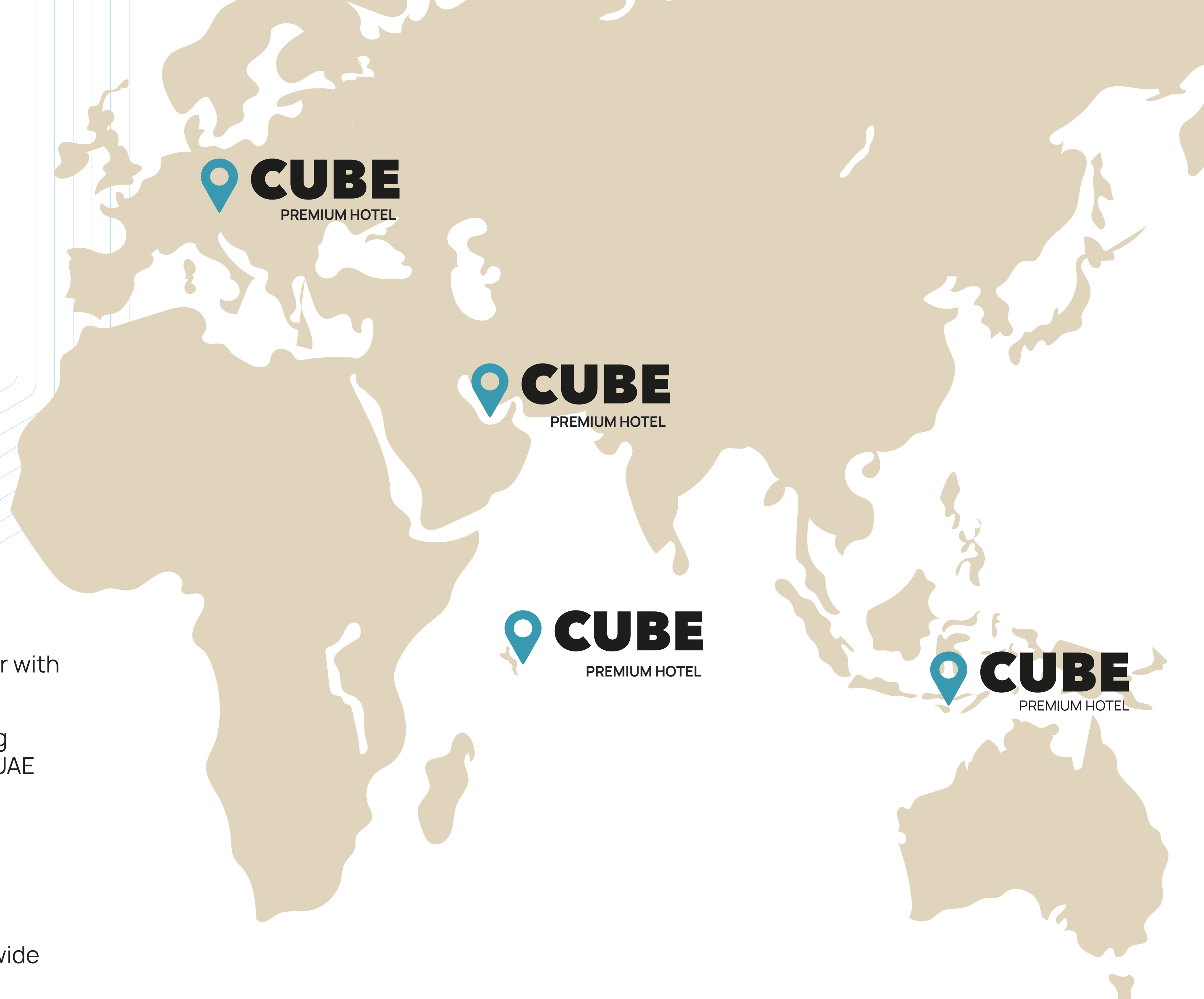
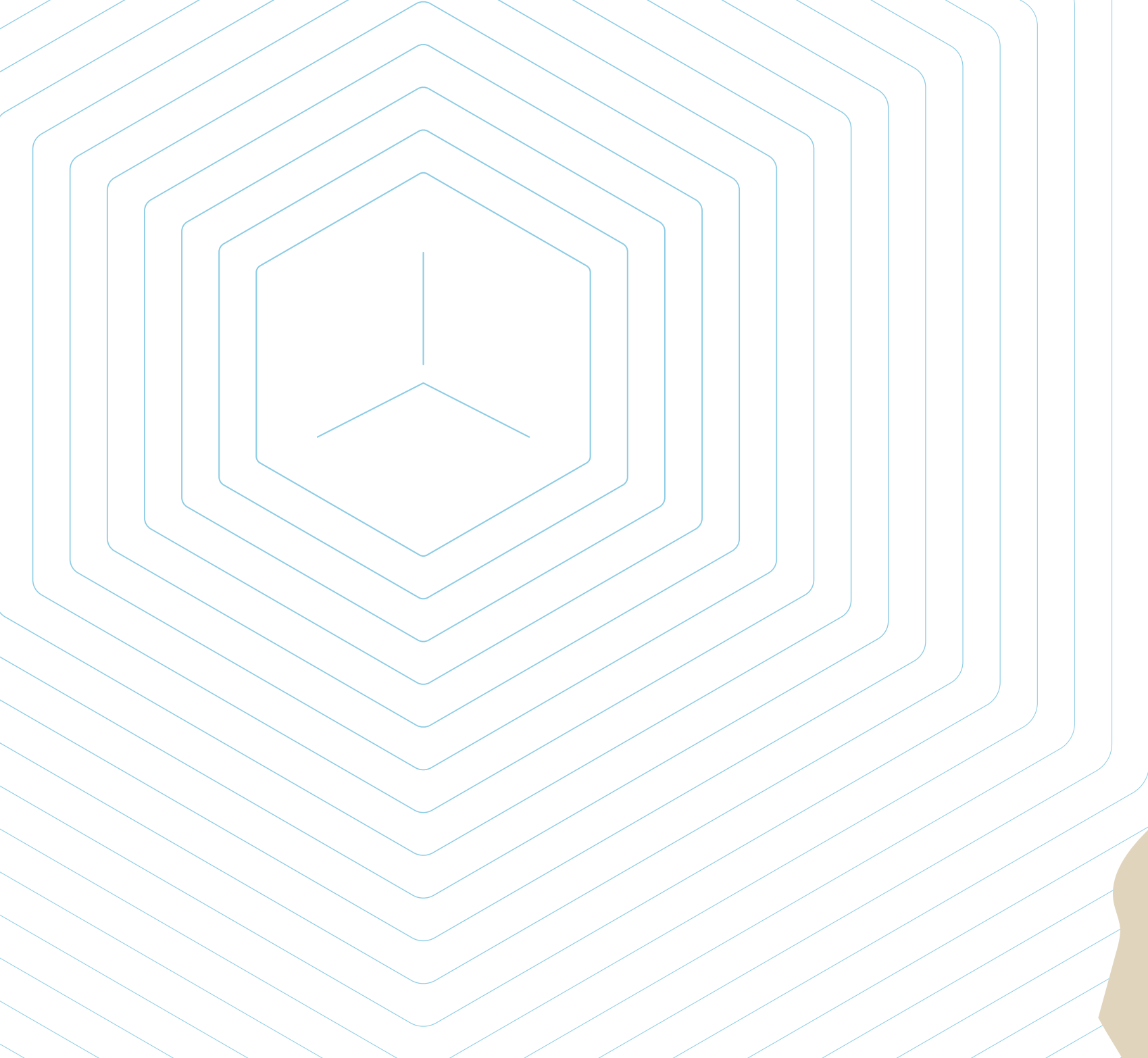




CUBE

PREMIUM HOTEL



ABOUT US

- The International Property Developer with 12 years of market experience
- Succeeded in completing developing projects in Bali, the Seychelles, the UAE and Europe
- We construct and sell hotels, villas, malls and office buildings
- We own offices in 4 countries worldwide
- We employ more than 300 people

PT CUBE DEVELOPMENT EXSECUTIVES

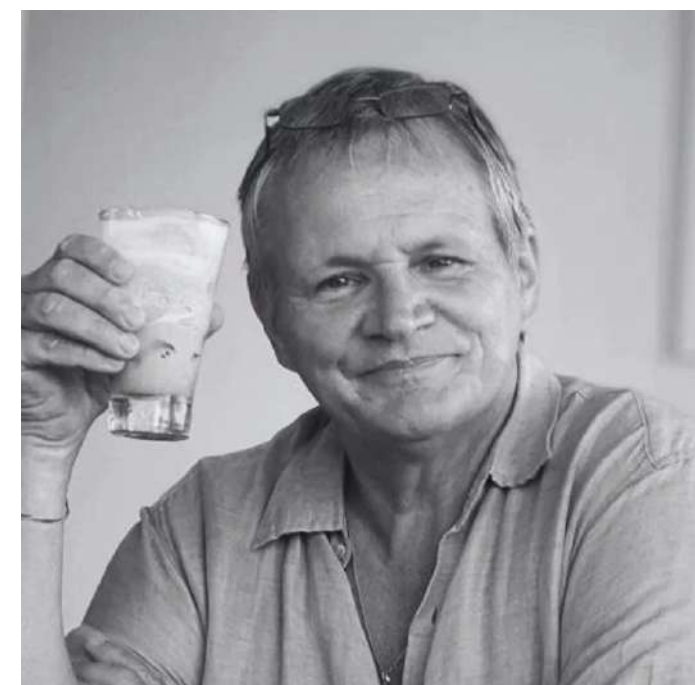
Experienced team with successfully
implemented projects



DAUREN NURGALIEV

Position: CEO

- More than 20 years in the real estate market. Experience in business management in a company in the USA



RALF LUTHE

Position: Holding Company CEO

- Has been running Bali real estate in since 1987
- Has launched more than 10 hotels and upmarket restaurants on the island
- Runs 8 hotels and more than 700 rooms in Bali



MR WAYAN NUADA

Position: Advisor

- More than 30 years of consulting experience in hospitality industry
- Hotel management experience in Dubai, Thailand, Singapore and Indonesia

INDONESIA

- The 4th world economics by 2030 (1)
- Consistently low inflation (2)
rate 3-5%
- The 7th world economics (3)
- Rupee stable exchange rate (4)
- The first Asian country in terms (5)
of multimillionaires
- The 4th country by population (6)

Источники:

- (1) G20 Indonesia
- (2) The Central Bank of the Republic of Indonesia
- (3) Badan Pusat Statistic
- (4) CNBC Indonesia
- (5) Knight Frank Wealth Report of 2020 (International Consulting Company)
- (6) Badan Pusat Statistic



BALI

Impressive and fascinating both for tourists and investors

Forbes

The most beautiful country worldwide
By Forbes

Forbes

The 4th world economics
By Forbes,
«Investable location»

DestinAsian

The best island worldwide
DestinAsian Award

U.S. News
& WORLD REPORT

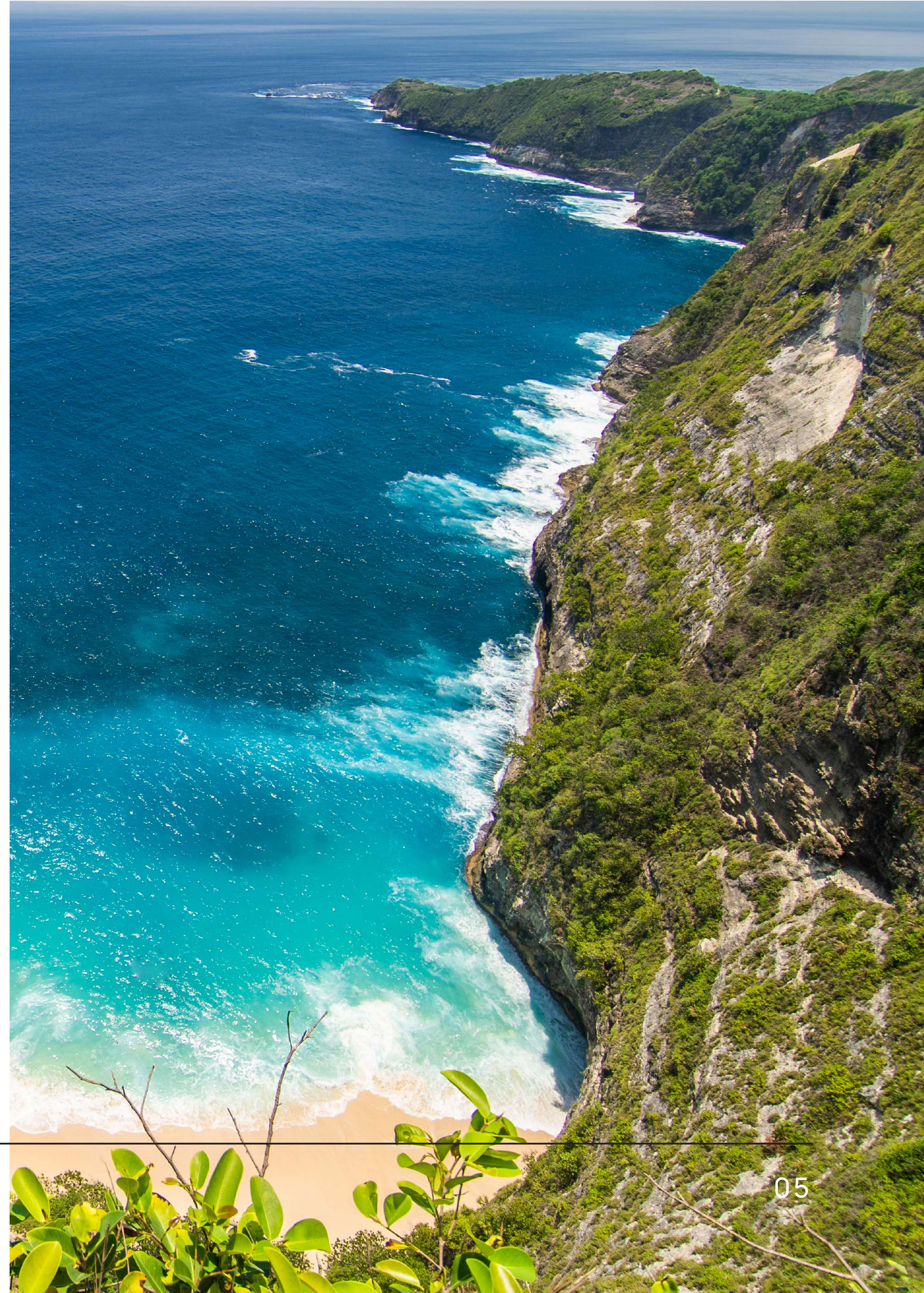
The 4th world economics
In the Investable Charts of 2020 by U.S. News

rutraveller

Among top 5 best islands of the world
By Rutraveller

Tripadvisor

Occupies 1-5 places in the world
«The Best Tourist Destination » by Tripadvisor





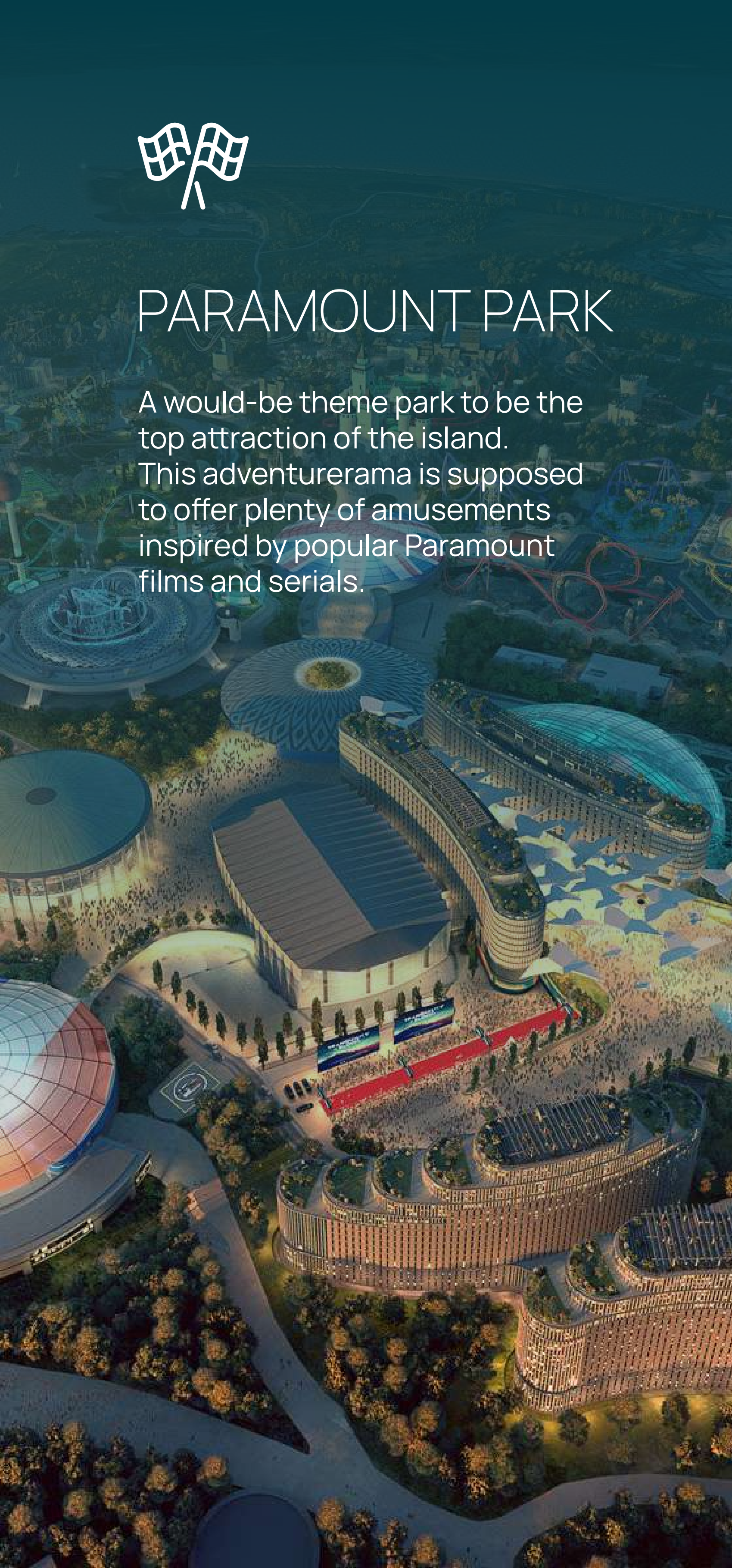
WHY BALI IS WORTH INVESTING?

- All-year-round tourist season
- Friendly and hospitable people
- Great brand- awareness of Bali
- Top 5 island in the world
- The most beautiful country by Forbes
- The 4th Investable position in the world
- On the list of 100 world's best beaches
- The 5th rating position for living and investing
- The best surfer spots in the world (Uluwatu)
- 1, 5 billion of people live 5hours' flight from Bali
- 15 million tourists in 2025
- The most popular tourist destination for domestic travels



PARAMOUNT PARK

A would-be theme park to be the top attraction of the island. This adventure park is supposed to offer plenty of amusements inspired by popular Paramount films and serials.



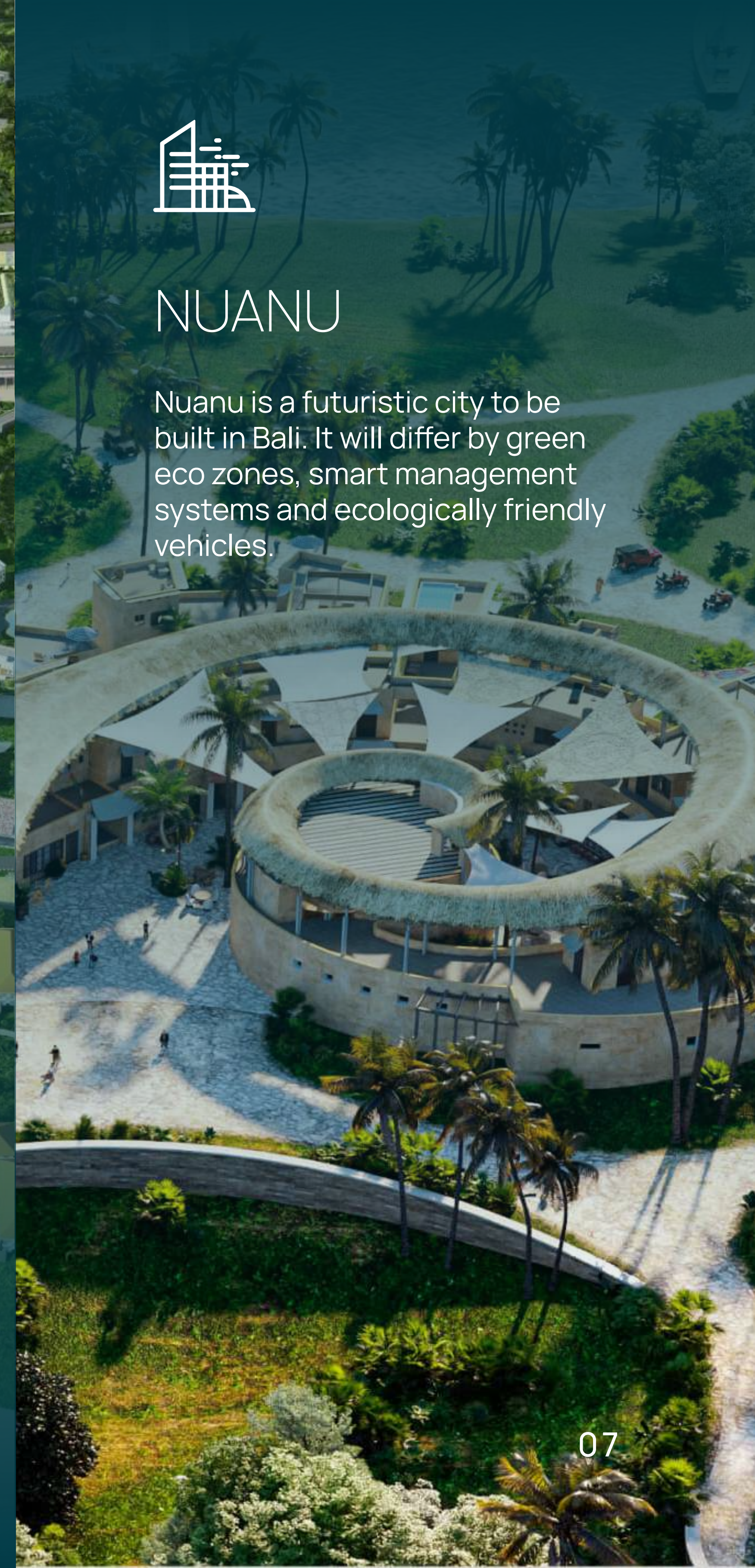
FORMULA 1

Formula One course is an ambitious project aiming to attract the world sport community. The course is expected to meet all international standards and to become the scene of races on grand scale.



NUANU

Nuanu is a futuristic city to be built in Bali. It will differ by green eco zones, smart management systems and ecologically friendly vehicles.





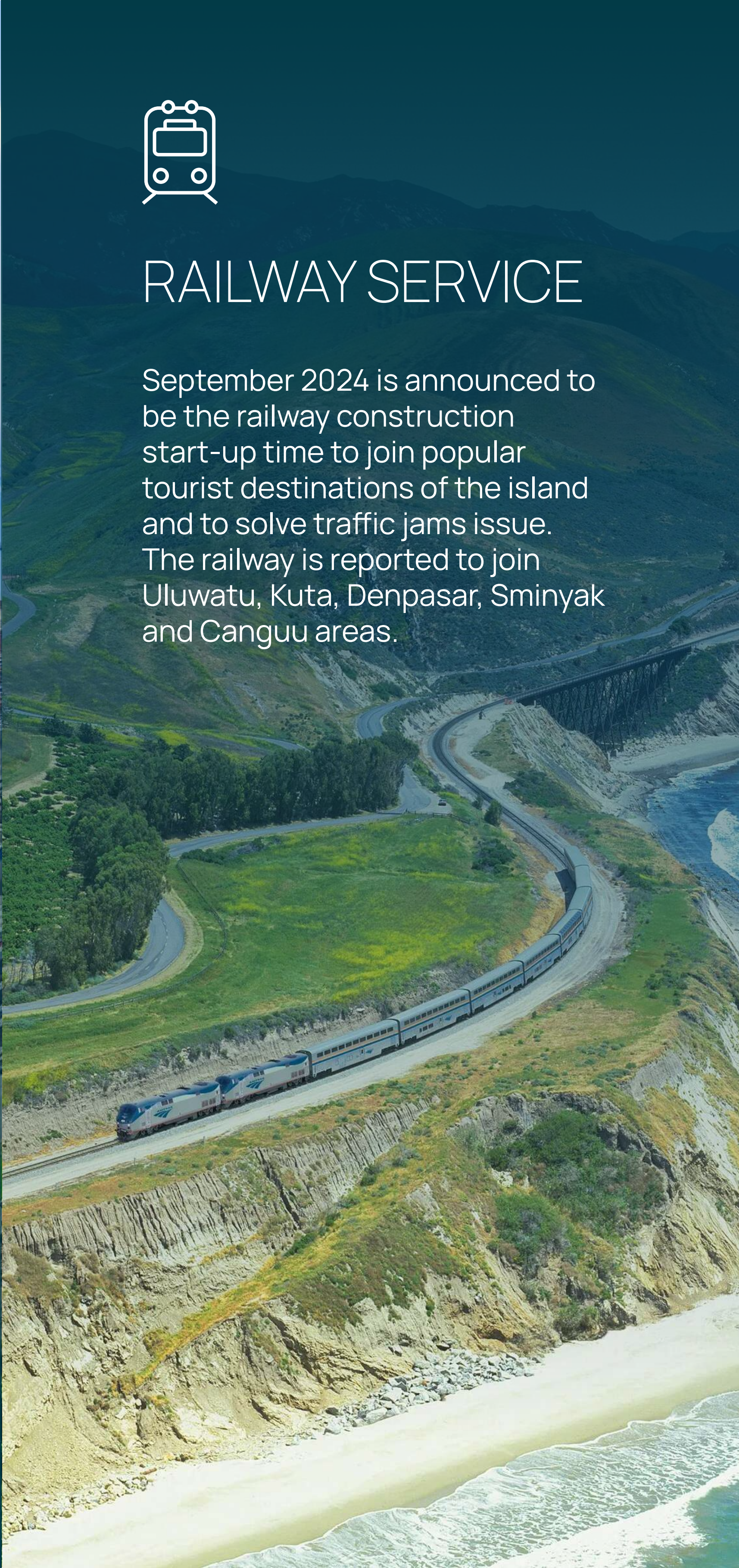
SEAPORT

Passenger cruise liners port construction will give rise to this kind of tourism and will boost tourism many times over in 2025-2026.



RAILWAY SERVICE

September 2024 is announced to be the railway construction start-up time to join popular tourist destinations of the island and to solve traffic jams issue. The railway is reported to join Uluwatu, Kuta, Denpasar, Sminyak and Canguu areas.



MEDICAL CENTER

The most up-to-date medical cluster construction in Sunar meeting all international standards will boost domestic travels significantly.

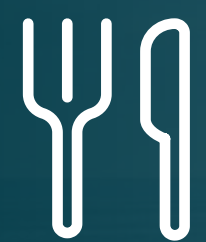




ROADS CONSTRUCTION AND WIDENING



WORLD BRANDS HOLETS



RESTAURANTS, BARS, SPA, BEACH AND FITNESS CLUBS





ULUWATU DEVELOPED AREA

- It is called Balifornia due to European vibe
- Vibrant neighborhood: restaurants, bars, fitness centers, SPA, padel and surfing, top beach clubs
- Land value increase x2 a year
- There is less than 5% of the construction land left
- The biggest 5* hotel cluster on the island
- the most significant temple is Uluwatu Temple (more than 1 million tourists a year)



LOCATION

- Cube Premium Hotel is located on a cliff 90 meters above sea level
- Ocean and sunset view rooms make 80% the hotel bed availability
- 200 meters to the nearest beach

- A short distance from the world's best surf spot
- 5 minute walk to the top 3 island beaches (Padang Padang, Dreamland and Tomas beach)
- 5 minute walk to the Uluwatu high street with the best restaurants, bars and beach clubs

KEY FEATURES

- Ocean, cliff or garden views
- Rooms with balconies, terraces or private pools
- Floor-to-ceiling glazing

4000 M²
Plottage

99
Rooms

9900 M²
Building floor area

23-120 M²
Room area





INFRASTRUCTURE

- 2 ground floor swimming pools
- Ocean sunset view haute restaurant with 110 guests capacity, multi-international cuisine
- A cocktail bar for 20 seats with live music
- Rooftop cinema
- Gym, SPA, yoga room
- Kids playground
- Underground parking lot on the zero level
- Round-the-clock security and CCTV system

DOCUMENTS & LICENSES

- The land plot is owned by PT Cube Company
- Environmental impact statement is available
- PBG is issued September 1, 2024
- Construction start-up time: 3d quarter of 2024
- Construction completion date: 4th quarter of 2026





ADVANTEGES

- Freehold (the land plot is owned by PT Cube Apartments)
- Pink zone is for tourist purposes constructions
- Ocean view
- Sunset view
- Beach is 200 meters away
- Uluwatu top location
- Well-developed infrastructure
- High demand for the real estate
- High night rates

FINACIAL INDICATORS

0/24

Convenient

\$1.000

Refundable deposit

ROI from 12%

From rent

ROI from 40%

From re-selling

\$100.000 - \$700.000

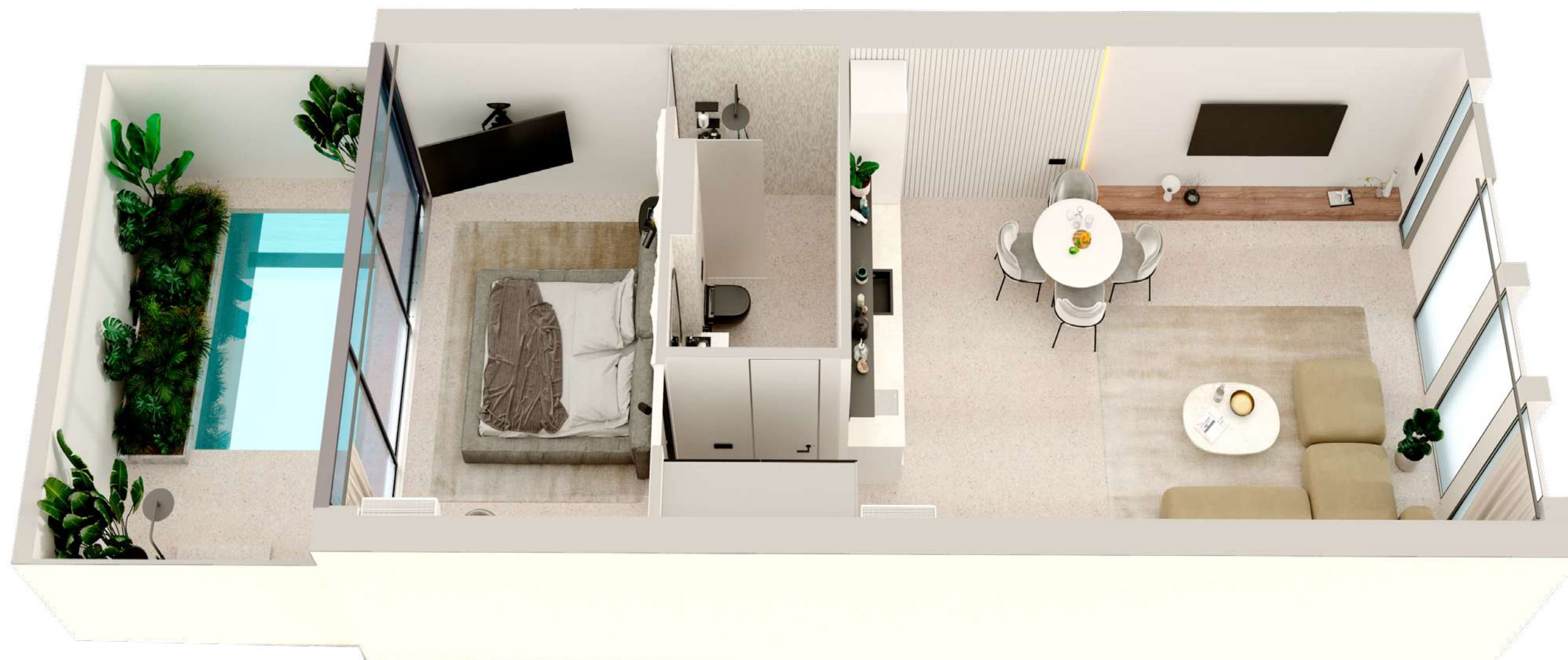
Room price

*All the prices are offered in IDR. The USD equivalent is provided for reference purposes only, based on the exchange rate on the date of contract signing. All payments must be made in Indonesian Rupiah.



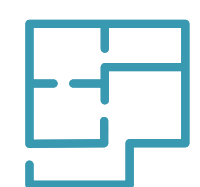
GARDEN AND PRIVATE POOL ROOM

Room layout



Price from

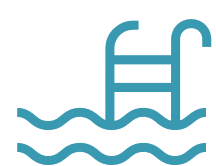
98.000 USD



Total floor area from 27 sqm



Bathroom from 5 sqm



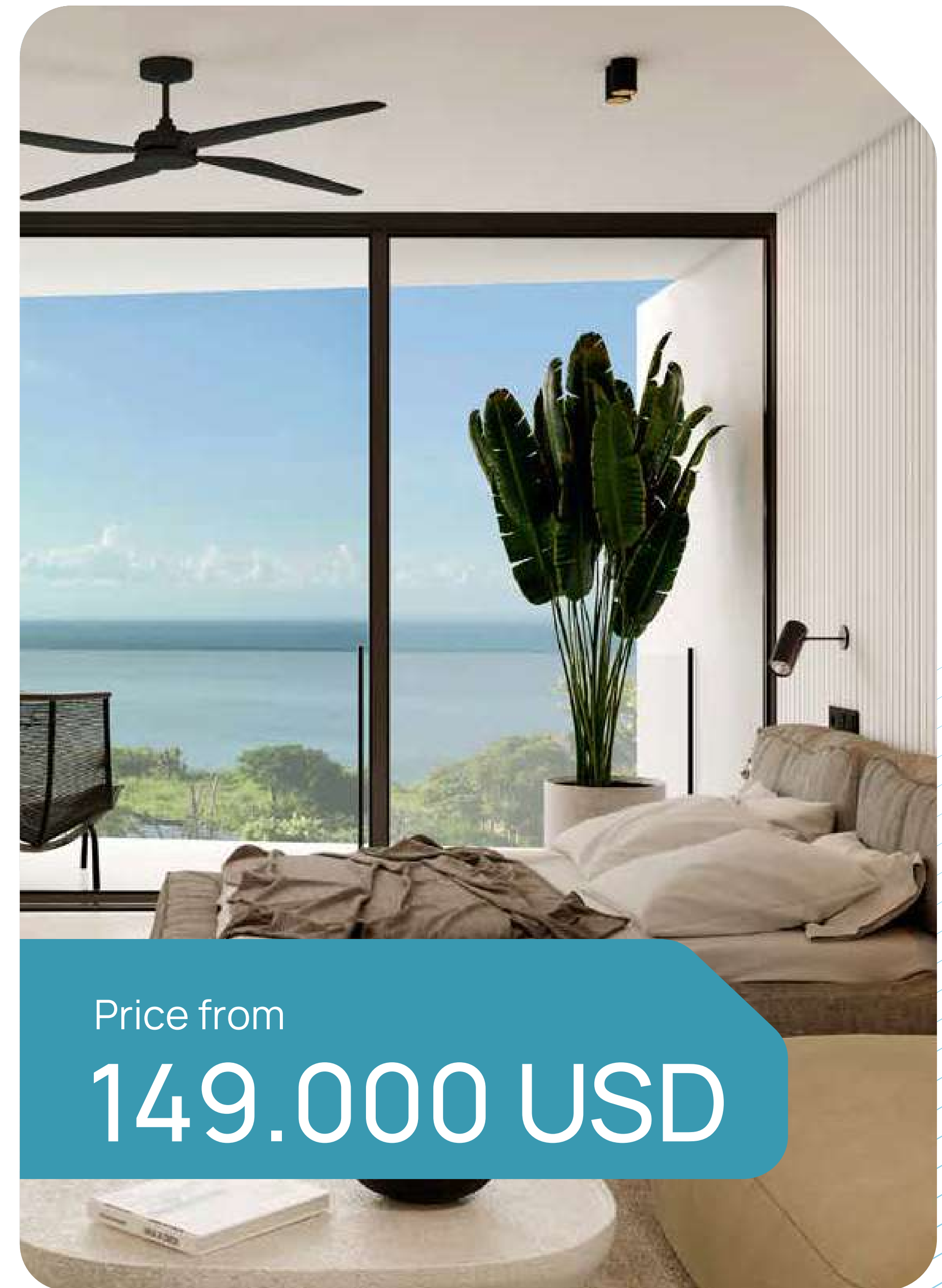
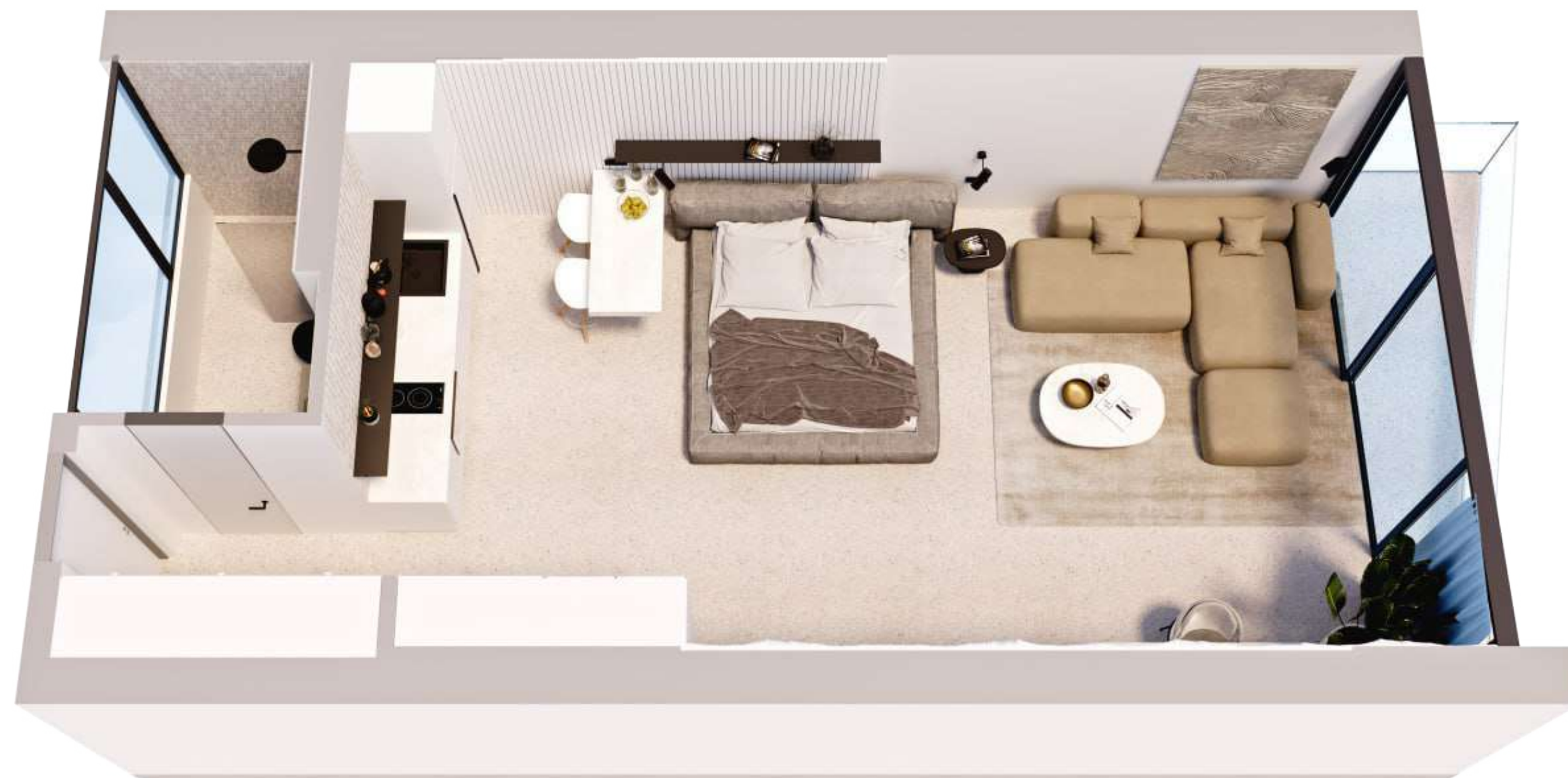
Private swimming pool

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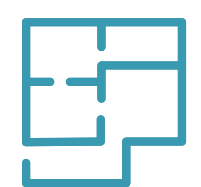
BALCONY ROOM

Room layout



Price from

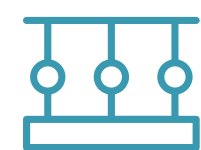
149.000 USD



Total floor area from 35 sqm



Bathroom from 5,5 sqm



Balcony from 4 sqm

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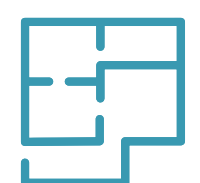


OCEAN VIEW PREMIUM APARTMENT

Apartment layout



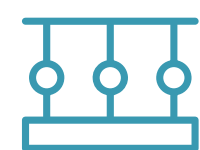
Price from
199.000 USD



Total floor area from 40 sqm



Bathroom from 6 sqm



Balcony from 6 sqm

*All the prices are offered in IDR. The USD equivalent is provided for reference purposes only, based on the exchange rate on the date of contract signing. All payments must be made in Indonesian Rupiah.



FINANCIAL MODEL

Financial criteria	Apartments 1st floor	Apartments 2nd-3d floors	Apartments 4th floor
Presale price	98 000 \$	155 000 \$	199 000 \$
Property cost growth "on keys" %	40%	40%	40%
Property cost growth "on keys" USD	39 200 \$	62 000 \$	79 600 \$
Price "in keys"	137 200 \$	217 000 \$	278 600 \$
Rental financial model			
Unite price (USD)	98 000 \$	155 000 \$	199 000 \$
Night rate	90 \$	140 \$	180 \$ *
Occupancy %	80	80	80
Days a year	365	365	365
Days a year under the occupancy	292	292	292
Annual gross income	26 280 \$	40 880 \$	52 560 \$
Management company fee %	20%	20%	20%
Utilities %	10%	10%	10%
Non-residents income tax %	20%	20%	20%
Total payments %	50%	50%	50%
Annual gross income	26 280 \$	40 880 \$	52 560 \$
Total payments (USD)	13 140 \$	20 440 \$	26 280 \$
Investor's net income a year	13 140 \$	20 440 \$	26 280 \$
Investor's net income a month	1 095 \$	1 703,33 \$	2 190 \$
ROI %	13,41%	13,19%	13,21%
ROI years	7,46	7,58	7,57
Total 5-year yield:			
3-year rent	39 420 \$	61 320 \$	78 840 \$
Construction progress growth	39 200 \$	62 000 \$	79 600 \$
Aggregate income of rent and cost increase	78 620 \$	123 320 \$	158 440 \$
Return on capital for 5 years	80,22%	79,56%	79,62%

* Property value growth of 6% a year is excluded

* the price includes 20% of platforms and aggregators fees

4* HOTEL SERVICE

We have combined the best hospitality and apartment features to offer you a product with the guarantee of long-term relevance and high occupancy!

- ◆ Daily cleaning
- ◆ Linen change
- ◆ Concierge service: airport and round-the-island transfer; cars, motorbikes, boats rent; tours, Surf classes; room service, etc.
- ◆ Laundry
- ◆ 24-hour reception



SMART & EXPERIENCED PROPERTY MANAGEMENT

- We have been managing Bali property since 1987
- We have got 8 hotels and 1000 rooms in our complexes to manage in Bali

To achieve high indicators of investment attractiveness our Managing Company adopts:

- IT solutions
- Direct marketing
- Uses more than 50 top platforms and aggregators for advertising
- Collaborates with travel agencies worldwide



MANAGING COMPANY MAIN CHALLENGERS

◆ High occupancy

Our broad scope is achieved by using different booking platforms involving local, European, Chinese and many others.

◆ Direct marketing

Our property management team keep increasing the number of direct bookings by means of direct marketing to get higher incomes avoiding platforms fees.

◆ Property full service

To maintain our property we provide cleaning, the touch-up, equipment and plumbing services.

◆ Credibility

Reputation management on all booking platforms to maintain high standards.

◆ 4* HOTEL SERVICE

Our accommodation services meet the highest standards of hospitality industry providing our guests with full assistance and support we are able for.

◆ Aspiration for high ADR

Our daily rent rate is based on the database from all booking platforms and our guests' sound reputation.



RALF LUTHE

Position: Holding Company CEO

- ◆ Has been running Bali real estate in since 1987
- ◆ Has launched more than 10 hotels and upmarket restaurants on the island
- ◆ Runs 8 hotels and more than 700 rooms in Bali

CC SELECTION

Cube is very careful about CC selection and pays a lot of attention to this fact!

Currently we are selecting the finalists of the tender among the leaders of Indonesian construction market.

The finalist will have been selected by November 1, 2024 and the contract will have been awarded.

Demands for the CC:

- More than 10 years of construction experience in Indonesia
- More than 50 completed facilities
- Subject matter experts, resource-and-technical base availability
- Completed works availability which are more complicated than our hotel.



MILK & MADU
ULUWATU PROJECTS

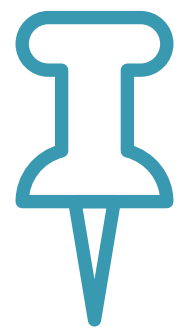


HUDU ULUWATU
VILLA A PROJECT



NIKARA SPA
PROJECT

3 SIMPLE STEPS



Choose
and book a unite



A refundable
security deposit
of \$1000
is required



Sign a contrac
with a notary
public



Book you ocean view room in Cube
for \$1000 USD!