



Our History and Corporate Culture

The Last 22 Years

1. Club Bali

From its humble beginnings Club Bali has become the Premier Hotel Membership Program in Indonesia. Fueled by the Vision of its Founders Ruslan Morris and Rahaju Koosman, Club Bali now provides annual holidays to 44,589 families from Indonesia and overseas. Club Bali understands that the times families cherish and remember are those times spent together and the founders of Club Bali have kept their vision of ensuring that it's family members enjoy priceless moments and memories every year.

2. Ownership and resorts operations in Indonesia

Our company has developed and owns a total of 212 suites and has been in business over 20 years with over 22000 owners. We have 54 suites at Jayakarta Bali Residence, Legian Bali, 24 suites at Java Highlands Resort, Cipanas, West Java, 61 suites at Club Bali at Kota Bunga Resort & Spa, Cipanas, West Java, and 73 suites in Hawaii at Club Bali Resort, Anyer, Attack - Banten.

3. Marketing of Resorts in Indonesia and around the world

Our executive hotel and membership staff attend international tourism and travel conferences worldwide on a consistent basis.

4. Resort development

We are currently working on developments in Lembang, West Java on five hectares of land in Gunung Putri and our "Jewel in the Crown" 20 hectare property on the Secret Isle of Gili Asahan in beautiful Lombok.

5. Affiliation with resorts around the world

Our Club Members enjoy access to our Club Bali Worldwide system offering thousands of quality resort options worldwide through our Direct Associations, Affiliations and, agreements with RCI and DAE.

Profile

PT LOKA WISATA ASRI (LWA)

General

PT Loka Wisata Asri (LWA) was established in 2002 and has been approved by the Coordination Board of Investment as a Foreign Investment Company (Joint Venture). PT Loka Wisata Asri, with its branding CLUB BALI, is a company that is engaged in the tourism business.

The owners of the company are Rahaju M. Koosman (Indonesia) and the following foreign owners: Ruslan Morris (USA), Walter Allen Morris (USA), Wuryati Cynthia Morris (USA), Rukmini Rose Morris, Martini Abigail Morris, Asti Ruth Morris and Andrew David Morris.

Members of the Board of Directors and Commissioners are as follows:

President Director:	Ruslan Morris
Director:	Rahaju M. Koosman
Director:	Walter Allen Morris
Director:	Wuryati Cynthia Morris
Commissioner:	Ramelan Ismangun
Commissioner:	Rukmini Rose Morris
Commissioner:	Martini Abigail Morris
Commissioner:	Asti Ruth Morris
Commissioner:	Bambang Witjaksono
Commissioner:	Andrew David Morris

Point Loka Wisata Real Estate Sales and Marketing Team

The company's executive management team has successfully planned, developed, operated, marketed and sold master planned communities, hotels and mixed use resorts in more than 30 countries. They provide the company with over 70 years of combined experience and expertise that resulted in more than \$12 billion (USD) in resort property sales over the past 20 years.



Here's how the typical purchase plan works

Purchase your villa at Sapphire Resort Bay

A EXAMPLE PURCHASE PLAN OF \$1,250,00

20% down payment	\$250,000
20% at roof in (dry wall)	\$250,000
20% at 60 days before close	\$250,000
40% at close of escrow	\$500,000

- You pay maintenance fee and taxes
- You receive 21 days of free use, pay daily housekeeping
- You are still eligible to convert 1 week of your ownership into points for over the water villa stay and 1 week exchange anywhere in the world with Registry.
- You receive an 8% return on your purchase price, based on the purchase price every year from the time of closing through January 31st, 2019 or \$100,000 per year.

Here's how the profit share works

GROSS ROOM REVENUE This is the total room revenue less tax and service



DEDUCTIONS 5% Maintenance Fund — 2.5% Marketing Budget



TOTAL REVENUE POOL



60% MANAGEMENT COMPANY

This will cover all room related (rest of text missing from source).



40% INVESTORS

Key Facts

- Your villa residence at Sapphire Bay Resort includes Indonesia's only ownership options for rent, stay and exchange.
- Our purchase scheme comes with guaranteed 8% ROI through our rental program
- Travel the world – now you can exchange your Sapphire Bay Resort villa for an over the water resort villa or any of our member resorts

A. **PT Resort Safir Lombok** (RSL) owns the land and license to develop a mixed use resort complex on **Gili Asahan** (site of development).

B. **PT Loka Wisata Asri** provides services to RSL: planning of the mixed use resort, management and marketing of the hotel and supporting facilities (hotel management company); and also provides management and marketing services to the villa owners.

C. Real Estate Company forms a joint operation with RSL to build the hotel and villas and market the villas.

D. PT Contractor outfits the villas, e.g. the decks, landscaping, furniture, kick ass kitchen, buggy, tiles, sanitary, etc.

Villa buyer signs 3 contracts at the same time:

1. Purchase of "Bare Villas" from the joint operation of RSL + Real estate company
2. Outfitting of the villas by PT Contractor
3. Management and marketing from LWA
4. The above scheme allows the buyer to avoid a 10% luxury tax imposed by Indonesia
5. Buyer of the villa has use rights for 50 year, renewable automatically for an additional 50 years.

Michael Kosmin

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Vice President Real Estate