



# BERABAN

LUXURY LOFTS



AUSTRALIAN DOLLAR (AUD)



# THE NEW BENCHMARK IN SEMINYAK



**For the first time in over a decade, Seminyak welcomes a new benchmark in investment-grade luxury.**

Beraban Luxury Lofts represents a historic shift in the landscape: the first hotel development in twelve years to be opened for public investment.

Set within what is factually Bali's strongest hospitality market, this project is forecast to be Seminyak's highest-yielding and fastest-appreciating development.

Beraban Luxury Lofts is where exceptional demand meets world-class design, an asset engineered with premium materials and intelligent amenities to maximise returns and secure long-term capital growth.



LOBBY



FITNESS CENTER



MEETING ROOM



SWIMMING POOL



4 RESTAURANTS



FULL RECOVERY CENTRE



KIDS CLUB



PARKING AREA



BAR



5 STAR LUXURY SPA



24/7 MEDICAL CLINIC



24/7 SECURITY

# 25 YEAR LEASEHOLD WITH GUARANTEED EXTENSION FOR 30 YEARS

Boasting Bali's longest leasehold, Beraban Luxury Lofts offers foreign investors a premier, secure alternative to freehold ownership. The property is delivered fully refurbished to eliminate initial out-of-pocket expenses, with scheduled renovations every four years to guarantee sustained value and performance.

**\$75K**

ENTRY FROM\*

**12%**

NET YIELD (FIRST YEAR) ^

**6-8%**

GROWTH NIGHTLY RATE (YOY) #

**8-14%**

CAPITAL APPRECIATION YOY +

## LEGAL ASSURANCE & CONSTRUCTION COMPLIANCE

Secure your future with total peace of mind. With all permits and certifications already finalised, Beraban Luxury Lofts offers a transparent, fully compliant development process. Construction is already well underway, eliminating completion risk and ensuring your returns begin immediately. Investors benefit from Interest Paid During Construction (IPDC), delivering a high-performance asset that starts working for you from day one.



**PBG**



**AMDAL**



**SPPL**

\*AUD figures are indicative only. Investment is denominated in IDR and subject to exchange rate movements. Figures are accurate as of 3 February 2026 and based on 25% fractional ownership of a studio apartment.

^ Returns are forecast and not guaranteed. The projected 12% net yield for Year 1 is calculated on an EBIT basis and does not assume a period of operational ramp-up, including reduced nightly rates during the initial months to establish occupancy. Actual performance may differ materially from forecasts.

# 6 to 8% p.a. ADR growth is indicative only. Based on third-party industry research (including Knight Frank and Horwath HTL). Forecasts are not guarantees and actual results may differ.

+ Capital appreciation is indicative only and not guaranteed. Assumptions are informed by historical market data and third-party research, including Bank Indonesia's Residential and Commercial Property Price Indices (IHPR) and independent industry reporting on Bali property markets

# BALI, WITHIN REACH



SEMINYAK BEACH

1 KM



SEMINYAK SQUARE

0.6 KM



CANGGU BEACH

8 KM



PETITENGET TEMPLE

1 KM



I GUSTI NGURAH RAI  
INTERNATIONAL AIRPORT

10 KM

Beraban Luxury Lofts are perfectly positioned in Seminyak's premier luxury hotel market, renowned for commanding premium nightly rates and exceptional occupancy levels. This prime location attracts affluent travellers seeking high-end amenities and experiences, driving strong cash flow and consistent capital appreciation. For investors, this means reduced risk and maximised returns in one of Bali's most lucrative and resilient markets.

  
**BERABAN**  
LUXURY LOFTS



# THE PERTAMA ADVANTAGE

Bali's Most Awarded Developer. Trusted by Investors Worldwide.

At Pertama Property Bali, we specialise in high-yield developments across the island's most exclusive and fastest-growing coastal zones. With a powerhouse team of over 240 professionals, 250 units in the current portfolio and a whopping 3,400 in the delivery pipeline, investors can ensure a seamless end-to-end investment experience from one of Bali's largest property development teams.

Our commitment is simple: protect your capital and maximise your returns. Whether you are a first-time investor or a seasoned professional, our purpose-built assets deliver real wealth through world-class construction and landmark design.



## Exceptional Returns, From Day One

With 8% interest Paid During during construction, investors can conservably realise 10% instant equity on completion, and enjoy forecast net yields of 12% once operational.



## Low Entry Point, High Upside

Compared to Australia and other global markets, Bali offers low entry prices with strong appreciation, driven by both domestic & international tourism.



## Fully Turnkey & Hands-Free

Our in-house Property Management team handles everything-guest bookings, maintenance, and financial reporting, so you earn without lifting a finger.



## Fast, Efficient Build Cycles

Most current projects are scheduled for completion in under 6 months, accelerating income and reducing capital lock-up. All projects are fully licensed, and offer varied IPDC.



## Australian-Based Finance & SMSF Partners

Our licensed finance team helps Australian investors with lending, tax structuring, and compliance, ensuring a smooth and secure investment journey.



## Built for Performance

Each development is crafted to maximise nightly rates, occupancy, and resale value-delivered fully furnished, styled, and rental-ready from day one.

**Pertama Property: Investment Growth Through Exceptional Development. World-class construction. Landmark design. Strategic locations. Sustainable practices. Our commitment is simple-protect your capital, maximize your returns, and deliver real wealth through Bali real estate**

# BUILT FOR RETURNS

With strong cash flow from launch and double-digit appreciation forecasts, Beraban Luxury Lofts offer investors a rare balance of immediate yield and long-term upside in Seminyak's premium market.

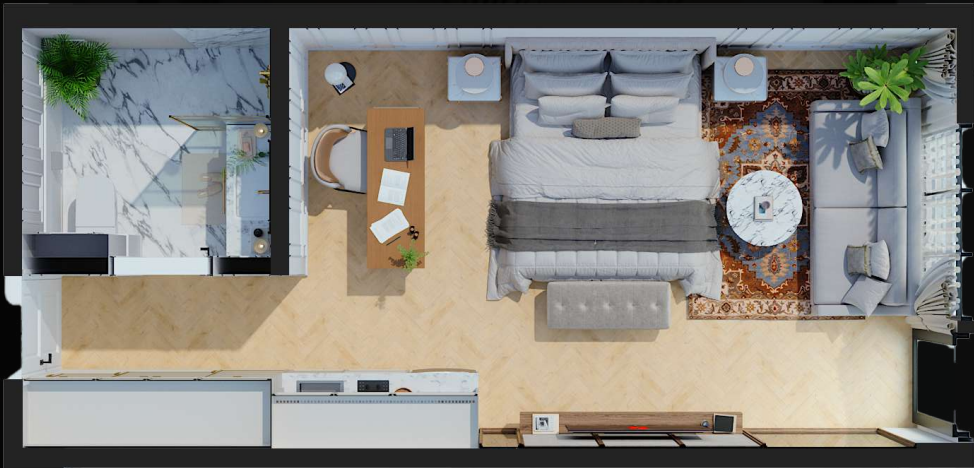
	Studio	1 Bedroom Apartment	1 Bedroom Loft	2 Bedroom Loft
Occupancy	80%	80%	80%	80%
Daily Rate	\$250	\$325	\$350	\$570
Investor Revenue Share	\$27,740	\$36,062	\$38,836	\$63,247
Investor Yield (Year 1)	12%	10%	10%	9%
Breakeven Period	7 years	8 years	8 years	9 years



# INTELLIGENTLY DESIGNED SPACES, ENGINEERED FOR RETURNS

Each room type within Beraban Luxury Lofts has been meticulously designed through extensive market analysis and benchmarking against Seminyak's top-performing luxury properties. Layouts, sizes, and amenities were curated to optimise occupancy, nightly yield, and operational efficiency — ensuring every unit, from high-yield lofts to premium suites, is purpose-built to maximise investor returns.

## 1 Bedroom Studio

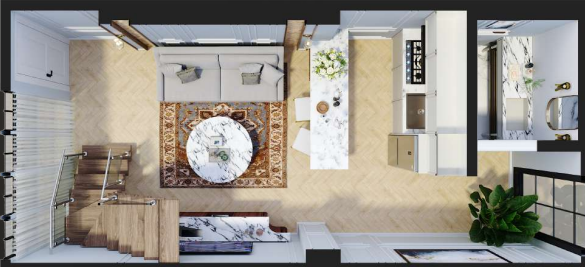


48 Units  
37sqm



## 1 Bedroom Loft

1ST FLOOR



2ND FLOOR



80 Units  
70sqm



## 1 Bedroom Apartment



12 Units  
85sqm



## 2 Bedroom Loft

1ST FLOOR



2ND FLOOR



16 Units  
120sqm



# ARCHITECTURAL BRILLIANCE, ENGINEERED TO PERFECTION

Beraban Luxury Lofts are meticulously engineered for the professional investor. Beyond aesthetic appeal, every specification is chosen to drive high-occupancy performance and long-term asset resilience in Bali's most competitive hospitality corridor.

## THE DEVELOPMENT



Structural Warranty & Build Quality-Backed by a 10 year structural guarantee and a 5-year manufacturer's warranty on key components.



Engineered to withstand 7.5 magnitude seismic resistance.



State of the art water filtration system - engineered water to be "drink safe" for every unit



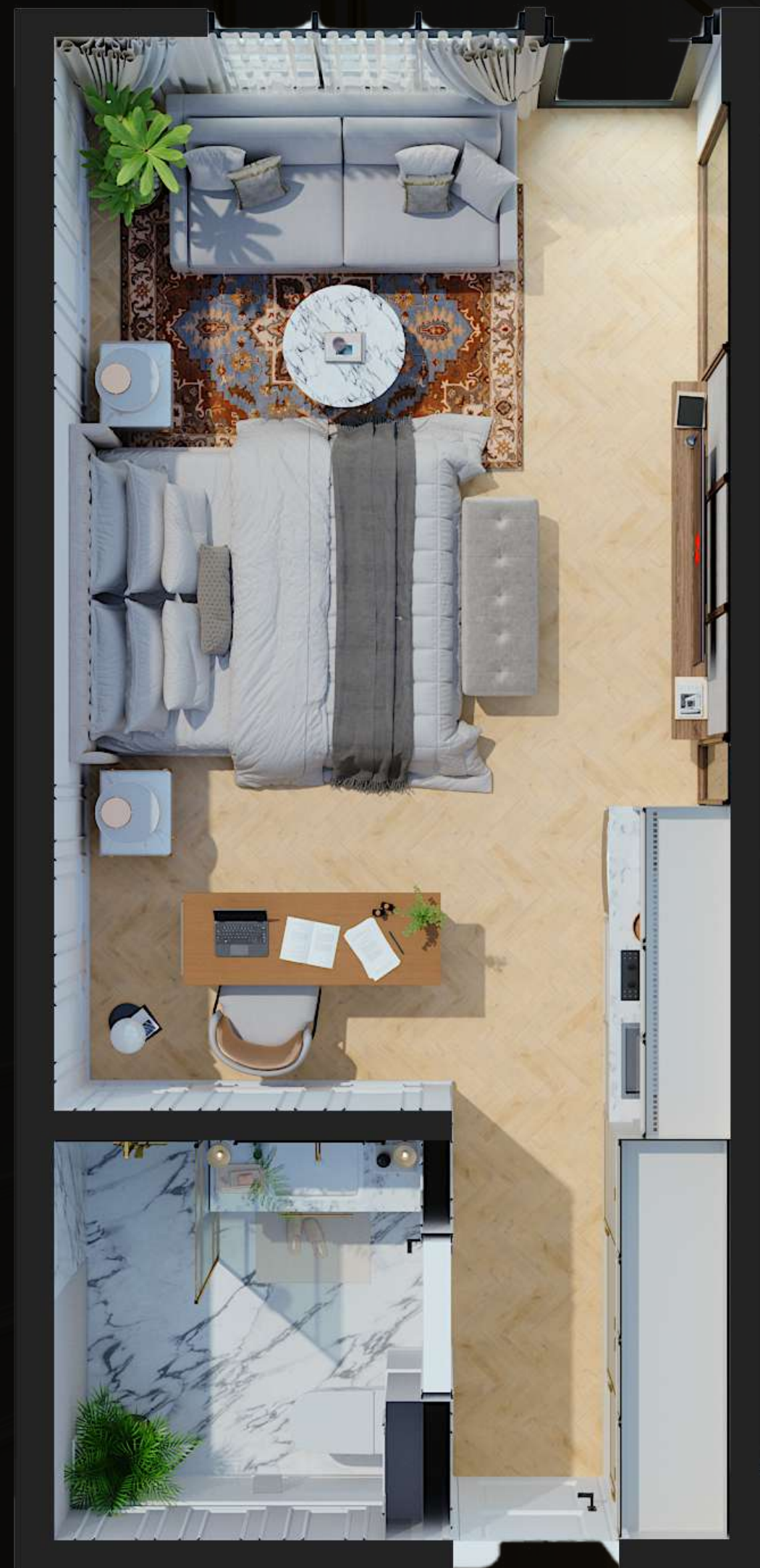
Bali's First Green Certified Hotel Development

### The Big Things:

- European-Inspired Spa-complete with Jacuzzi, cold plunge pool, and sauna for full-spectrum rejuvenation.
- Onsite Wellness Centre - tailored spa and therapeutic treatments ,available daily.
- Fully Equipped Private Gym - designed to accommodate everyone from casual users to elite athletes.
- Panoramic Rooftop Bar & Lounge - offering sweeping views over Seminyak's vibrant core.
- Professionally Staffed Kids Club - creative, secure environment run by qualified childcare specialists.
- Executive-Ready Meeting Room - ideal for digital nomads, remote workers, and business professionals.
- Four Signature Restaurants- world-class dining with full in-room service just a call away.
- Resort-Style Pool Deck -Las Vegas-inspired design with daybeds and fullservice hospitality staff.
- Boutique Onsite Cafe-serving premium coffee, fresh pastries, and islandfavourite light bites.
- Community Clubhouse - architecturally designed for social connection and resident gatherings.
- 24/7 Gated Security-monitored entry points with round-the-clock professional security team.
- Secure Basement Parking -spacious, lock-and-leave convenience for residents and guests.
- Prime Landmark Location -positioned in one of Seminyak's most exclusive and tightly held pockets..
- Internal underground buggy transport for effortless resident movement and premium service.



**BERABAN**  
LUXURY LOFTS



# 1 BEDROOM STUDIO

1 BEDROOM

SLEEPS 4

1ST & 2ND FLOOR

AREA 37sqm

PURCHASE PRICE (IDR) : **IDR 2.650.000.000**

NIGHTLY RATE GROWTH P.A : **6-8%\***

AVERAGE OCCUPANCY RATE : **80%**

CAPITAL APPRECIATION P.A : **8%**

FUTURE SALE VALUE (END OF FIRST TERM) : **\$ 1,704,377 AUD<sup>^</sup>**

PURCHASE PRICE (AUD) \*APPROX

**\$230,434**

incl VAT/Notary & Furniture Package



EXPLORE  
THE COMPLETE LAYOUT



SCAN HERE

\*Ancillary Revenue Benchmark: The ~28% figure is derived from third-party industry research on lifestyle hotels in the Asia-Pacific region (including JLL) and reflects typical non-room revenue generated in addition to Average Daily Room Rate (ADR). Figures are indicative only, not property-specific, and do not represent forecasts or guarantees. Actual outcomes may vary materially.

<sup>^</sup>Package Allocations: Certain accommodation packages may include ancillary services such as breakfast, airport transfers, spa, or similar ("Package Allocations") provided by the Manager. These are not included in the nightly rate table, as their occurrence and value are variable and cannot be reliably assumed. Package Allocations form part of Gross Room Revenue under the Management Agreement and may be subject to fees, taxes, and charges.

# 1 BEDROOM STUDIO APARTMENT - 10 YEAR PERFORMANCE FORECAST

Rental Income									
Gross Revenue			Gross Deduction			Management Deductions	Investor Share		
Year	Nightly Rate	Annual Revenue	Refurbishment Fund	Deductible Expenses	Total	50%	Net Revenue Share	ROI	Accumulative Revenue
1	\$ 250	\$ 73,000	\$ 2,920	\$ 14,600	\$ 17,520	\$ 27,740	\$ 27,740	12%	\$ 27,740
2	\$ 258	\$ 75,190	\$ 3,008	\$ 15,038	\$ 18,046	\$ 28,572	\$ 28,572	12%	\$ 56,312
3	\$ 265	\$ 77,446	\$ 3,098	\$ 15,489	\$ 18,587	\$ 29,429	\$ 29,429	13%	\$ 85,742
4	\$ 273	\$ 79,769	\$ 3,191	\$ 15,954	\$ 19,145	\$ 30,312	\$ 30,312	13%	\$ 116,054
5	\$ 281	\$ 82,162	\$ 3,286	\$ 16,432	\$ 19,719	\$ 31,222	\$ 31,222	14%	\$ 147,275
6	\$ 290	\$ 84,627	\$ 3,385	\$ 16,925	\$ 20,310	\$ 32,158	\$ 32,158	14%	\$ 179,434
7	\$ 299	\$ 87,166	\$ 3,487	\$ 17,433	\$ 20,920	\$ 33,123	\$ 33,123	14%	\$ 212,557
8	\$ 307	\$ 89,781	\$ 3,591	\$ 17,956	\$ 21,547	\$ 34,117	\$ 34,117	15%	\$ 246,673
9	\$ 317	\$ 92,474	\$ 3,699	\$ 18,495	\$ 22,194	\$ 35,140	\$ 35,140	15%	\$ 281,814
10	\$ 326	\$ 95,248	\$ 3,810	\$ 19,050	\$ 22,860	\$ 36,194	\$ 36,194	16%	\$ 318,008

\*ADR growth assumptions are indicative only. While industry research and market commentary reference medium-term ADR growth in the range of 6–8% p.a. for comparable hospitality assets, the financial model adopts a more conservative assumption of 3.8% p.a. as detailed in the annexed table. This approach reflects prudent modelling, stabilisation considerations, and a margin of safety.

The financial projections provided are based on extensive data analysis, including 20 years of historical performance and current rental forecasts. These forward-looking statements are subject to market uncertainties, and no warranty, express or implied, is made regarding their accuracy or future performance.



  
**BERABAN**  
LUXURY LOFTS

1 BEDROOM STUDIO





1 BEDROOM STUDIO



# 1 BEDROOM APARTMENT

1 BEDROOM      LIVING ROOM      TERRACE  
1ST & 2ND FLOOR      KITCHEN  
AREA 85sqm      BATHROOM  
SLEEPS 4      WARDROBE



PURCHASE PRICE (IDR) : **IDR 4.356.000.000**  
NIGHTLY RATE GROWTH P.A : **6-8%\***  
AVERAGE OCCUPANCY RATE : **80%**  
CAPITAL APPRECIATION P.A : **8%**  
FUTURE SALE VALUE (END OF FIRST TERM) : **\$ 2,801,609 AUD ^**

PURCHASE PRICE (AUD) \*APPROX

**\$378,782**

incl VAT/Notary & Furniture Package

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THE COMPLETE LAYOUT



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# 1 BEDROOM APARTMENT - 10 YEAR PERFORMANCE FORECAST

Investor Share									
Gross Revenue			Gross Deduction			Management Deductions	Investor Share		
Year	Nightly Rate	Annual Revenue	Refurbishment Fund	Deductible Expenses	Total	50%	Net Revenue Share	ROI	Accumulative Revenue
1	\$ 325	\$ 94,900	\$ 3,796	\$ 18,980	\$ 22,776	\$ 36,062	\$ 36,062	10%	\$ 36,062
2	\$ 335	\$ 97,747	\$ 3,910	\$ 19,549	\$ 23,459	\$ 37,144	\$ 37,144	10%	\$ 73,206
3	\$ 345	\$ 100,679	\$ 4,027	\$ 20,136	\$ 24,163	\$ 38,258	\$ 38,258	10%	\$ 111,464
4	\$ 355	\$ 103,700	\$ 4,148	\$ 20,740	\$ 24,888	\$ 39,406	\$ 39,406	10%	\$ 150,870
5	\$ 366	\$ 106,811	\$ 4,272	\$ 21,362	\$ 25,635	\$ 40,588	\$ 40,588	11%	\$ 191,458
6	\$ 377	\$ 110,015	\$ 4,401	\$ 22,003	\$ 26,404	\$ 41,806	\$ 41,806	11%	\$ 233,264
7	\$ 388	\$ 113,316	\$ 4,533	\$ 22,663	\$ 27,196	\$ 43,060	\$ 43,060	11%	\$ 276,324
8	\$ 400	\$ 116,715	\$ 4,669	\$ 23,343	\$ 28,012	\$ 44,352	\$ 44,352	12%	\$ 320,675
9	\$ 412	\$ 120,216	\$ 4,809	\$ 24,043	\$ 28,852	\$ 45,682	\$ 45,682	12%	\$ 366,358
10	\$ 424	\$ 123,823	\$ 4,953	\$ 19,050	\$ 29,718	\$ 47,052	\$ 47,053	12%	\$ 413,410

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1 BEDROOM APARTMENT

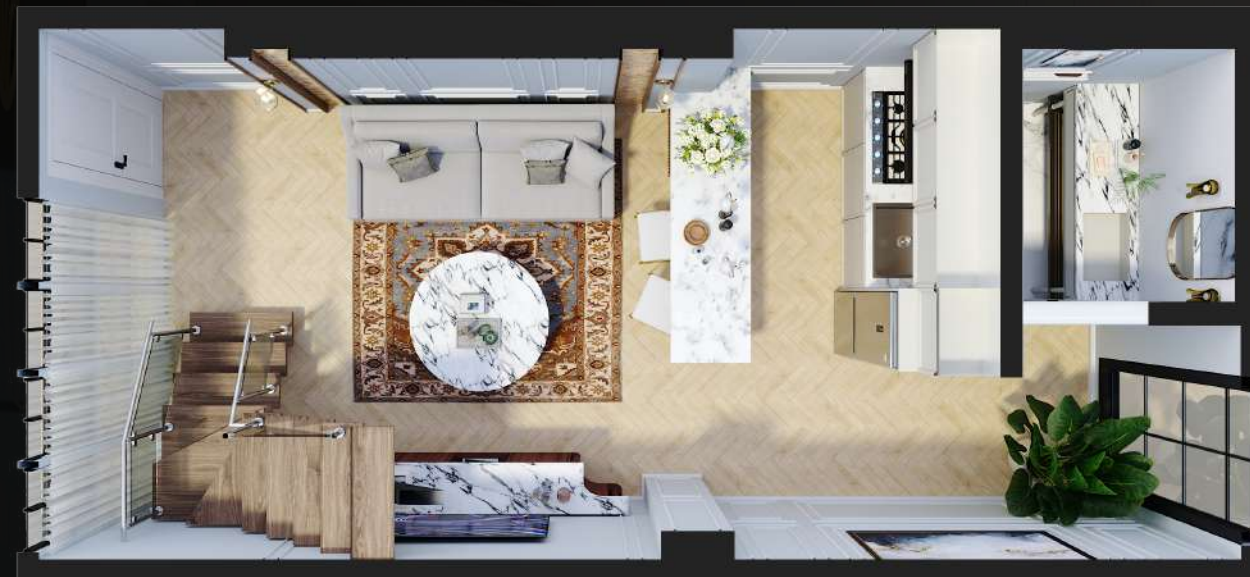




1 BEDROOM APARTMENT



# 1 BEDROOM LOFT



1ST FLOOR



2ND FLOOR

- 1 BEDROOM
- 1ST & 2ND FLOOR
- AREA 70sqm
- SLEEPS 4
- LIVING ROOM
- KITCHEN
- BATHROOM
- POWDER ROOM

PURCHASE PRICE (IDR) : **IDR 4.499.000.000**

NIGHTLY RATE GROWTH P.A : **6-8%\***

AVERAGE OCCUPANCY RATE : **80%**

CAPITAL APPRECIATION P.A : **8%**

FUTURE SALE VALUE (END OF FIRST TERM) : **\$ 2,893,582 AUD ^**

PURCHASE PRICE (AUD) \*APPROX

**\$391,217**

incl VAT/Notary & Furniture Package

EXPLORE  
THE COMPLETE LAYOUT



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# 1 BEDROOM LOFT - 10 YEAR PERFORMANCE FORECAST

Rental Income									
Gross Revenue			Gross Deduction			Management Deductions	Investor Share		
Year	Nightly Rate	Annual Revenue	Refurbishment Fund	Deductible Expenses	Total	50%	Net Revenue Share	ROI	Accumulative Revenue
1	\$ 350	\$ 102,200	\$ 4,088	\$ 20,440	\$ 24,528	\$ 38,836	\$ 38,836	10%	\$ 38,836
2	\$ 361	\$ 105,266	\$ 4,211	\$ 21,053	\$ 25,264	\$ 40,001	\$ 40,001	10%	\$ 78,837
3	\$ 371	\$ 108,424	\$ 4,337	\$ 21,685	\$ 26,022	\$ 41,201	\$ 41,201	11%	\$ 120,038
4	\$ 382	\$ 111,677	\$ 4,467	\$ 22,335	\$ 26,802	\$ 42,437	\$ 42,437	11%	\$ 162,475
5	\$ 394	\$ 115,027	\$ 4,601	\$ 23,005	\$ 27,606	\$ 43,710	\$ 43,710	11%	\$ 206,186
6	\$ 406	\$ 118,478	\$ 4,739	\$ 23,696	\$ 28,435	\$ 45,022	\$ 45,022	12%	\$ 251,207
7	\$ 418	\$ 122,032	\$ 4,881	\$ 24,406	\$ 29,288	\$ 46,372	\$ 46,372	12%	\$ 297,579
8	\$ 430	\$ 125,693	\$ 5,028	\$ 25,139	\$ 30,166	\$ 47,763	\$ 47,763	12%	\$ 345,343
9	\$ 443	\$ 129,464	\$ 5,179	\$ 25,893	\$ 31,071	\$ 49,196	\$ 49,196	13%	\$ 394,539
10	\$ 457	\$ 133,438	\$ 5,334	\$ 26,670	\$ 32,003	\$ 50,672	\$ 50,672	13%	\$ 445,211

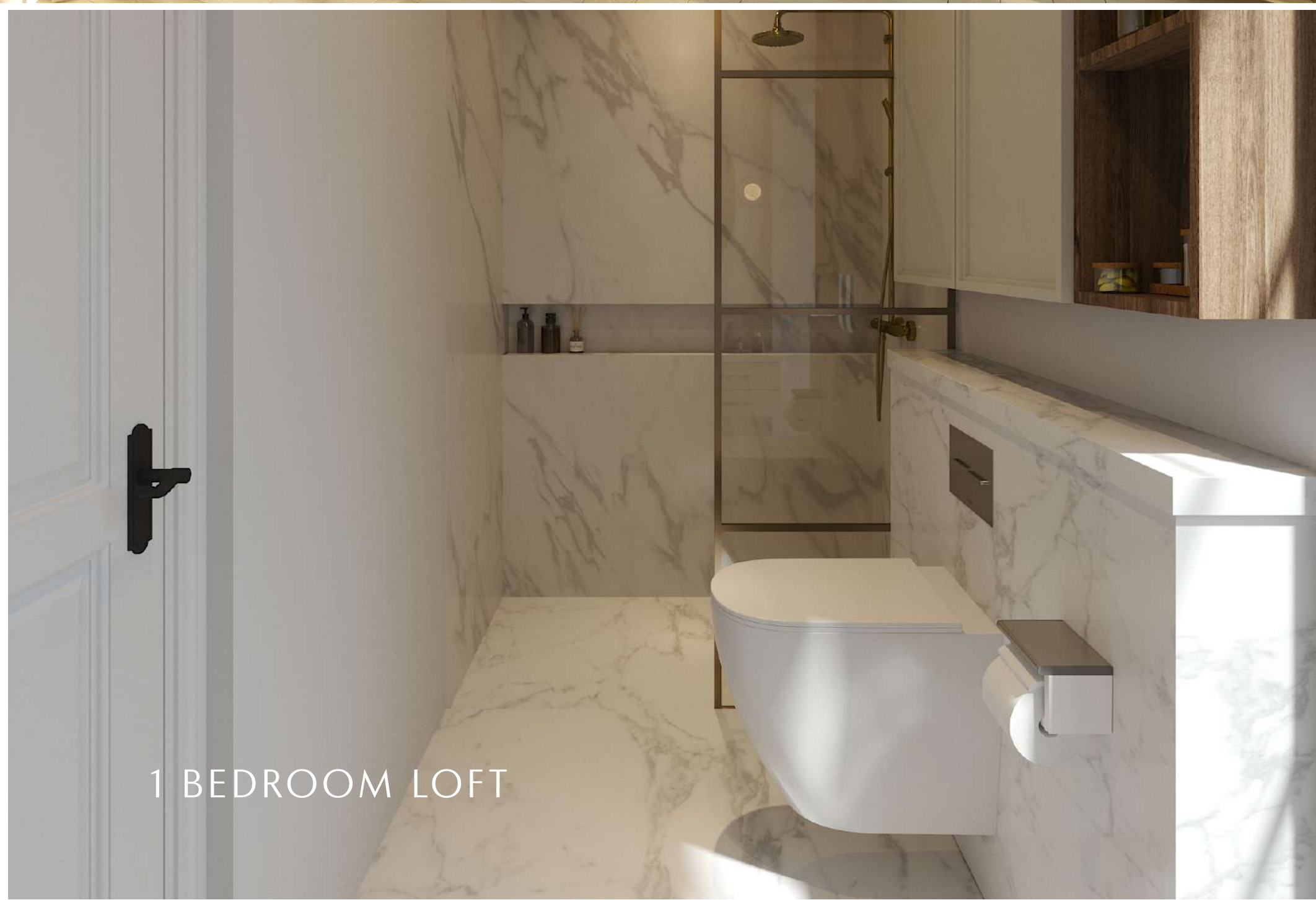
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1 BEDROOM LOFT





1 BEDROOM LOFT





1ST FLOOR



2ND FLOOR

# 2 BEDROOM LOFT

- 2 BEDROOM
- 2ND FLOOR
- AREA 120sqm
- SLEEPS 6
- LIVING ROOM
- KITCHEN
- 2 BATHROOM
- WALK IN CLOSET
- TERRACE



- PURCHASE PRICE (IDR) : **IDR 7.788.000.000**
- NIGHTLY RATE GROWTH P.A : **6-8%\***
- AVERAGE OCCUPANCY RATE : **80%**
- CAPITAL APPRECIATION P.A : **8%**
- FUTURE SALE VALUE (END OF FIRST TERM) : **\$ 2,893,582 AUD ^**

PURCHASE PRICE (AUD) \*APPROX

## \$677,217

incl VAT/Notary & Furniture Package

EXPLORE THE COMPLETE LAYOUT



SCAN HERE

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## 2 BEDROOM LOFT - 10 YEAR PERFORMANCE FORECAST

Rental Income									
Gross Revenue			Gross Deduction			Management Deductions	Investor Share		
Year	Nightly Rate	Annual Revenue	Refurbishment Fund	Deductible Expenses	Total	50%	Net Revenue Share	ROI	Accumulative Revenue
1	\$ 570	<b>\$ 166,440</b>	\$ 6,658	\$ 33,288	<b>\$ 39,946</b>	\$ 63,247	\$ 63,247	9%	<b>\$ 63,247</b>
2	\$ 587	<b>\$ 171,433</b>	\$ 6,857	\$ 34,287	<b>\$ 41,144</b>	\$ 65,145	\$ 65,145	10%	<b>\$ 128,392</b>
3	\$ 605	<b>\$ 176,576</b>	\$ 7,063	\$ 35,315	<b>\$ 42,378</b>	\$ 67,099	\$ 67,099	10%	<b>\$ 195,491</b>
4	\$ 623	<b>\$ 181,873</b>	\$ 7,275	\$ 36,375	<b>\$ 43,650</b>	\$ 69,112	\$ 69,112	10%	<b>\$ 264,603</b>
5	\$ 642	<b>\$ 187,330</b>	\$ 7,493	\$ 37,466	<b>\$ 44,959</b>	\$ 71,185	\$ 71,185	11%	<b>\$ 335,788</b>
6	\$ 661	<b>\$ 192,950</b>	\$ 7,718	\$ 38,590	<b>\$ 46,308</b>	\$ 73,321	\$ 73,321	11%	<b>\$ 409,109</b>
7	\$ 681	<b>\$ 198,738</b>	\$ 7,950	\$ 39,748	<b>\$ 47,697</b>	\$ 75,520	\$ 75,520	11%	<b>\$ 484,629</b>
8	\$ 701	<b>\$ 204,700</b>	\$ 8,188	\$ 40,940	<b>\$ 49,128</b>	\$ 77,786	\$ 77,786	11%	<b>\$ 562,415</b>
9	\$ 722	<b>\$ 210,841</b>	\$ 8,434	\$ 42,168	<b>\$ 50,602</b>	\$ 80,120	\$ 80,120	12%	<b>\$ 642,535</b>
10	\$ 744	<b>\$ 217,166</b>	\$ 8,687	\$ 43,433	<b>\$ 52,120</b>	\$ 82,523	\$ 82,523	12%	<b>\$ 725,058</b>

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2 BEDROOM LOFT





2 BEDROOM LOFT





2 BEDROOM LOFT



# Earn Returns from Day One

At Beraban Luxury Lofts, your investment starts working immediately.

Enjoy 8 to 10% annual cashback during construction, paid quarterly on your initial payment from the moment you sign.

- **Quarterly income, 8–10% annualized return**
- **Cashflow-positive from day one**
- **Up to 12 months of payouts during construction**

Combine immediate income with long-term capital growth, a rare opportunity to earn while your luxury investment takes shape.

Type	MINIMUM DOWNPAYMENT TERMS	IPDC *
Fractional Ownership	Full Payment Only	8 %
Full Ownership	35%	8 %
Full Ownership	Full Payment	10 %

\*IPDC amounts shown are before statutory deductions. Payments are made net of applicable VAT, notary fees, and relevant Indonesian taxes in accordance with prevailing law.

# WHY CHOOSE FRACTIONAL OWNERSHIP?

Fractional ownership allows more people to invest in the property, by sharing the costs of ownership, while also providing the benefits of property ownership such as capital appreciation, rental income, and personal use if applicable.

For Pertama Property clients, the top reasons they give for choosing fractional property investment are:



## Accessibility

Fractional ownership opens premium real estate to more investors, allowing shared ownership of luxury properties.



## Flexibility

Investors can choose their investment size, suitable for both new and experienced investors.



## Passive Income

High-quality, well-located properties ensure strong rental yields, at the same rate as full ownership.



## Simplicity

All property management tasks are handled by a service team, offering a hassle-free investment.

# HOW DOES FRACTIONAL OWNERSHIP IN PROPERTY WORK?

With fractional ownership, the company selling the asset or property divides the cost of the property into fractions, or shares that can be sold to investors.



## Purchasing Shares

Investors buy fractions or shares of the property, which equates to part ownership. These shares are offered by companies specialising in fractional property investments.



## Earning Rental Income

As a part-owner, you are entitled to a share of the income generated from renting out the property. This provides a regular source of passive income.



## Property Management

Fractional investors are not responsible for maintenance or upkeep of the property. These services are generally handled by a property manager.



## Capital Return Potential

Besides rental income, there's an opportunity for capital gain. When the property's value increases, so does the value of your shares.



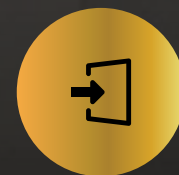
## Selling Your Shares

You can opt to sell your shares either when the property is sold or at a time of your choosing. This sale can potentially yield a return based on the appreciated value of the property.

\*\*It is important to note that since we deal with overseas investments, many of our investors purchase leasehold units, which may not have capital returns, depending on the time left on the lease. For capital returns and selling your shares, our team is always happy to discuss terms for extensions, exit strategies, and how to maximise ROI).

# WHAT ARE THE BENEFITS OF FRACTIONAL PROPERTY INVESTMENT

FRACTIONAL PROPERTY INVESTMENT OFFERS SEVERAL BENEFITS THAT TRADITIONAL PROPERTY INVESTMENT CANNOT MATCH



## LOWER ENTRY POINT

Investors opt to acquire a fractional ownership of a property, rather than having to save for a large deposit and take out a significant investment loan.



## FLEXIBILITY

Investors have options for how much they want to invest, depending on what's available. With Pertama Property, our fractional investment opportunities are divided into 25%, 50% or 75% of the unit value.



## ROI AND CAPITAL APPRECIATION

Just like traditional investments, fractional investors still receive income and capital growth of their property. Fractional investment has the same potential earning benefits of investing in a whole property, directly relative to the amount invested.



## NO HASSLE

Since you don't actually own the property, you are not responsible for the day-to-day maintenance or tenants. Depending on the contract, the property manager or company distributing the shares will handle these items independently, or require a small, one-time or yearly fee.



## PORTFOLIO DIVERSIFICATION

With the lower price points, investors can diversify their funds across a wide portfolio of properties. Fractional investment is a simple and efficient way for investors to get exposure to a range of properties and mitigate risk through diversification.



## PRIME REAL ESTATE ACCESS

Investors are buying shares in a property, rather than having to save for a large deposit and take out a significant investment loan.



## PERSONAL ENJOYMENT

Depending on the investment terms, Investors can enjoy personal access to their property, which is appealing in tourist hotspots like Bali and Thailand.



## TAX BENEFITS

Fractional ownership may provide access to certain tax efficiencies, including the ability to participate via an SMSF, subject to individual circumstances. Additional tax benefits may include depreciation allowances, with a professionally prepared depreciation schedule available through our independent Quantity Surveying partner upon completion of the development.

# STRATEGIC TAX DEPRECIATION FOR AUSTRALIAN INVESTORS

Australian investors can significantly enhance their net returns by leveraging the tax efficiencies available for Beraban Luxury Lofts. In addition to the existing non-double tax treaty between Australia and Indonesia, investors can access substantial non-cash deductions through a professionally prepared tax depreciation schedule.

## SIGNIFICANT CASH FLOW BOOST

Depreciation is a "non-cash" deduction, meaning you don't have to spend money to claim it. It reduces your taxable income, effectively keeping more rental profit in your pocket each year.



### NEW DEPRECIATION ASSETS

Every four years, when the property is refurbished and FFE is replaced, investors can commission a new depreciation schedule.



### SCRAPPING ALLOWANCES

When old assets are removed during renovation, investors may be able to "scrap" the remaining value of those items, creating an immediate, large tax deduction in that financial year.



### SUSTAINABLE TAX SAVINGS

This cycle ensures the property constantly resets its depreciable value, providing high-level tax offsets for the duration of the lease, rather than seeing deductions dwindle as the building ages.

# DEPRECIATION SCHEDULE

## 2 BEDROOM LOFT

(EXAMPLE ONLY)



1ST FLOOR



2ND FLOOR

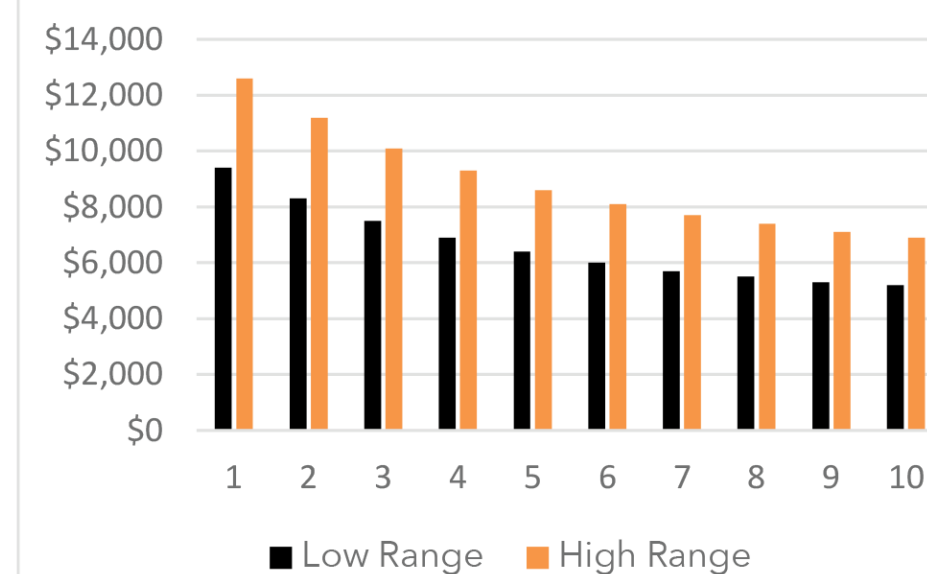
### Low Range

Year	Capital Works	Plant & Equipment	Total
1	\$7,800	\$8,100	\$15,900
2	\$7,800	\$6,400	\$14,200
3	\$7,800	\$5,000	\$12,800
4	\$7,800	\$3,900	\$11,700
5	\$7,800	\$3,000	\$10,800
6	\$7,800	\$2,400	\$10,200
7	\$7,800	\$1,900	\$9,700
8	\$7,800	\$1,500	\$9,300
9	\$7,800	\$1,200	\$9,000
10	\$7,800	\$900	\$8,700
11+	\$232,600	\$2,800	\$235,400
<b>Total</b>	<b>\$310,600</b>	<b>\$37,100</b>	<b>\$347,700</b>

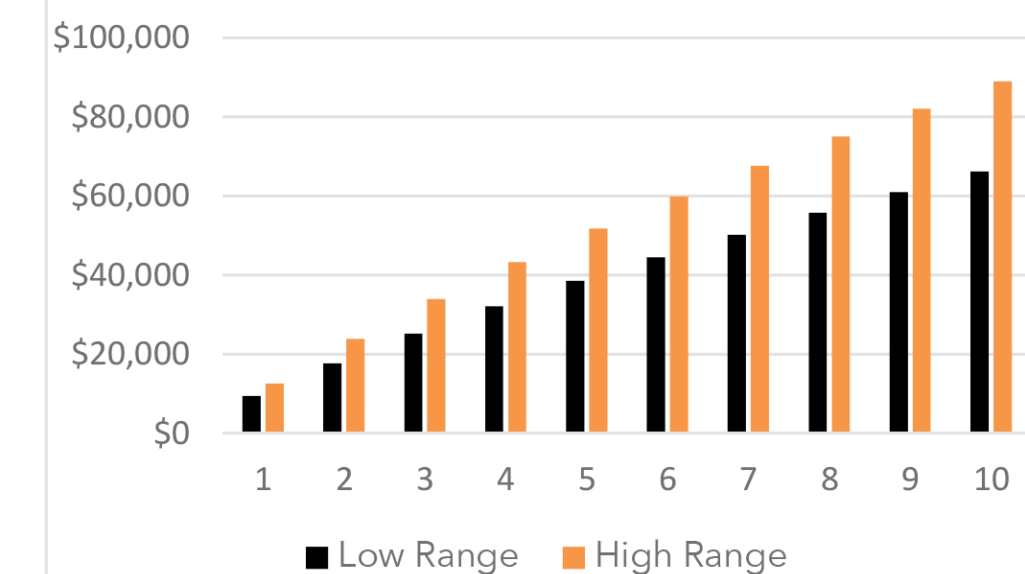
### High Range

Year	Capital Works	Plant & Equipment	Total
1	\$10,800	\$11,200	\$22,000
2	\$10,800	\$8,800	\$19,600
3	\$10,800	\$6,900	\$17,700
4	\$10,800	\$5,400	\$16,200
5	\$10,800	\$4,200	\$15,000
6	\$10,800	\$3,300	\$14,100
7	\$10,800	\$2,600	\$13,400
8	\$10,800	\$2,000	\$12,800
9	\$10,800	\$1,600	\$12,400
10	\$10,800	\$1,300	\$12,100
11+	\$325,200	\$4,400	\$329,600
<b>Total</b>	<b>\$433,200</b>	<b>\$51,700</b>	<b>\$484,900</b>

Year by Year Comparison



Cumulative Comparison



**duotax**  
QUANTITY SURVEYORS



#### INFORMATION

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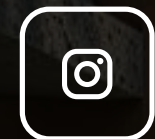
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BERABAN  
LUXURY LOFTS