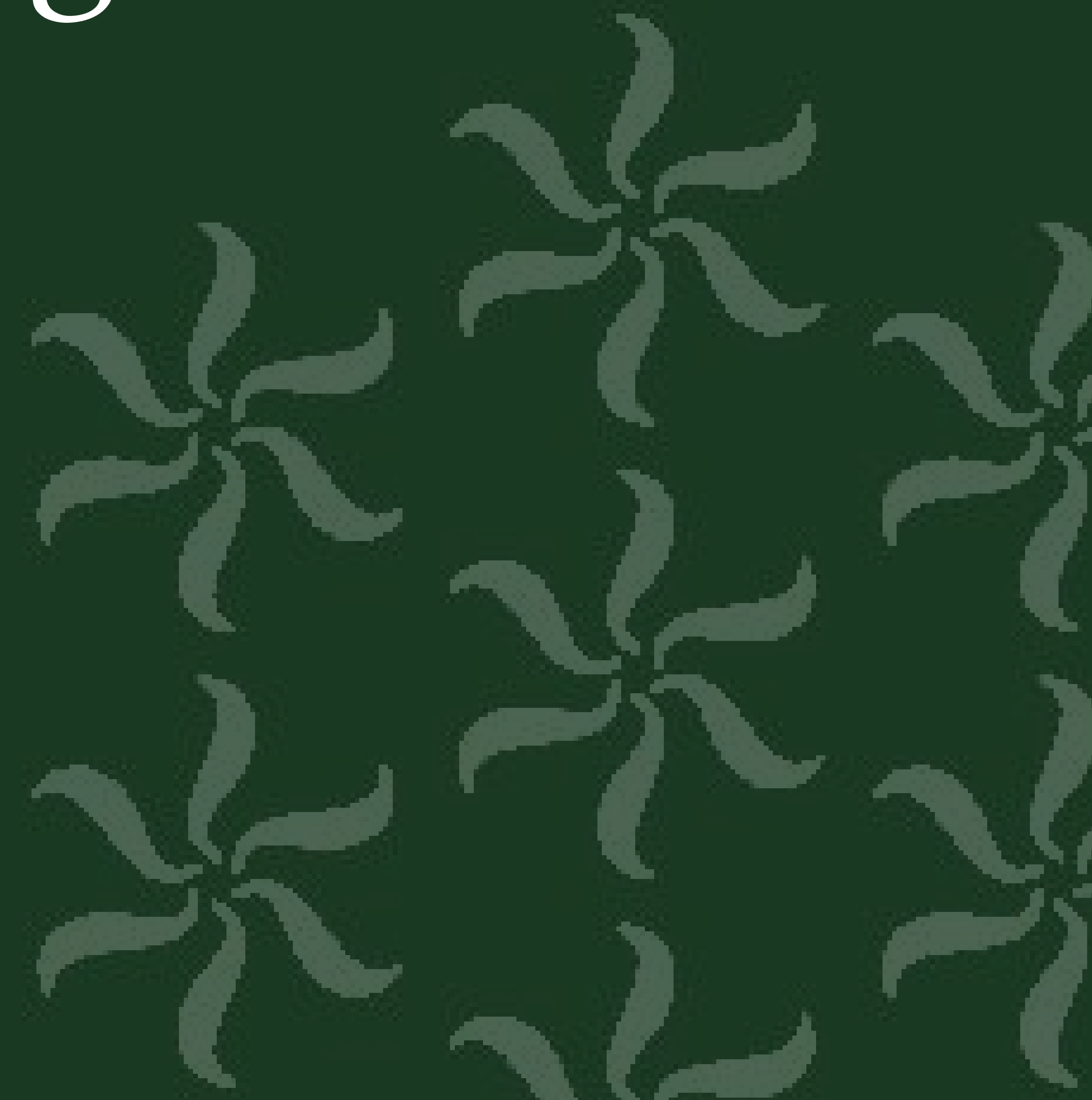


 LEAF



LEAF

Experience Bali's Unmatched Luxury Living





RESPONSIBLE LUXURY

We don't use the word "luxury" loosely - our idea of luxury goes beyond opulence and extravagance. It's about creating exquisite spaces that blend tranquillity, functionality and sustainability.

A LABOR OF LOVE

Our passion for design is evident in every detail of our villas - each one a labor of love. No stone is left unturned in our meticulous approach to design. From the layouts to the finishes, every detail has been carefully thought through to ensure that we deliver the highest standard of living.

SUSTAINABLE INVESTMENT

Our villas are developed to minimize their impact on the environment, offering sustainable dream homes that serve as exquisite retreats or investment properties, generating effortlessly high returns

TABLE OF CONTENTS

LEAF

- 01 The Location
- 02 What is on offer?
- 03 Amenities
- 04 Architecture
- 05 Leasehold
- 06 Rental Management and Villa Maintenance
- 07 Finishes
- 08 Options
- 09 The Villas
- 10 Property Management
- 11 Investing in Bali
- 12 What are the financials?
- 13 The Team

01

The Location

Leaf. Ideally positioned in the tropical beach escape – Berawa

LEAF



LEAF

Leaf. Ideally positioned in the tropical beach escape – Berawa

Our strategic location offers:

30 minutes drive to Ngurah Rai International Airport

5 minutes drive to Supermarkets

10 minutes walk to Berawa Beach

10 minutes walk to Beach Clubs and Yoga Studios

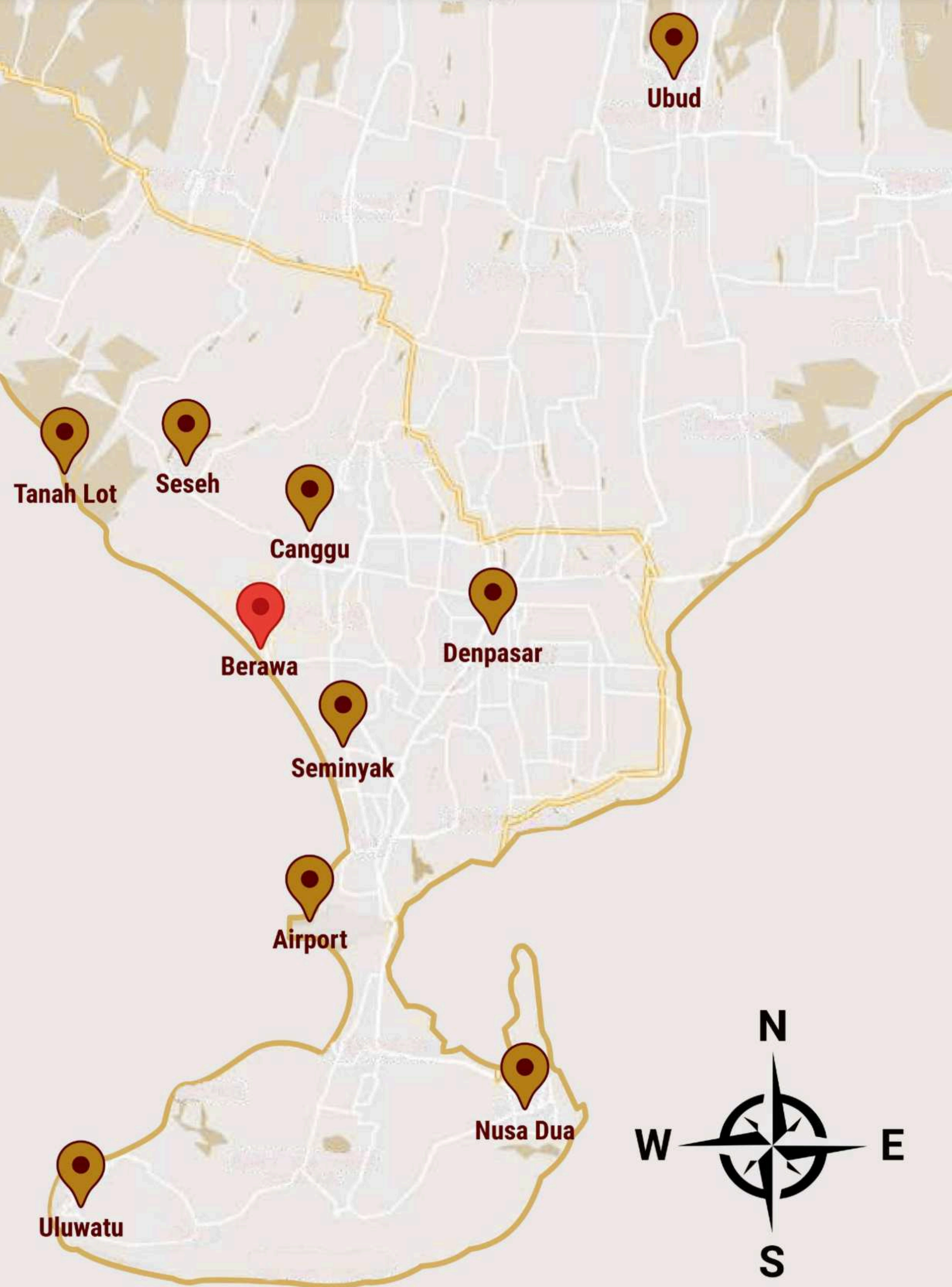
5 minutes drive to Shops and Boutiques

Other local attractions

10 minutes drive to Canggu

30 minutes drive to Ubud

15 minutes drive to Seminyak



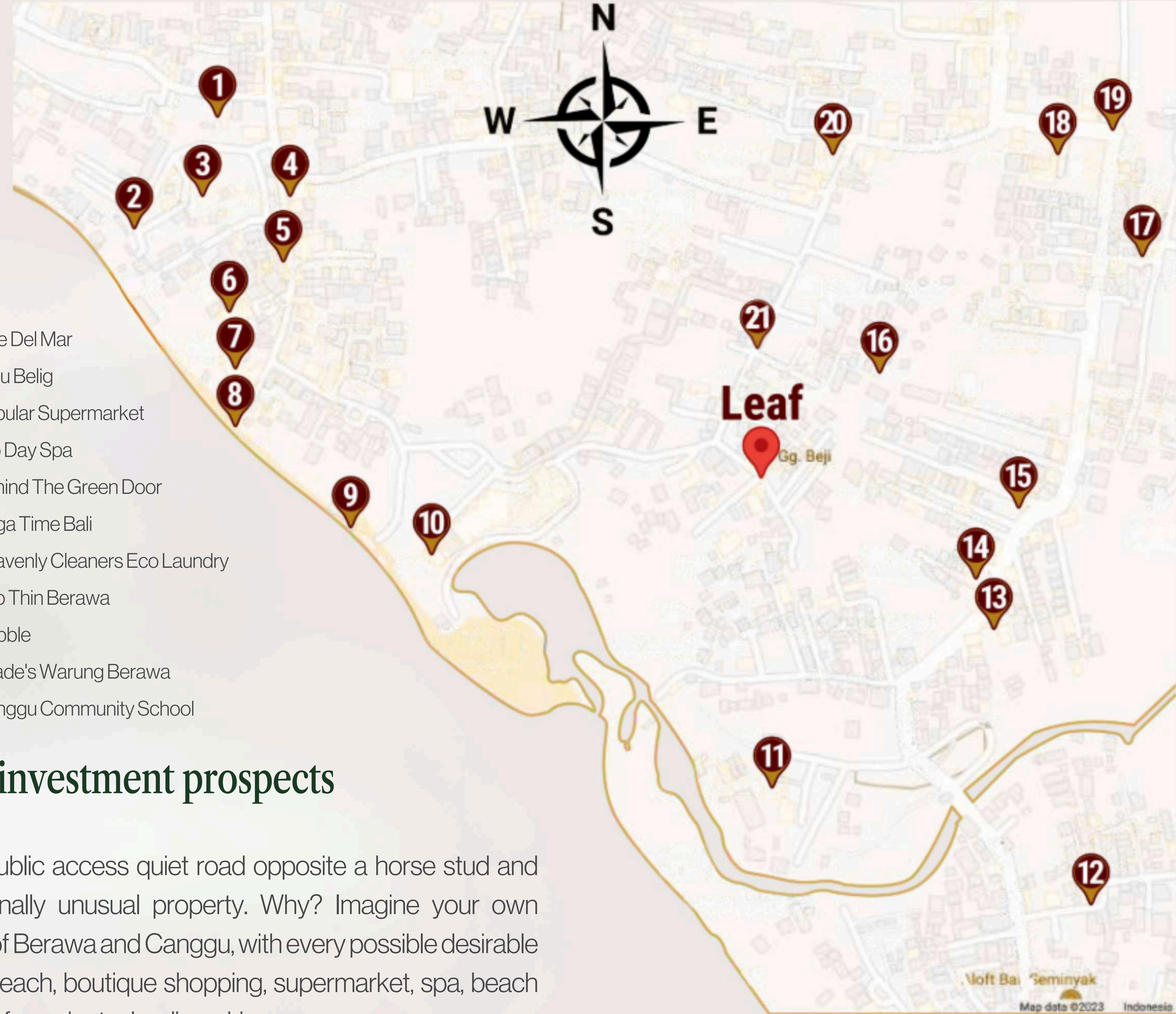
LEAF

Surrounding

- | | |
|---------------------------|-----------------------------------|
| 1. Atlas Super Club | 11. Cafe Del Mar |
| 2. Atlas Beach Club | 12. Batu Belig |
| 3. Atlas Beach Fest | 13. Popular Supermarket |
| 4. Alma Tapas Bar | 14. Glo Day Spa |
| 5. Lucky Smoothie Bowl | 15. Behind The Green Door |
| 6. Monsoon | 16. Yoga Time Bali |
| 7. Finns Beach Club | 17. Heavenly Cleaners Eco Laundry |
| 8. Berawa Beach | 18. Pho Thin Berawa |
| 9. Caravan | 19. Hubble |
| 10. Vue Beach Club Canggu | 20. Made's Warung Berawa |
| | 21. Canggu Community School |

Location with strong investment prospects

Leaf, located on a private, no public access quiet road opposite a horse stud and open farmland, is an exceptionally unusual property. Why? Imagine your own peaceful sanctuary, in the heart of Berawa and Canggu, with every possible desirable attraction, be it a restaurant, a beach, boutique shopping, supermarket, spa, beach club and even schools all within a few minutes' walk or drive.



02

What is on offer?

Six architect designed luxurious and spacious tri-level three and four bedroom villas in Berawa, only 500m to the beach and in a private garden setting.



03

Amenities

Each villa is designed to be secured with no need for a security team. Each villa is fully airconditioned and has been designed to offer short term visitors a variety of potential offerings in terms of number of bedrooms – you can secure one or more bedrooms and thus provide flexibility and attractive rates for couples and smaller families, particularly in quieter times of the year.

Unique features include the overall size of each villa – up to 350m²; the finishes and inclusion of two pools including one on the rooftop Panorama Deck.

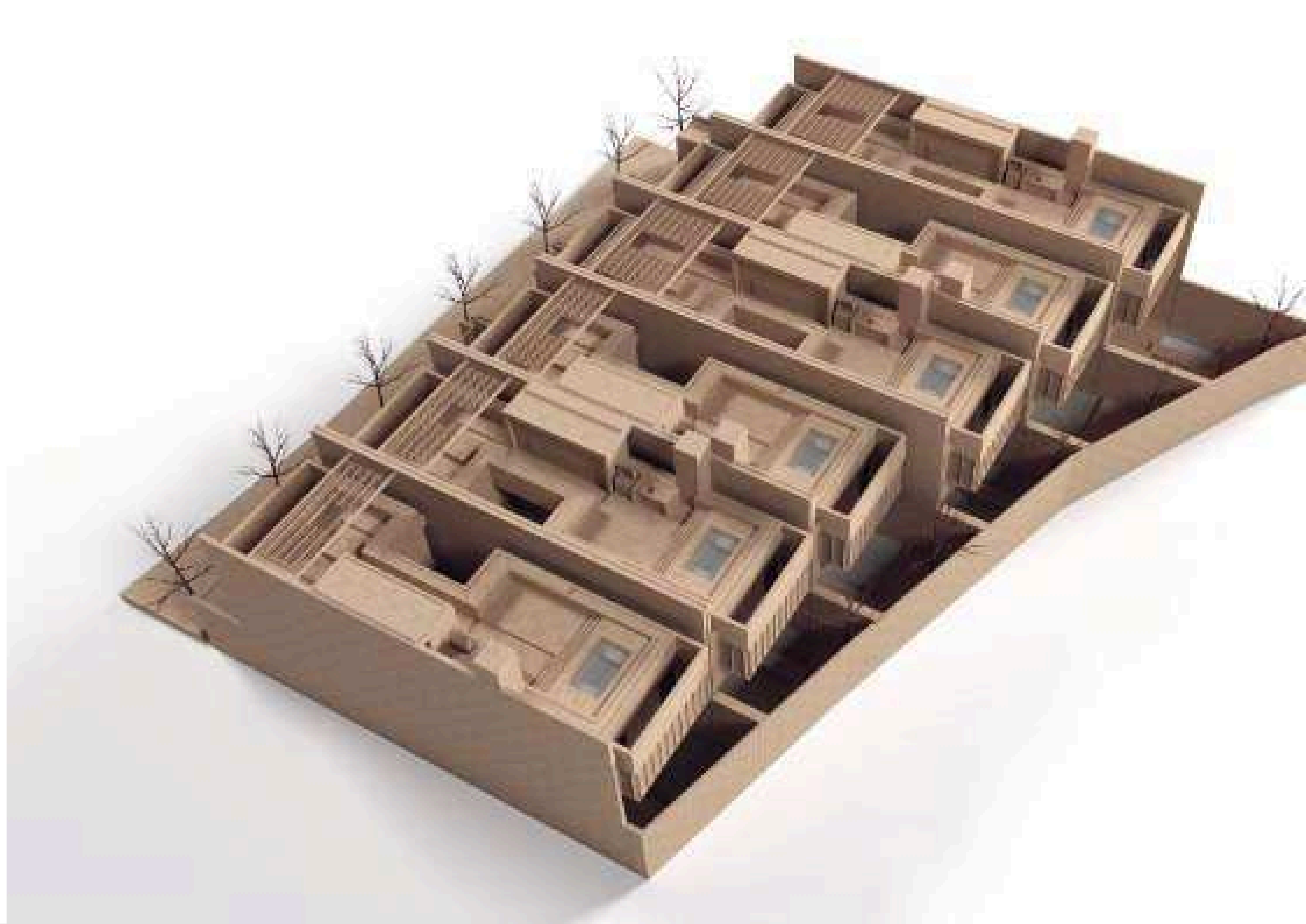
The inclusion of a home office is intended to make working from Leaf an easy and practical proposition.



04 Architecture

Ba da Studios is an emerging star architectural practice based in Ubud. You can learn more about them and their work here- <https://www.bada-studio.com/>. Sanctum (the developer) specified a high-end, spectacular design, that references traditional Balinese building materials, that ensure access to the afternoon ocean breezes, natural light and air.

The results speak for themselves.



05

Leasehold

28 years + an option to extend
another 20 years

Ensuring long-term viability and re-sale value,
Sanctum has entered into a head lease that
provides you with up to 48 years of
ownership of your villa.

LEAF





06 RENTAL MANAGEMENT AND VILLA MAINTENANCE

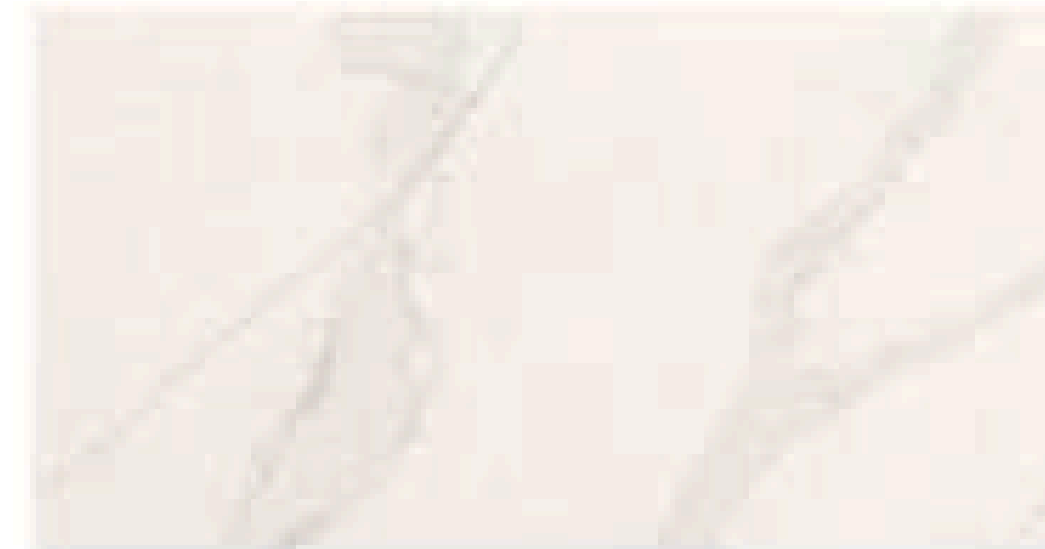
Sanctum has initiated a locally managed team that will provide low-cost management of each and every villa. How? Rather than simply rely on AirBnB and Booking.com and similar short-term portals (which take 20%+ of the letting revenue), we have appointed a full-time social media strategist who will engage with guests, local attractions and a team including a drone pilot, social media influencers, to provide low-cost 21st-century marketing to attract guests. In addition, we will invest in paid advertising on FaceBook, Instagram, Tik Tok and similar platforms. This is the way forward and Sanctum keenly aware of the cost-saving potential going down this route. We will still have a presence online via the holiday booking sites as these will allow us to gather a positive guest rating. All bookings will be via the Sanctum website. A local team of cleaners, gardeners, pool maintenance and general maintenance staff will be established and managed by Sanctum.

07

Finishes

Finishes were selected for both aesthetics and long-term durability in the Bali climate, utilising only locally sourced materials and carefully considering the function of each room in selecting the most suitable materials.

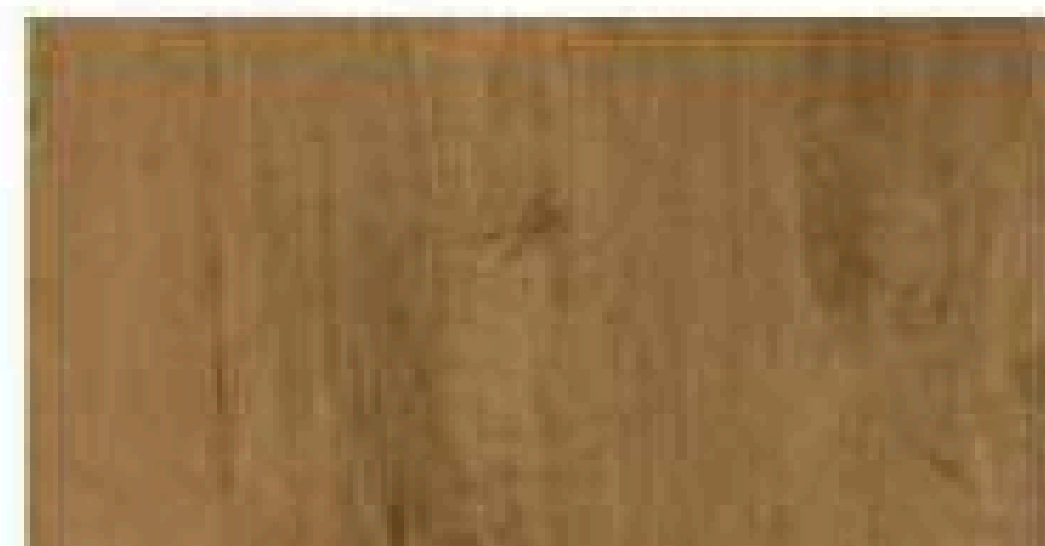
Counter tops & vanity units



Marble



Terrazzo

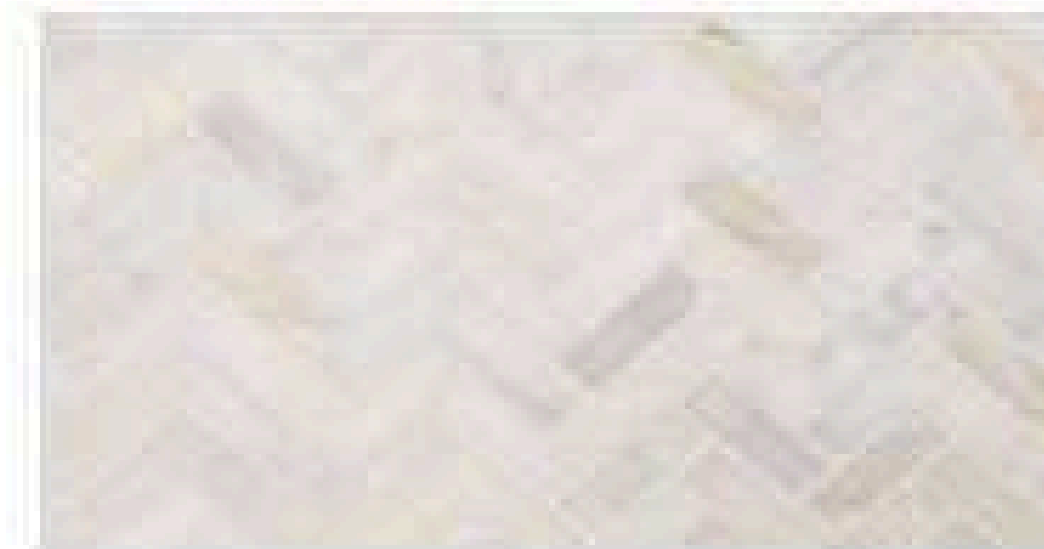


Teak wood

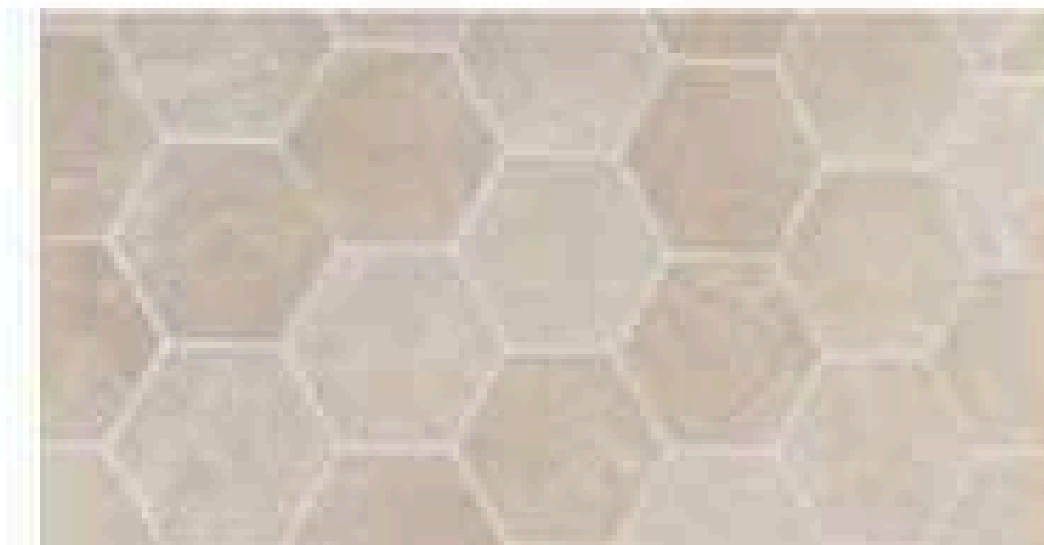


Engineered wood

Walls



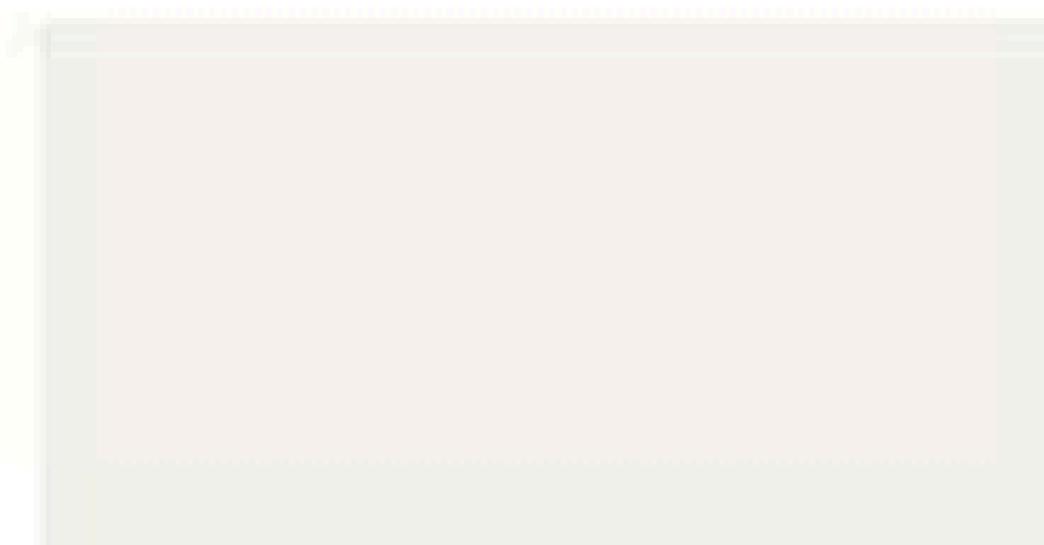
**Herringbone tiles
Splashbacks**



**Hexagon mosaic porcelain tiles
Indoor showers**

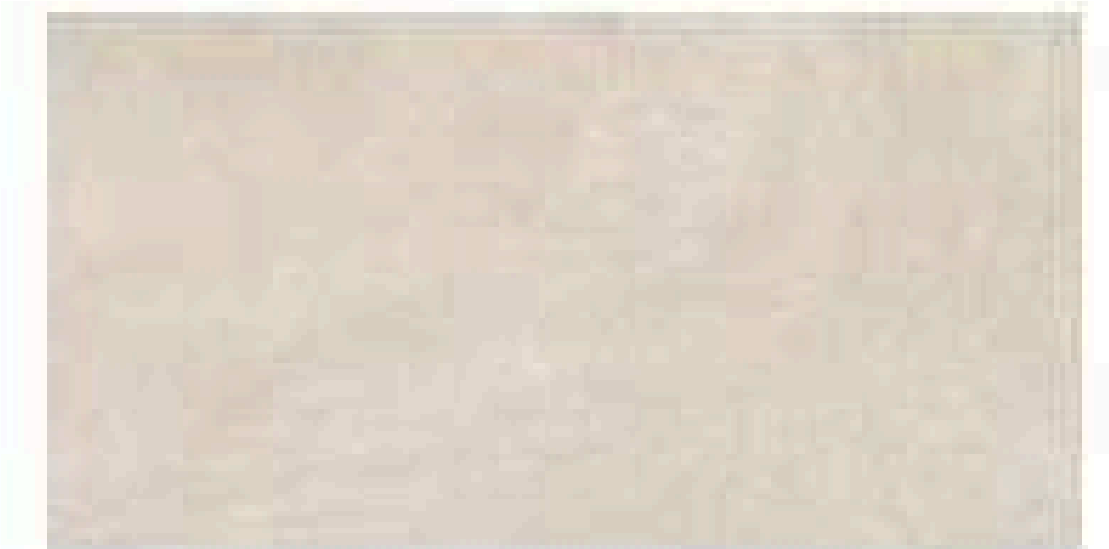


**Limestone
Outdoor showers**

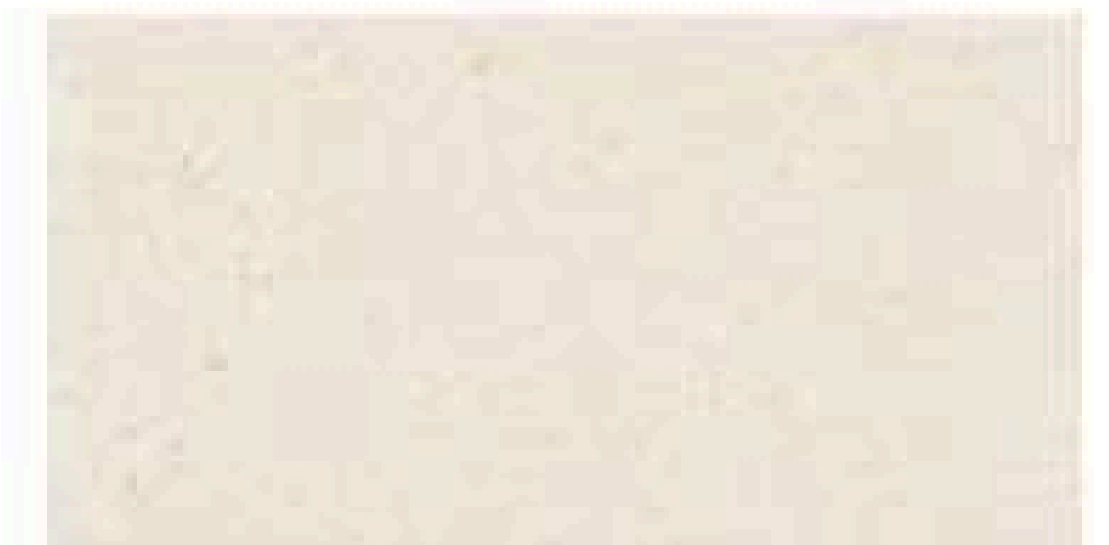


Dulux Weathershield Paint

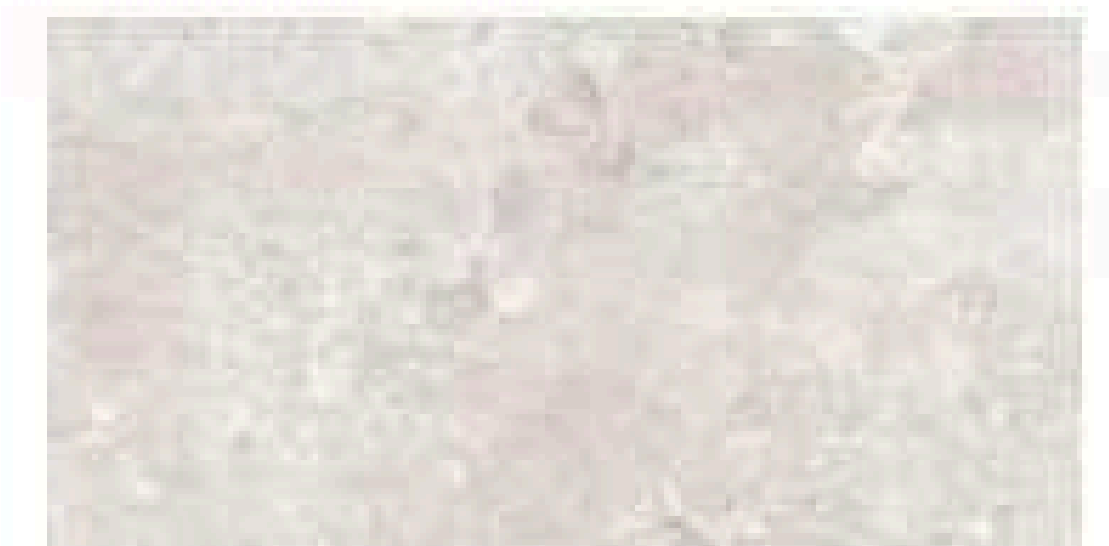
Flooring



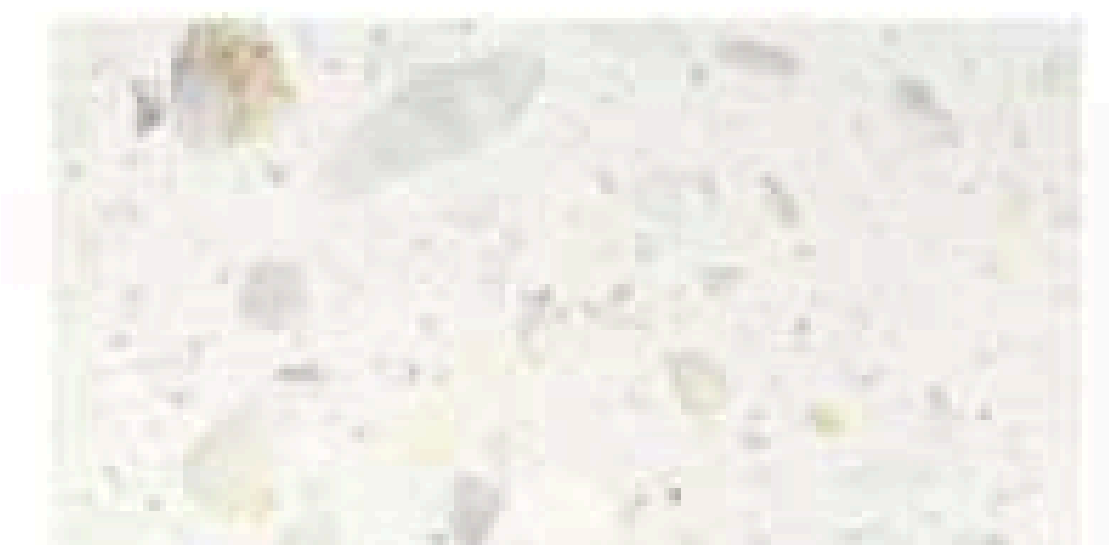
**Granite tiles
Indoor living areas**



**Palimanan stone
Pool deck & terrace**



**Polished cement, colour finish
Sunken lounges & rooftops**



**Terrazzo
Bathtub floor, pool & outdoor stairs**

08

Options

Depending on what stage the building process is at when you decide to invest, there are several options available to you.

1 Car parking

A simple upgrade to the car parking is the installation of a glass roof. This would protect your car or motorcycle against heavy rain and provide a protected area for you when getting in or out of your car during heavy rain events.

2 Finishes

Whilst we think the finishes on offer impart a sense of quietly luxurious tranquillity, depending on the timing of your request, we can vary the finishes, fittings, appliances, lighting etc according to your wishes.

3 Furniture

To maintain a uniform and luxurious aesthetic across each villa, we have engaged an interior designer - Andree Holmes (who has international experience in the field of interior design) to meticulously select a premium collection of furniture, soft furnishings, and appliances. We have now included to include all furniture, linen, crockery, art etc as part of the package. We're managing this aspect to maintain consistency across all villas.

09

The Villas

Leaf. Ideally positioned in the tropical beach escape – Berawa

LEAF





VILLAS 1, 2 & 3

Villas 1, 2 & 3 include 4 bedrooms (with one on the ground floor), each with its own private bathroom, along with a fitted home office & rooftop powder room. Each has undercover parking for a car and motorcycle which is secured behind a remote-controlled sliding gate. On the ground floor, there is a split-level living and dining space with floor-to-ceiling sliding doors admitting the sea breezes throughout this area. The private rear gardens with fully tiled saltwater pool (optional heating), a private zen garden with a large pond and water feature, and a magnificent rooftop entertaining Panorama Deck with a built-in BBQ, sink, plunge pool, sunbathing deck, and shaded entertainment lounge with views towards the ocean and a semi-rural landscape. Included are a separate laundry, maid's room, lockable storage, automatic gates, digital entry, ducted air-conditioning, and extensive lighting.

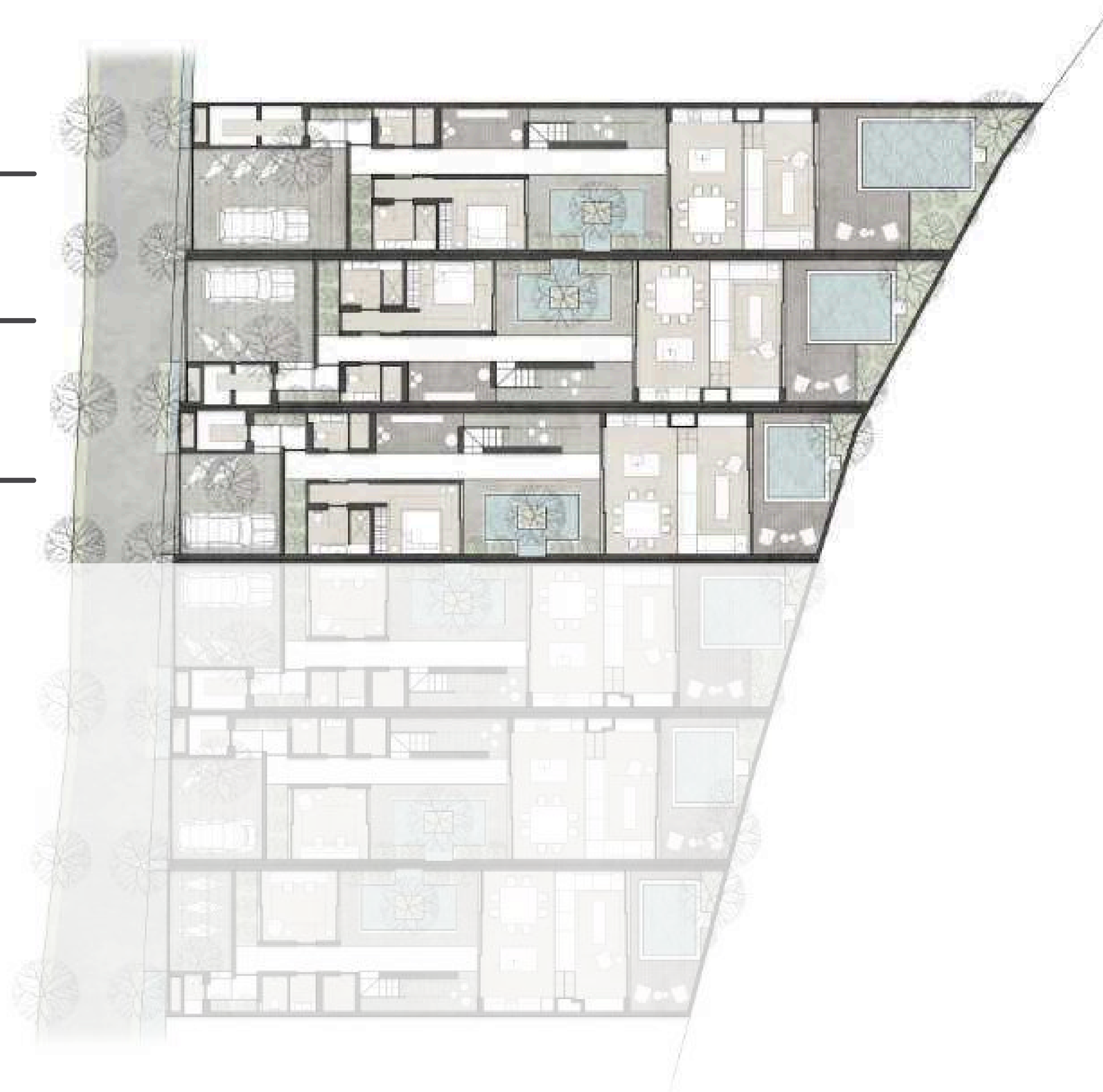
MASTER PLAN

Villa 1, 2 & 3 (4 Bedrooms + Office)

Villa 1 —

Villa 2 —

Villa 3 —



VILLA 1

4 Bedrooms + Office

- Internal living area: 223 sqm
- Rooftop living area: 127 sqm
- Total built area: 350 sqm
- Land area: 259 sqm
- **SOLD**

Rooftop



Upper Floor



Ground Floor



VILLA 2

4 Bedrooms + Office

- Internal living area: 223 sqm
- Rooftop living area: 127 sqm
- Total built area: 350 sqm
- Land area: 234 sqm
- **SOLD**

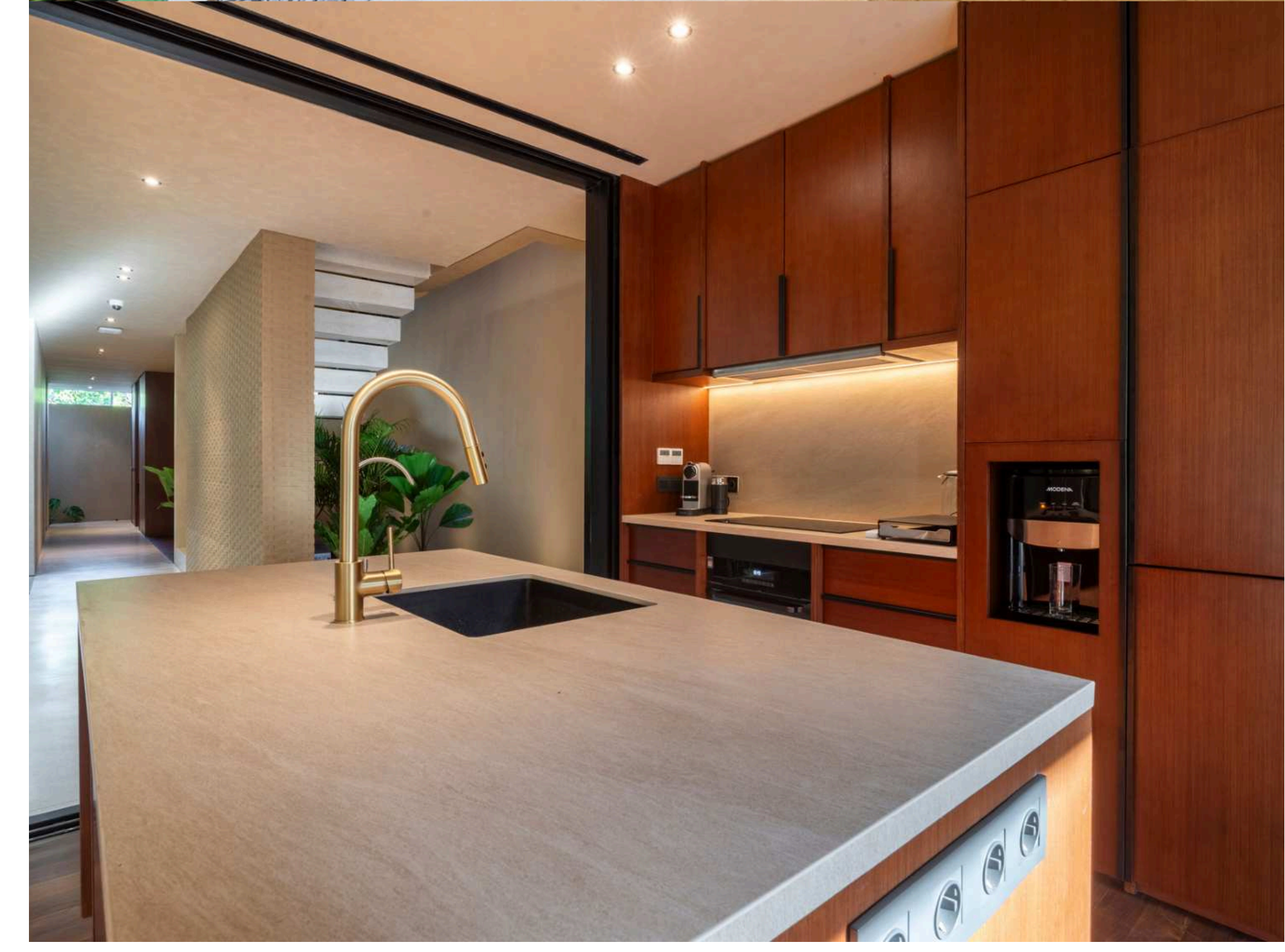
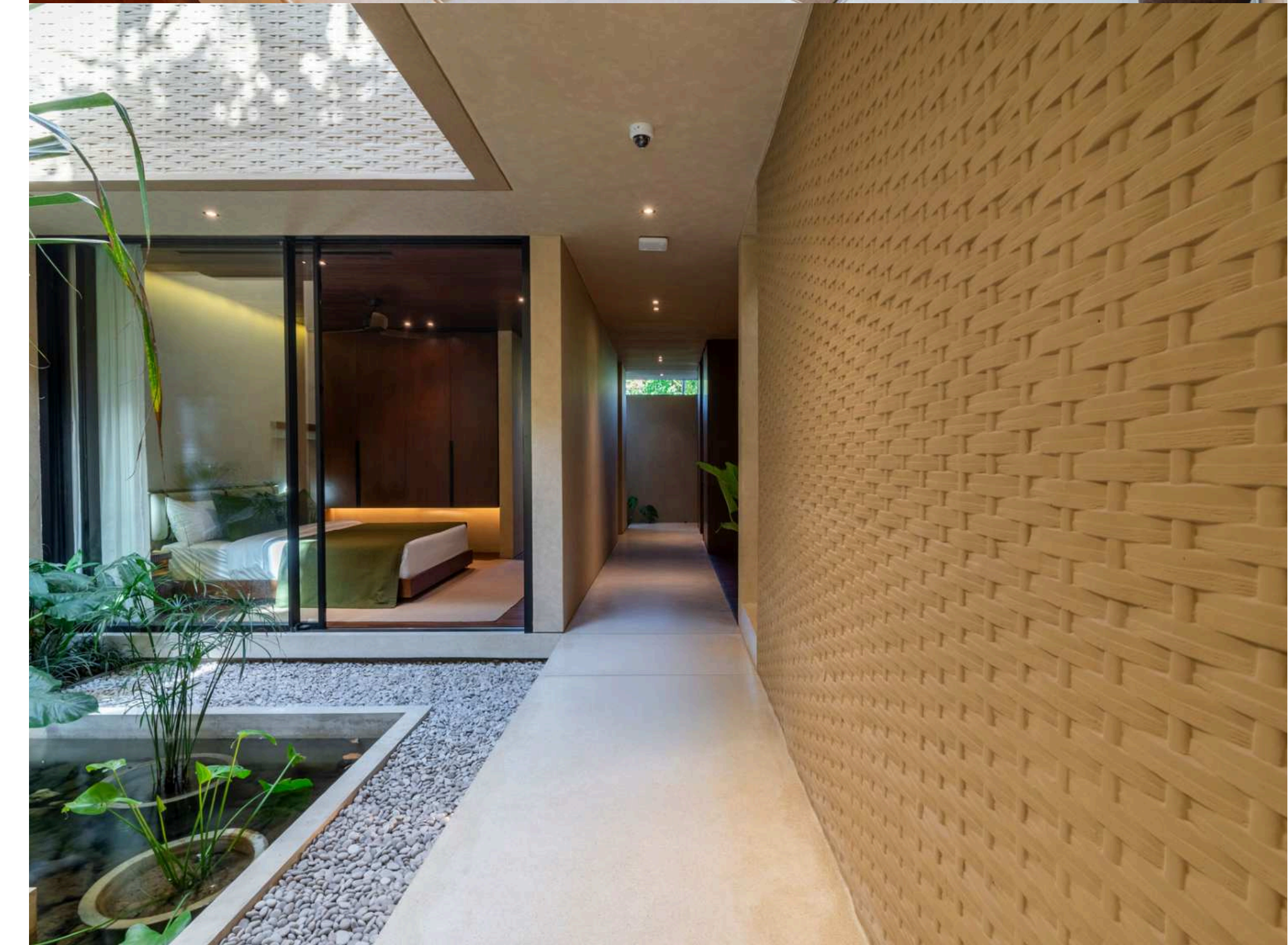
Rooftop



Upper Floor



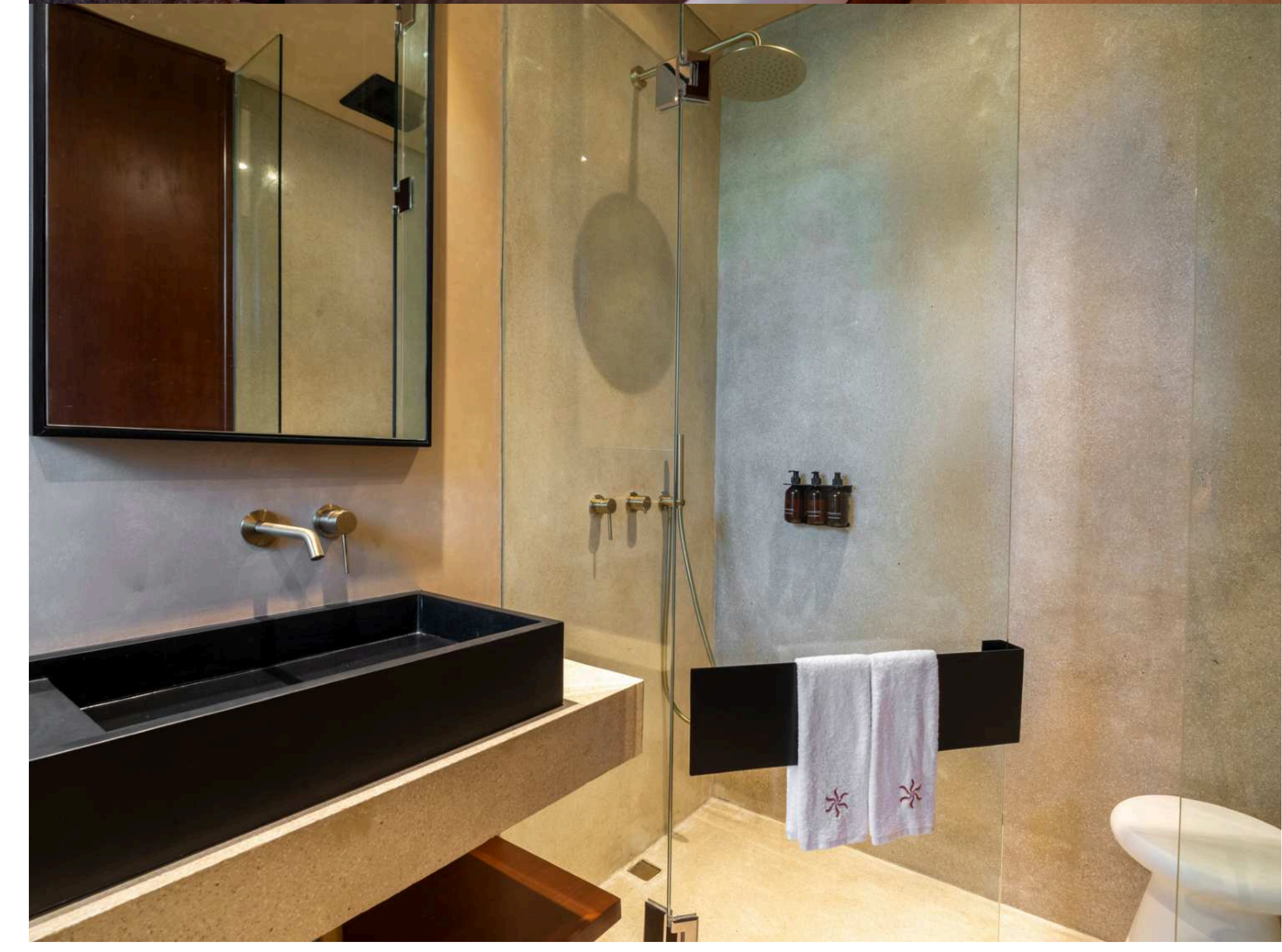
Ground Floor

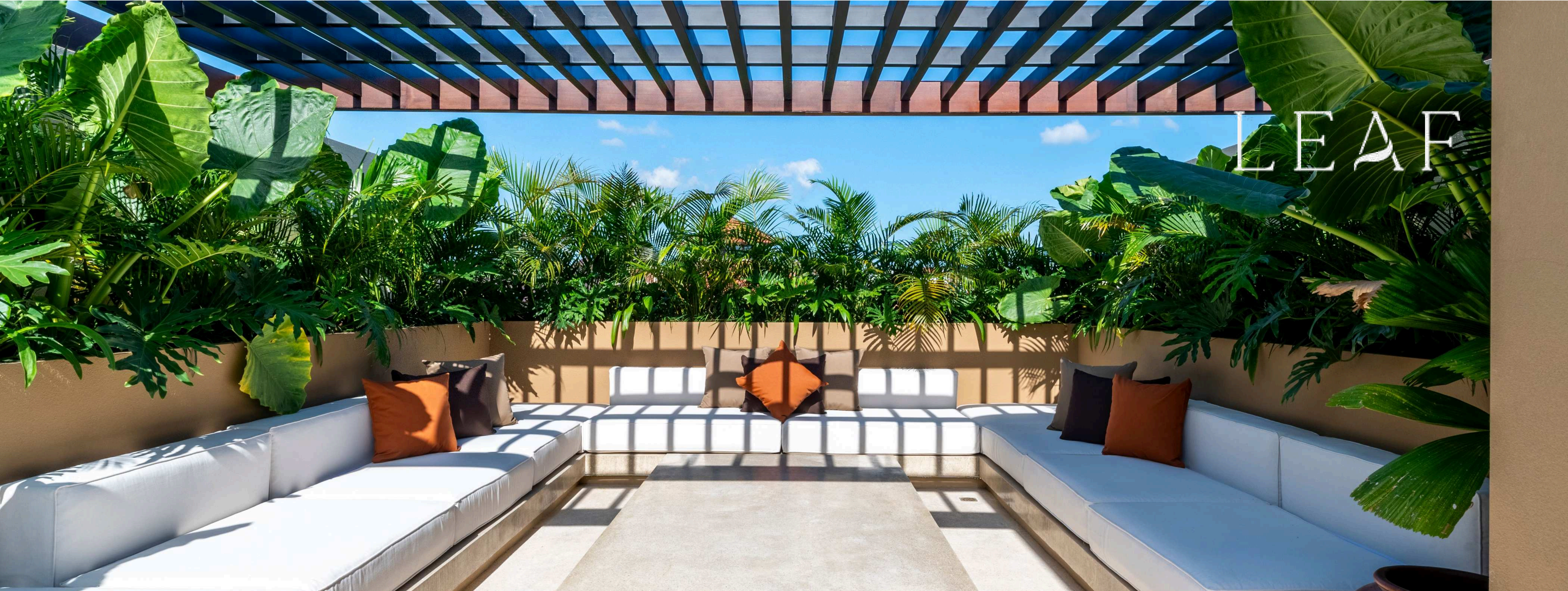


VILLA 3

4 Bedrooms + Office

- Internal living area: 223 sqm
- Rooftop living area: 127 sqm
- Total built area: 350 sqm
- Land area: 214 sqm
- Price: \$US 660,000





VILLAS 4,5 & 6

Villas 4, 5 & 6 offer 3 bedrooms each with its own private bathroom (and a guest bathroom on the ground floor + rooftop powder room) along with a ground floor home office. Each has secured and undercover parking for a car and/or motorcycles, a split-level living and dining space, private rear gardens with a fully tiled saltwater pool (optional heating), a private zen garden with large pond and water feature, and a magnificent rooftop entertaining Panorama Deck with built-in BBQ & sink, plunge pool, sunbathing deck, and shaded entertainment lounge with views towards the sea and a semi-rural landscape. Included are a separate laundry, maid's room, lockable storage, automatic gates, digital entry, ducted air-conditioning, extensive lighting, and a provision to rent to holidaymakers if desired.

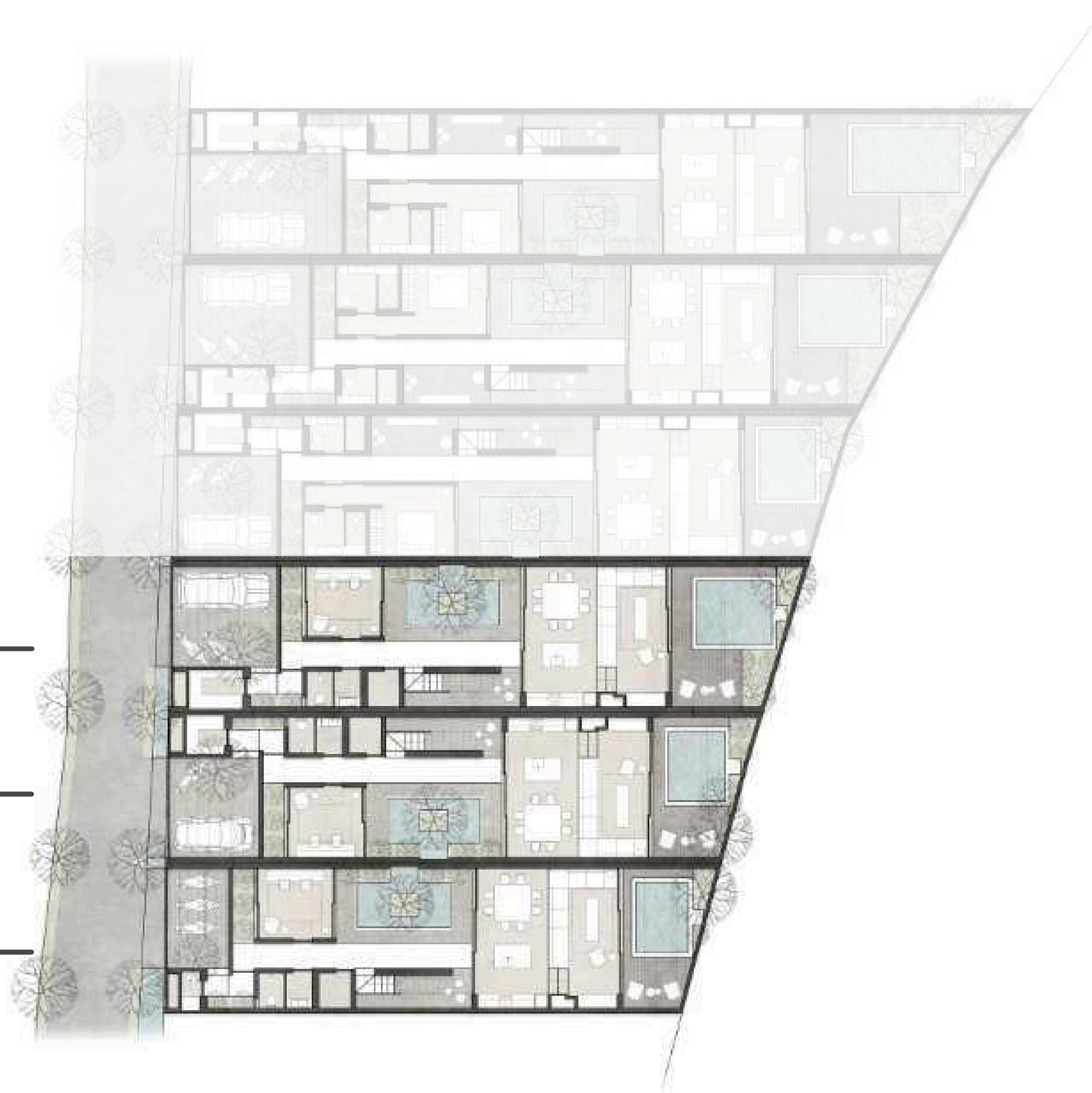
MASTER PLAN

Villa 4, 5 & 6 (3 Bedrooms + Office)

Villa 4 —

Villa 5 —

Villa 6 —



VILLA 4

3 Bedrooms + Office

- Internal living area: 179 sqm
- Rooftop living area: 114 sqm
- Total built area: 293 sqm
- Land area: 200 sqm
- Price: \$US 640,000 - 50% SOLD

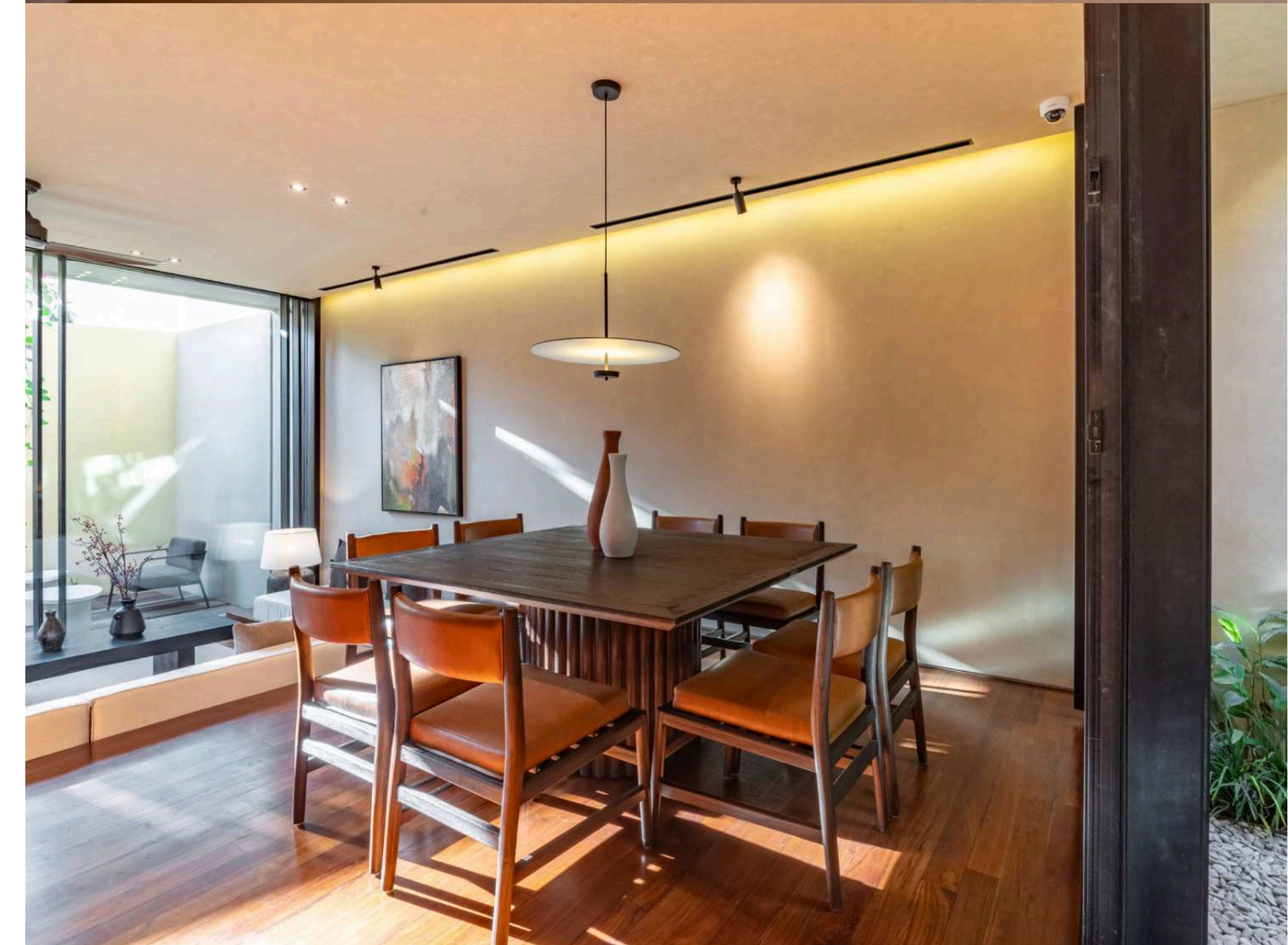
Rooftop



Upper Floor

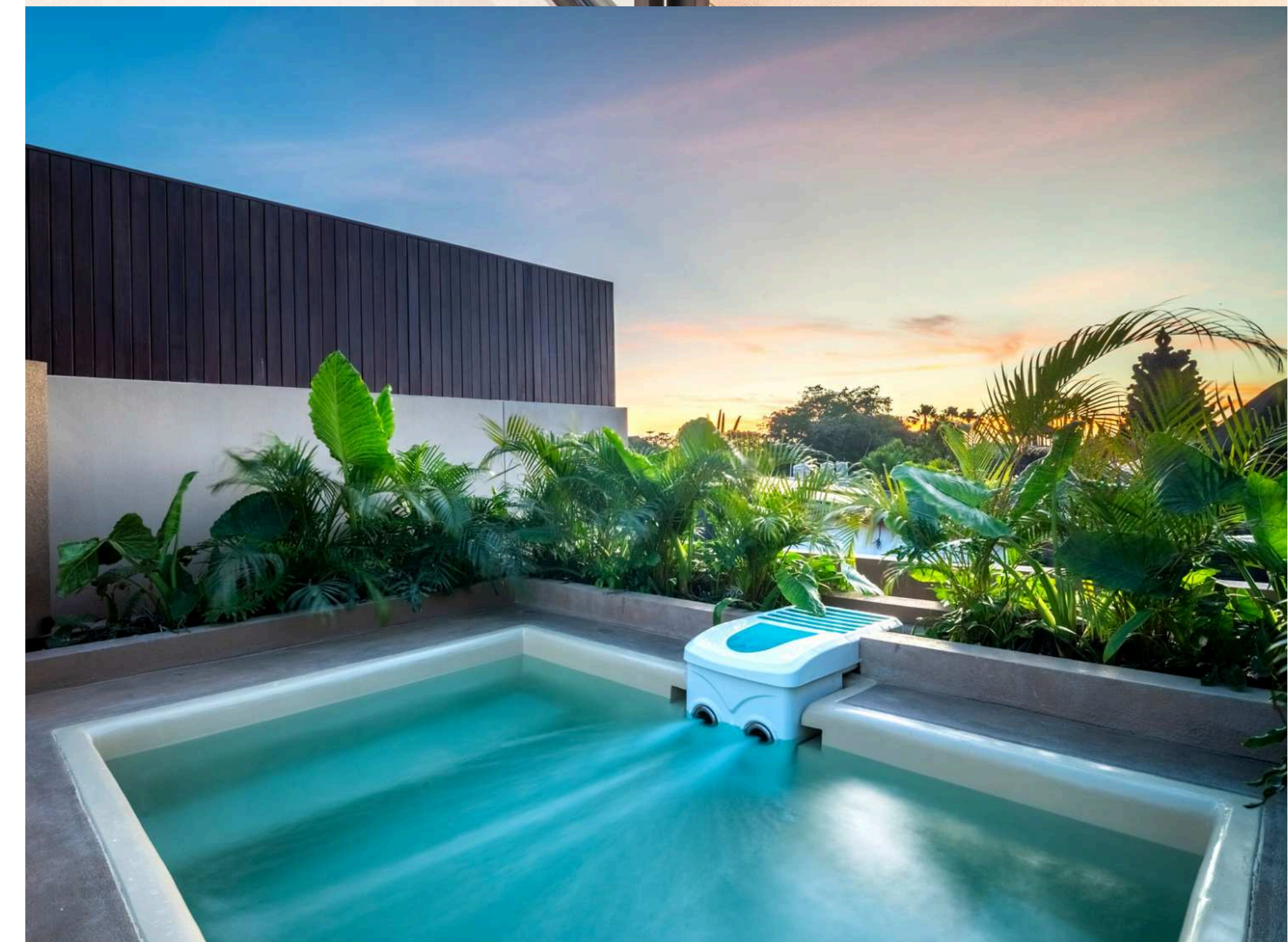


Ground Floor



3 Bedrooms + Office

- Internal living area: 179 sqm
- Rooftop living area: 114 sqm
- Total built area: 293 sqm
- Land area: 187 sqm
- Price: \$US 620,000

[illegible]

VILLA 6

3 Bedrooms + Office

- Internal living area: 179 sqm
- Rooftop living area: 114 sqm
- Total built area: 293 sqm
- Land area: 175 sqm
- Price: \$US 600,000

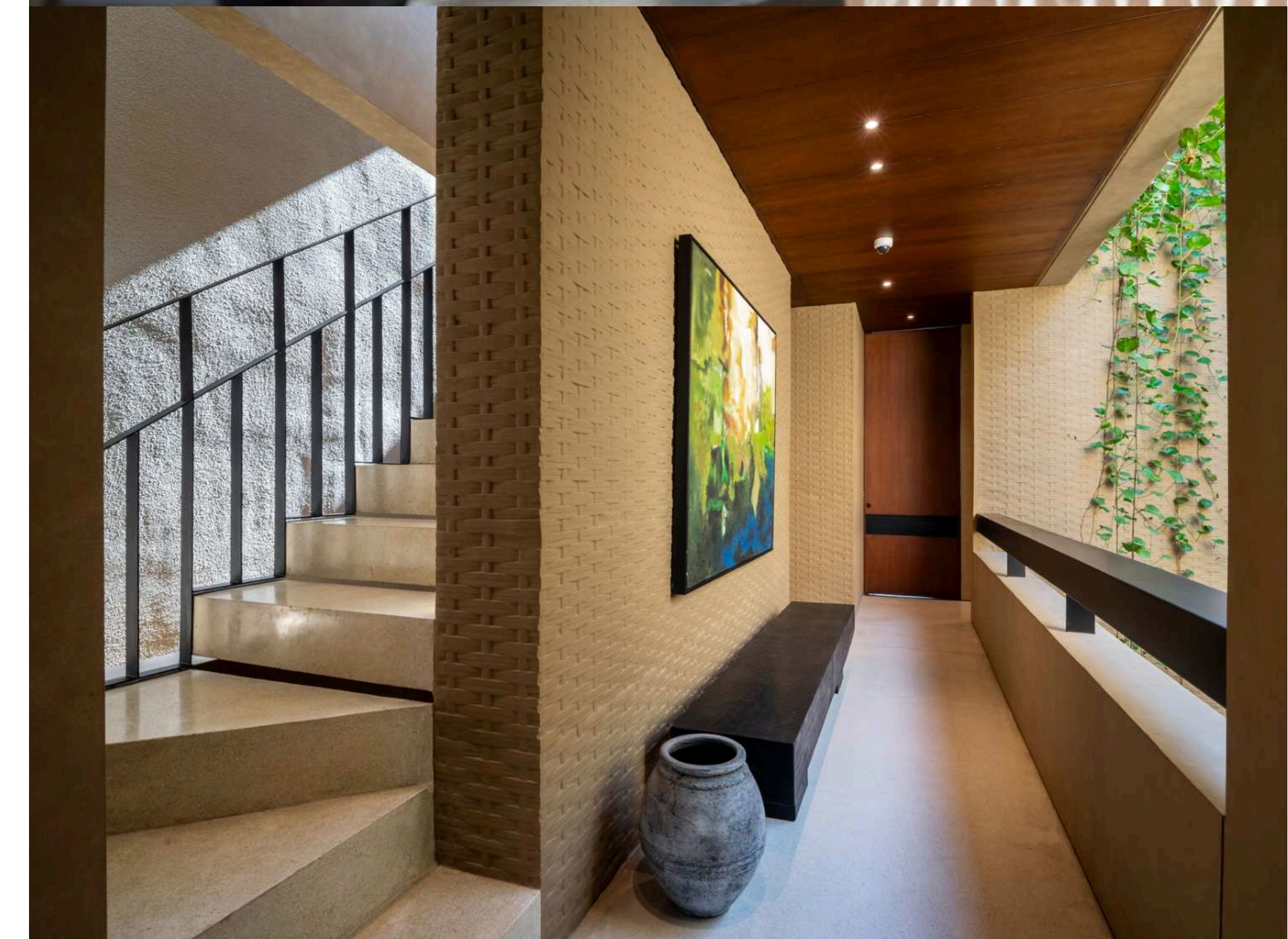
Rooftop



Upper Floor



Ground Floor



10 Property Management

High-touch property management
services for effortless investments

LEAF



Service Categories

HOUSEKEEPING

- Pool & garden maintenance
- Daily cleaning
- Villa staff management
- Preventative maintenance & upkeep

ADMINISTRATIVE SUPPORT

- Leasehold extensions
- Legal services
- Villa staff management
- Villa re-sell

ACCOUNTING & BOOKKEEPING

- Utilities & expense management
Local tax compliance
- Monthly income & expense report
Monthly income distribution

MARKETING & RESERVATIONS

- Marketing campaigns & partnerships
- Guest booking services & booking platform management
- Guest review management



11

Investing in Bali

A particularly good time to invest in the
Bali property market



Why Invest in Bali



Unleveraged property market, limiting exposure to interest rate movements and the traditional crashes seen in other markets.



Bali's real estate is recognised as the most profitable location in the world for investors.



Historically high appreciation rates, dramatic in newly developing areas.



Remote working trend and increasing focus on wellness and quality of life driving rapid increase in new residents from across the globe.



Highly in demand tourist destination, with full expectation to fully rebound and exceed pre COVID-19 pandemic levels.



Government initiatives, including short and long term resident visa options and infrastructure projects, set to drive a new growth and enhance Bali as a worldclass destination.

12

What are the
financials?

LEAF



WHAT ARE THE FINANCIALS?

Four Bedroom (+ Study) Villas Priced from \$US685,000

Occupancy	Low	Medium	High
Average rental (USD)	\$US 500	\$US 500	\$US 500
Seasonal Occupancy	60%	75%	90%
Seasonal nights	89	91	185
Seasonal Income (gross)	\$US 26,700	\$US 34,125	\$US 83,250
Annualised Income	\$US 144,075		
Outgoings (Wifi, Electricity, Maid)	\$US 8,200		
Marketing/Advertising	\$US 2,400		
SVB Concierge Management	\$US 21,611		
Annualised Pre Tax Income	\$US 111,864		
ROI: Villa One	15.98%		
ROI: Villa Two	16.45%		
ROI: Villa Three	16.94%		

Three Bedroom (+ Study) Villas Priced from \$US610,000

Occupancy	Low	Medium	High
Average rental (USD)	\$US 450	\$US 450	\$US 450
Seasonal Occupancy	60%	75%	90%
Seasonal nights	89	91	185
Seasonal Income (gross)	\$US 24,030	\$US 30,713	\$US 74,925
Annualised Income	\$US 129,668		
Outgoings (Wifi, Electricity, Maid)	\$US 8,200		
Marketing/Advertising	\$US 2,400		
SVB Concierge Management	\$US 19,450		
Annualised Pre Tax Income	\$US 99,617		
ROI: Villa Four	15.56%		
ROI: Villa Five	16.07%		
ROI: Villa Six	16.60%		

Please Note: We have built an ROI Scenario Tool that allows you to plug in any figure you like - for three variables: Average \$/Night, Occupancy Rate (%) and the Capital Value of your chosen Villa.

We think these figures are conservative. They are certainly more conservative than what other projects are being promoted as achieving. We want you to be pleasantly surprised by the upside, not shattered by falsely promoted expectations.

If you consider what you can buy in your home market, and the yield that those properties can offer, we believe you will be very satisfied with your investment. Why?

- Since Covid-19 has passed, and Bali has returned to normal, there has been a large influx and semi-permanent expats seeking quality accommodation in convenient locations.
- The maximum tax you will pay is 20%; we have tax consultants who can show you how to halve this.
- There is significant upward pressure on property prices as demand far outstrips supply.

Payment Term Options

PAYMENT	% OF TOTAL PURCHASE PRICE	TIMEFRAME
1	35%	Contract Signing
2	10%	One Month after Purchase Two
3	10%	Months after Purchase Three
4	10%	Months after Purchase Four
5	10%	Months after Purchase Five Months
6	10%	after Purchase Six Months after
7	10%	Purchase
8	5%	Six Months after Handover

- Deposit (refundable) to hold the villa for 14 days due diligence & contract review: \$US 5,000.
- We will retain 5% for six months to cover any warranty items.
- We also offer a 5% discount if the purchaser agrees to pay 95% of the purchase price upfront.

Fractional Ownership Options

Sanctum introduces a fractional ownership option for those aspiring to invest in a slice of paradise without the full financial commitment. Available for one selected four-bedroom and one three-bedroom villa, this model enables sharing the villa with another family.

For instance, Villa One, priced at \$US 695,000, can be partially owned. Two families can equally invest \$US 347,500 each, co-owning the property. They coordinate personal use schedules, perhaps during Bali’s high seasons, while opening the villa to holidaymakers for the rest of the year. The net rental income is split equally.

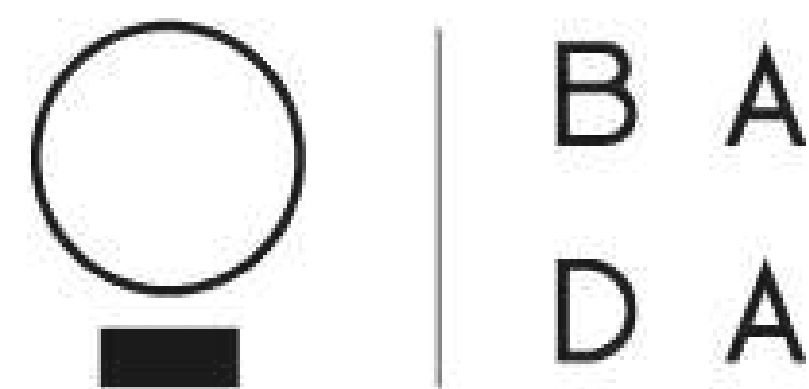
This arrangement ensures the same 15% yield, but on a smaller investment, enabling owners to recoup their investment in approximately eight years. It provides continued income and 'free' Bali accommodation throughout the leasehold. Modifications to the leasehold contract to facilitate this are covered by Sanctum.

13

The Team



Sanctum is an internationally managed property developer founded by a team with development experience in the UK, Australia and Indonesia. It is a very flat organisation with low overheads and is led by Stephen Gough, an experienced property professional with a background in land subdivision, residential sales and multi-unit development. He brings over 40 years of property-related industry experience complemented by a Marketing Degree from Swinburne University and an MBA from Melbourne Business School.



BADA Studios is an Ubud based architectural practice established in 2014. It's principal architects are Maurizio Moeis and Made Dirgantara and they are responsible for a significant number of residential and commercial projects in Bali and Lombok.



Seven Stones Indonesia is a multi-faceted consultancy that is providing legal, tax and marketing services to support Sanctum.

13

The Team



CV. Jaya Giri, an established construction company since 2013, has evolved from humble beginnings to become a leading contractor in the industry. Their team of skilled professionals is dedicated to delivering top-quality construction solutions with speed and affordability.



CV. Amira Eka Dana is a reputable construction planning company with a proven track record in managing national projects. Located in the Mengwi District of Badung Regency, Bali Province. Your trusted partner for comprehensive construction planning services.