Streamlined Ownership Structure

PT PMA SPV MODEL

Saraya
RESORT
LOMBOK

BY KINNARA CAPITAL

A Simple, Compliant Path to Villa Ownership in Indonesia

At Saraya Beach Resort & Residences, we have designed a fully compliant, streamlined ownership structure specifically for international buyers. This model removes the complexity typically associated with foreign property ownership in Indonesia, while remaining fully aligned with Indonesian law.

Rather than buyers needing to navigate company setup, capital injections, regulatory filings, and compliance obligations themselves, all of this is handled for you.

How Ownership Works (in Simple Terms)

Foreign individuals cannot directly hold land titles in Indonesia. Instead, ownership is legally achieved via a Foreign Investment aCompany (PT PMA) that holds the villa under a permitted land title (HGB – Right to Build).

TO MAKE THIS PROCESS SIMPLE AND SECURE:

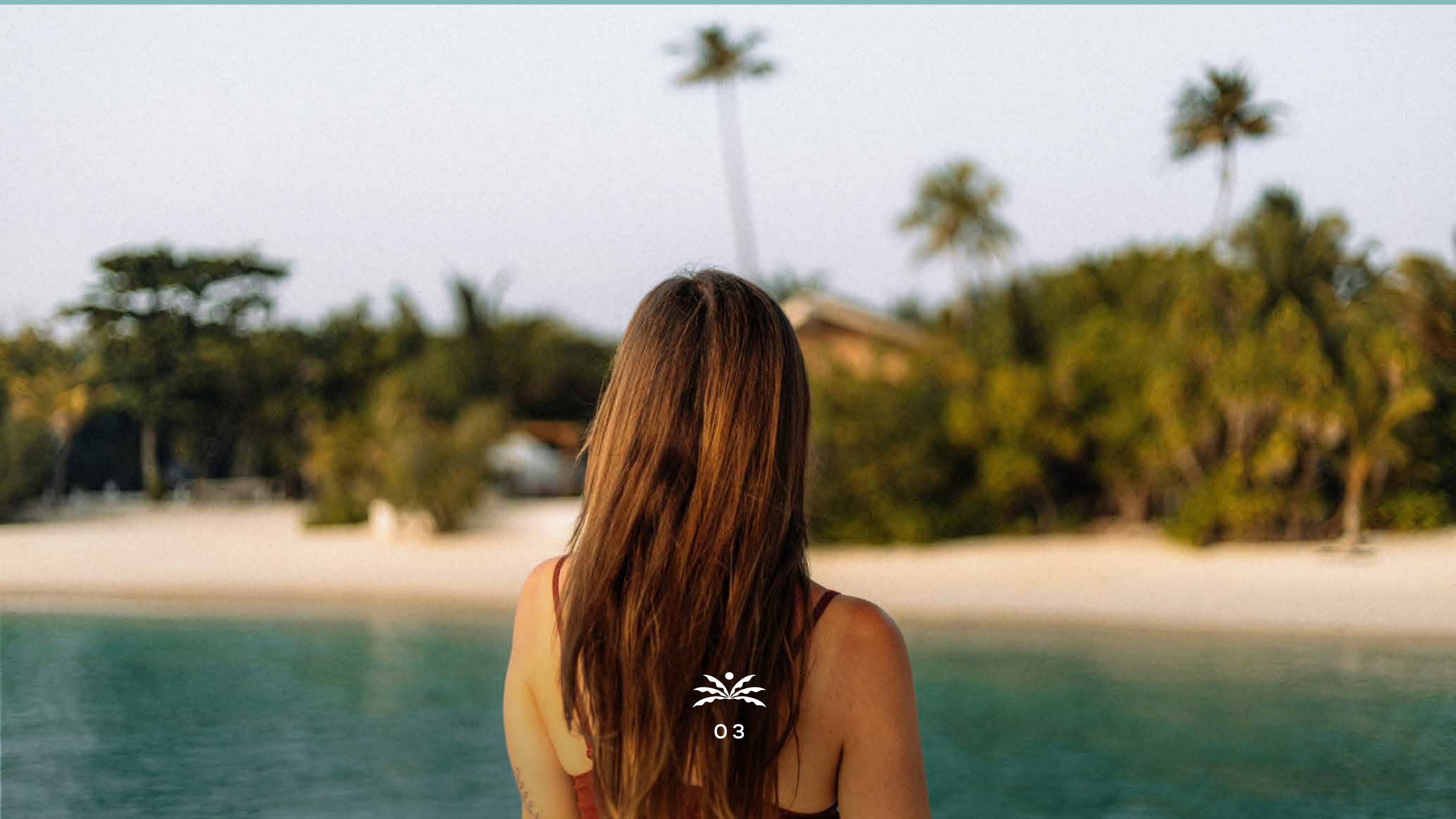
Each villa is placed into its own dedicated PT PMA

That PT PMA owns only one asset: your villa

Upon completion, you acquire 100% of the shares of that PT PMA

Control of the company equals control of the villa

THIS IS A WIDELY ACCEPTED, LEGALLY RECOGNISED STRUCTURE UNDER INDONESIAN LAW.

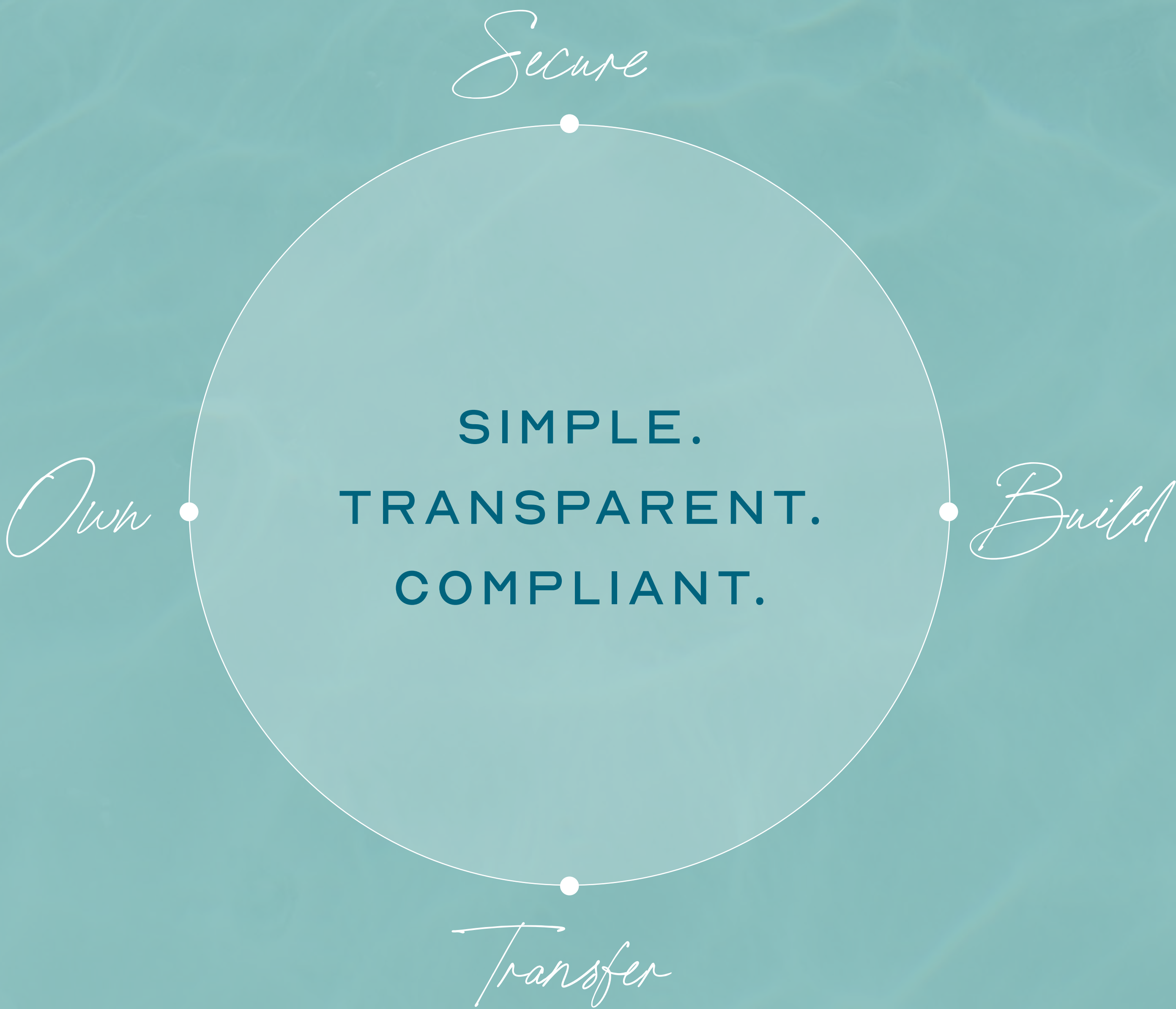


What Makes Our Structure Different

MOST BUYERS ARE TOLD TO:	*We remove all of that friction*
Set up their own PT PMA	We establish the PT PMA
Inject IDR 2.5 billion capital	We meet all regulatory and capital requirements
Meet BKPM, OSS, tax and reporting requirements themselves	We inject the asset into the company
Coordinate lawyers, notaries, banks, and regulators	We handle compliance through construction
	YOU SIMPLY TAKE OWNERSHIP AT COMPLETION

Step-By-Step Ownership Process

We’ve taken what is normally a complex, bureaucratic process and turned it into a clear, staged, buyer-friendly pathway:



Step-By-Step Ownership Process

STEP 1 — SECURE YOUR VILLA

Pay AUD $997 to secure your selected villa and plot

This removes the villa from the market while documentation is prepared

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STEP 2 — RECEIVE YOUR CONTRACTS

You will receive:

- A Pre-Purchase Agreement for your villa
- A clear construction timeline
- Full disclosure of ownership structure and handover process

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STEP 3 — SETTLE UNDER THE PRE-PURCHASE AGREEMENT

Payments are made progressively in accordance with the agreed schedule

During this stage:

- Kinnara Capital establishes the dedicated PT PMA
- The PT PMA is structured in full compliance with Indonesian law
- All capital, licensing, and regulatory requirements are handled by us

You do not need to:

- Inject capital
- Open bank accounts
- Deal with BKPM / OSS
- File reports
- Appoint directors or commissioners during construction

Step-By-Step Ownership Process

STEP 4: CONSTRUCTION PHASE

- The villa is constructed within the Saraya resort
- The PT PMA holds the land and building under HGB title
- All compliance, reporting, and regulatory obligations remain managed

You simply wait for completion.

STEP 5: COMPLETION & OWNERSHIP TRANSFER

Once construction is complete:

1. The PT PMA purchases the villa via a formal Deed of Sale and Purchase (AJB)
2. You acquire 100% of the shares in that PT PMA
3. The company is transferred into your name
4. The bank account, share register, and control of the company are signed over to you

At this point:

YOU ARE THE SOLE SHAREHOLDER	YOU CONTROL THE PT PMA	YOU EFFECTIVELY OWN THE VILLA

What You Own at Completion

✓	100% OF THE PT PMA
✓	THE VILLA AND LAND HELD UNDER HGB TITLE
✓	THE ABILITY TO SELL, LEASE OR HOLD LONG-TERM
✓	FULL CONTROL OF THE COMPANY AND ASSET
✓	A STRUCTURE RECOGNISED UNDER INDONESIAN LAW

Why this is better for buyers:

No upfront PT PMA setup costs
No IDR 2.5 billion capital injection required from you
No regulatory burden during construction
Clean, single-asset ownership
Simple resale via share transfer
Fully compliant with Indonesian law

Legal & Compliance Assurance

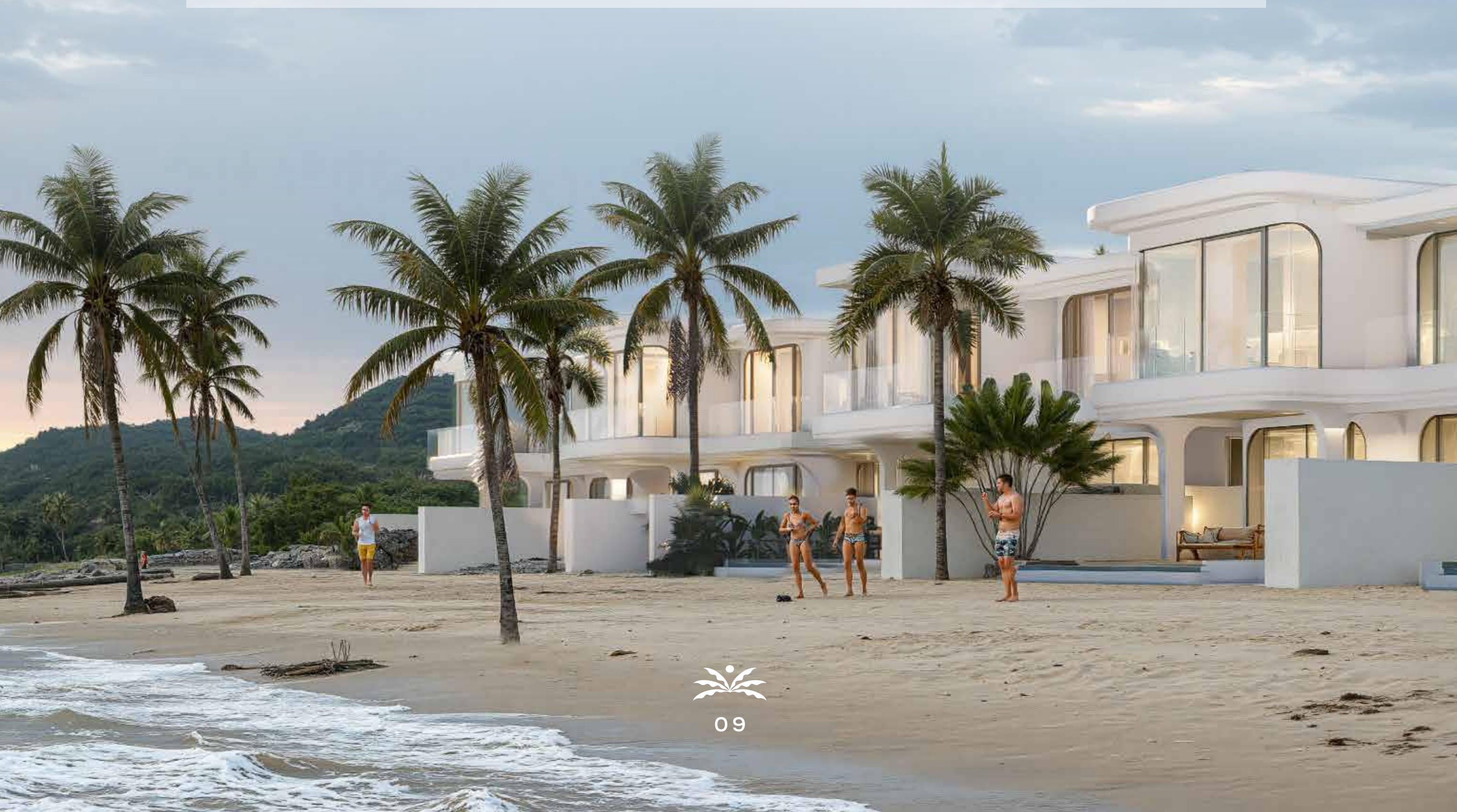
This structure has been reviewed by Indonesian legal counsel and is structured in accordance with:

- INDONESIAN COMPANY LAW
- FOREIGN INVESTMENT REGULATIONS
- LAND OWNERSHIP AND TRANSFER LAWS
- TAX AND REPORTING REQUIREMENTS

All taxes applicable at each stage are handled in accordance with Indonesian regulations and clearly disclosed at the appropriate time.

IMPORTANT NOTE

This document is provided as a process overview for informational purposes only. Formal ownership is governed by executed agreements and Indonesian law. Independent legal and tax advice is always recommended.



DEVELOPED BY

KINNARA
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SarayaLombok.com