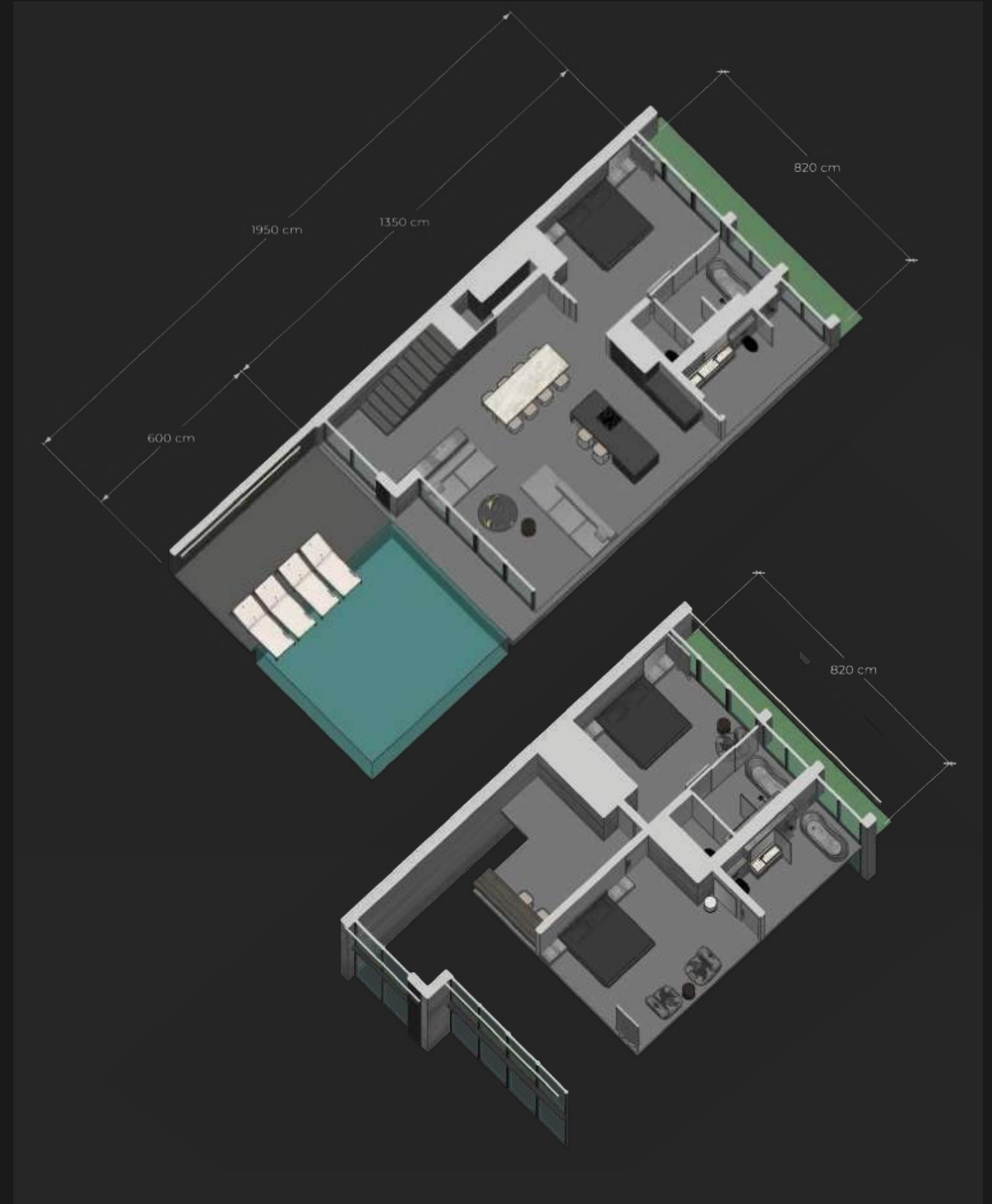
* The price does not include
VAT - 11% and notary fee - 1%

1 этаж:

- 23 м² living area
- 8 м² guest toilet
- 26 м² kitchen area
- 8 м² bathroom
- 9 м² storage area
- 20 м² bedroom

2 этаж:

- 12 м² office
- 20 м² bedroom
- 20 м² bedroom
- 8 м² bathroom
- 8 м² bathroom



Profitability of the Rental Model for the End Buyer

	Moderate	Optimal
Occupancy Rate	80%	90%
Daily Price	\$380	\$450
Monthly Income	\$8 816	\$11 745
<i>Villa Expenses and Maintenance (staff, laundry, water, electricity, infrastructure)</i>	\$500	\$500
<i>Management Company</i>	\$2 495	\$3 374
Monthly Profit (EBITDA)	\$5 821	\$7 872
Passive Annual Profit (EBITDA)	\$69 854	\$94 458
Annual return on investment (EBITDA)	18,0%	24,3%
Payback Period (in years) *excluding rental growth (EBITDA)	5,6	4,1

fix

30%

Strategy

We present 2 investment strategies for our investors

Strategy 1: Short-Term Investment

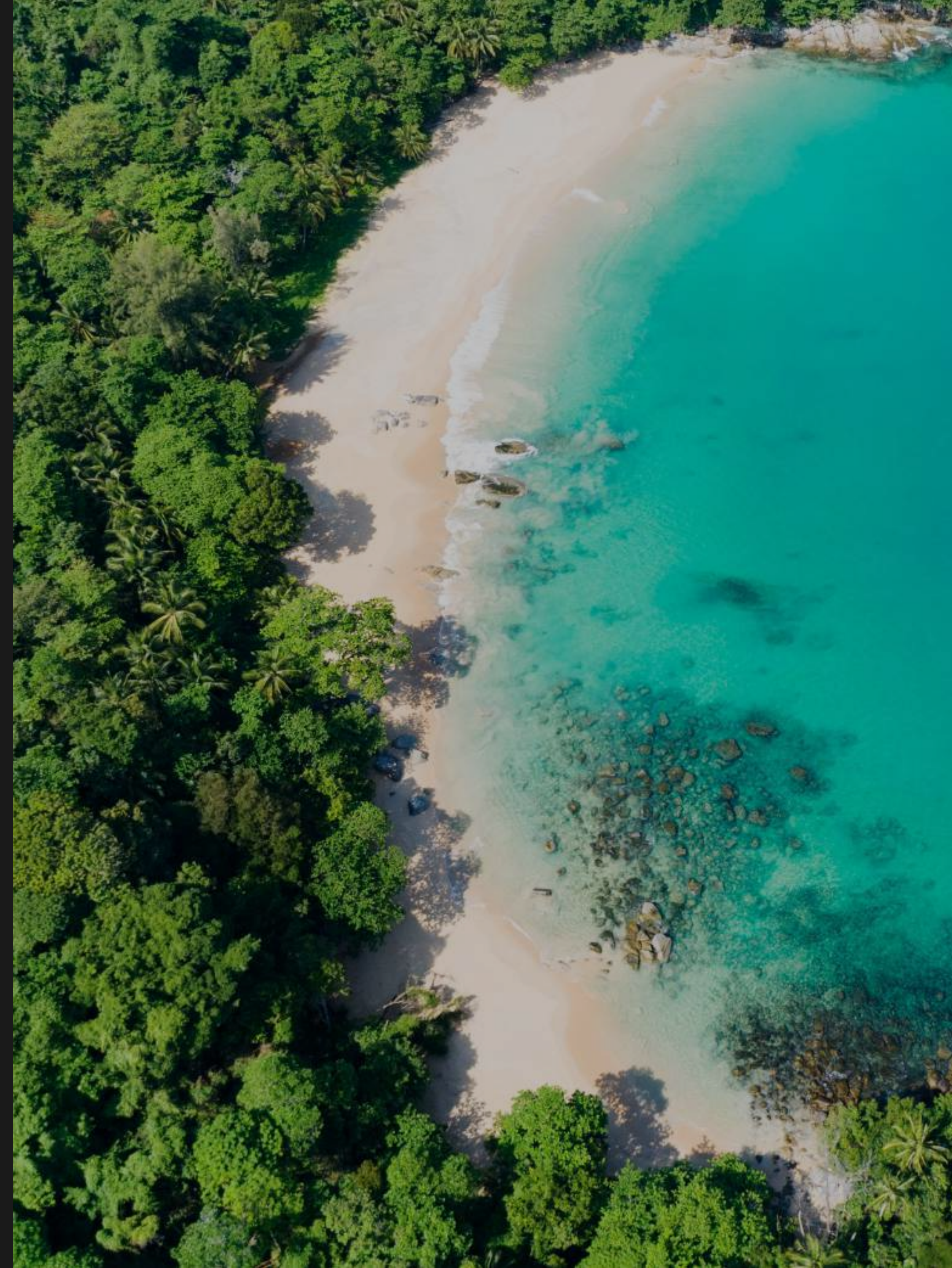
This strategy involves purchasing an asset in installments and selling it during the final stage of the project construction, within a year.

Average ROI — 25%*

*ROI is calculated based on net profit, considering all taxes and expenses paid

Additionally, you can obtain a comprehensive financial model for managing your assets, which includes calculations for:

- NPV, IRR
- CashFlow
- taxes, depreciation, and other expenses



Strategy 2: Medium-Term Investment

This is the most profitable strategy with an optimal risk balance for investment. It involves owning the asset for a period of 4 years, with the asset being recouped through rental income and exit from the investment.

Upon exit, the lease term will be 25 years, which is a popular offering in the secondary real estate market.

Average ROI — 90%*

IRR — 32%

*ROI is calculated based on net profit, considering all taxes and expenses paid

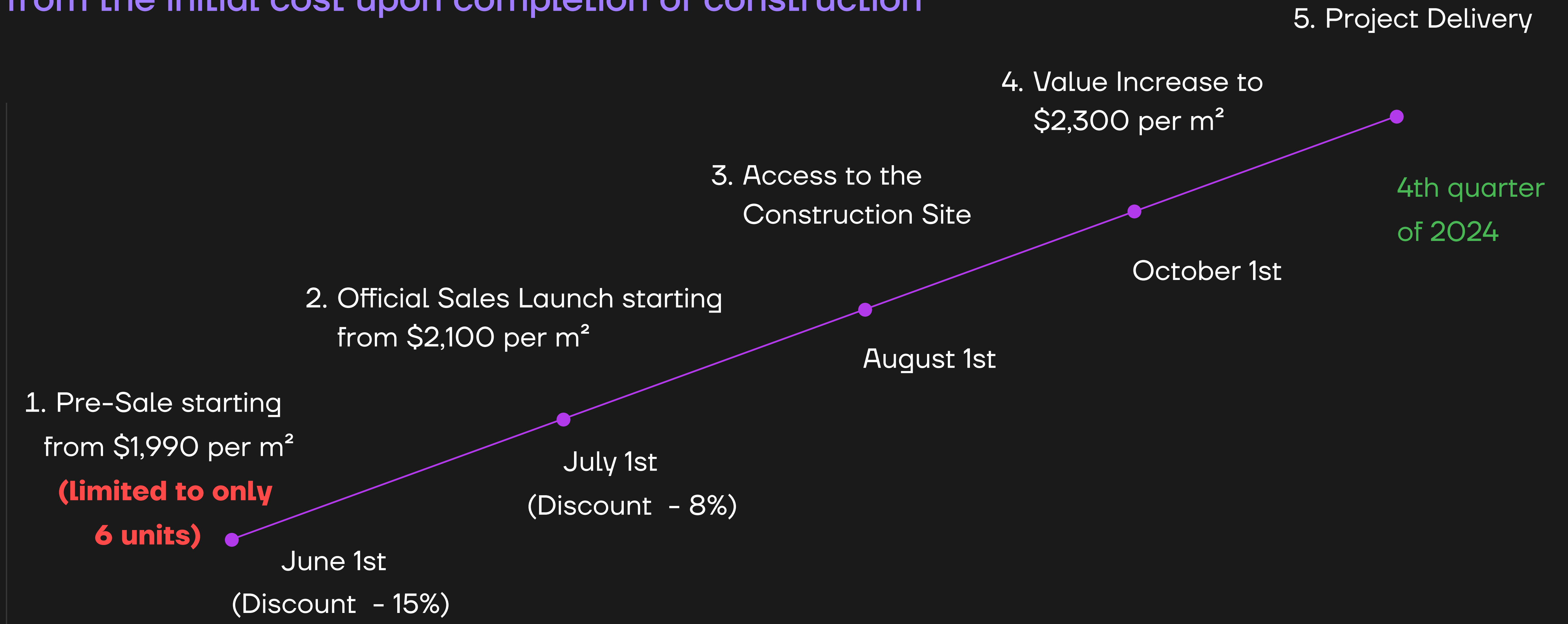
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Project Roadmap

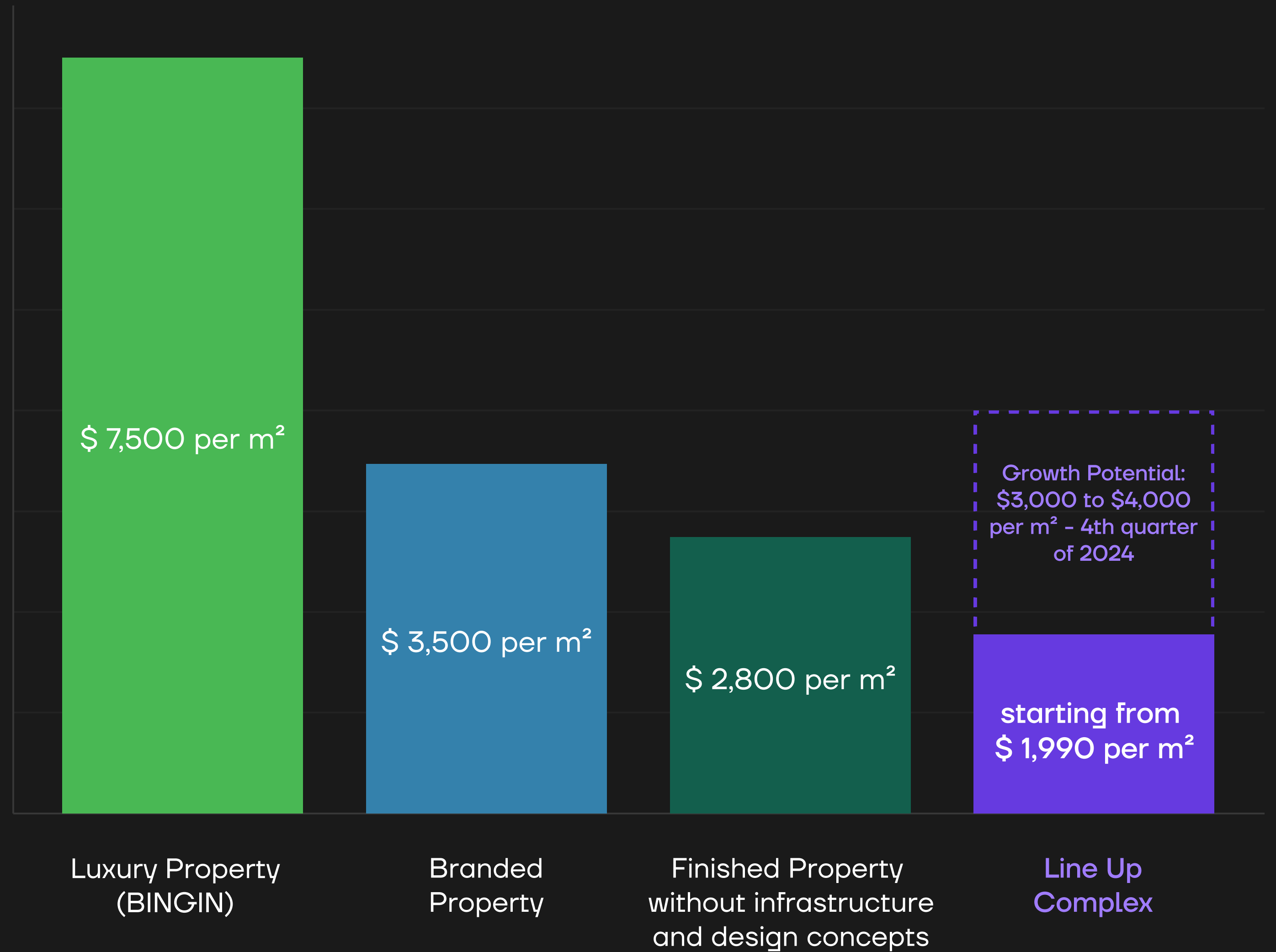
Capitalization Growth of 30% per 1 m²
from the initial cost upon completion of construction



Competitive Sales Analysis

Competitive analysis of available real estate options:

- Branded properties in Bali
- Finished properties in Bingin
- Hotel real estate with infrastructure



*Analyzed over 4,000 housing units in Bali from publicly available sources

Hotel Services by the Management Company



Secured
complex



Complimentary
breakfast for guests



Concierge
Service

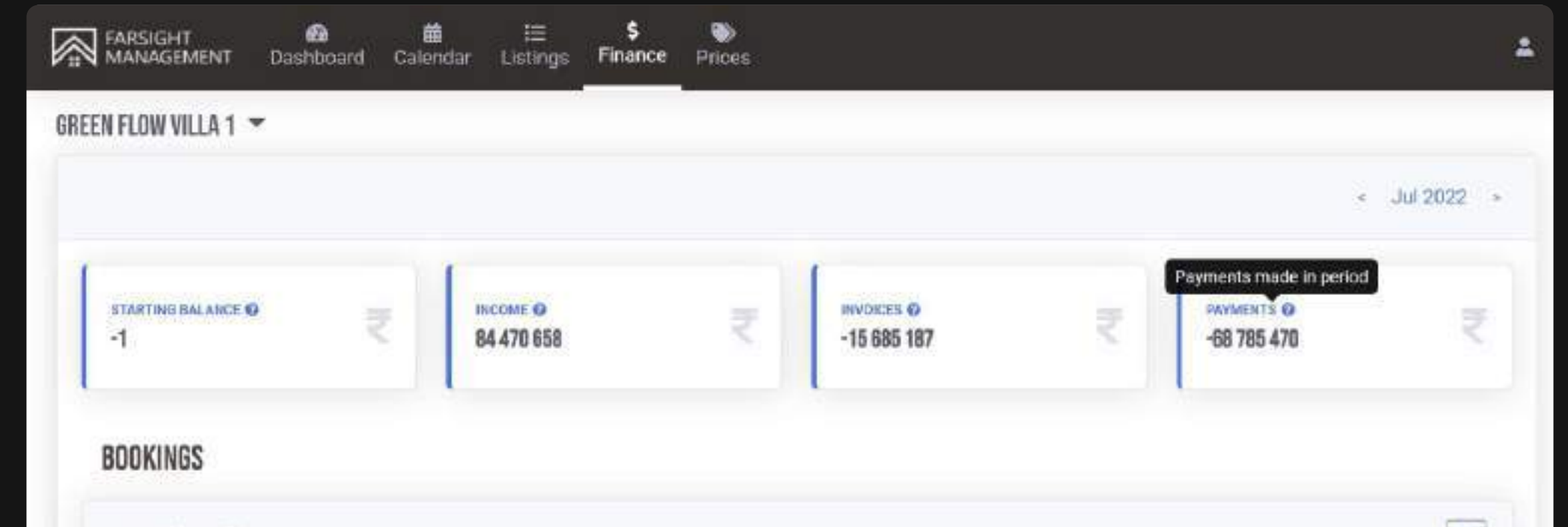


Daily housekeeping
and linen
replacement



Control through Mobile Application

Access information on occupancy and financial reports from the Management Company via our user-friendly mobile app



GREEN FLOW VILLA 1

Jul 2022

Property	Unit name	Checkin	CheckOut	Expected arrival	Nights	Guest	Guests	Unpaid	Status
Green Flow Villa 1	Villa	2022-07-01	2022-07-06	14:00	5	Iiana darmawan	6	0	CONFIRMED
Green Flow Villa 1	Villa	2022-07-06	2022-07-08	14:00	2	Fransky Ryadi	2	0	CONFIRMED
Green Flow Villa 1	Villa	2022-07-09	2022-07-14	14:00	5	Rachel Loftus	4	0	CONFIRMED
Green Flow Villa 1	Villa	2022-07-14	2022-07-16	N/A	2	Isabel Arguello	2	0	CONFIRMED
Green Flow Villa 1	Villa	2022-07-16	2022-07-20	14:30	4	Safiya Alotaibi	6	0	CONFIRMED
Green Flow Villa 1	Villa	2022-07-20	2022-07-22	14:00	2	Teng Yao Foo	6	0	CONFIRMED
Green Flow Villa 1	Villa	2022-07-22	2022-07-24	15:00	2	Jas Gordon	5	0	CONFIRMED
Green Flow Villa 1	Villa	2022-07-24	2022-07-25	14:00	1	Evgeniy Andreev	3	0	CONFIRMED
Green Flow Villa 1	Villa	2022-07-27	2022-07-29	17:00	2	Janene Cortes	3	0	CONFIRMED
Green Flow Villa 1	Villa	2022-07-29	2022-07-31	19:00	2	Fiona Fan	4	0	CONFIRMED

Metric	Value
STARTING BALANCE	-1
INCOME	84 470 658
INVOICES	-15 685 187
Payments made in period	-68 785 470

Payout

12 166 054
5 853 336
16 905 809
6 530 160
12 440 439
7 910 192