U

# UNIT.

HI-TECH VILLAS IN BALI

# UNIT. CASES

# VERTICAL INTEGRATION
# AS THE FOUNDATION OF PROFITABILITY

U

## In-house Production

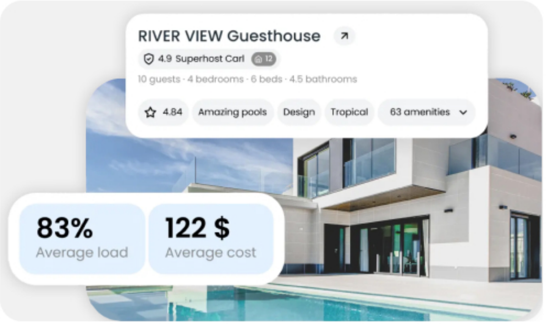
Thanks to our own **UNIT.**FRAMES and **UNIT.**FURNITURE factories, as well as the **UNIT.**BUILD company, we build with complete cost control.


## Turnkey Management

**UNIT SPACE** MANAGEMENT has been operating in Bali for over 10 years, delivering occupancy rates above the market average.


## Analytics

We use the **ULA** ZONE IT platform to forecast location profitability.



# CONTENTS

U

# CALCULATION METHODOLOGY

## IRR

Internal Rate of Return, calculated based on cash flows and dates

## ROI

Return on Investment, considering entry/exit timing and invested funds

## DEAL MARGIN

Resale price growth relative to the purchase price

Metrics depend on market conditions, timelines, project stage, and deal parameters

IRR is available upon request when tranche dates and amounts are provided

# RENTAL INCOME FROM LEASING OUT A UNIT

In Bali, returns depend on the property category and the management strategy; for certain categories, returns of up to 12% per year are possible

## CASE 01

Verified management performance metrics

**UNIT Space Village (U1)**

Reporting period: **Q2 2025**

# DELUXE APARTMENTS –
# PERFORMANCE REPORT (2025) – ACTIVE ONLY

U

Logic: If, for a specific Deluxe unit in a given month, Days Occupied = 0 and Total Revenue = 0,
the unit is excluded from the monthly calculation (and its Days Available are not counted)

| Month | Total Room | Room Compli | House Used | Out Order | Room Available | Room Sold | Room Vacant | OCC | Net Room Revenue | Average Net Rate | Adult & Child |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Januari | 124 | 0 | 0 | 0 | 124 | 117 | 7 | 94,35% | 108 150 399 | 924 362,38 | N/A |
| Februari | 112 | 0 | 0 | 0 | 112 | 95 | 17 | 84,82% | 83 767 400 | 881 762,11 | N/A |
| Maret | 93 | 0 | 0 | 0 | 93 | 70 | 23 | 75,27% | 65 072 725 | 929 610,36 | N/A |
| April | 90 | 0 | 0 | 0 | 90 | 71 | 19 | 78,89% | 70 321 373 | 990 441,87 | N/A |
| Mei | 93 | 0 | 0 | 0 | 93 | 83 | 10 | 89,25% | 75 140 113 | 905 302,57 | N/A |
| Juni | 90 | 0 | 0 | 0 | 90 | 66 | 24 | 73,33% | 63 385 132 | 960 380,79 | N/A |
| Juli | 93 | 0 | 0 | 0 | 93 | 61 | 32 | 65,59% | 39 365 450 | 645 335,25 | N/A |
| Agustus | 93 | 0 | 0 | 0 | 93 | 74 | 19 | 79,57% | 60 027 187 | 811 178,20 | N/A |
| September | 90 | 0 | 0 | 0 | 90 | 56 | 34 | 62,22% | 56 245 303 | 1 004 380,41 | N/A |
| Oktober | 93 | 0 | 0 | 0 | 93 | 42 | 51 | 45,16% | 38 207 826 | 909 710,14 | N/A |
| November | 90 | 0 | 0 | 0 | 90 | 47 | 43 | 52,22% | 37 984 291 | 808 176,40 | N/A |
| Desember | 124 | 0 | 0 | 0 | 124 | 74 | 50 | 59,68% | 63 957 220 | 864 286,76 | N/A |
| **TOTAL 2025** | **1185** | **0** | **0** | **0** | **1185** | **856** | **329** | **72,24%** | **761 624 419** | **889 748,15** | **N/A** |

CASE 01

# RENTAL YIELD

U1 Deluxe | Reporting period: Q2 2025

ROI Q2*

**10,7%** annualized

*Annualized based on Q2 2025 results

AVERAGE ANNUAL ROI**

**7,7%**

**Indicative annual figure, adjusted for seasonality

Rental returns in Bali are seasonal —quarterly figures vary by occupancy and rates

The report shows performance for the strong period (Q2) and the annual average

# CASE 01. CALCULATION TABLE

U

| | IDR (Rp) | USD ($) |
|---|---|---|
| Gross revenue | 71 294 873 | 4 327 |
| Booking platform (OTA) commission | 10 829 073 | 657 |
| Management company fee | 3 429 825 | 208 |
| Occupancy rate | 97% | |
| Expenses | 16 638 813 | 1 009 |
| Expenses, % | 23% | |
| Profit | 38 810 550 | 2 355 |
| Profit margin, % | 54% | |
| Property price | 1 449 800 000 | 88 000 |
| ROI (annualized) | **10,7%** | |
| Average annual ROI | **7,7%** | |


VILLA RESALE
AS AN OPPORTUNITY
FOR GROWTH
CASE 02
Verified transaction data
UNIT Nuanu Village (U2)
$224 000 → $285 000

CASE 02

# UNIT NUANU VILLAGE (U2)

Villa

ROI*

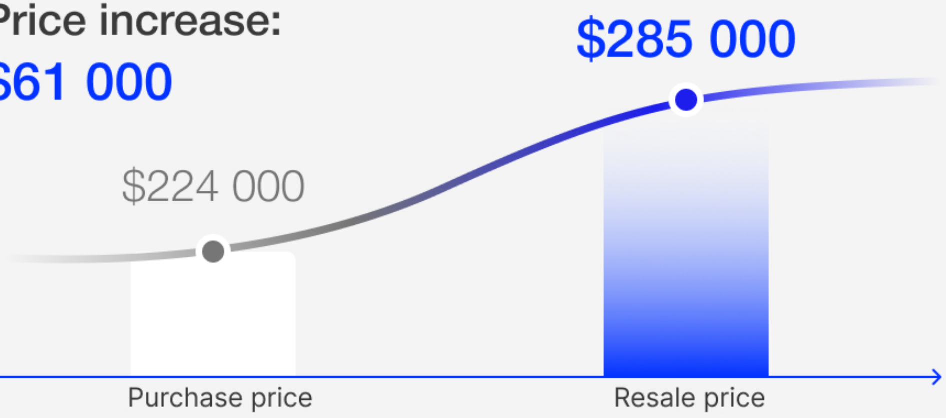
**69%**

Deal margin

**17%**

Price increase:

**$61 000**




*ROI is calculated considering entry/exit timing and invested funds

# CASE 02. CALCULATION TABLE

U

| | USD ($) |
|---|---|
| **Property price (purchase)** | 224 000 |
| **Date** | 18.03.2024 |
| | |
| **Property price (sale)** | 285 000 |
| **Date** | 23.09.2024 |
| | |
| **Cash flow (outflows)** | 72 676 |
| **Cash flow (inflows)** | 128 676 |
| **Investor profit, USD** | 56 000 |
| **Investor return, %** | 77% |
| **IRR** | **154%** |

# VILLA RESALE — PRICE GROWTH DURING THE CONSTRUCTION COMPLETION STAGE

## CASE 03

Verified transaction data

**UNIT Nuanu Village (U2)**

$224 000 → $298 000

CASE 03

# UNIT NUANU VILLAGE (U2)

Villa

ROI*

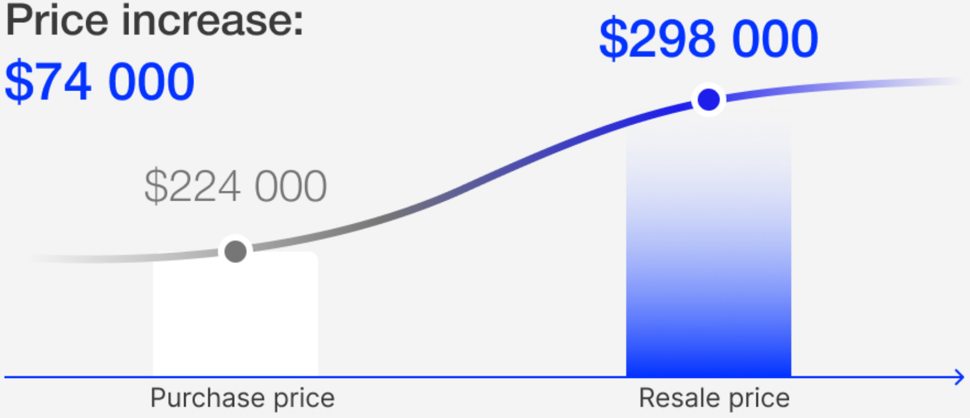
**94%**

Deal margin

**22%**

Price increase:

**$74 000**




*ROI is calculated considering entry/exit timing and invested funds

# CASE 03. CALCULATION TABLE

U

| | USD ($) |
|---|---|
| Property price (purchase) | 224 000 |
| Date | 18.03.2024 |
| | |
| Property price (sale) | 298 000 |
| Date | 04.09.2024 |
| | |
| Cash flow (outflows) | 67 200 |
| Cash flow (inflows) | 106 200 |
| Investor profit, USD | 39 000 |
| Investor return, % | 58% |
| IRR | **130%** |

# LIVING CONDITIONS

U

## Unlike most

commercial complexes,
**UNIT SPACE** MANAGEMENT allows owners
to stay in their own units with no time limit

## Therefore

with **UNIT.** properties, you can not only earn income but also save on vacations in Bali, while enjoying hotel-level service and access to the complex’s amenities.

**Unlimited stay**

in your own unit

**Hotel-level**

service during your stay

**Management and rental**

when you’re not staying

# YOU CAN LIVE IN UNIT. YEAR-ROUND

U

## U1, U2 and U3 complexes are located

near the ocean
Nuanu Creative City — everything you need for daily life

- Ocean
- Cafés and restaurants
- Sports & wellness
- Education
- Parks and walking areas
- Retail infrastructure
- Culture and events
- Coworking

# BECOME PART OF THE UNIT. ECOSYSTEM

In addition to potential rental income, the UNIT ecosystem demonstrates value growth through resales at later stages

Request current offers and a selection of units tailored to your strategy

unit.now