




INTANAH

OASEA BEACH CLUB

BALI INVESTMENT OPPORTUNITY



SUMMARY

- Beach club investment opportunity in the burgeoning Tabanan area of Bali.
- Operated and managed by the Intanah Group, owners of successful destination wedding venues and a Six Star villa adjacent to the site, with multiple developments in progress.
- Developer and majority partner is Indonesian listed company Ciputra, with a current market cap of US\$1.64 billion, and a major developer of luxury residential homes in the area.
- **No investment minimum, with a projected 26.4% ROI.**



OASEA BEACH CLUB

Forecasted ROI: 26.4%

Construction Period: 15 Months

Capital Requirement: DR 29.8 billion



OASEA BEACH CLUB.

THE OFFER

Oasea Beach Club is located next to the popular Bali Beach Glamping, one kilometer to the north of Bali's famous Tanah Lot Temple.

The construction cost is expected to be IDR 45 billion (USD 2,930,000), of which Ciputra group, the owner of the land, is contributing IDR 15.2 billion (USD 990,000) and 1.5 hectares of prime beachfront land in return for 51% equity in the project, and PT Bumi Santai Wisata, our investment company, is contributing IDR 29.8 billion in return for a 49% equity stake in the company.

The balance of IDR 29.8 billion (USD 1,940,000), of which IDR 11.8 billion has already been raised, leaves a residual funding requirement of IDR 18 billion (USD 1.170,000, which is now being offered to investors.

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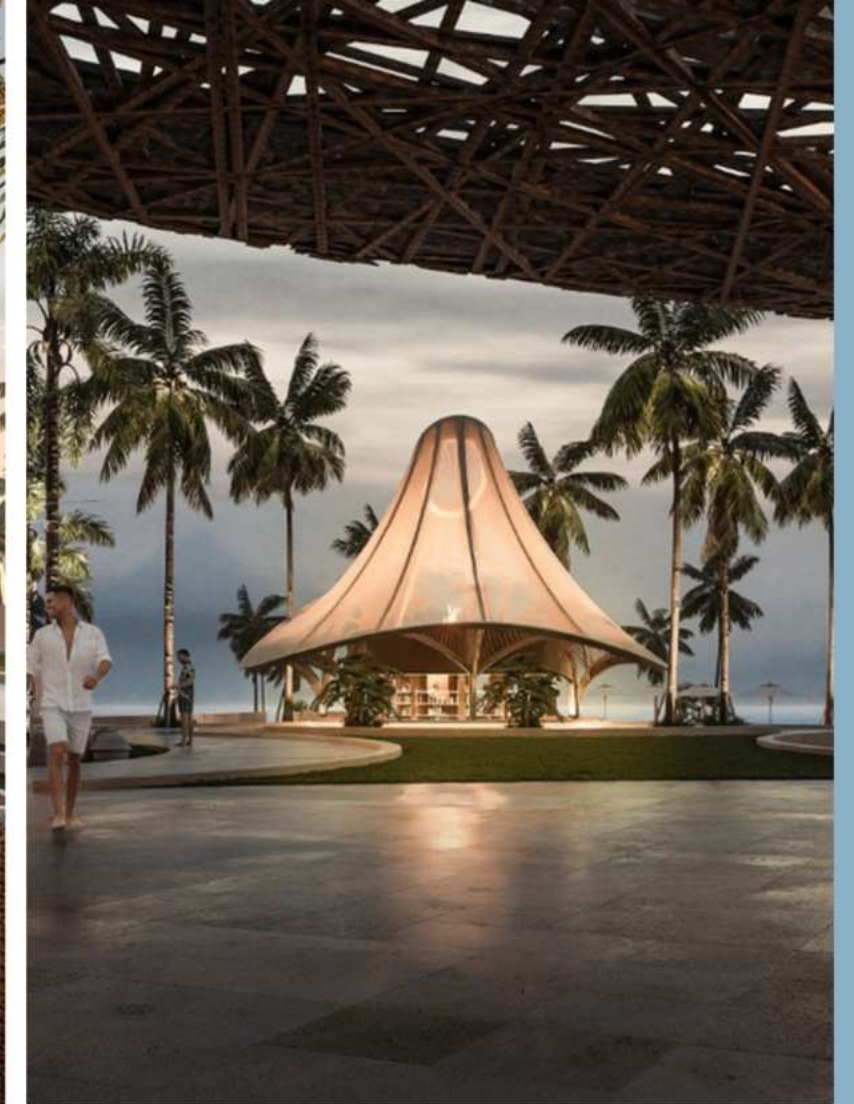
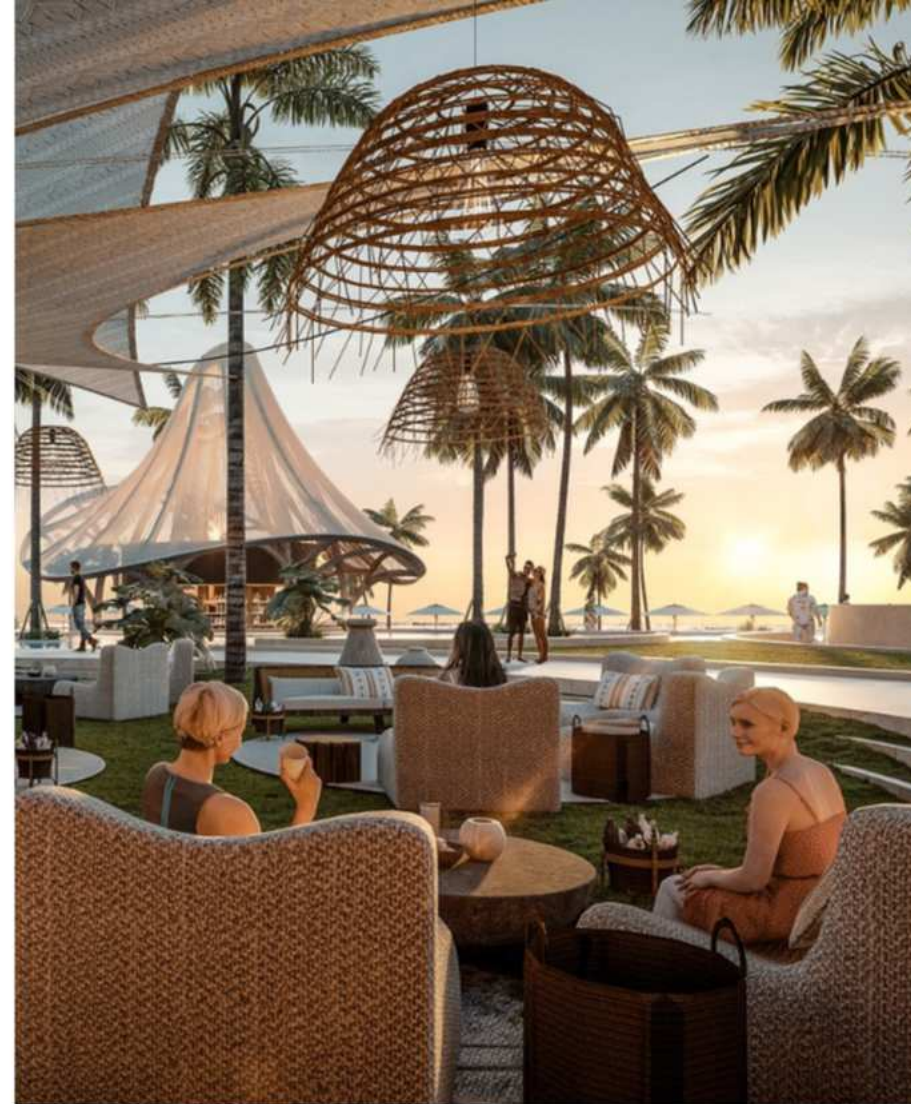


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OASEA BEACH CLUB

THE SITE

Both Intanah Group, and the land owner Ciputra, have ongoing businesses and developments in the immediate area, with Intanah operating the successful Bali Beach Glamping wedding venue and its adjacent Six Star property, Villa Veda.

Ciputra is currently developing three luxury residential clusters at its 80 hectares Ciputra Beach Resort property – Nivata, Sadana, and Resvara.

These projects are expected to contribute a steady flow of clients to Oasea from day one, with such local patronage increasing over time as more units in these three clusters are built and completed.

Attractions in the environs include Bali's famous Tanah Lot Temple, and the USD 1 billion Nuana Creative City project, and more visitors to the area are expected to ensure solid patronage of the club from the outset.



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SITE DETAILS



OASEA BEACH CLUB: ENTRANCE.

Leased Land Area	15,000 sqm
Lease Payment	No lease payment
Lease Commencement and Opening Date	31 December 2024
Lease Maturity Date	31 December 2045
Ciputra Shareholding	51%
Average Spend	Rp 600,000 per person
Covers per Day	200 (2026), 250 (2027), 300 (2028)
Wedding / Events Per Year	60
Revenue Per Event	Rp 188,000,000
Costs Per Event (including wedding planner cost)	Rp 72,000,000
Staff Costs (per month)	Rp 600,000,000
Management Fee	15% of EBITDA
Corporate Tax (including depreciation)	22%
Funding Required	An additional IDR 18 billion
Projected Return on Investment	26.4% per annum



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THE CONCEPT

Beach Clubs have become a mainstay of Bali's offerings, popular with all cultures, mixing events, great F&B and daytime through sunset vibes.



I

MUSIC FESTIVALS

Collaborations with local promoters for special events & performances, as well as Guest DJ events. The club features a 2,000 sqm event lawn on which it can host the largest of events. The events expertise of the Intanah management team will ensure the venue is frequently bought out.

2

WEDDING EVENTS

Oasea Beach Club, Bali Beach Glamping and Villa Veda's boast 300 metres of pristine beachfront, offering a wide variety of event options. Our large network at Intanah Group will market Oasea Beach Club not only as a beach venue but as wedding event space too.

3

QUALITY F&B

Daytime beach club vibe, hitting sunset and into the night with quality F&B and attentive, well-trained staff. Oasea will also offer staycations, including high quality accommodation at nearby Nivata, Sadana, Resvara (Ciputra's residential developments), and the adjacent Bali Beach Glamping.

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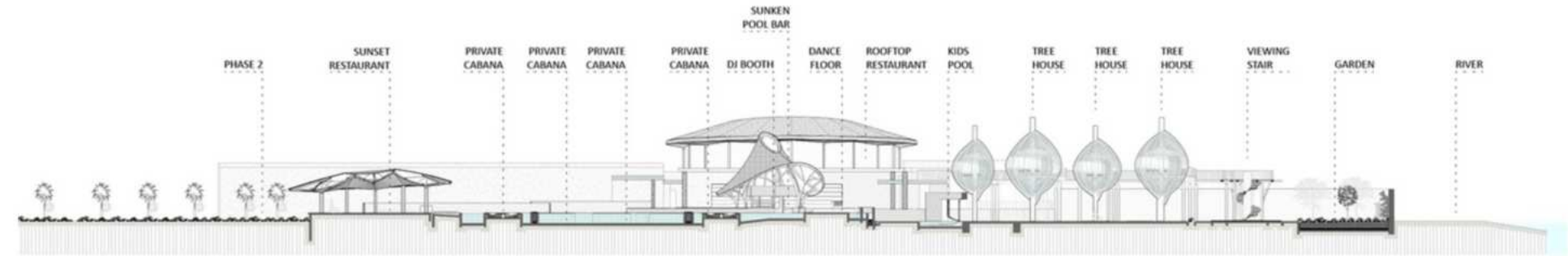
BEACH CHILL OUT

The Beach Club market in Bali has expanded rapidly in recent years to accommodate a significant influx of tourists. However, rising prices, heavy traffic and overcrowding in Canggu has seen this expansion continue to the west coast where there is currently a lack of beach venues.

THE ARCHITECT

K-Thengono Design Studio is an integrated interior-architectural practice that builds holistic spatial environments that respond to specific site context. The firm handles major projects for prestigious clients throughout Indonesia.

"This venture is dedicated to introducing fresh and exclusive enjoyment, establishing a new destination for glampers, visitors, and the local community. Osea Beach Club challenges the conventional resort typology by forgoing the typical notion of exclusivity, instead re-engaging with the environment and focusing on adaptability for future developments. With Indonesian and Balinese culture at its core, the project accentuates traditional architectonic philosophies, translating them paradoxically into a contemporary style."



OASEA BEACH CLUB RENDERS AND MODELLING.

TABANAN AREA

Tabanan is a picturesque, sunset facing regency located in the southern part of Bali, known for its scenic coastline and iconic Tanah Lot temple.

In recent years, Tabanan has seen significant development, particularly in the construction of new luxury resorts, residential projects, and creative hubs.

One of the most notable developments is the Nuanu Creative City. Spanning 44 hectares, this project is redefining the area's landscape, attracting both local and international interest.

The ongoing construction in Tabanan reflects the growing interest in this region as a prime location for investment, particularly in eco-friendly and culturally integrated developments.



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PROJECT OPERATING COMPANY

INTANAH GROUP

The driving force behind the project for investors is Intanah Group, an international company incorporated in Singapore and Indonesia that combines world-class expertise in resort and villa development, property investment management, and destination wedding planning and marketing.

It's four successful businesses – Glamp Nusa, Villa Vedas, Bali Beach Glamping and Bali.Love – offer luxury wedding and event experiences that create unforgettable memories for thousands of guests.

Both Villa Vedas and Bali Beach Glamping are adjacent to Oasea Beach Club, ensuring a steady stream of guests from the moment of completion.



BALI BEACH GLAMPING



OASEA BEACH CLUB



GLAMP NUSA



VILLA VEDAS

MEET THE INTANAH TEAM



TIM ROBINS

FOUNDER & VISIONARY

Tim's career has spanned asset & liability management, debt origination, corporate finance, trading and sales of a wide variety of fixed interest securities, structured products and derivatives.

More recently, Tim led investments in the mining sector, accomplishing many significant returns, but notably bringing the Toledo Copper Mine in Cebu back into production, which generated a profit of c. \$300,000,000 for its investors.

Tim is currently generating high returns for investors with a portfolio of wedding resorts and venues in Bali, Indonesia; the world's most popular destination wedding location. Intanah Group comprises of Villa Vedas (which he owns), Bali Beach Glamping and Glamp Nusa resorts (of which he is majority shareholder), and Bali.Love, Bali's premier wedding planning business and Bali's first wedding planning app.



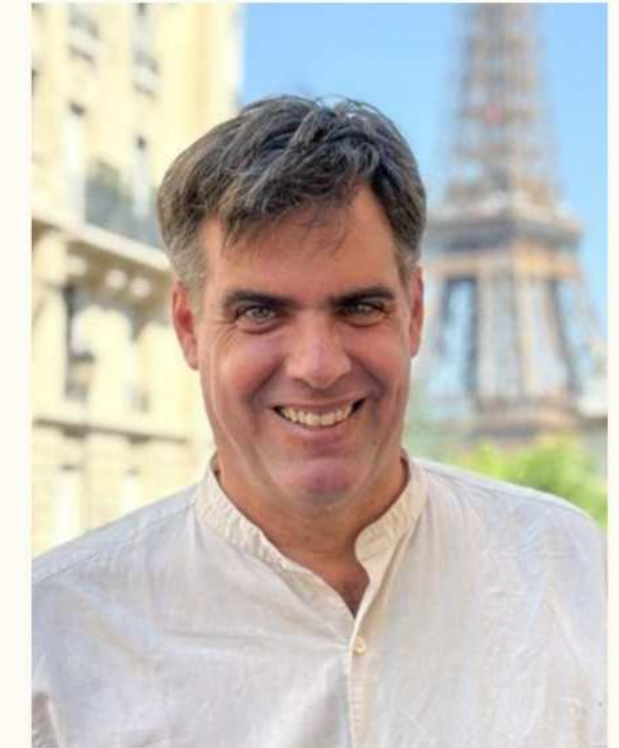
TOM HAY

CEO

Tom has the rare capacity to harness the latest tech and digital marketing systems to drive business growth, as well as maximising efficiencies and workflow in teams, through deep empathy and understanding how to get the best out of people.

As the CEO of the newly formed Intanah Group, it's Tom's role and vision to align business operations and team workflows across multiple wedding venues and glamping resorts, while driving investment and development of new projects alongside Intanah Group visionary Tim Robins.

A natural leader and serial entrepreneur, Tom co-founded Bali.Love, a Bali-based destination wedding planning business, just months before the global pandemic. Business operations were put on hold until international travel reopened. After relaunching, Tom grew Bali.Love to a team of 25 employees, developed Bali's first wedding planning app, and sold the business to Intanah investors within 2 years.



ROGER MICHEL

BALI OPERATIONS MANAGER

Roger Michel is the Director of Public relations, and Indonesia Operations Manager at Intanah Group. Prior to that he successfully started and operated multiple sports events management companies that focused on outdoor sports and recreation in the Pacific Northwest. Roger has a PhD in Bioengineering from ETH Zurich, Switzerland, a Postdoctoral Fellowship at UW Washington, and worked in the Bay Area as a contract researcher.

CIPUTRA GROUP

Ciputra Group is a leading Indonesian listed real estate development company known for its pioneering role in transforming urban landscapes across Indonesia and beyond.

Founded by the visionary entrepreneur Dr. (HC) Ir. Ciputra, the group has a diverse portfolio that includes residential, commercial, and mixed-use developments. Ciputra Group is renowned for its commitment to innovation, quality, and sustainability, creating integrated communities that offer a high standard of living.

The company is currently building Ciputra Beach Resort (including Oasea Beach Club), a unique residential development that focuses on providing luxurious dwellings designed with an appreciation towards local culture and natural environment.



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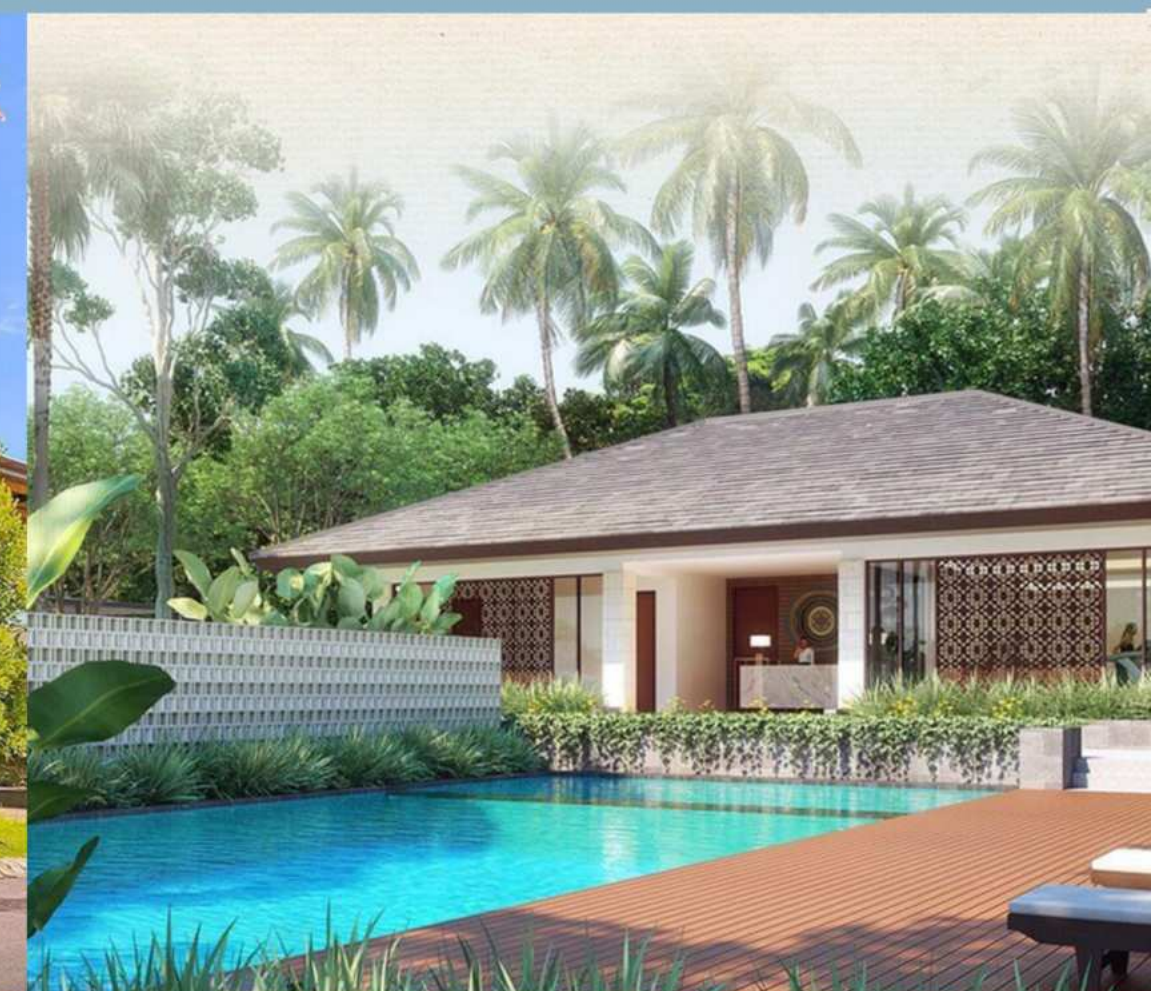
RESVARA



SADANA



NIVATA



NIVATA CLUBHOUSE

SIGNING CEREMONY

Contracts for the Oasea Beach Club development have already been signed between Intanah Group and Ciputra, with a signing ceremony taking place in Jakarta.

Ciputra is supplying 1.5 hectares of prime beachfront land under a lease until December 2045, plus IDR15 billion for 51% of the project.

Intanah investors are supplying IDR 29.8 billion for 49%, a key value consideration for investors as the current land value is in the region of IDR 75 billion.

We have secured the land for IDR 15 billion as part of the overall transaction.



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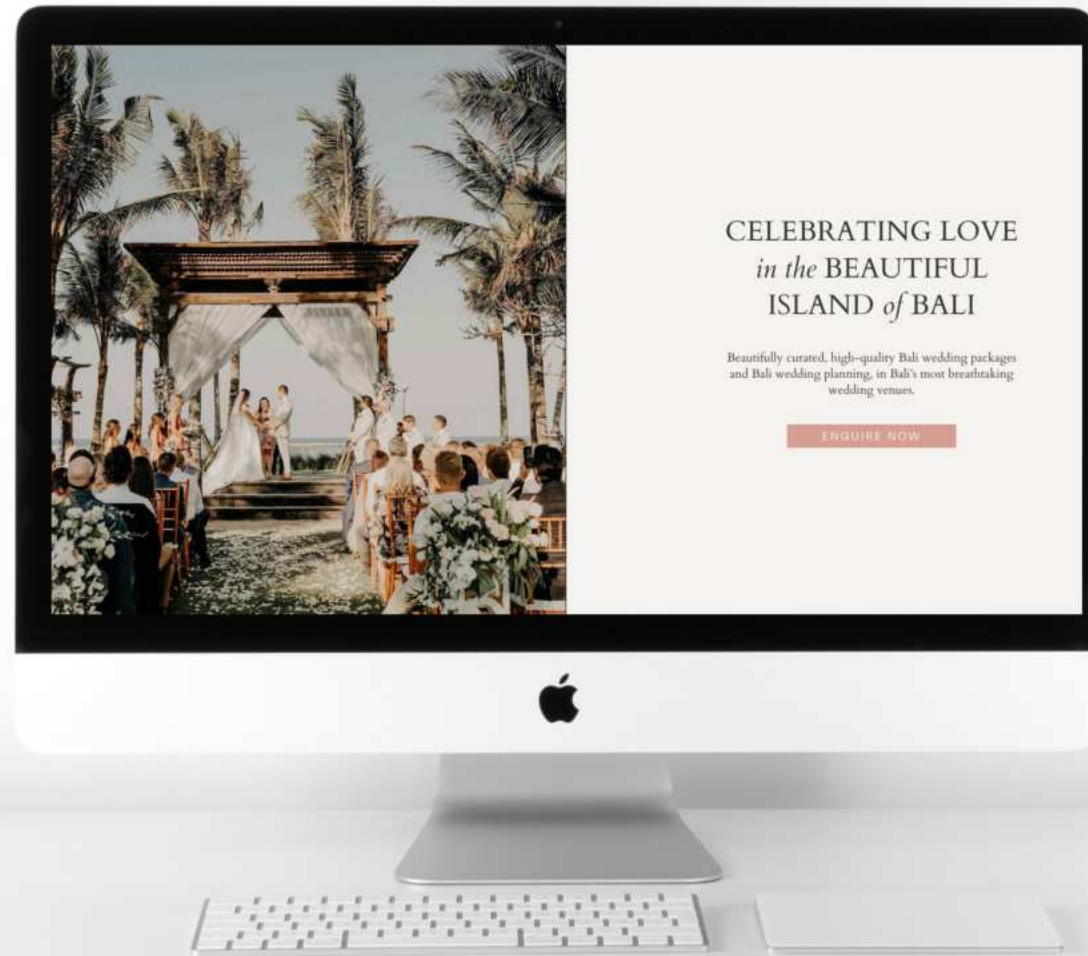
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Candra Ciputra, CEO of Ciputra, Pak Arta, Senior Director, Ciputra, and Tim Robins of the Intanah Group.

MARKETING



Bali Love is the marketing arm for Intanah Group's destination wedding venues, with over 40 years combined experience in weddings, events and travel. The Bali Love team have incredible relationships with Bali's finest suppliers, giving us the option of bespoke planning services, or an all inclusive Bali wedding package.

The powerful marketing abilities of the Bali Love team will be brought to bear on marketing Oasea Beach Club.

BALI LOVE IS BALI'S BEST WEDDING PLANNER, WITH A NETWORK THAT ENSURES STRONG MARKETING FOR OASEA.

1

SOCIAL MEDIA MARKETING

- Network of social media influencers, photographers and videographers.

2

EVENT PLANNERS

- Highly experienced team of multi-disciplined event planners.

3

INTERNATIONAL REACH

- Strong network and experience in the international travel market.

4

STRONG LOCAL NETWORK

- Direct relationship with Bali's most respected venues.

WHY YOU SHOULD INVEST IN OASEA BEACH CLUB



PRIME LOCATION



PROVEN SUCCESS RECORD



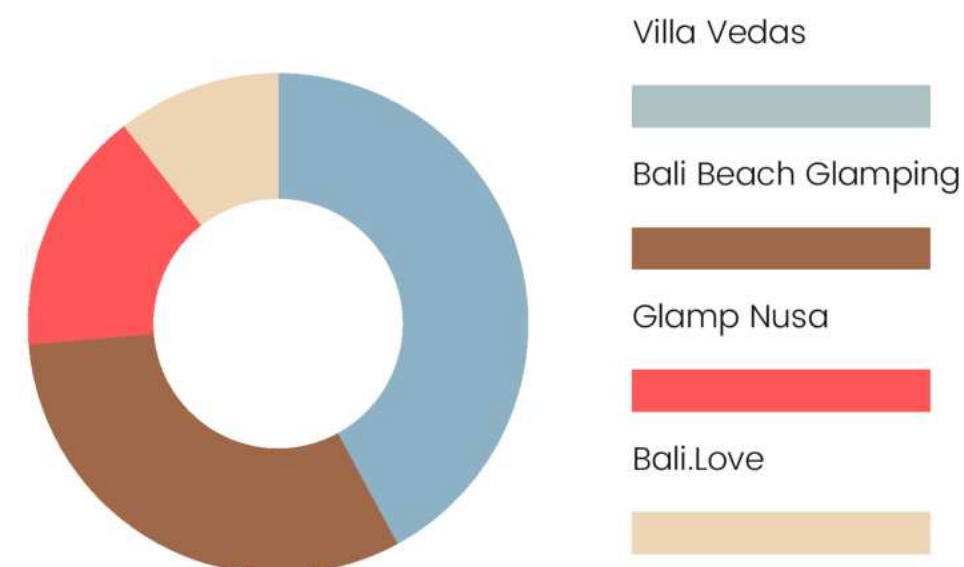
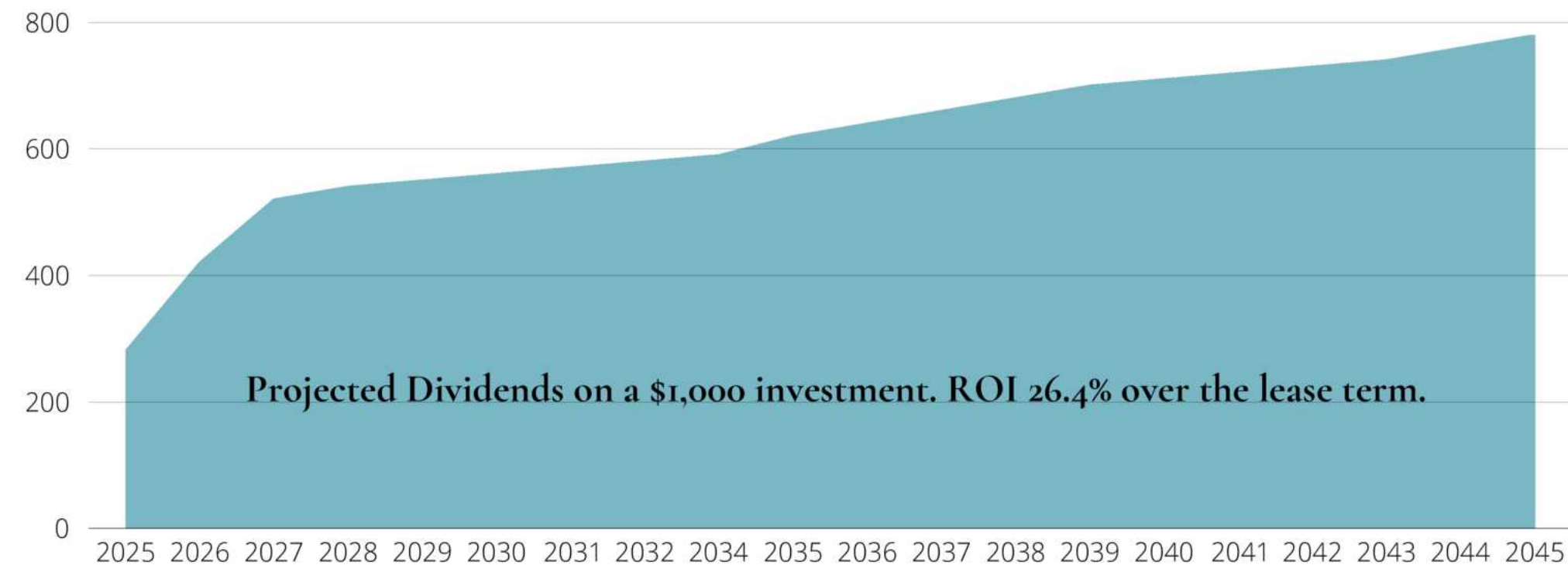
GUARANTEED CUSTOMER BASE



NO MINIMUM INVESTMENT LIMIT

OASEA BEACH CLUB HAS AN EXTREMELY POSITIVE RISK / PERFORMANCE PROFILE

- Intanah group has a proven track record of creating successful businesses, with a history of solid ROIs for investors.
- Ciputra is a major player in the Indonesian real estate market, with projects in the area, guaranteeing a solid customer hinterland.
- Canggu is over saturated, and the market trend is into the Tabanan Regency.
- There are major feeder developments, including Bali Beach Glamping, Ciputra's 3 clusters and Nuanu Creative City that will ensure business for Oasea Beach Club from Day 1.
- The contract provides land to the project at an advantageous price.
- Both parties are venerable players in the Bali real estate development and management market.
- No minimum investment limit.

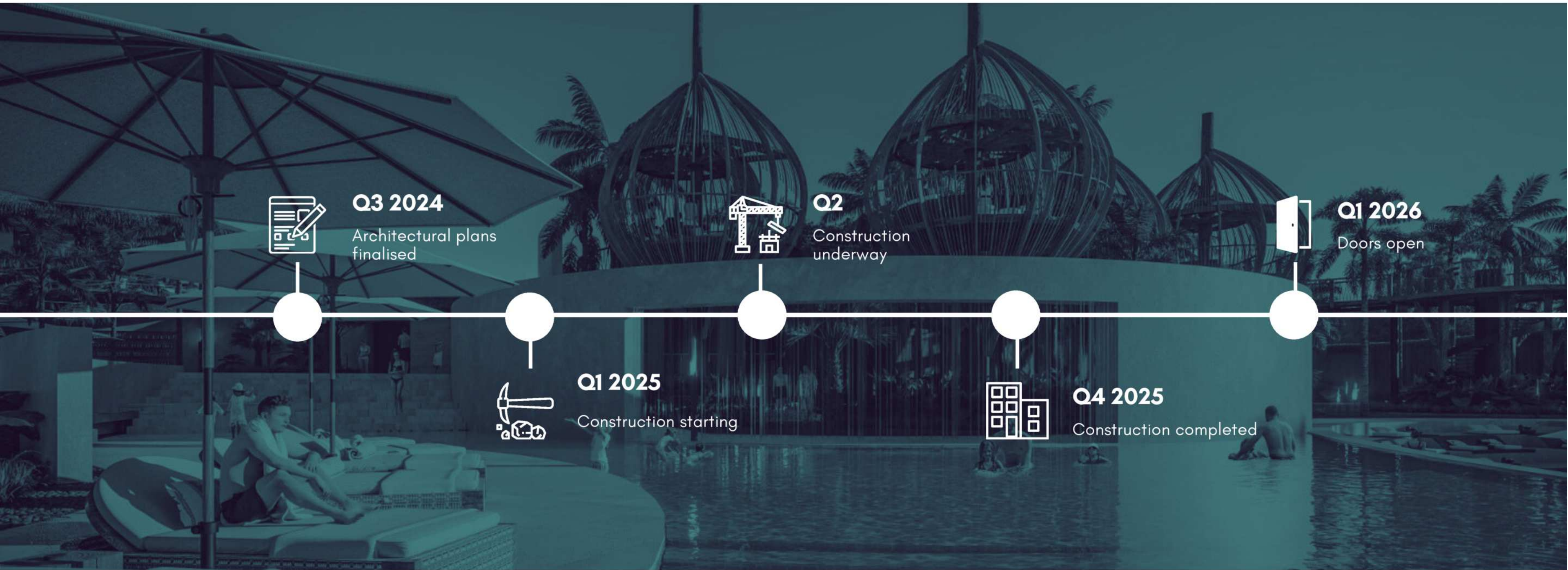


CONFIRMED BOOKINGS

VILLA VEDAS, BALI BEACH GLAMPING, GLAMP NUSA AND BALI.LOVE, AS WELL AS OTHER INTANAH VENUES, ARE EXPECTED TO HOST 1,000 WEDDINGS BY 2027.

Project Timeline

It typically takes us 12 to 18 months to build a new resort. Speed of construction means earlier cashflow, and therefore higher investment returns.



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CONCLUSION

- Oasea Beach Club offers a superb investment opportunity for many reasons, most notably because of its location in a booming but unspoiled area of Bali next to an existing and highly successful wedding destination resort with impressive confirmed future bookings over the next 2 years..
- It is further supported by the involvement of one of Indonesia's largest listed property companies, which not only owns the land but is building a significant number of luxury homes in the area.
- We believe the return on investment at 26.4% is conservative, given it's location and supporting feeder properties, and we feel confident the offer will be quickly subscribed.
- The pedigree and operating experience of both cornerstone partners is also a strong incentive for investment.
- Fully notarized contractual agreements are already signed and in place, and basic infrastructure has already been completed. Oasea Beach Club has additionally been designed by a renowned architect with regional links to blue chip brands.



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