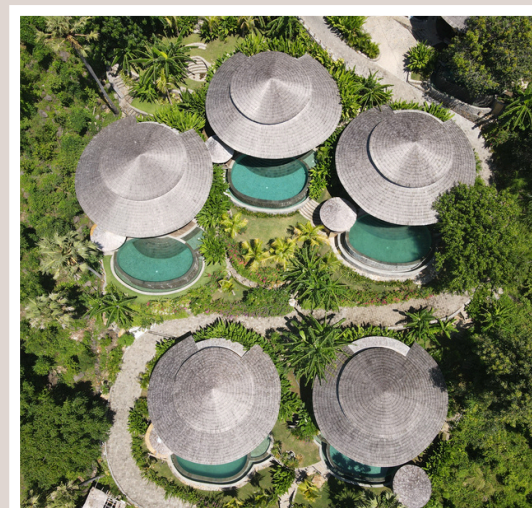




## VILLA BUKIT LIPAH

EUR 2.000.000

- Villas Bukit Lipah is situated on Bali's beautiful east coast, within the famous Amed area, celebrated for its stunning beaches, excellent snorkeling and diving conditions, and serene environment.
- The area is known for its welcoming atmosphere, where tourists are seamlessly integrated into the local Hindu culture and daily life.
- The property boasts five spacious villas nestled within a tropical garden, offering breathtaking views of Lipah Bay.
- Land Area: 4,700 m<sup>2</sup>
- Location at early development stage , expecting rapid growth of value in the next years



INITIAL PRIVATE OFFERING

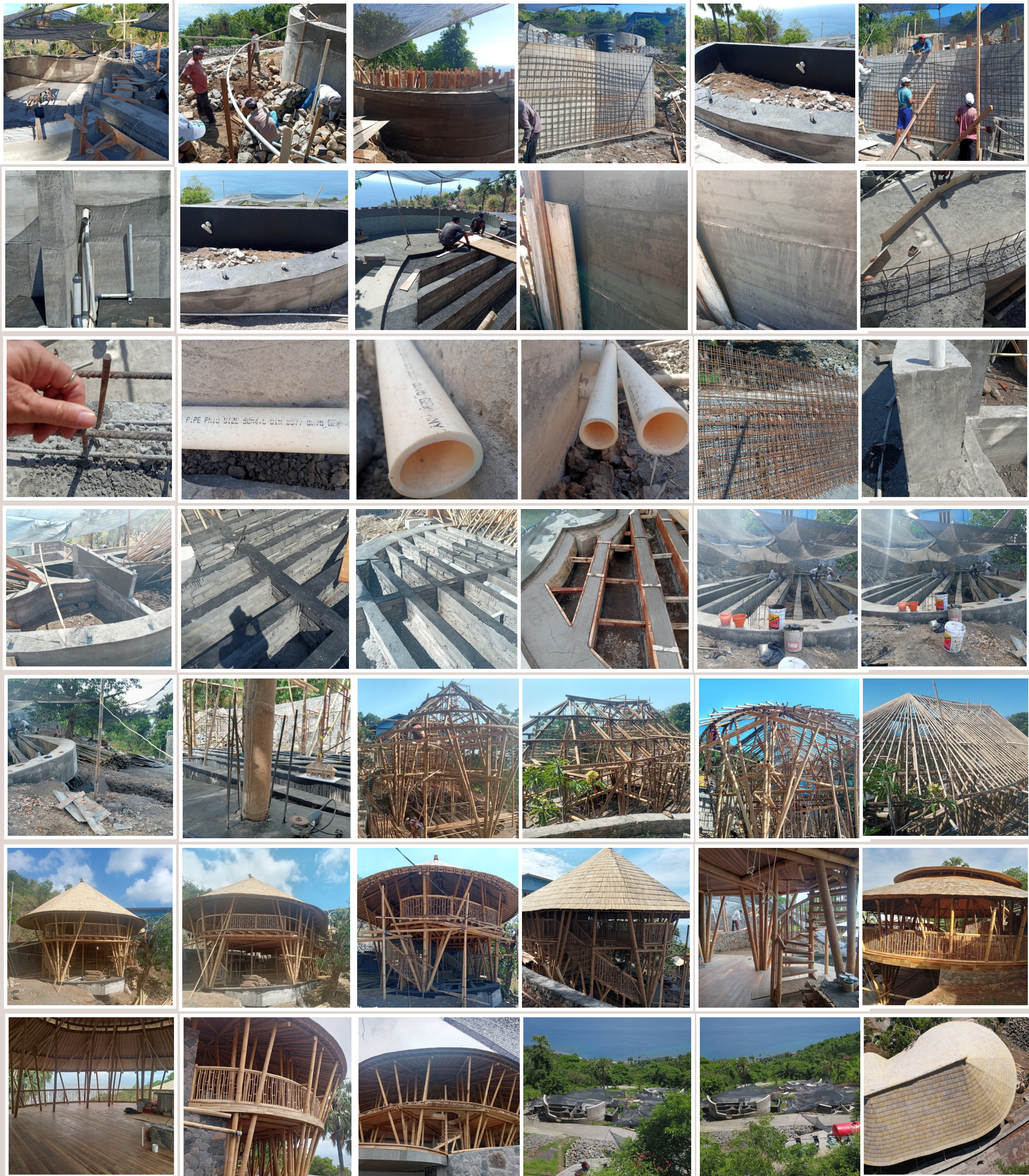


- Investment Overview:

- Total Land Area: 4,700 m<sup>2</sup>
- Built Area (5 Villas ): 1,000 m<sup>2</sup>
- Built Area (Facilities: Restaurant, Yoga Shala, Spa): 300 m<sup>2</sup>
- Annual Net Profit: €241,294
- Return on Investment (ROI): 8 years
- Yield: 12.06%
- Rental Rate per Apartment (Daily): €290
- Occupancy Rate: 65%
- Annual Revenue: €339,300
- Monthly Revenue: €28,275
- Annual Operational Costs: €98,006
- Monthly Operational Costs: €8,167

- Interior Design Overview:

- The interior design of Villas Bukit Lipah combines elegance with traditional Balinese aesthetics, ensuring comfort and luxury for guests. Attention to detail is evident in every aspect of the design, providing a warm and inviting ambiance.
- Additional Services Provided:
- Project design and construction management
- Selection of construction companies and supervision
- Comprehensive investment and real-estate management services
- Legal services and consultation
- Contract preparation in accordance with Indonesian law
- Legal representation for investors in Indonesia
- Verification of land certificate authenticity
- Assistance with long-term residence and work visas



**Foundations**

- circular pressure-resistant layout
- foundation of supporting masonry and the pools are a reinforced concrete monolith

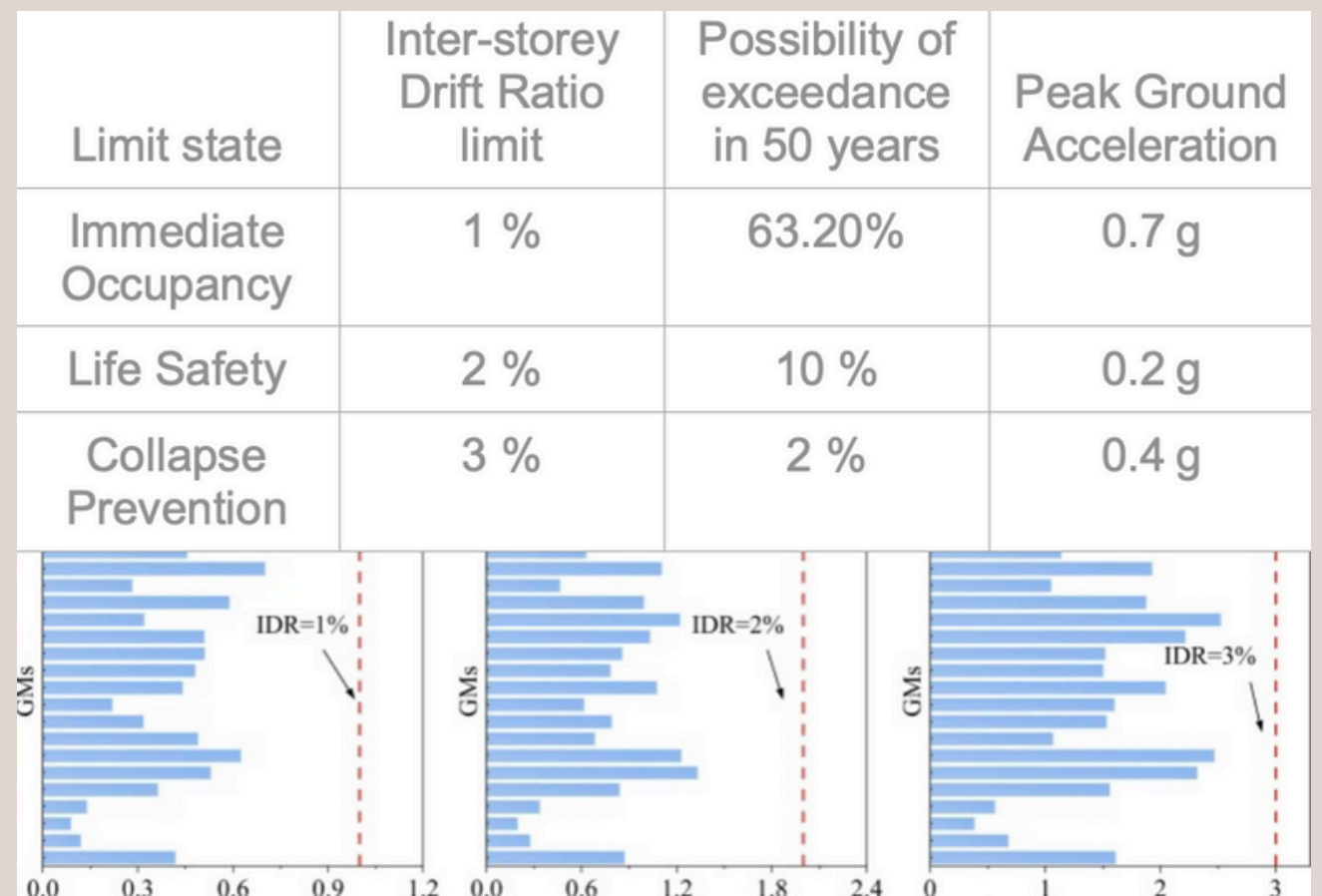
**FULL GALLERY**

## Bamboo as construction material - Earthquake risk assessment

Given the massive availability of bamboo in many seismically active territories provide broad range of sources to evaluate comparative risk assessment for bamboo as main building material. As a cheap, green and easily utilised material, bamboo constructions are widely spread in regions of India, South America and South East Asia, which provides data from real-life seismic events.

Very good strength-to-weight ratio, 2.5-3 times higher than steel, allows to construct sturdy yet lightweight structures with lower applied forces. In addition, the material is a bi-composite, consisting of lignin and vascular bundles of different density, which naturally suppresses vibrations. Different densities, cause different vibrations frequencies to collide instead of spreading and increasing magnitude during the seismic event. Being light, with high tensile strength, with fibrous morphology, bamboo is material usable for seismic-resistant constructions for mitigation of lateral shocks. Confidence in material is expressed by 15y warranty on material

DB, Deutsche Bauzeitung 9/97			
kN/cm <sup>2</sup>	Spruce	Bamboo	Steel St37
Elastic modulus	1100	2000	21000
Compressive compressive	4,3	6,2-9,3	14
Tension strength	8,9	14,8-38,4	16
Bending strength	6,8	7,6-27,6	14
Shearing strength	0,7	2,0	9,2



Commonly used Richter Scale, events with intensity 5-5.9 damage poorly constructed buildings only, 6-6.9 case moderate damage to well-built structures and earthquake resistant structures suffer slight to moderate damage. Major events above 7 on scale case major damage to most buildings and well-built earthquake resistant structures are likely to receive damage. Effect on bamboo structures was observed in detail in 2015 during catastrophic 7.4 magnitude earthquake in Ecuador, which caused over 7000 buildings to collapse. INBAR immediate observation revealed that, unlike concrete structures, even in epicentre many bamboo structures remained standing. This positive experience resulted in anchoring of bamboo in national building codes. Experience is similar after major events in India and Nepal or Costa Rica. In 1991, 20 houses built for National Bamboo Foundation in Costa Rica were directly above epicenter of 7.5 magnitude earthquake and survived without structural damage. Observations were further tested using shock table, among others by TRADA, UK, (now merged into TTF), where in contrast to masonry and concrete models, bamboo resisted major to moderate levels of dynamic force application with minimal damage levels.

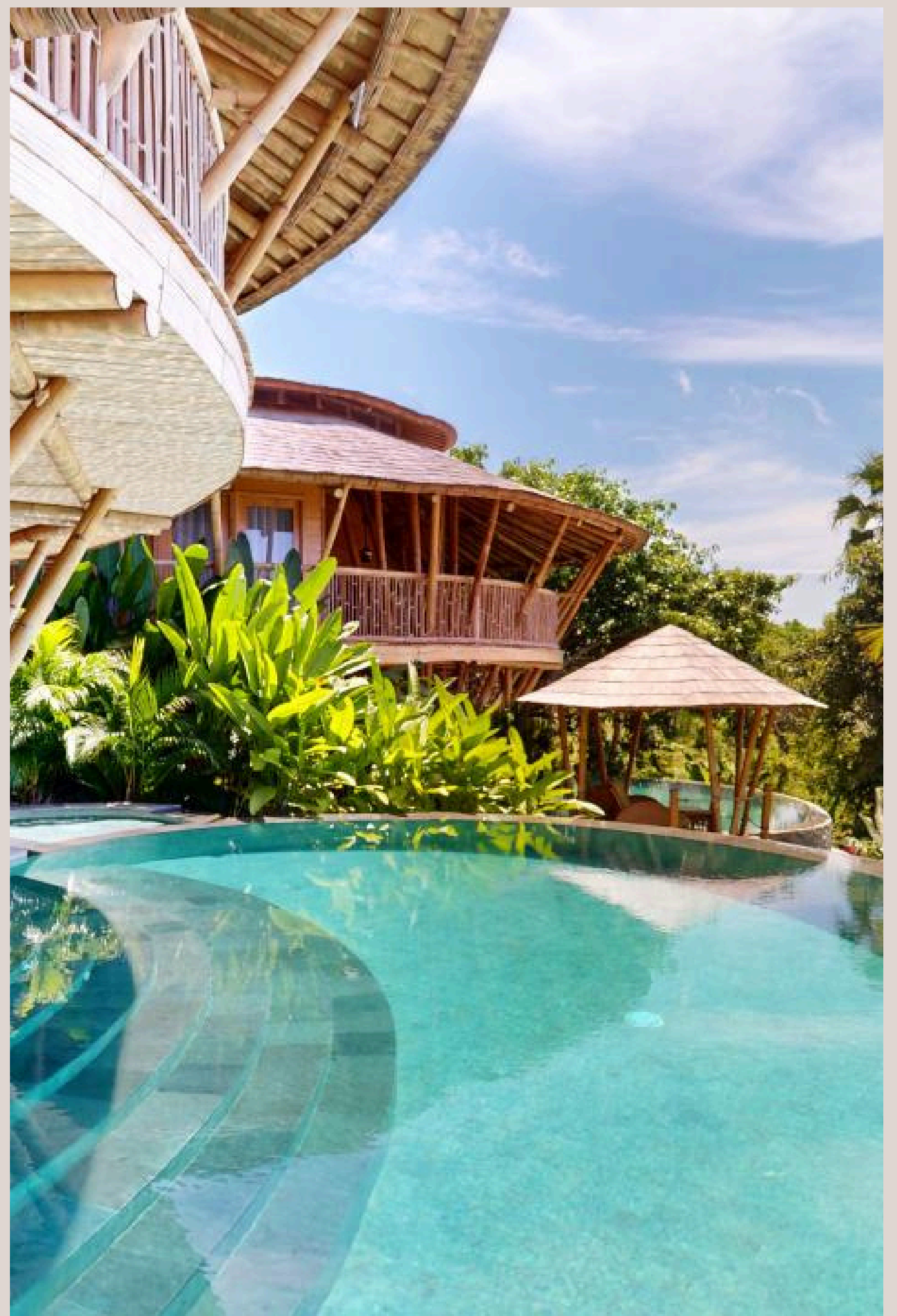
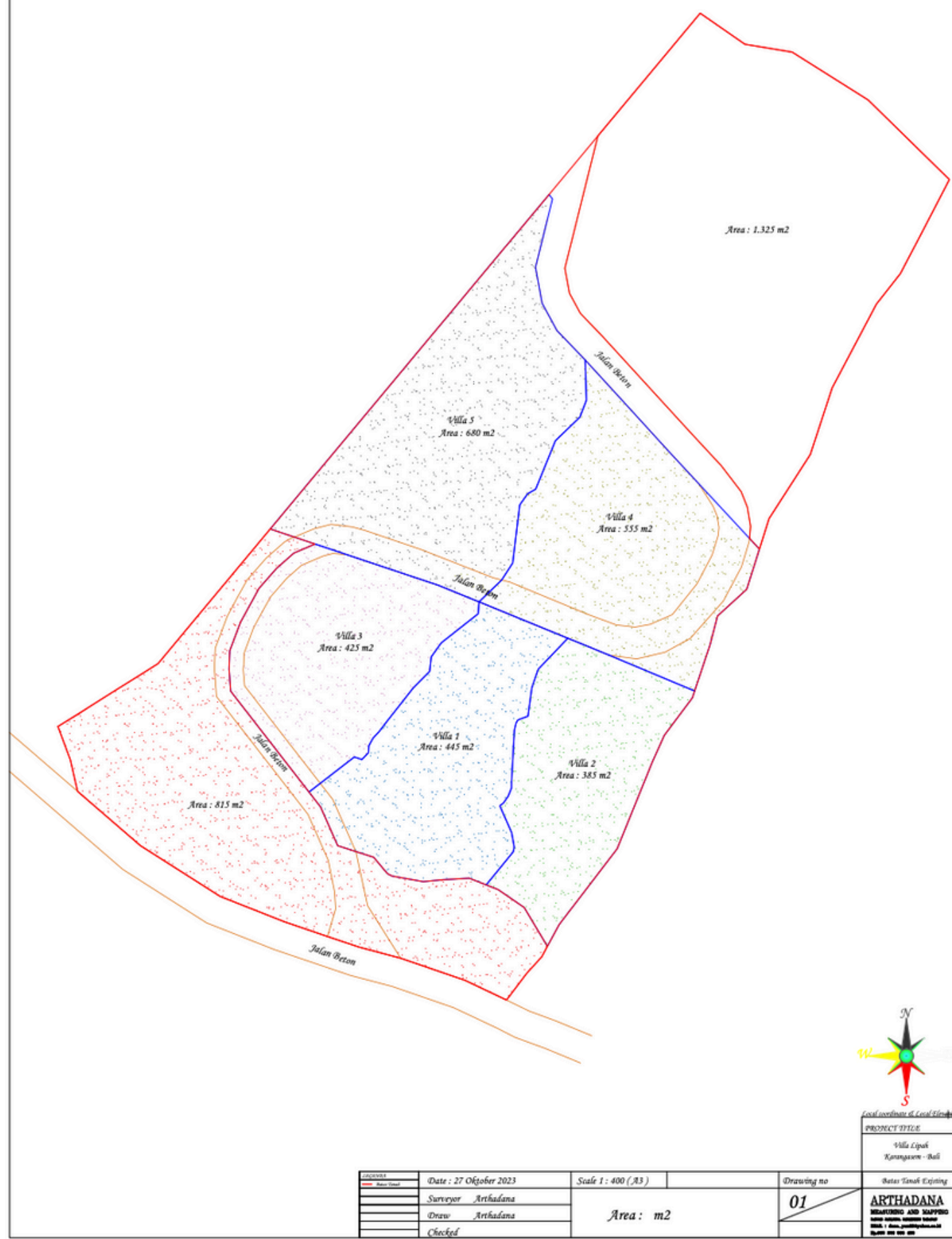
Location of east Bali records 48 seismic events above magnitude 5 in the last 20 years, 8 of which were above magnitude 6 with maximum of 6.8. Those are events with epicenter within 100km of Bali, classifying them as close according to seismology qualification. Earthquake in 2018 of magnitude 6.8 was also strongest one recorded since 1900. Data since 1900 show total of 157 earthquakes above 5, only 21 of which exceeding magnitude of 6. Most active area within 100km radius is Rinjani volcano complex in northern Lombok, which is 75km from Villa premises.



Available data and studies suggest high earthquake resistance of Villa Bukit Lipah structure, occurrence of event compromising structural integrity highly unlikely with possibility of minor damages during major events within scope of recorded seismic activities.

Sources:

- 1) Seismic performance of Bamboo housing - an overview, scientist J. Vengala, director B.N. Mohanthy and professor S. Raghunath, IPIRTI
- 2) Study of Bamboo: Earthquake resilient building material, Ar. Ch. K. Rajak, Ar. E. Madonna, Hindistan Institute of Technology & Science
- 3) Seismic performance assessment of a multi-story bamboo frame structure, Jian-CHen Zhao, Hong-Xing Qiu
- 4) Bamboo: A Resilient Material for Mass Housing in Earthquake Prone Zones of Gujarat, A. Baghel, A. Thakkar, Anant National University
- 5) Online database Volcano Discovery - regional seismic activity records



- **Project Design Highlights:**
- The project emphasises a harmonious blend of traditional, natural materials with modern architecture and technology, focusing on environmental sustainability and unique design.
- Primary construction materials include bamboo, wood, and stone.
- Each villa is strategically positioned on a slope, surrounded by lush tropical vegetation, ensuring privacy and unobstructed 180° panoramic views of Lipah Bay.
- **Villa Layout:**
- **Second Floor:** Open living area with kitchenette, two bedrooms, separate dressing rooms, and two garden bathrooms.
- **First Floor:** Features a swimming pool, partially covered by the living area above.
- **Total Floor Area per Villa:** Approximately 200 m<sup>2</sup>.
- Additional facilities include a restaurant, yoga shala, spa (accommodating up to 20 people), and a water reservoir located at the upper right corner of the plot.
- The villas are part of a utility-ornamental garden designed as a relaxation zone, accessible to both owners and visitors.
- Villas are fit for both short-term and long-term rentals.
- **Operational Status:** The resort commenced operations in November 2023, achieving a 67% occupancy rate to date.
- **Management:** Comprehensive villa management services, including marketing, occupancy management, maintenance, cleaning, gardening, bookkeeping, and compliance with Indonesian tax laws, are provided. These management costs are factored into the investment's profitability calculations.