



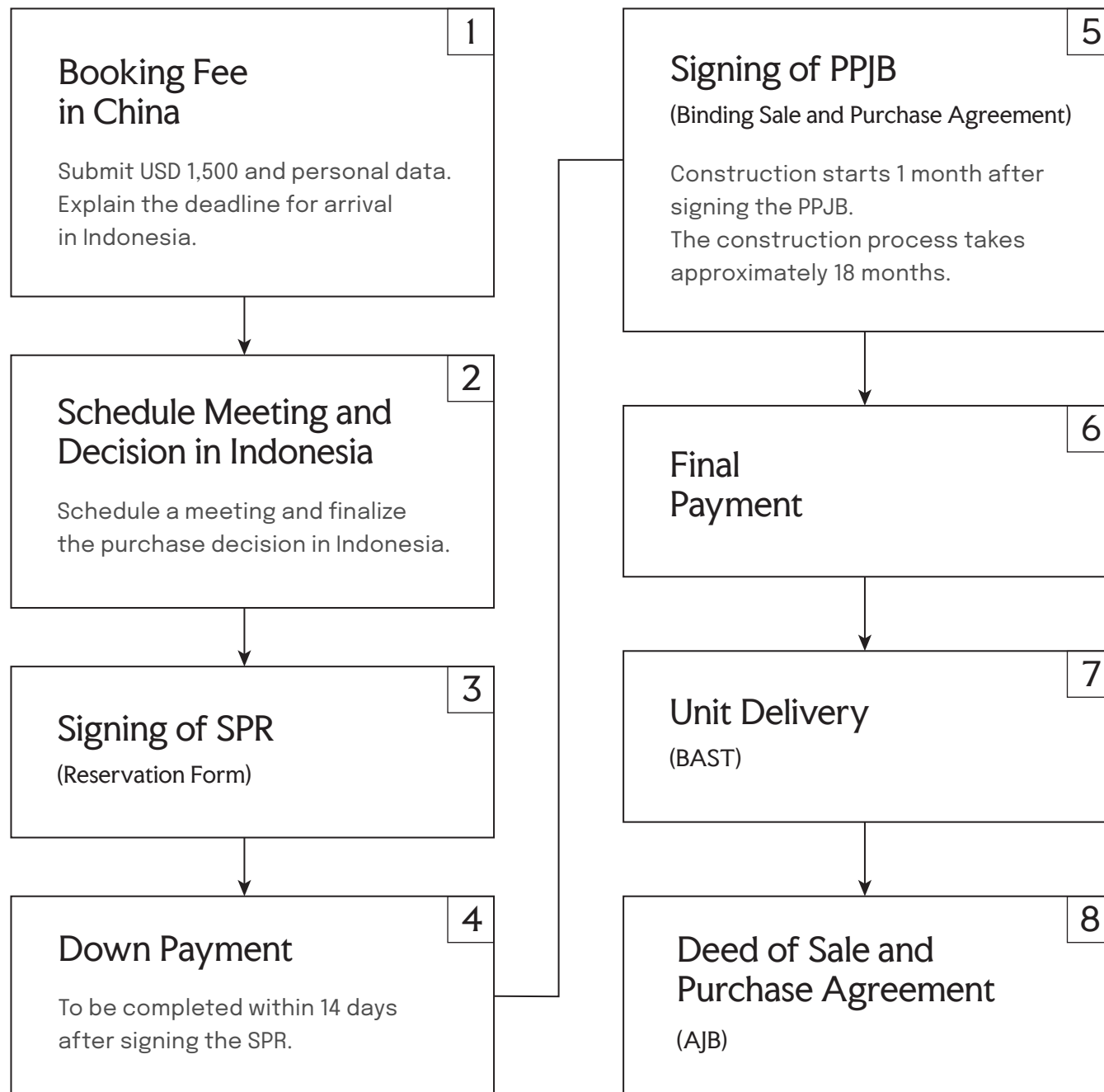
NATADESA
signature

Frequently Asked Question

DISCLAIMER:

All information in this booklet is based on Bali regional market analysis and the latest data available for internal projection of Jimbaran Hijau Group at the time of publication and may be subject to change without prior notice. This material is intended for marketing purposes only and does not form part of any contract or legal agreement. Any distribution, reproduction, or disclosure of its contents without prior written permission is strictly prohibited.

Purchase Process



NOTES:

The signing of the BAST (Handover) and AJB (Deed of Sale and Purchase Agreement) can be carried out simultaneously, or the AJB can be executed immediately after full payment, prior to the BAST process.

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Indicative Pricelist

EFFECTIVE FROM: 1 NOVEMBER 2025

| VILLA TYPE | BEDROOM | LAND SIZE <i>(SQM)</i> | BUILD SIZE <i>(SQM)</i> | UNIT PRICE <i>(IDR Inc VAT)</i> | INDICATIVE CONVERSION <i>(USD Inc VAT)</i> | INDICATIVE CONVERSION <i>(RMB Inc VAT)</i> |
|--------------|---------|---------------------------|----------------------------|------------------------------------|--|--|
| Villa Pendet | 4+1 | 472 | 400 | 19.000.000.000 | 1.188.000 | 8,089,000 |
| Villa Janger | 4+1 | 525 | 470 | 21.500.000.000 | 1.344.000 | 9,153,000 |
| Villa Legong | 5+1 | 625 | 520 | 24.500.000.000 | 1.532.000 | 10,430,000 |
| Villa Dedari | 6+1 | 1000 | 650 | 31.000.000.000 | 1.938.000 | 13,198,000 |



DISCLAIMER:

- Prices are in Indonesian Rupiah (IDR); USD amounts are indicative, and payments are accepted only in IDR. Foreign Currency: 1 USD = IDR 16,000. 1 RMB = IDR 2,349, may changes subject to transaction dates.
- Prices are subject to change at any time without prior notice.

Price Illustration

| UNIT | | N 2-I |
|-----------|-----------------|----------------|
| Type | | Dedari |
| Land | (SQM) | 1000 |
| Building | (SQM) | 650 |
| Bedroom | | 6+1 |
| Direction | | South |
| Pricelist | Pricelist (IDR) | 31.000.000.000 |
| | USD | 1.937.500 |
| | RMB | 13.198.000 |

| | | |
|---|---|-----------|
| Hard Cash (USD) | | |
| Price | : | 1.937.500 |
| Booking Fee | : | 1.500 |
| DP 30% - Booking Fee (14 Days after BF) | : | 580.000 |
| Final Payment (30 Days After DP) | : | 1.356.000 |

| | | |
|---|---|-----------|
| Installment 18x (USD) | | |
| Price | : | 1.937.500 |
| Booking Fee | : | 1.500 |
| DP 30% - Booking Fee (14 Days after BF) | : | 579.750 |
| Installment 1 - 17 (30 Days After DP) | : | 76,000 |
| Installment 18 | : | 64,250 |

NOTES:

This illustration represents a non-binding payment assumption, and both the prices and terms are subject to change at any time
The USD and RMB figure is for marketing purposes only, all payments must be made in IDR.
Final currency amount will follow the exchange rate on the transaction date.

Document Required for PPJB

(BINDING SALE AND PURCHASE AGREEMENT)

Individual Buyers

1. **Buyer's ID Card (KTP or Passport)**
and Spouse's ID Card (if married)
2. **Power of Attorney**
(if represented by proxy)
3. **Buyer's Family Card (KK)**
for Indonesian Buyers
4. **Buyer's Tax ID (NPWP)**
and Spouse's Tax ID for Indonesian Buyers (if married)
5. **Marriage Certificate**
for Indonesian Buyers (if married)
6. **Divorce Certificate**
for Indonesian Buyers (if divorced)
7. **Death Certificate**
for Indonesian Buyers (if spouse has passed away)
8. **Prenuptial Agreement**
for Indonesian Buyers (if applicable)

Corporate Buyers

(Limited Liability Company – PT, either PMDN or PMA)

1. **Deed of Establishment and Decree of the Minister of Law and Human Rights**
2. **Deed of Amendment and Ministerial Decree**
(include all amendments, if any)
3. **Company Tax ID (NPWP PT)**
4. **Director's ID Card (KTP or Passport)**
5. **Director's Tax ID (NPWP)**
6. **Company Stamp**
(to be brought during PPJB and AJB signing)
7. **Notarial Power of Attorney**
(if represented by proxy)

Documents Required for Tax Validation:

- Proof of full payment of the transaction price
- Proof of BPHTB (a government tax applied when transferring ownership of land or property.)
tax payment

Regarding Deed of Sale and Purchase Agreement (AJB):

- The scheduling of the AJB signing is carried out after the validation of PPh (Income Tax on property transfer) and BPHTB (Duty on the Acquisition of Land and Building Rights) taxes.
- Please reconfirm with the Buyer regarding the latest data if there are any changes in identity, information, or company deed (PT) before the AJB execution

NOTES:

- Domestic investment limited liability company in Indonesia (PMDN)
- Limited Liability Company with Foreign Investment (PMA)

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Foreign Ownership

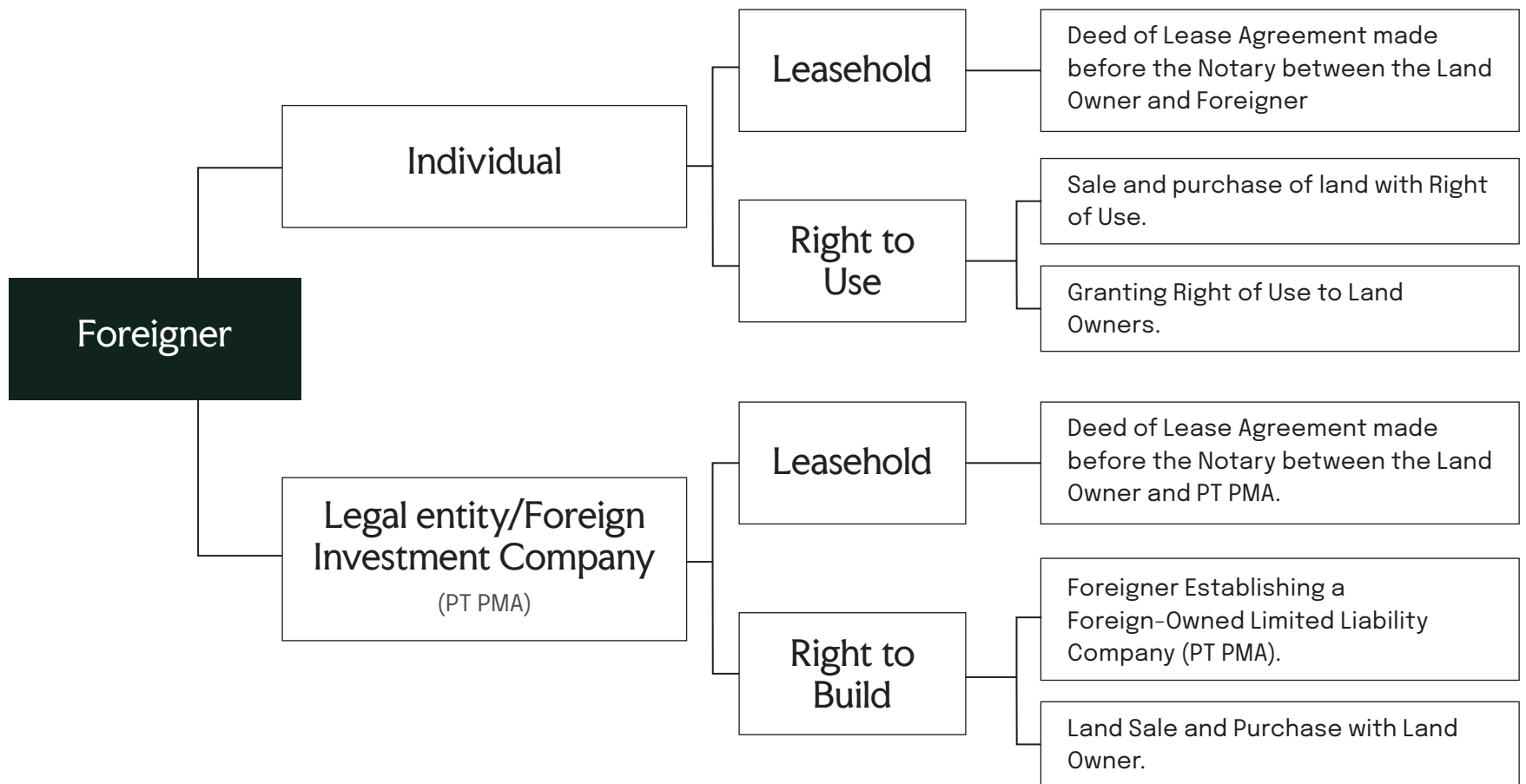
OF PROPERTY IN INDONESIA

| DETAILS | RIGHT TO USE <small>(HAK PAKAI)</small> | RIGHT TO BUILD <small>(HAK GUNA BANGUN)</small> | LEASEHOLD <small>(AKTA SEWA MENYEWA)</small> |
|-------------------------|--|--|--|
| Ownership | Individual | Company | Individual or Company |
| Legal Product | Certificate of Right to Use property under the name of foreigner | Certificate of Right to Build under the name of company (PT PMA) | Lease Agreement in Notarial Deed |
| Price and Type of House | <ul style="list-style-type: none">Base price of IDR5 billion rupiah.Landed house designed for residential housing. | No Minumum Price/Based on agreed price | No Minimum Price/Based on agreed price |
| # of Property | Only allowed to have one property (landed house) per person/family and no more than 2.000 sqm land area; can only own one property in Indonesia. | The Company can owned more than one property. | Can owned more than one property. |
| Tenure Period | The right is granted for a maximum period of 30 years and can be extended for up to 20 years, and renewed for a maximum period of 30 years. | The right is granted for a maximum period of 30 years and can be extended for up to 20 years, and renewed for a maximum period of 30 years. | In average, 25-30 years of lease and possibility to extend (depends on agreement with the landowner) |
| Commercial purpose | Not Allowed | Allowed | Allowed, with prior permission / notification and giving the scan copy to the landowner. |
| Documents Requirements | Passport, Required Stay Permit, Indonesian Tax ID (NPWP) | <ul style="list-style-type: none">Company Deed of Establishment including Approval of Establishment from the Ministry of Law and Human RightsThe amendment deed including Approval of Establishment from the Ministry of Law and Human Rights (if any)Company Tax ID/NPWPPassport of the DirectorDirector Tax ID/NPWPBPJS Health. | <p>Individual :</p> <ul style="list-style-type: none">Passport.Deed of Lease Agreement made before a Notary.Indonesian Tax ID/NPWP (Optional, to get lower tax) <p>Company :</p> <ul style="list-style-type: none">Company Deed of Establishment including Approval of Establishment from the Ministry of Law and Human RightsThe amendment deed including Approval of Establishment from the Ministry of Law and Human Rights (if any)Company Tax ID/NPWPPassport of the DirectorDirector Tax ID/NPWP |

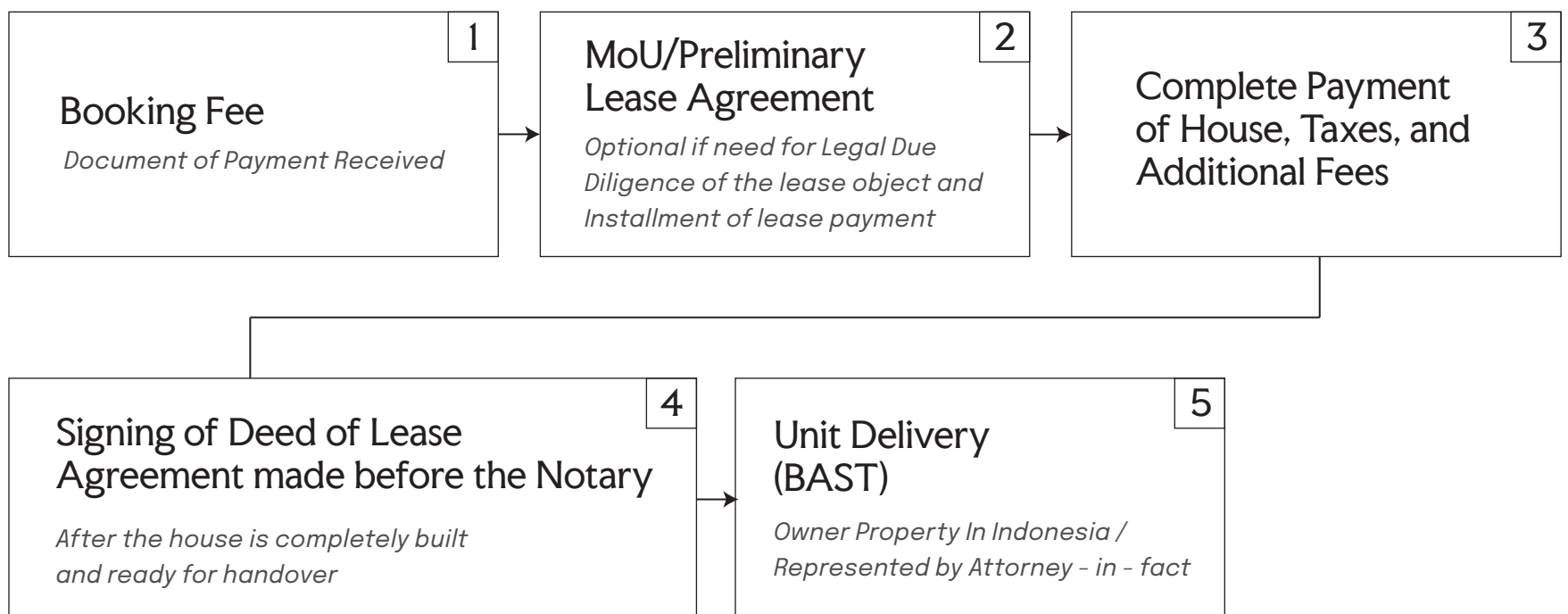
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Scheme of Foreign Property Ownership



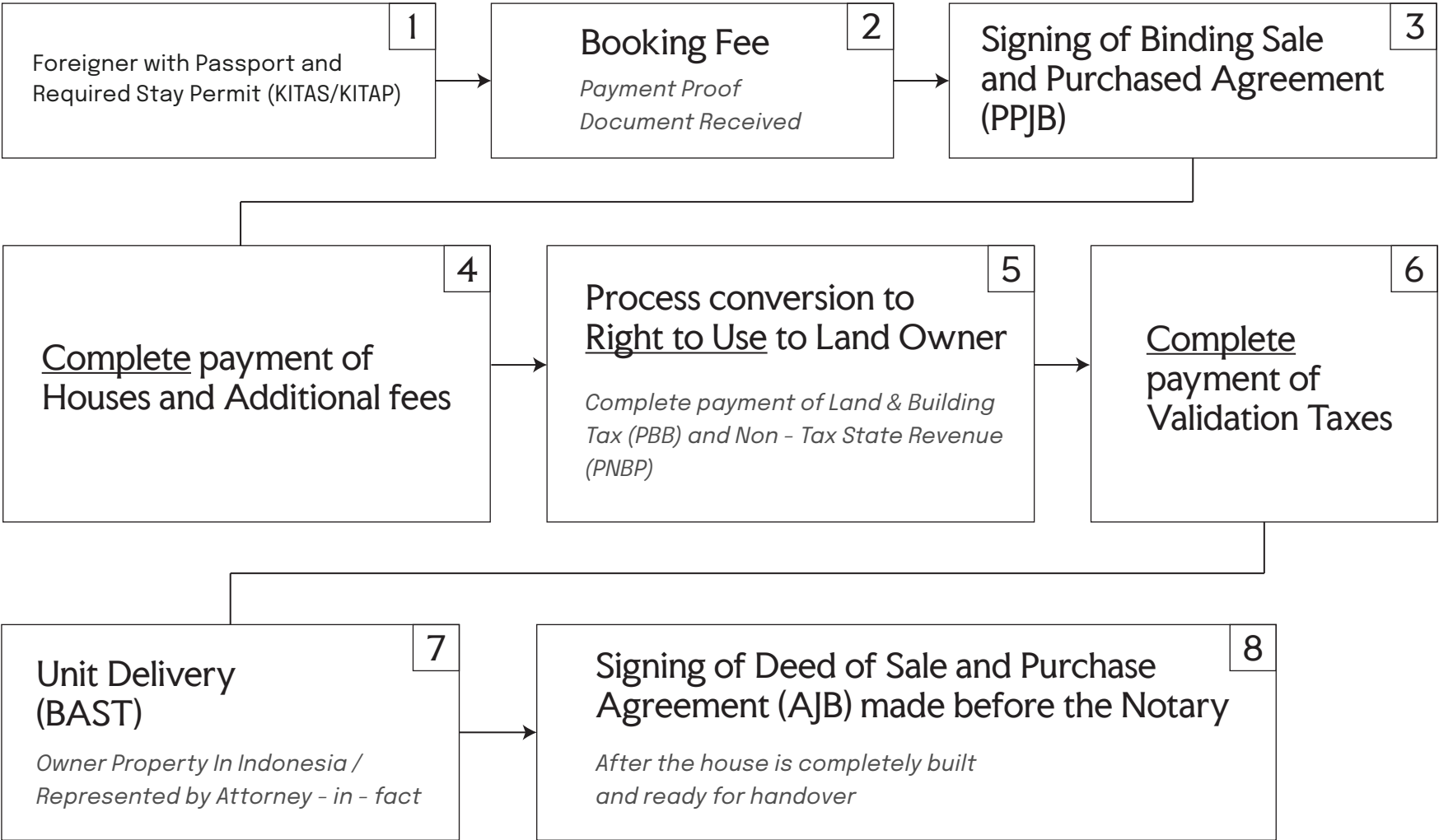
Buying Flow - Leasehold



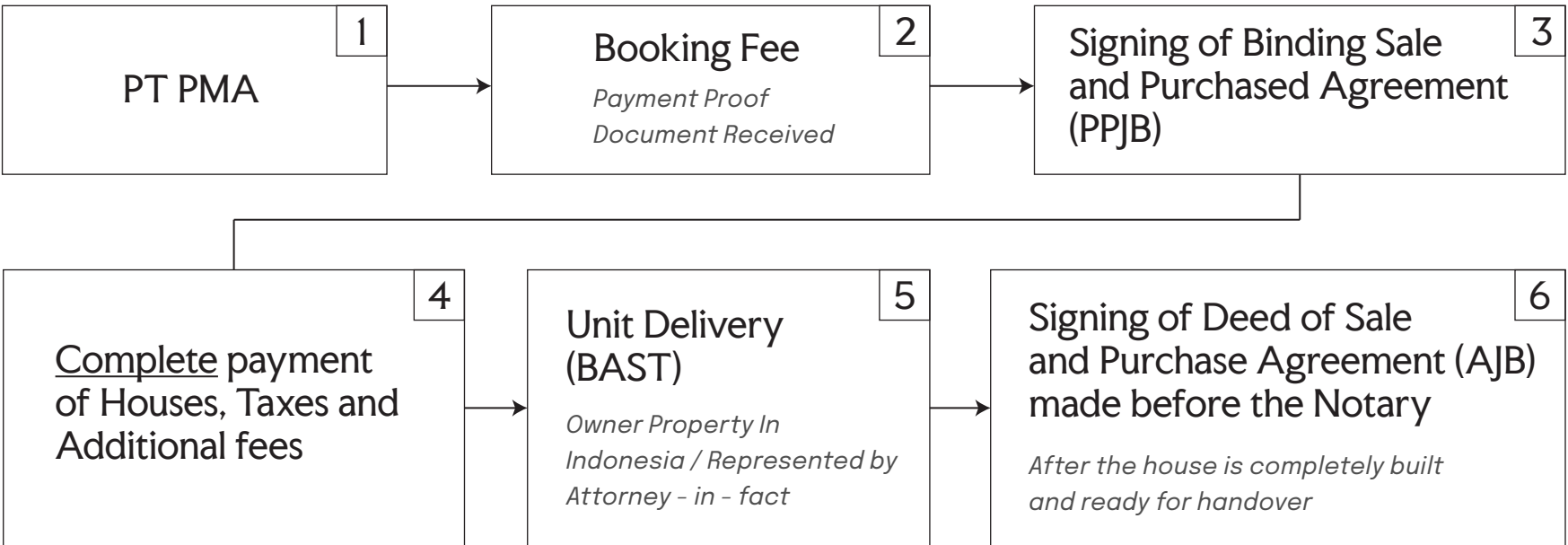
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Buying Flow - Right to Use



Buying Flow - Right to Build



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NATADESA

RESORT MANAGEMENT

A Turn-Key Ownership Model by Natadesa Resort Management (NRM)



Owning a home in Natadesa is more than living in Bali – it's securing a place in one of Asia's most resilient property markets. Natadesa Resort Management (NRM) is an international resort and property management company based in Bali, Indonesia. Through NRM, every residence is cared for with hotel-grade precision – from maintenance, guest services, and marketing to booking optimisation. Even when you're away, NRM ensures your home performs as both a private sanctuary and an appreciating asset – offering the privilege of passive ownership with active results.

Partnership Model:

1. Full Operational Management

NRM will manage all operational aspects including housekeeping, maintenance, marketing, and accounting. Best suited for absentee owners seeking a "hands-free" property operation.

2. Asset & Estate Management

Focused on infrastructure, facility, and administrative maintenance. Ideal for owners with existing operators who require a professional estate management team.

Step-by-Step Operational System:

Owner Agreement

Legal documents signed by both parties, Clear definition of rights and responsibilities.



Onboarding & Pre-Opening Setup

Conducting facility and inventory audits, Defining SOP, system installation, and property readiness.



Brand Integration & Digital Setup

PMS, CRM, and OTA activation, Digital branding.

Daily Operations Management

Housekeeping, maintenance, reporting.



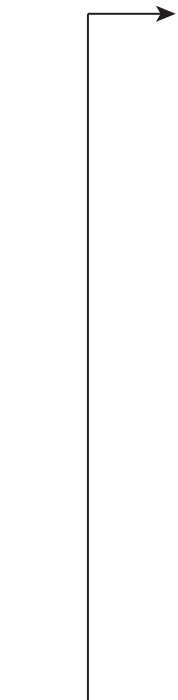
Audit & Quality Control

Performance review and efficiency evaluation.



Continuous Improvement

SOP refinement and retraining.



Rental Income Simulation

VILLA DEDARI

| In IDR unless other wise stated # of nights occupied | | Conservative (USD) 20 Nights | High Season (USD) 27 Nights | Low Season (USD) 12 Nights | Monthly Direct (USD) 30 Nights | Average (USD) |
|---|----------|---------------------------------|--------------------------------|-------------------------------|-----------------------------------|---------------|
| Ocupancy | | 67% | 90% | 40% | 100% | 74% |
| Rate per Night | | 938 | 1.031 | 750 | 750 | |
| # of cleanings / month | | 4x | 6x | 3x | 4x | |
| Cleaning fee per booking | | 50 | 50 | 50 | 50 | |
| | | | | | | |
| Gross Revenue per Month | | 18.950 | 28.144 | 9.150 | 22.700 | 19.736 |
| Average Daily Rate | | 947,50 | 1.042,36 | 762,50 | 756,67 | |
| Price per Guest | 9 | 105,28 | 115,82 | 84,72 | 84,07 | |
| TA booking fee - 16.65% OTA Fee for OTA booking (assuming 60%) | | (1.893,11) | (2.811,56) | (914,09) | | |
| Direct booking success fee - 5% fee plus 11% VAT (assuming 40%) | | (379,00) | (562,88) | (183,00) | (454,00) | |
| | | | | | | |
| Net Revenue per Month <i>Illustration - expenses will be paid based on actual spending</i> | | 16.678 | 24.769 | 8.053 | 22.246 | 17.937 |
| Service Charge (IPL) | 1000sqm | (531) | (531) | (531) | (531) | |
| Utilities (Electricity, Water) | | (167) | (225) | (100) | (250) | |
| Wi-Fi, Video Streaming (Netflix, etc) | | (55) | (55) | (55) | (55) | |
| Pool and landscaping (if not covered in Service Charge) | | (94) | (94) | (94) | (94) | |
| Staffing (Dedicated staff in the villa, if any) | | (250) | (250) | (250) | (250) | |
| Maintenance | | (56) | (56) | (56) | (56) | |
| Fixed Fee per Cleaning + VAT (Laundry, cleaning, and amenities) | | (194) | (262) | (117) | (291) | |
| | | | | | | |
| Gross Profit per Month | | 15.330 | 23.295 | 6.850 | 20.718 | 16.548 |
| Owner's Gross Profit Share (Exc . Indirect Costs such as Operations Staff) | 25% | (3.833) | (5.824) | (1.712) | (5.179) | |
| VAT (PPN) | 11% | (422) | (641) | (188) | (570) | |
| | | | | | | |
| Owner's Net Rental Income per Month | | 11.076 | 16.831 | 4.949 | 14.969 | 11.956 |
| Owner's Net Rental Income per Year | | 132.914 | 201.972 | 59.387 | 179.625 | 143.475 |
| | | | | | | |
| Property Value | Freehold | 1.937.500 | 1.937.500 | 1.937.500 | 1.937.500 | 1.937.500 |
| Rental Yeild P.A (%) | | 6.9% | 10.4% | 3.1% | 9.3% | 7.4% |

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FAQ

Frequently Asked Question

A. General Question

1. What makes Natadesa different from other properties in Bali?

A curated, low-density community with award-winning tropical design, sustainability certification, professional management, and premium facilities—positioned as *fine living reserved for the few*.

2. How far is Natadesa from key destinations?

- International Airport: ±15 minutes
- Exotic Beach: ±5–20 minutes
- Café/Lifestyle hubs (Locca Seahouse, Jimbaran Hub): 5 minutes

B. Ownership & Legal Matters

(FOREIGN BUYERS)

3. Can foreign nationals legally own property in Natadesa?

Yes. Individually through Hak Pakai (Right to Use) or Leasehold. PT PMA ownership (HGB / Right to Build) is also possible.

4. What type of ownership title will I receive?

Depending on profile: Right Of Use, Leasehold, or Right to Build via PT PMA.

5. What is a PT PMA, and how does it work?

A foreign-owned company that can legally hold HGB (Right to Build) property in Indonesia. Suitable for investors holding multiple assets.

6. What is the buying process for foreign buyers?

Booking Fee → Down Payment → Sale and Purchase Binding Agreement (PPJB) → Payment → Notary processing → Ownership title → Handover.

7. What documents are required?

Passport + relevant visa (for Right To Use), or passport only for Leasehold. PT PMA requires corporate documents and Tax's ID (NPWP)

8. Can ownership be converted to Freehold?

No. Freehold is only for Indonesian citizens. Foreigners use Right Of Use/Right to Build/Leasehold. However, it is eligible to be resold to an Indonesian buyer as freehold.

C. Financial & Payment Information

9. What are the available payment options?

Hard cash or construction-linked installments. Foreigners rarely use mortgages.

10. How can foreign buyers transfer funds internationally?

Via international bank transfer (SWIFT) to the appointed notary escrow or developer account (to OCBC Bank / BOC Bank Account)

11. What is the safest method for Chinese buyers transferring over USD 50,000?

Structured multiple transfers or licensed remittance partners acknowledged by Indonesian banks.

12. Are there taxes or additional fees?

Yes: BPHTB (the tax required when you purchase or acquire property rights in Indonesia), notary fees, title conversion fees, and applicable seller tax (PPH).

13. What is the expected capital gains?

Based on Jimbaran's market and NRM operations, villas target strong rental absorption and long-term capital appreciation (the property's proven the 20% capital growth statistic, connecting it with showcasing the well-rounded ecosystem within Jimbaran Hijau developments).

D. Property Features & Operations

14. What villa types are available at Natadesa Signature?

A curated selection of 4 types of limited tropical villas, each with private pool, garden, and premium interiors.

15. Are the homes fully furnished?

Natadesa Signature comes fully furnished with premium fit-outs (Bosch, Kohler, etc.), except for the Villa Dedari.

16. What are the key design features?

Modern-tropical architecture, natural materials, high ceilings, passive cooling, and Balinese-inspired spatial flow.

17. What sustainability features are applied?

GreenSHIP home certification: energy efficiency, water-saving systems, native landscaping, passive cooling design, Enhanced Natural Light & Cross-Ventilation.

18. What facilities are inside Natadesa?

Clubhouse, tennis court, jogging track, public courtyard, and 24/7 gated security.

19. What facilities are nearby within Jimbaran Hijau?

Jimbaran Hub, Locca Seahouse, eco-friendly schools, cafés, fitness, creative/working hubs for wellness and communities.

E. After Sales & Management

20. Who manages my villa when I'm not in Bali?

NRM (Natadesa Resort Management) handles full operations.

21. What is NRM, and what services does it provide?

Natadesa Resort Management (NRM) is an international resort and property management company based in Bali, Indonesia. NRM will provide such full operational management service from Inventory Audit, SOP setup, full operations, maintenance, marketing, PMS/CRM integration, reporting, brand alignment.

22. How does NRM generate rental income?

Through optimized online distribution, dynamic pricing, guest services, and end-to-end hospitality management.

23. What is the occupancy rate or expected rental performance?

Subject to seasonality and unit type; NRM aims for optimal yield through performance-based operations.

24. Can owners repatriate rental income abroad?

Yes. Indonesian banks allow compliant profit repatriation for foreign owners.

25. What after-sales or maintenance services are available?

Regular housekeeping, preventive maintenance, facility upkeep, and estate management.

F. Market Confidence & Growth

26. Why is Bali considered resilient?

Strong tourism fundamentals, limited land, global demand, and historically stable luxury property appreciation.

27. What recent tourism/economic data support this?

Post-recovery visitor numbers exceed regional averages; premium villas show consistent demand.

28. How does Jimbaran drive long-term value?

Low-density zoning, premium surroundings, top hospitality brands, and proximity to airport & beaches.

29. Is there risk of oversupply?

Premium segments remain limited due to land constraints and zoning restrictions.

30. How does Natadesa ensure long-term value?

Sustainable design, award-winning architecture, low density, professional management, and limited inventory.

G. Visit & Contact

31. Is there an official representative in China or other regions?

Yes. Sales partners and appointed agents are available for selected regions.

32. How can I contact the Natadesa sales or NRM team?

Through official WhatsApp, email, or on-site appointment at the Natadesa Gallery.

A Timeless Address.
A Growing Value.
A Legacy that Lasts.

It's the Life of Natadesa



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