

HIT ↗

HIT 

DEVELOPMENT
& INVESTMENT

3 years

in the Indonesian real
estate market

10 hectare

company's land portfolio in
Bali

18 experts

with extensive experience in
the international market

A modern office interior featuring a glass-walled meeting room on the left, a staircase with dark steps and a glass railing, and a desk area on the right with a large digital display showing a teal and white abstract pattern. The text "The Project team" is overlaid in the center.

The Project team



Igor Markov
CEO

Multi-founder
Since 2018 — a federal law firm CREDIX
Since 2020 — HIT Development
Since 2021 — [BlockChess.io](https://www.blockchess.io),
2009-2021 — Fresh Chicken agency



Evgeniy Popov
COO

15 years of experience in managing development and infrastructure projects
Over 7 years of successful real estate portfolio management, overseeing assets valued at more than \$2 billion
Development of "Garden Quarters" and "Balchug Residence" complexes. Construction of the Zhivopisny Bridge, reconstruction of the Leningradsky Railway Station



Vladimir Mikhaykiy
Head of the Construction Department (Russia)

Established and led a construction company with 150 employees
Successfully completed over 100 projects of luxury apartment complexes, bars, and restaurants, including renowned establishments such as Tsvetochki, Takty, Skotny Dvor, Brunch Garage, Bekitzer, Sidreria, Hi-Hat, Social Club, Pizzeria 1/6, Guzhva, Mamo, Hamlet + Jack, Khachapuri & Vino, Friends, Camorra Pizzeria, Ikigari, Ragu, Trattoria



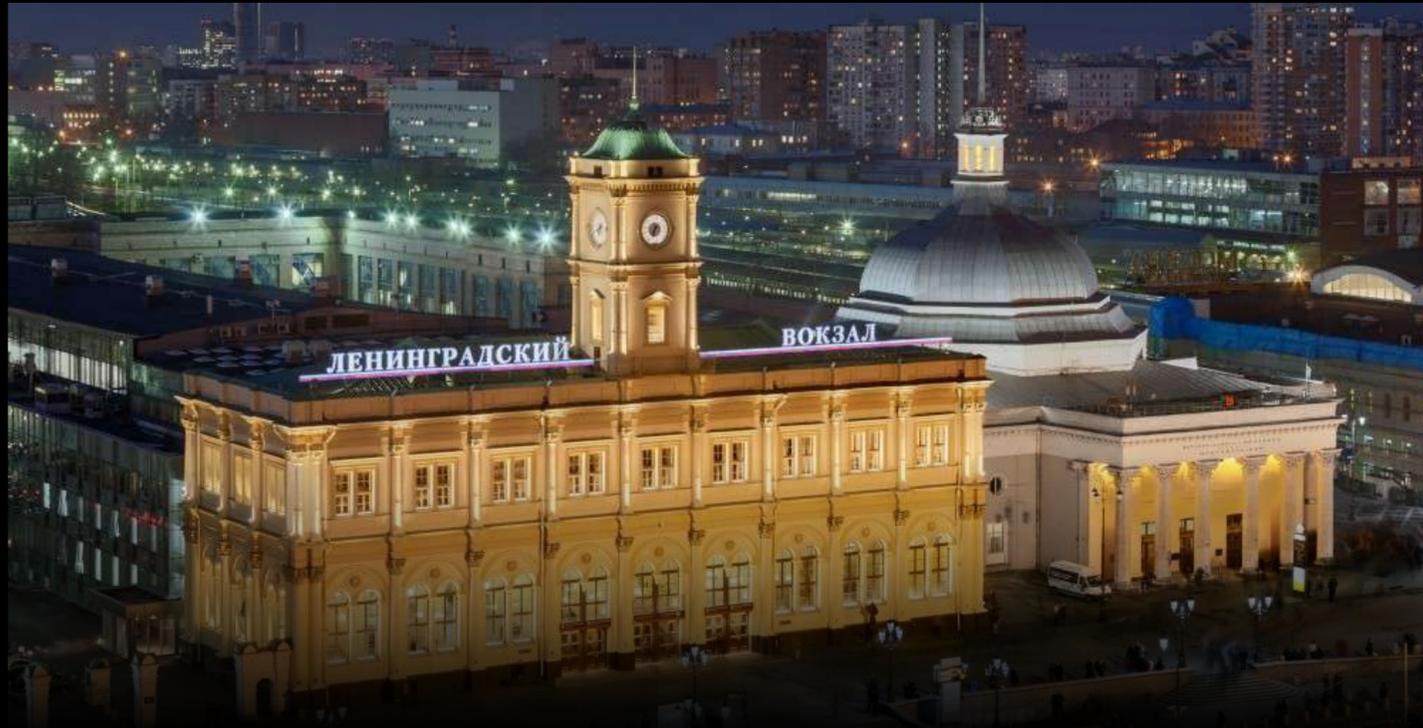
Gede Ketut Rudianta
Head of the construction Department (Indonesia)

More than 300 completed projects in Indonesia, including 10 luxury hotels in Bali.
Capella Ubud Bali, SOORI BALI, The Ritz Carlton Bali – Nusa Dua, Intercontinental Bali Resort, The Legian Hotel, Amanusa Hotel - Nusa Dua, and others



Nureni Hanifan
Head of Hospitality Department

Has worked in leading roles in service and management in luxury hotels, spas, and retreats in Indonesia.
An expert in hospitality, adept at blending Balinese culture with high Western standards.



Leningradsky Railway Station, Moscow



Zhivopisny Bridge, Moscow



Sadovie Kvartaly Residence, Moscow



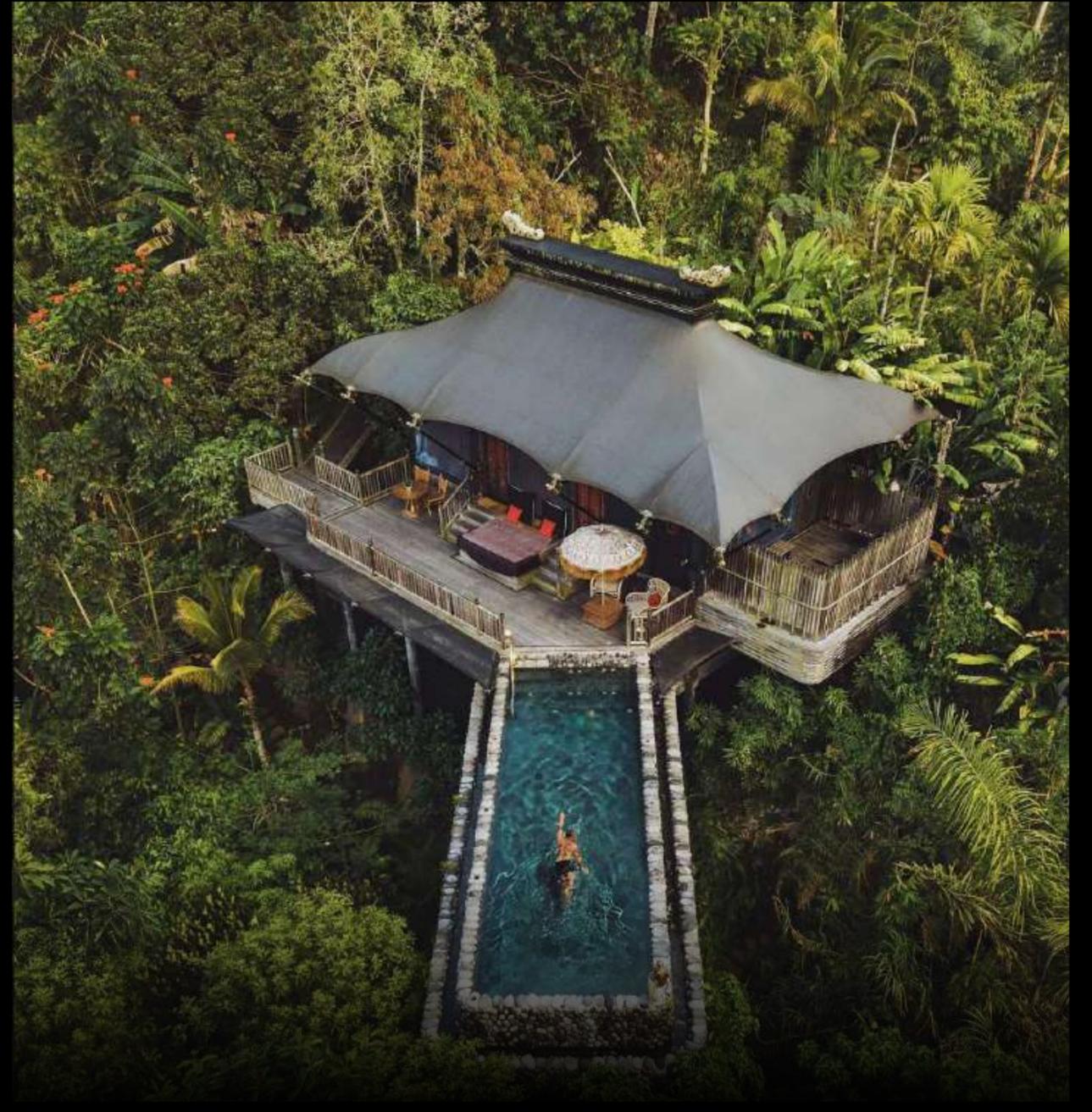
Cvetochki Bar,
St. Petersburg



Social Club Restaurant,
St. Petersburg



Bohema Hotel,
St. Petersburg

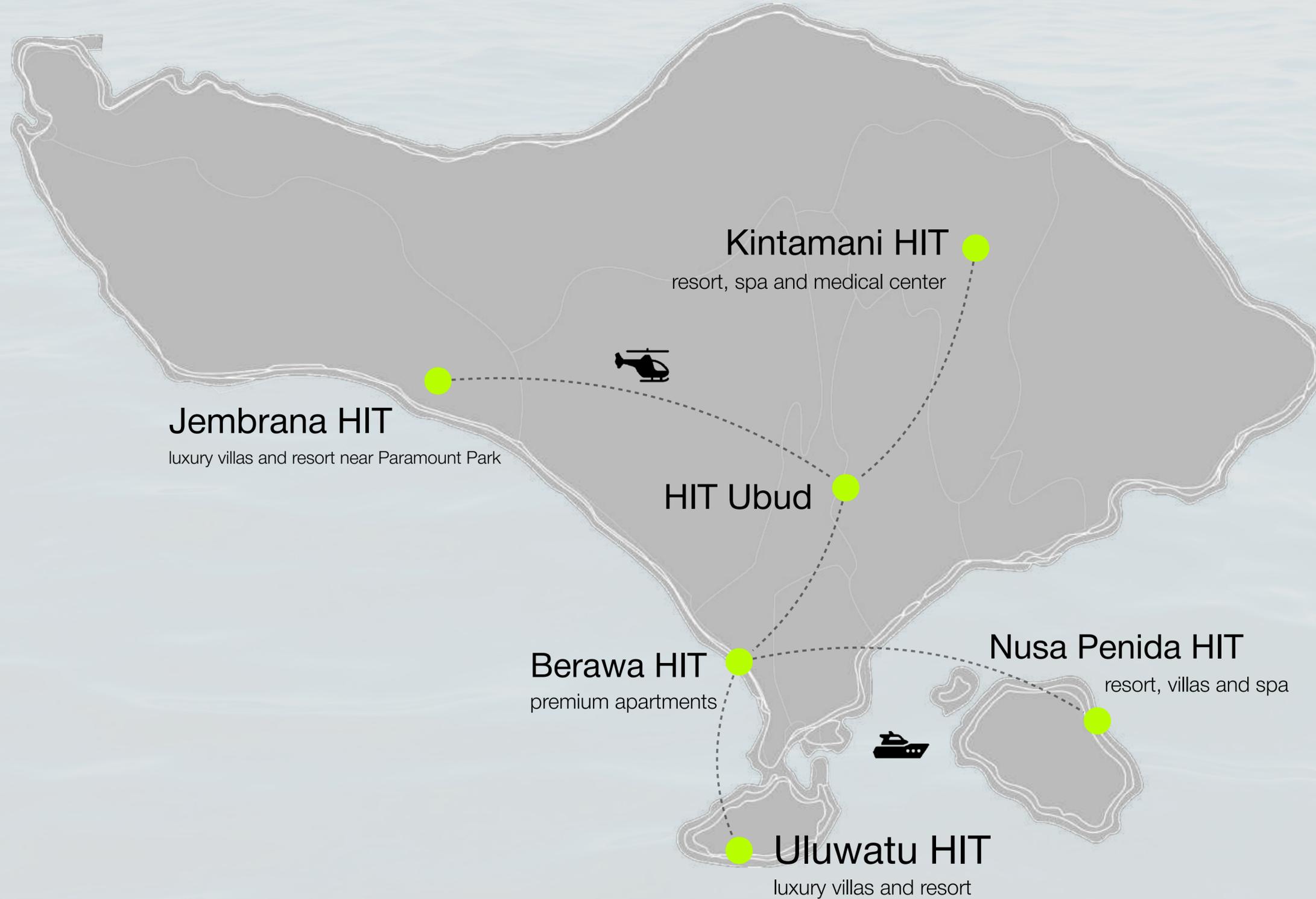


Capella Hotel, Ubud Bali



Soori Residence, Tabanan Bali

Locations of HIT development projects in Bali



Передвижение на вертолете HIT



Передвижение на яхте HIT

INDONESIA

A COUNTRY THAT CAN SURPRISE



Archipelago of

17500 islands

HIT 

Unique nature and the undersea world

> 3000

types of fish

> 600

types of corals

76% of the total known to science marine biodiversity

7th World Economy
in 2023

4th World Economy
by 2030

The Indonesian flag, featuring a red upper half and a white lower half, is shown waving on a flagpole against a clear blue sky. The flag is positioned on the left side of the frame.

Population of
280
million people

1st place — China

2nd place — India

3rd place — United States of America

4th place — Indonesia



THE
WORLD
BANK

52 million

members of the middle class

118 million

by 2030

HIT 

The chart depicting the changes in the number of multi-millionaires

Ranks of the incredibly wealthy Asians will continue to grow

Projected annual increase of ultra-wealthy people, in percent*



**The forecast covers the period up to 2025. Source: Knight Frank Wealth Sizing Model*

Calm political environment

Indonesia maintains a neutral stance in global political matters, prioritising its economic development.

"The President of Indonesia is the most popular democratic leader in the world"

President of Indonesia
Joko Widodo



STRONG RUPIAH



13%

- maximum fluctuation against dollar since 2016 according to the Bank of Indonesia

Free rupiah-dollar exchange



In Indonesia, you can legally convert cryptocurrencies into cash at any branch of authorised crypto exchanges as well as online



3 – 5,5%

stable rate of inflation

USA 1,3 – 8,0%

Europe 1,1 – 9,2%

Turkey 7,8 – 72,3%

** The maximum volatility during the period 2016-2022, based on data from the Cabinet of Ministers of the Republic of Indonesia*

HIT 

10th place

among 190 countries in the world in
the category of 'Investor protection'

DOING BUSINESS



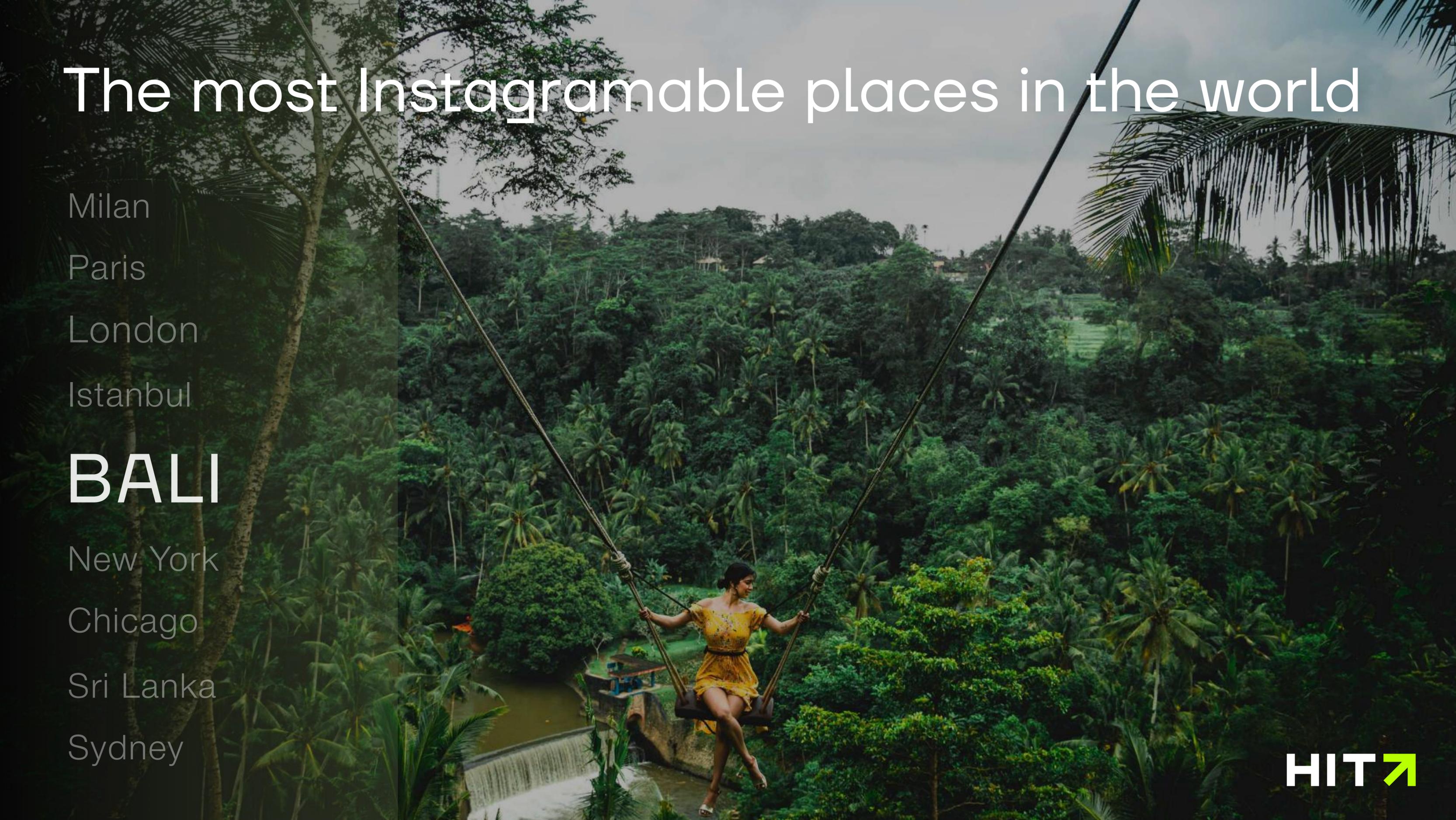
BALI

2nd place

among the most popular tourist destinations in 2023



The most Instagrammable places in the world

A woman in a yellow dress is swinging on a swing set. The swing is suspended by two ropes from a high point, and she is in the middle of a swing. The background is a dense, lush tropical forest with many palm trees. In the lower left, there is a small waterfall cascading into a pool of water. The sky is overcast and grey.

Milan

Paris

London

Istanbul

BALI

New York

Chicago

Sri Lanka

Sydney



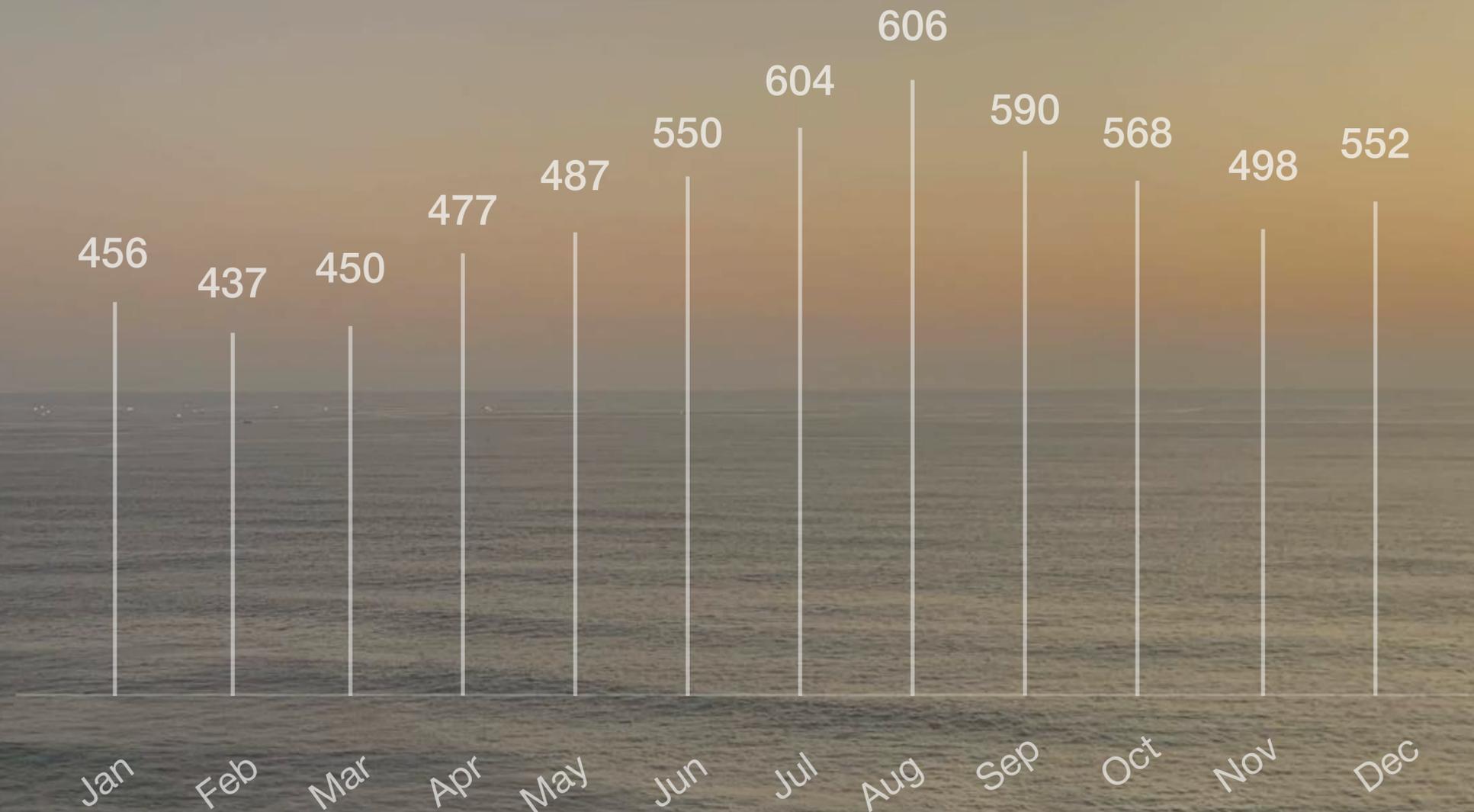
365

travel days per year

HIT 

The flow of tourists throughout the year

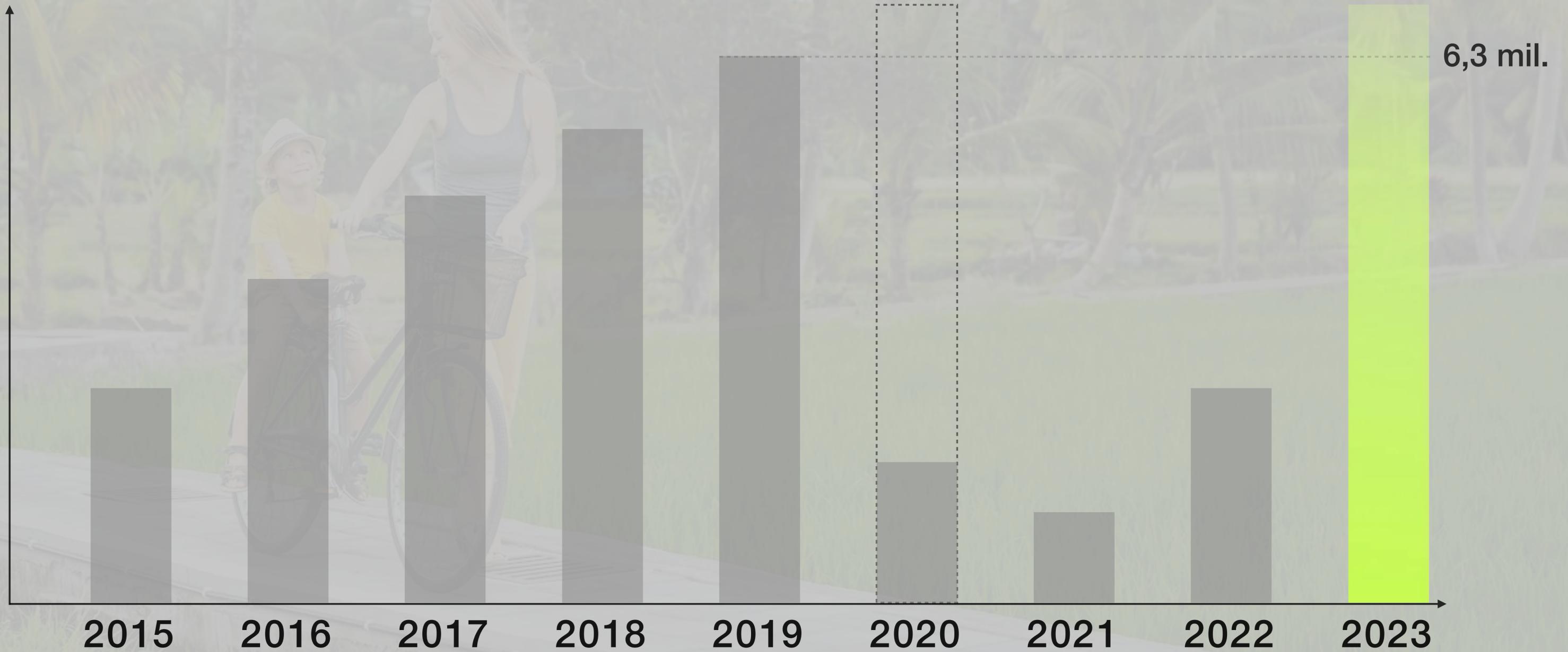
**in thousands (in 2019)*



THE FLOW OF TOURISTS THROUGHOUT THE YEAR



From **2015** to **2023** in millions



Fast recovery of tourist influx after COVID-19.

Bali – is the most popular domestic
tourism destination in Indonesia

9,5 million

domestic tourists visit Bali on average yearly

HIT 

4th place in the world

"Investment-attractive location"



ISLAND DEVELOPMENT DRIVERS



2022

Reconstruction of the port in Sanur

HIT 

2023

Bali International Hospital in association with Mayo Clinic USA
The largest modern medical facility in Bali

BALI INTERNATIONAL HOSPITAL

HIT 



2024

The Highway - Gilimanuk-Mengwi, that spans the entire island and connects Bali and Jakarta



2024

The Gilimanuk Port Renovation Project is a crucial hub for passengers and cargo between the islands of Java and Bali. It has the potential to increase passenger traffic up to 14 million per year.





2025

Paramount Park is the largest theme park from the renowned Paramount brand

HIT 



UBUD

The most popular travel brand in Bali



25%

of Bali's attractions are concentrated in Ubud



4 out of 6

the most luxurious hotels in Bali are concentrated in Ubud

TRAVEL+
LEISURE

2nd place

in the TOP-15 best cities for holidays in Asia

HIT 

Royal Palace of Ubud

PURI SARENG AGUNG

constructed in the late 19th century, continues to serve as the residence for the royal family



on 40,5%

growth rate, the supply in the luxury segment of accommodations in Bali falls behind the growth rate of visitor influx



*Based on reports from the Bali Ministry of Statistics for the period 2011-2022

Accommodation facilities in Bali

<1% luxury

7% premium

33% comfort

59% economy

THE IDEA

to create a unique experience that nurtures the soul and revitalises
the body in Ubud

SOLUTION

To create a new segment of luxury vacation in Bali



DEVELOPMENT
RESTAURANTS
RETREATS
RESORTS
SPA

HIT

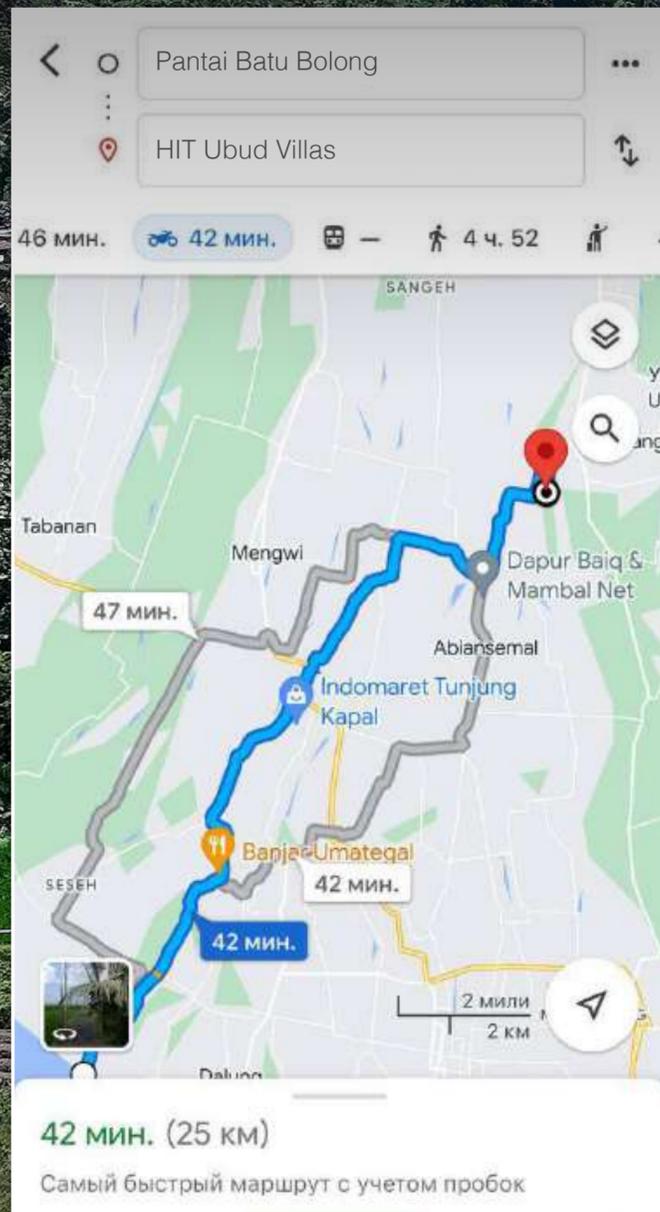
HIT



HIT ↗ UBUD



Project Location



Sayan, Ubud

Mandapa
A RITZ-CARLTON RESERVE

ĀMAN

FOUR SEASONS

Королевский
Дворец,
Убуда



Surrounding

HIT

THE LAND

Leasehold for 50 years — until 2073

*90% of land contracts in Indonesia are based on a Leasehold agreement

*The Leasehold agreement is executed only with the participation of a notary, which guarantees the security of the contract



65 meters

90 meters

50 ARE

The last available plot with panoramic views that has a valid building permit in this area





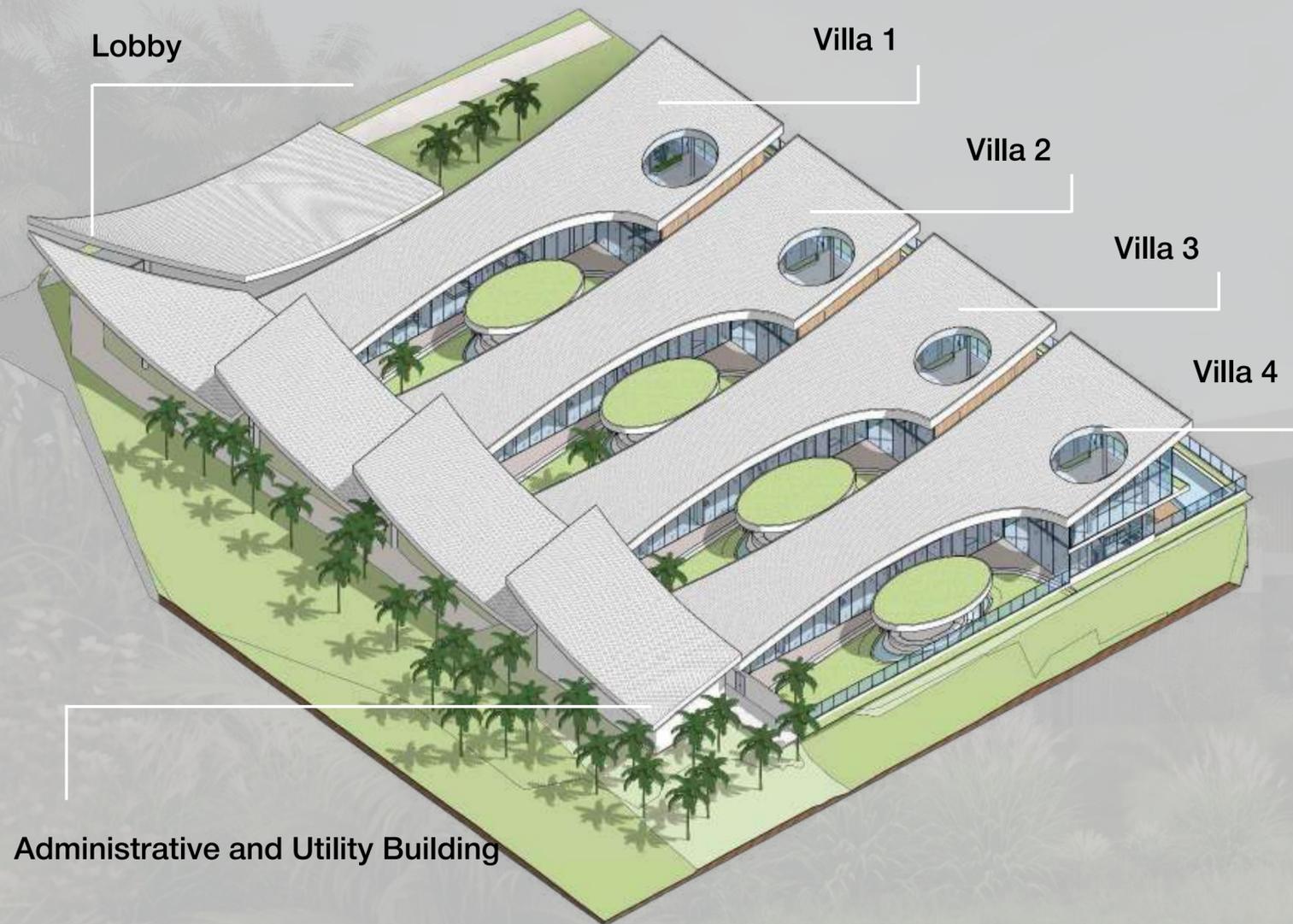
Each villa overlooks expansive rice plantations, which are officially protected by Bali's cultural heritage preservation law



2 ГЕКТАРА

To avoid any possibility of even a minor construction, we lease 1 hectare of rice plantations in front of the complex and keep the possibility of growing rice in a traditional way

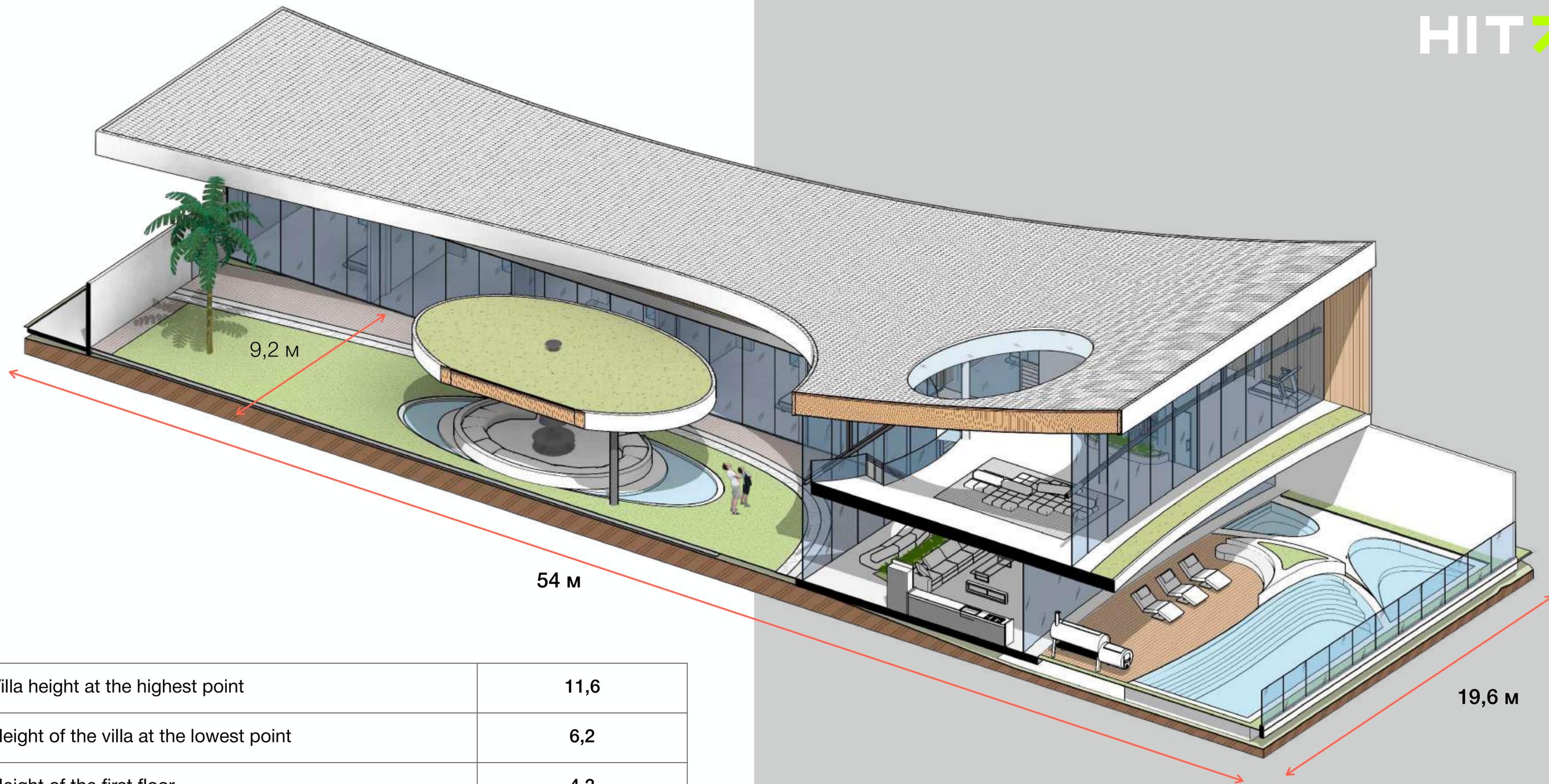
The Masterplan



м ²	Вилла 1	Вилла 2	Вилла 3	Вилла 4	ИТОГО:
Land plot area	1 015	1 015	1 015	1 063	4 108
Villa area, including:	642	642	642	642	2568
Residential Area	435	435	435	435	1740
SPA area	99	99	99	99	396
Gym	38	38	38	38	152
Auxiliary area	13	13	13	13	52
Pool area	50	50	50	50	200
Landscape area	468	468	468	516	1920

Administrative and Utility Building	908 м²
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Villa height at the highest point	11,6
Villa height at the lowest point	6,2
Height of the first floor	4,3
Height of the second floor	7,3

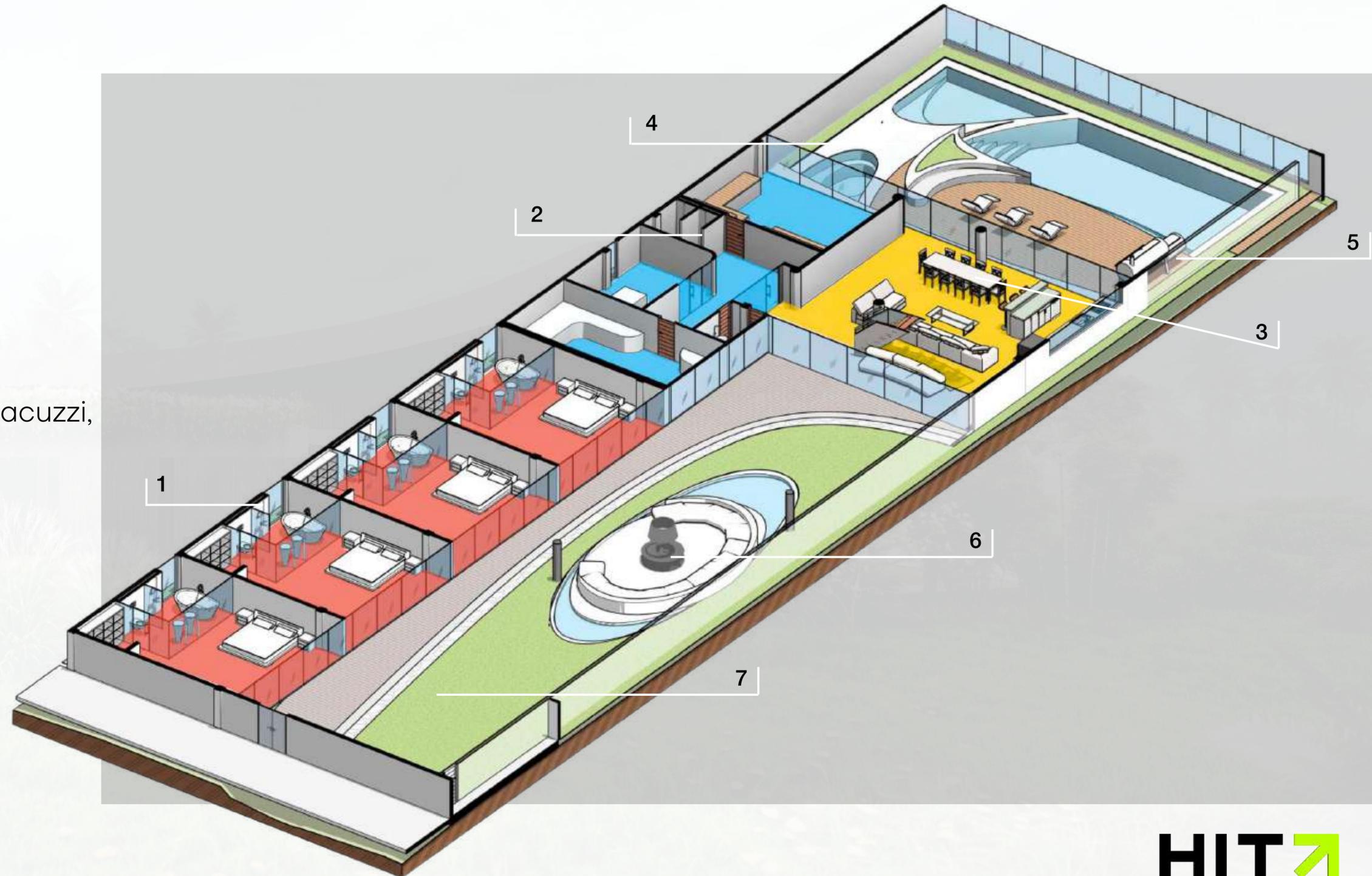


Villa height at the highest point	11,6
Height of the villa at the lowest point	6,2
Height of the first floor	4,3
Height of the second floor	7,3

Planning solutions

1st floor

- 1. 4 double bedrooms
- 2. Bathhouse
- 3. Living room with a kitchen and access to the pool area
- 4. Swimming pool with a terrace, a jacuzzi, and two bathtubs
- 5. Barbecue area
- 6. Gazebo with a fireplace
- 7. Garden



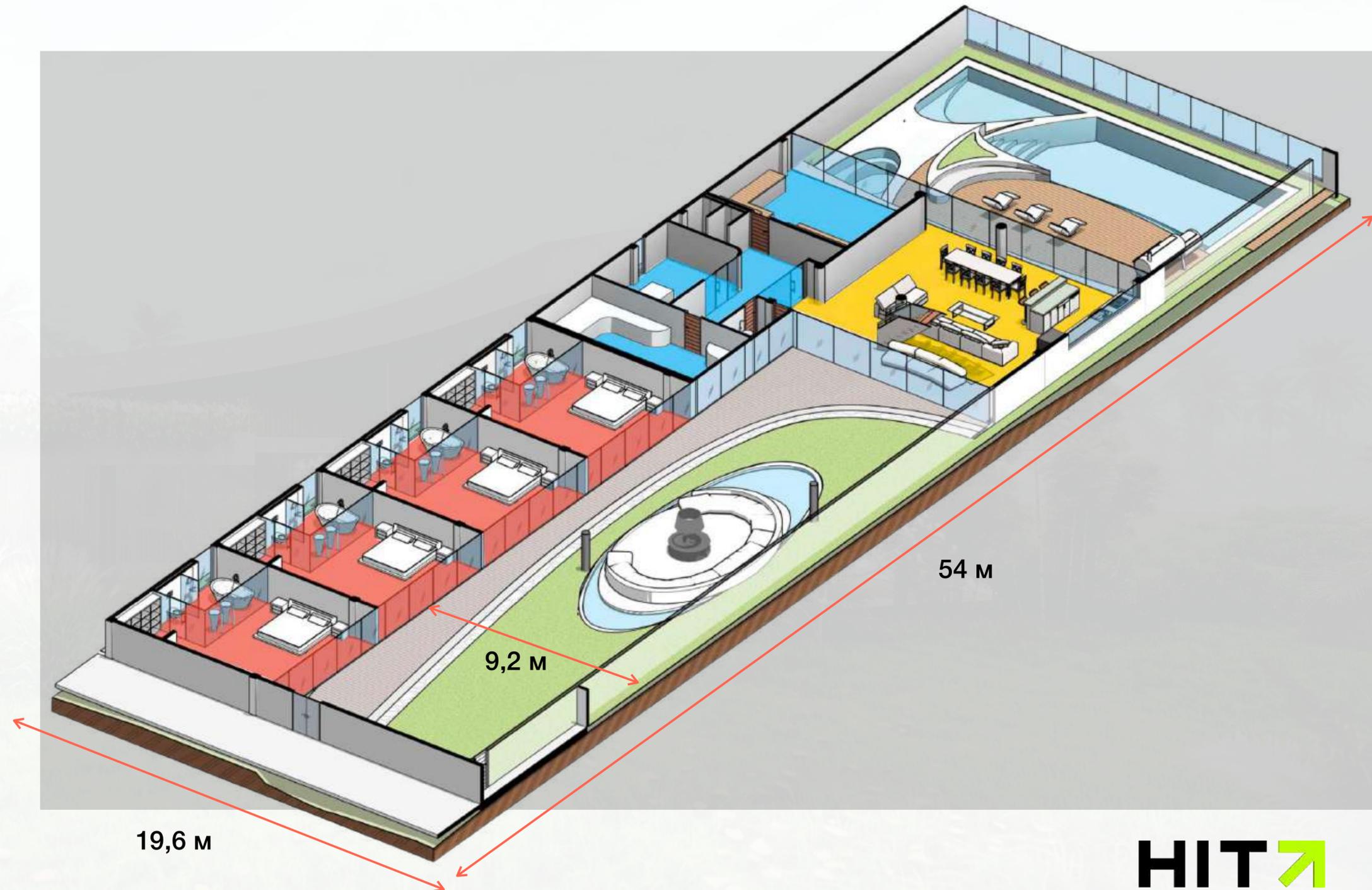
Planning solutions

1st Floor areas

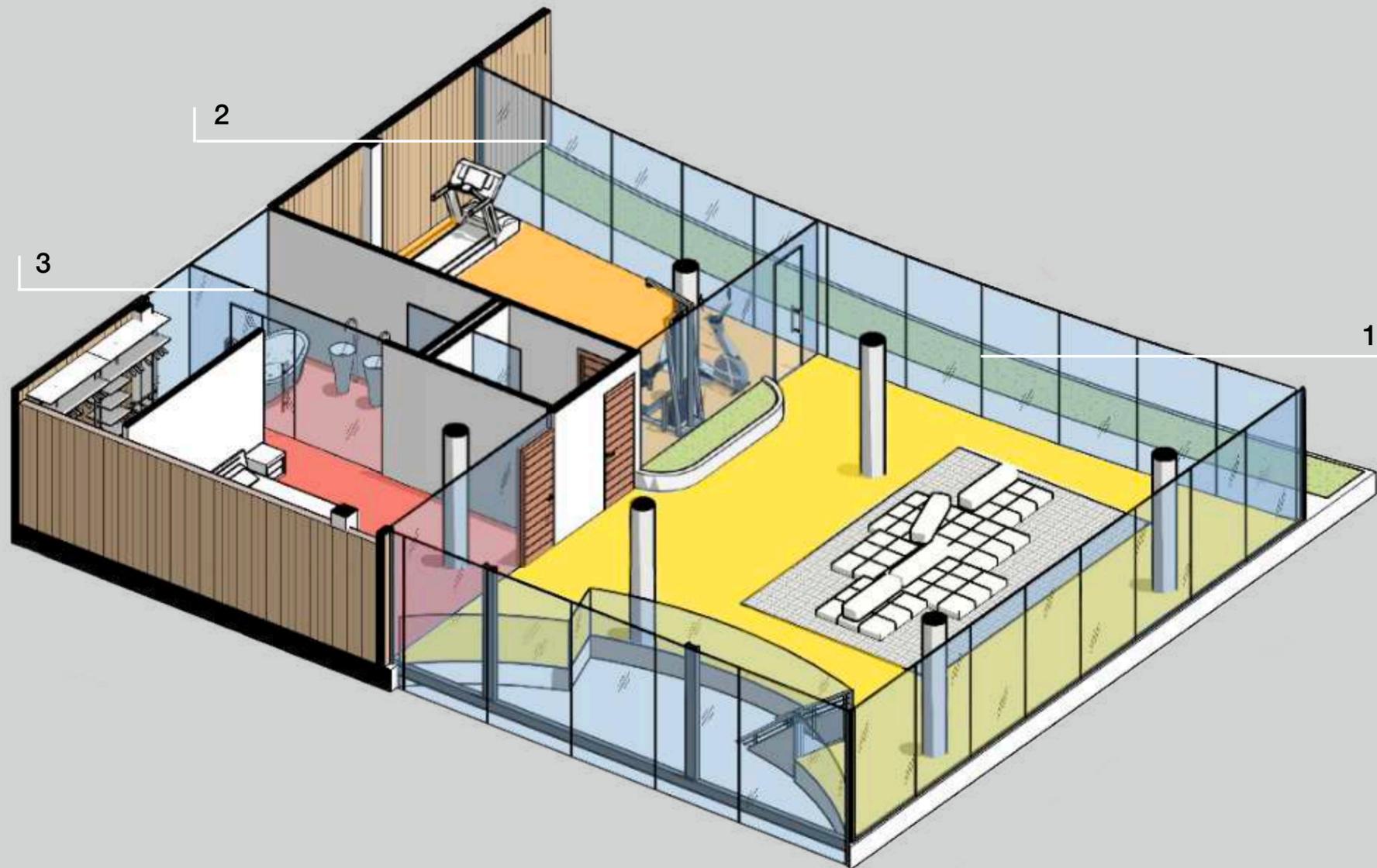
bedroom area	47,5
living room area	100
bathhouse area	99
pool zone area	72
pool size	50
garden area	230

Ceiling height of the 1st floor

ceiling height in the bedroom	3,8
ceiling height in the living room	3,8



Planning solutions



2nd floor

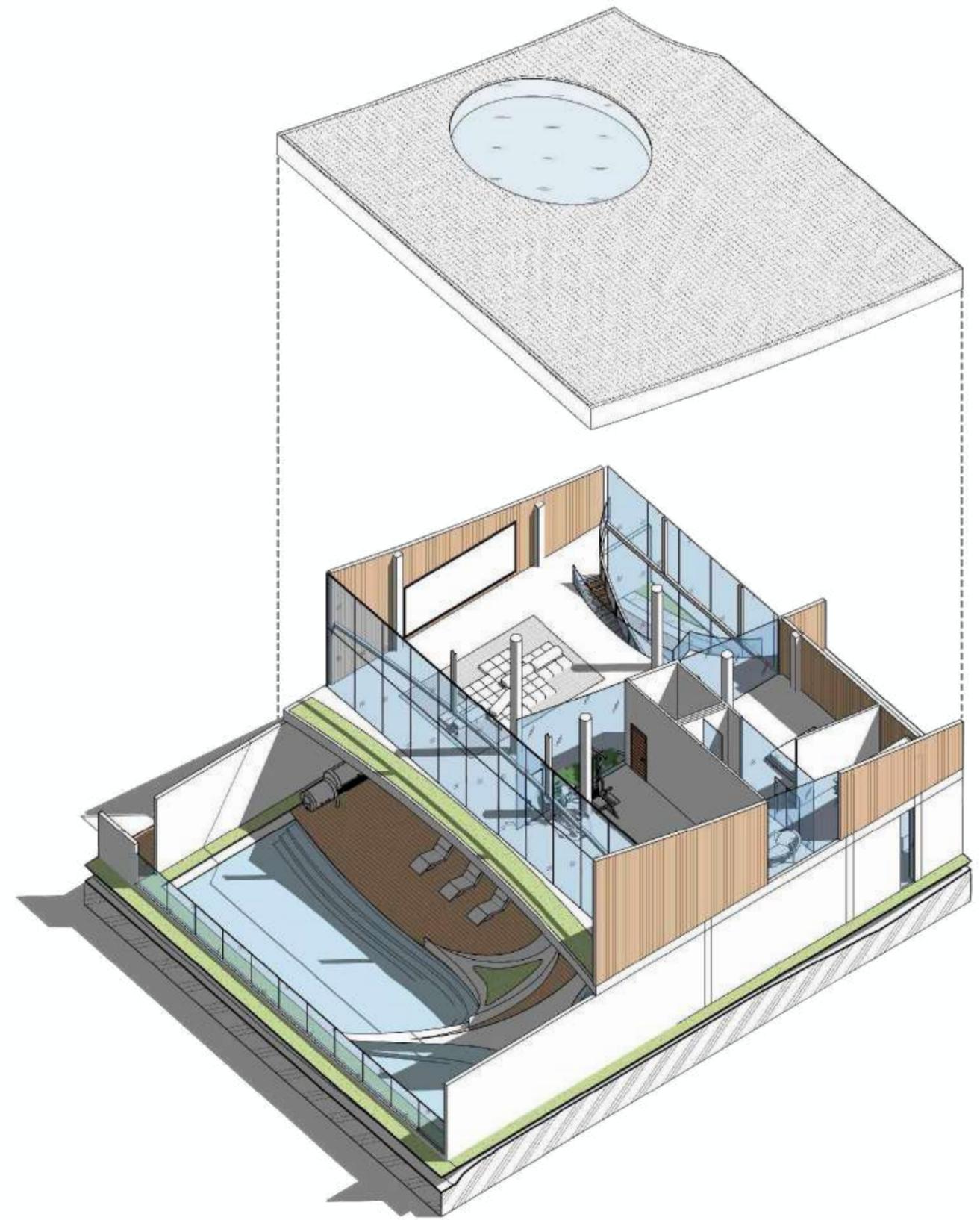
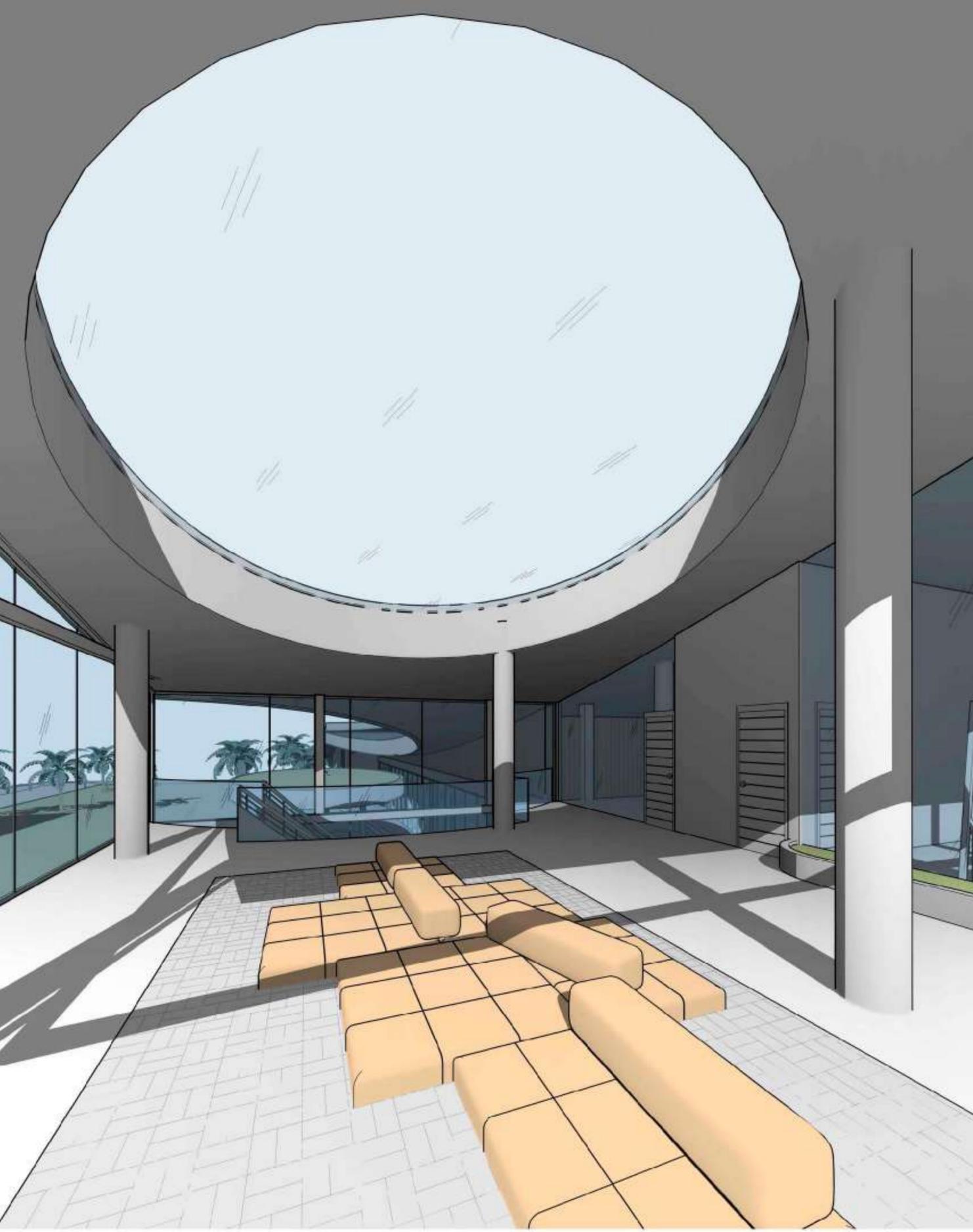
- 1. panoramic living room with cinema
- 2. gym and yoga area
- 3. 5th double bedroom

2nd Floor areas

bedroom area	43
living room area	93
gym area	38

Ceiling height of the 2nd floor

ceiling height in the bedroom	2.6 – 3.9
ceiling height in the living room	3,3 – 5,5





ARCHITECTURE













INTERIOR







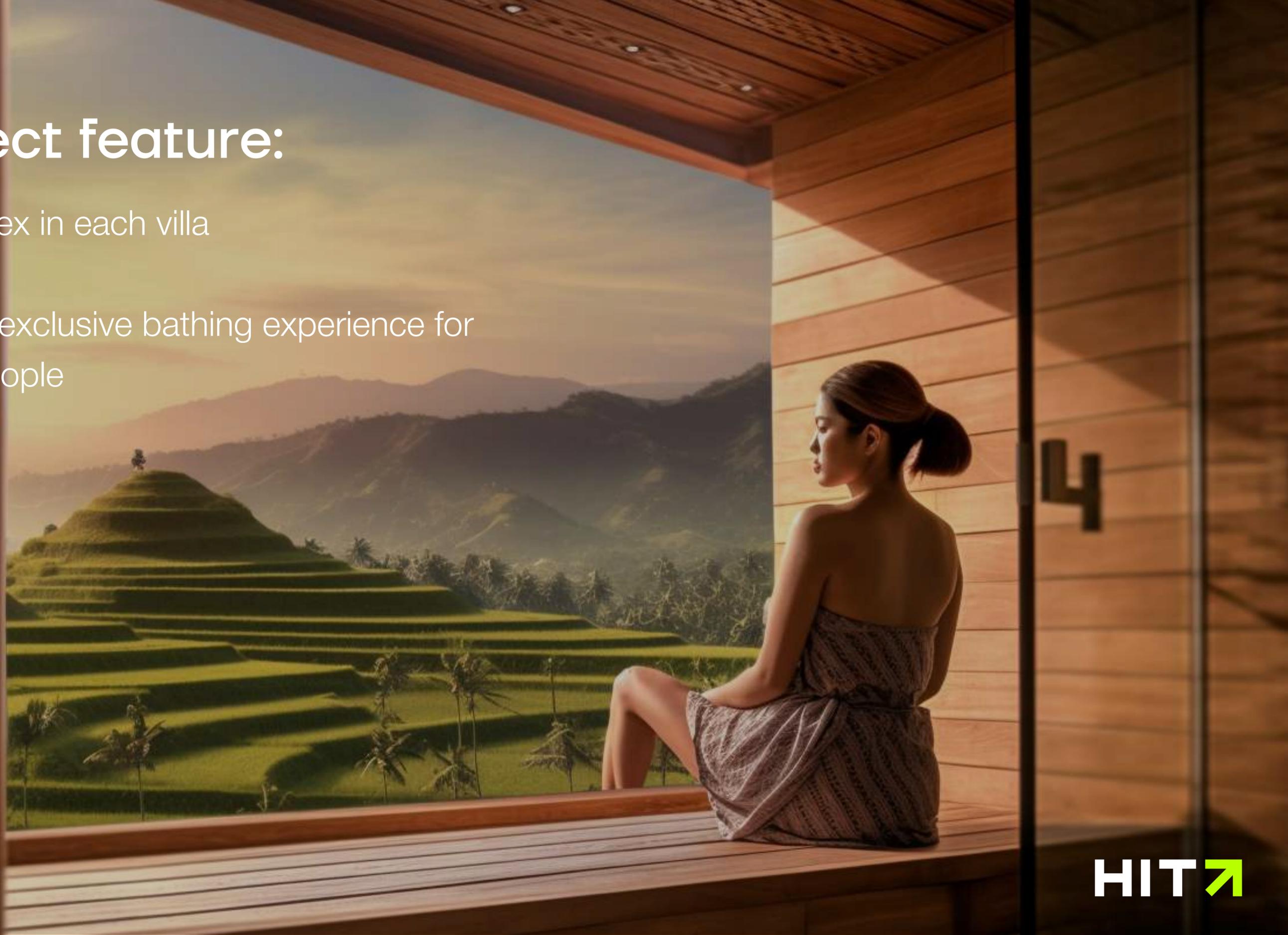




Unique project feature:

Complete SPA complex in each villa

offering a private and exclusive bathing experience for groups of up to 10 people



A unique project from SANGENS Company

that creates the finest bathing equipment worldwide

The complex includes a panoramic aroma-steam room, an individual steam room, a hammam, a massage area, ice bath, and a jacuzzi

The bathhouse was developed in cooperation with the best bathhouse experts in Russia

HIT 

Stress free

Concierge service 24/7

Impeccable service, personalised approach, and prompt fulfilment of requests and wishes at any hour



Personal chef

Will prepare gourmet dishes or surprise you with the familiar tastes of Russian and Caucasian cuisine. From sumptuous breakfasts to enticing barbecues, they are dedicated to fulfilling any culinary wishes

Nanny

Will take care of the child, ensuring their safety and well-being, allowing guests to fully enjoy their vacation, knowing that their family is in reliable hands. Our unique approach and specially tailored programs cater to different age groups

Partnership, not just unit sales

1. no tax on purchase and sale - 22%
2. purchase of square meter at cost price
3. cost-based property management

Instead of purchasing a single unit,
you become a co-owner of a luxury villa complex

Investment performance indicators



Pool of investors	Pool №2
Share size	10%
Share price	1 500 000 \$
Minimum entry point 1%	150 000 \$

Indicator	Value
The occupancy rate of the complex	85,0%
Daily rental price of 1 unit	\$3 390 - \$3 800
Annual income	693 936 \$
Management cost	15,4 %
Tax payments	24,6 %
Annual investor payout	416 160 \$
Return on investment (ROI)	27,7 %
Return on \$100,000	27 744 \$
Payback period (PP), years	3,6
Start of Commissioning	Q4 2024

"The data is provided as an average over 25 years."

Comparison with competitors



Company	Mirah	Magnum Sanur	Magnitude	SDG	SUOM	ParQ Blue	Alex Villas	HIT
Unit	2BR PH	2BD App	3BD Villa	2BD Villa	2BD Villa	2BD Villa	2BD Villa	10%, Pool №2
Property area	158	260	130	110	115	125	130	10 %
Purchase cost	\$428 000	\$850 000	\$355 320	\$320 000	\$270 000	\$452 250	\$385 000	\$1 500 000
Price per 1 m²	\$2 709	\$5 000	\$2 733	\$2 909	\$2 348	\$3 618	\$2 962	2 990 \$
Finishing grade	Comfort	Lux,Premium	Comfort	Comfort+	Comfort+	Comfort+ Premium	Comfort+ Comfort	Lux
Occupancy rate	82%	75%	80%	80%	75%	85%	85%	85%
Daily rental price	\$131	\$600	\$345	\$200	\$240	\$328	\$290	\$3 390 - \$3 800
Management cost	33%	47%	43%	25%	35%	29%	29%	15,4 %
Tax payments	Partial	Partial	11%	Not included	Partial	Not included	Partial	24,6 %
Investor payout	\$26 270	\$87 053	\$46 118	\$43 200	\$41 184	\$72 251	\$63 880	416 160 US\$
Return on investment (ROI)	6,1%	10,2%	13,0%	13,5%	15,3%	16,0%	16,6%	27,7 %
Return on \$100,000	\$6 138	\$10 241	\$12 979	\$13 500	\$15 253	\$15 976	\$16 592	27 744 \$
Payback period (PP)	16,3	9,8	7,7	7,4	6,6	6,3	6,0	3,6
Start of Commissioning	Q1 2024	Q2 2024	Finished	Q4 2023	Q2 2024	Q2 2025	Q4 2024	Q4 2024

**Data is provided on average for over 25 years*



42%

annual return on resale after 1 year

HIT 

The price of asset

Investment of \$150 000 = 1% share

Year	Purchase	2024	2025	2026	2027	2028
Price of the asset	\$150 000	213 370 \$	243 242 US\$	275 831 \$	308 444 \$	341 866 \$
ROI		42 %	62 %	84 %	106 %	128 %

Year	2029	2030	2031	2032	2033	2034	2035
Price of the asset	376 052 \$	410 942 \$	446 462 \$	482 520 \$	519 005 \$	555 783 \$	592 692 \$
ROI	151 %	174 %	198 %	222 %	246 %	271 %	295 %

Competitive field



Villa/Hotel	Como	Villa Bond	Capella	Soori Residence	Amandari	Ritz-Carlton	Soori Estate	HIT
Location	Ubud	Ubud	Ubud	Tabanan	Ubud	Ubud	Tabanan	Ubud
Number of bedrooms	2	5	2	6	3	3	10	5
Rental price for 1 night	3 069 \$	3 450 \$	3 459 \$	4 200 \$	4 550 \$	5 915 \$	8 800 \$	3 390 \$
Pool	private	private	private	private	private	private	private	private
Jacuzzi	private	private	shared	private	private	private	private	private
SPA	shared	private	shared	private	shared	private	private	private
Gym	shared	—	shared	shared	shared	shared	private	private
Personal Chef	—	+	—	—	+	+	+	+
Concierge	—	—	+	+	+	+	+	+

The occupancy rate of luxury villas with 4-6 bedrooms in Ubud

AIRDNA

**Analytical agency data*



GEOGRAPHY OF THE TARGET AUDIENCE



	Growth in the influx of tourists coming to Bali	Ranking in NUMBEO's cost of living category *
Europe	145 %	5 countries in TOP 10
USA	205 %	1
Singapore	141 %	3
Australia	131 %	8

*NUMBEO is the largest and most authoritative database that covers various socio-economic aspects of life in cities worldwide

TARGET AUDIENCE PROFILES



	Big companies	High-income families traveling with staff	Couples looking for a romantic vacation	Lovers of exclusivity and seekers of new experiences	Young Entrepreneurs and Influencers	International Celebrities	Healthy lifestyle enthusiasts	Corporations, organisations, wedding planners, etc
Purpose for rent	Rent a spacious villa for group vacations, private parties	Family vacation. Luxury hotel-level service and comfort in a private villa	Romantic vacation, honeymoon trip	New impressions, luxurious accommodations	Private and luxurious accommodation	Private and comfortable accommodation on vacation and business trips	Active recreation, health care, visits to the spa, individual or group yoga program, retreats, etc are also possible	A unique platform for events
What is important?	Transport availability, plenty of space for spending time together as well as the possibility of privacy, stylish and Instagram interior and architecture, the availability of activities on the villa	Transport availability, privacy, and confidentiality, generous space, the possibility of accommodating with the staff, a wide choice of recreation areas, cozy atmosphere, individual approach in service, attention to the needs	Privacy and solitude, romantic atmosphere, spa for relaxation and solitude, elegant interiors, instagramable view, personalised service	Finding something new and exclusive, getting a unique experience and impressions, a high level of service, the opportunity to enjoy nature, design, and architecture	Security, status, high level of privacy and service, ability to receive all services and experiences on the spot, as well as convenience and availability of other locations around, places to work and rest, photo-generic place	Elegant interiors, unique features, and services, security and privacy	Fitness facilities, active recreation, healthy food, spa, views and unity with nature, a large number of places for sports, meditation, and other activities	Spacious areas for events, professional assistance in organizing

Marketing

A woman wearing a wide-brimmed straw hat and a patterned cardigan is smiling and taking a selfie with her smartphone. She is standing in a scenic outdoor setting with a blurred background of green hills and a body of water.

Purpose

Providing a high occupancy rate without the need for rental assistance

Main channels:

Content marketing

Collaborations with opinion leaders, Influencers

Partnerships with premium concierge services and direct cooperation with guest's assistants

Bonus

Famous bloggers among the pool of potential investors

License

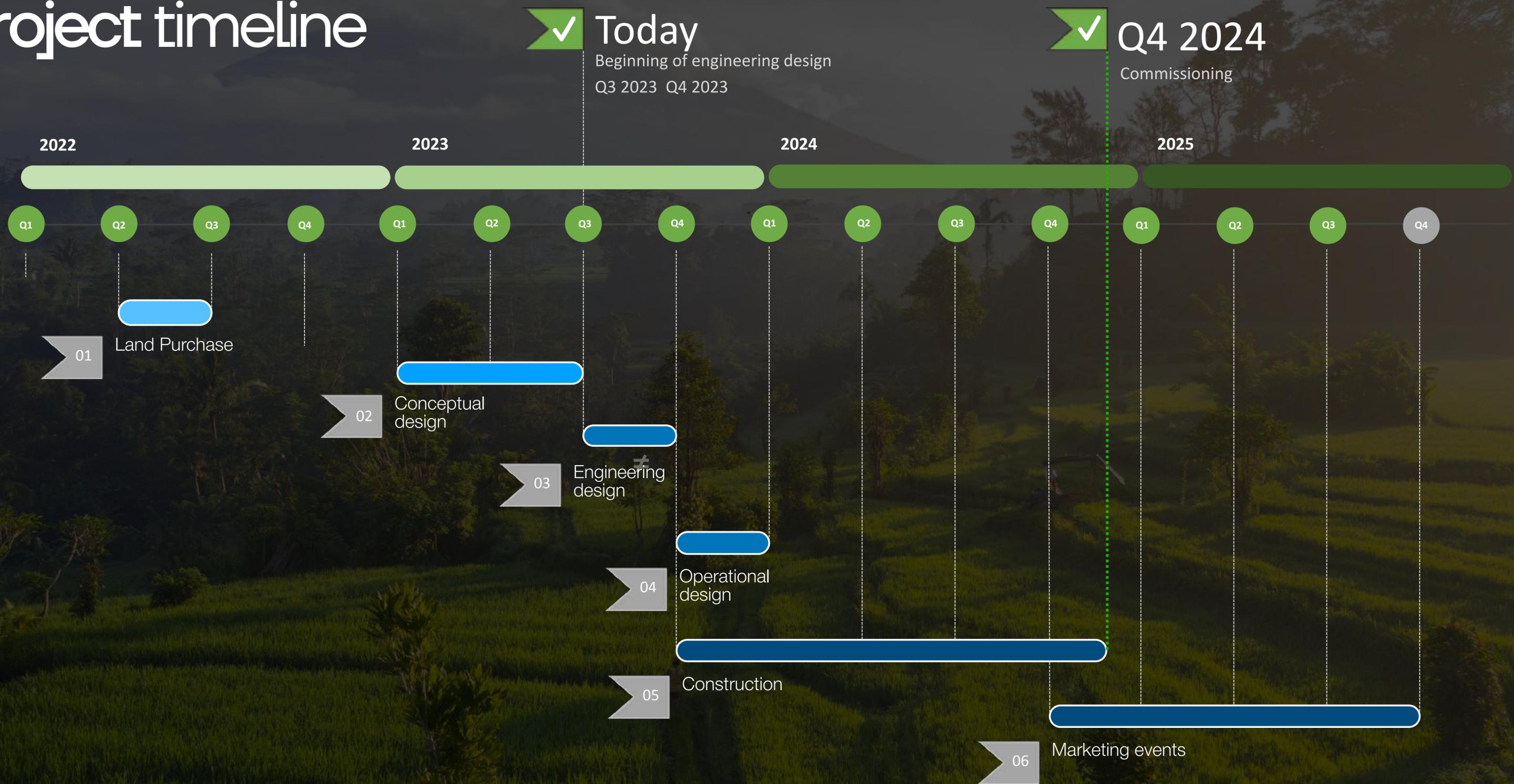
We conduct business under a specialised license for operations in the “resort” category. Obtaining this license is both the most demanding and the most advantageous for running a business

Insurance

Allianz 

Insurance coverage at each stage of development until the completion of construction, as well as insurance for the completed complex, are provided

Project timeline



Investment Deal Conditions

A share of up to 49% in the special project company PT UBUD HIT VILLAS with an investor-developer

PT PMA is a form of a legal entity in the jurisdiction of Indonesia owned by a foreign individual or entity

1 Executing a Partnership Agreement

1. Prepared by Bali's best law firm
2. Can be concluded remotely
3. The contracting party is an individual

2 Obligations on agreement

Our Obligations - SPV registration in the jurisdiction of the Republic of Indonesia:

1. Transfer of land rights to SPV
2. Transfer of shares via SPV to the Investor
3. The payment of the Investor's shares in the equity capital

Obligations of investor - payment of share's value:

Available in USD, USDT, RUR

3 Registration of the loan agreement between the Investor and SPV

1. Execution of a loan agreement between the Investor and SPV
2. Partial payment of the investment deposit to the SPV account in the format of a loan

4 Ownership of PT UBUD HIT VILLAS

1. Land rights (Leasehold until 2073)
2. Hotel licenses for operating activities
3. All necessary licenses and permits for construction
4. Project documentation
5. Rights to all properties

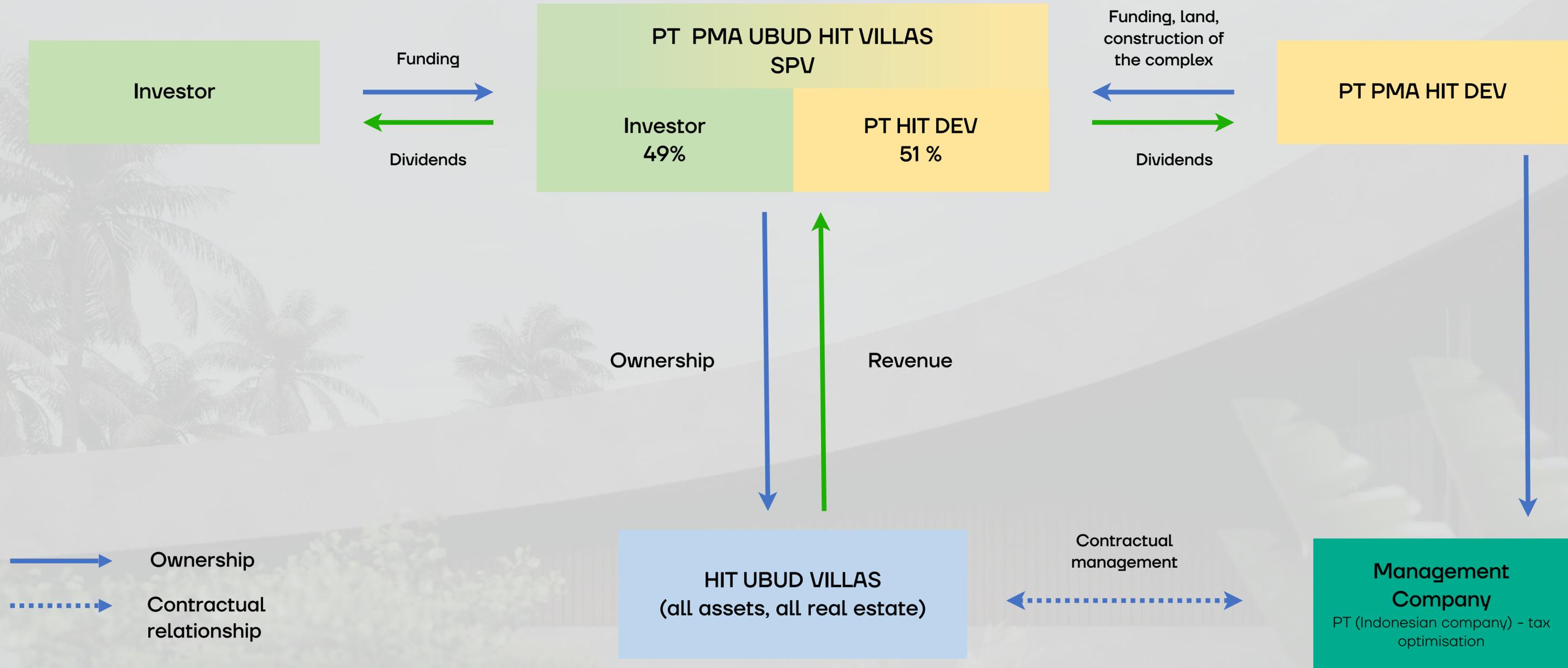
*Certification of all transactions is carried out with the participation of the Notary. All obligations of the parties can be fulfilled remotely

Details of the deal

100% Guarantee of security and legal clarity of the deal

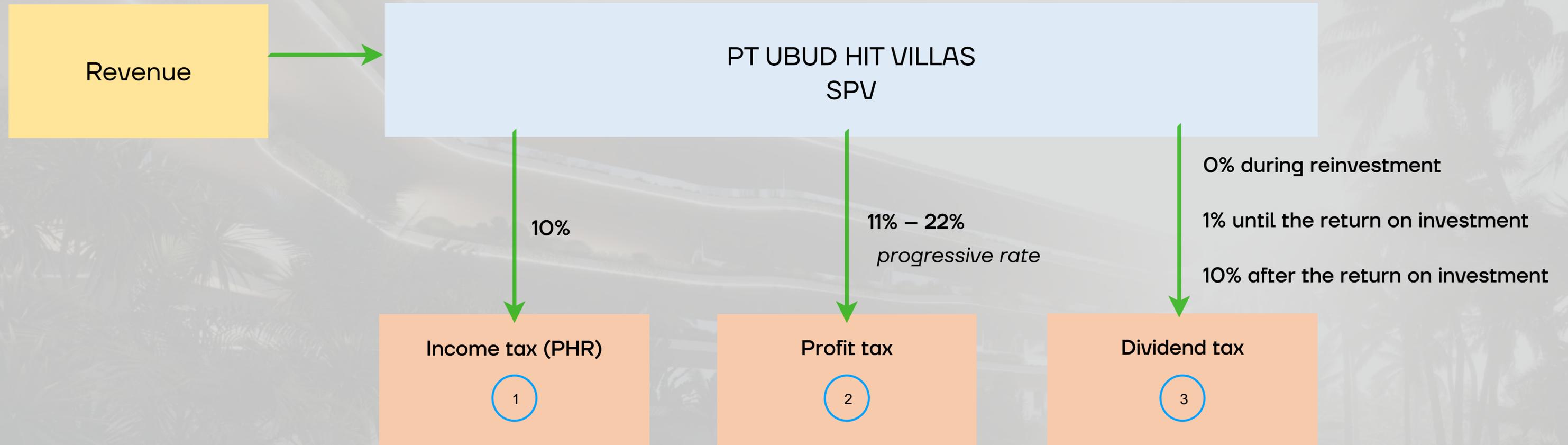
1	Signing the Partnership Agreement	<ul style="list-style-type: none">▸ Guarantee of protection of the Investor's rights at the legislative level▸ Legitimacy of the deal is confirmed by a leading legal advisor
2	Payment of the share price	<ul style="list-style-type: none">▸ Payment in any convenient currency (USD, USDT, RUR, IDR)▸ Transactions can be done remotely▸ 0% tax on business investments (11% tax on real estate purchases)
3	Transfer of the share to the Investor	<ul style="list-style-type: none">▸ Performed with the participation of the Notary Public and representative of the Legal Advisor▸ The deal can be done remotely
4	Payment for the Investor's share in the equity capital	<ul style="list-style-type: none">▸ Carried out from the cost of the deal
5	Registration of the loan between SPK and the Investor	<ul style="list-style-type: none">▸ Carried out from the cost of the deal, guarantees a return on investment▸ Loan repayment is made from the profit of SPV. It is not taxed on dividends, thus optimising the investor's tax burden during the period of investment repayment
6	Operational activities	<ul style="list-style-type: none">▸ Based on a hotel operating license for the separate complex▸ Quarterly reports (operations, finances, dividends) are provided to the investor
7	Profit allocation	<ul style="list-style-type: none">▸ Quarterly dividend payments in USDT▸ Dividend taxes applicable only on profits after the return on investment (10%)▸ Reinvestment of profits in HIT Dev projects under unique conditions, without tax payment

Scheme & Workflow



TAXES

The economic model is based on a conservative tax scenario



- ◆ The total tax burden on the business model is **24,6%** of the revenue
- ◆ The projected reduction of the tax burden due to optimisation by leading consultancy company in Indonesia - up to **15%** of the revenue

Additional benefits for investors

Residency in Indonesia for investor and his family members

Simplified visa procedures for the USA, Australia, and Schengen area

Access to international currency and cryptocurrency transfers

