
zenergy
Data Pack Deck

Why Bali – Investment Landscape

No. 1 Island Destination Worldwide

In 2025, Travel + Leisure named Bali the best island destination in the world.[1]

Top source countries: Australia, India, China, South Korea, United States, United Kingdom [2]

2024 Foreign visitor arrivals
6.3 Million [2]

2024 Domestic Visitor arrivals
10.1 Million [2]

Government Support for foreign investors

The government's open policies & supportive measures encourage investments in tourism infrastructure, providing significant opportunities for growth and economic returns. [3]

North Bali International Airport funding [6]

- The North Bali International Airport, Bali's second international airport, is set to be located in Buleleng Regency and will exceed the capacity of I Gusti Ngurah Rai International Airport in Denpasar.
- Funding of IDR 50 trillion (USD 3.09 billion) is secured through private investors

Bali Urban Rail Network [5]

The Bali Urban Rail Network, will connect key areas to ease traffic. Managed by PT SBDJ with local and international contractors, it aims to be fully operational by 2031.

Infrastructure Projects

The Indonesian government itself is investing heavily in infrastructure to strengthen Bali's position as the country's leading tourism hotspot. In 2025 The Indonesian Ministry of Public Works has allocated 1.549 trillion rupiah (93.6 million USD) for infrastructure projects in Bali. [4]

Change of Bali as a Destination [7]

The Indonesian government, in coordination with Bank Indonesia, has agreed on eight strategic steps to accelerate national tourism performance under the RPJMN 2025–2029, focusing on quality and sustainable tourism. These include improving infrastructure in key destinations, promoting high-spending foreign tourists, increasing private investment, and strengthening environmentally friendly and digital tourism initiatives. Bali has moved beyond its backpacker roots and is emerging as one of Southeast Asia's premier luxury destinations.



Sources

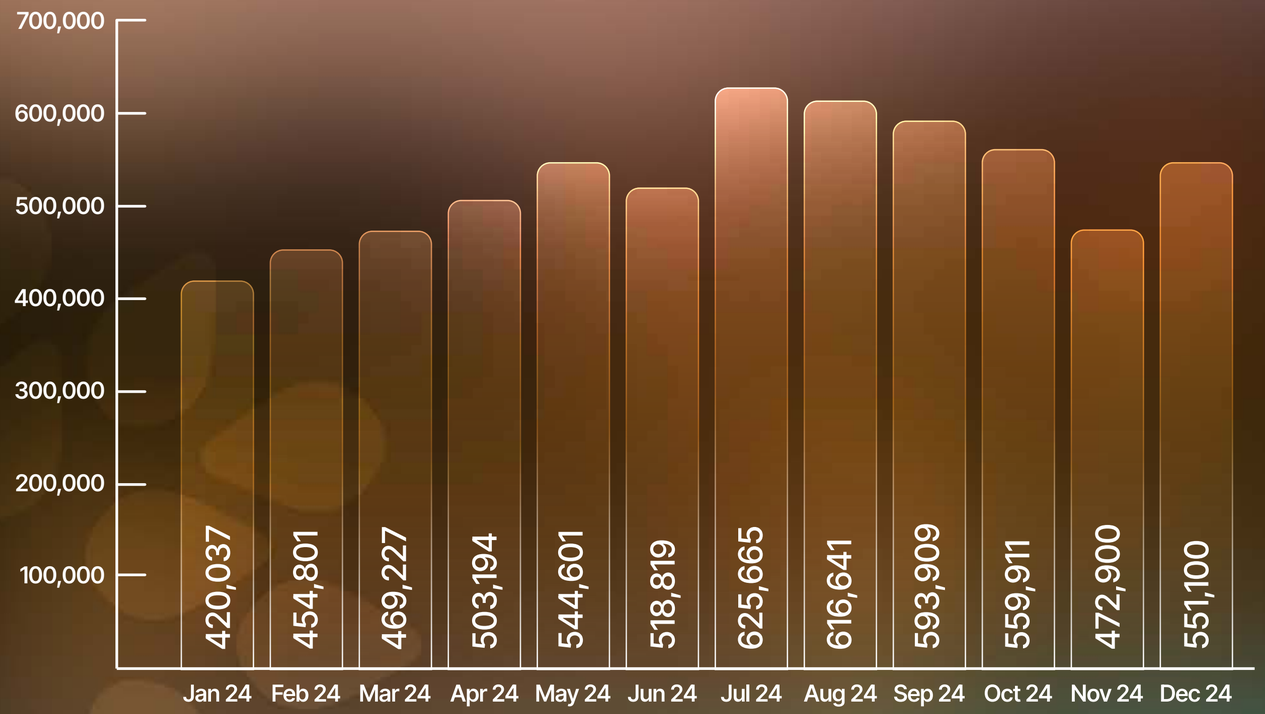
1: https://www.travelandleisure.com/bali-indonesia-named-best-island-destination-in-world-11733801?utm_source=chatgpt.com
2: Bali Central Bureau of Statistics (BPS) & Bali Tourism Authority. (2025). Key Statistics 2025 – Domestic and International Arrivals. Denpasar: BPS.
3: https://wttc.org/news/indonesias-booming-travel-and-tourism-to-support-more-than-12-5-million-jobs
4: https://bali.live/p/bali-to-receive-15-trillion-rupiah-for-infrastructure?utm_source=chatgpt.com
5: https://thebalisun.com/construction-work-officially-begins-on-balis-urban-rail-network/?utm_source=chatgpt.com
6: https://en.antaranews.com/news/300213/govt-agrees-on-eight-strategic-steps-to-accelerate-tourism-performance?utm_source=chatgpt.com

Rental Market Overview

All-Year Market

Monthly arrival numbers show consistent inflows of both international and domestic visitors.

→ Demand is not limited to a single peak season.



Occupancy Trends

Overall occupancy in Bali's hospitality sector reached 75% in 2024, reflecting the strength of the island's accommodation market.[2]

Well-Established Hands-Off Management Services

Bali's hospitality sector is large and professionally managed. In this environment, hands-off/third-party management of hotels, branded residences, and villas is standard practice, making Bali an attractive market for investors seeking low-involvement.[2]

Bali Hospitality

The tourism sector, which includes trade, hotels, and restaurants, contributes over 65% to Bali's Gross Regional Domestic Product (GRDP) each year. Tourism and hospitality are key drivers of the island's economy. [3]

Sources

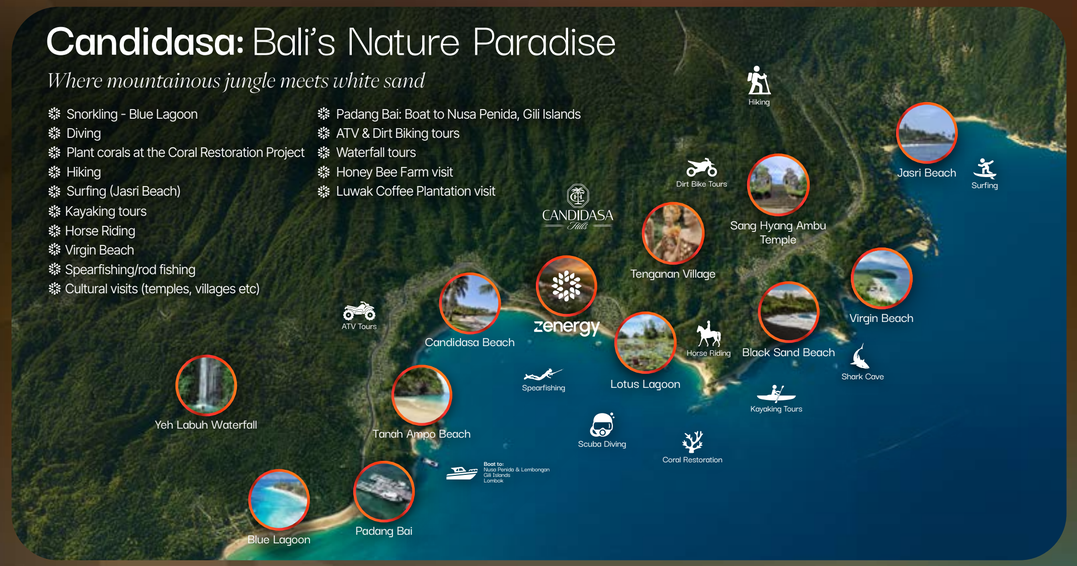
1. Bali Central Bureau of Statistics (BPS Bali). (2024). Tourism Development of Bali Province – Monthly Reports January–December 2024. Denpasar: BPS Bali. Available at: https://bali.bps.go.id

2. C9 Hotelworks & Horwath HTL. (2025) Bali Hotel and Branded Residences Report – March 2025. Bangkok: C9 Hotelworks. Available at: https://c9hotelworks.com/wp-content/uploads/2025/04/Bali-Hotel-Branded-Residences-Report-March-2025.pdf [Accessed: 22 September 2025].

3. Antara Bali, 2012. Tourism Contributes 65 Percent To Bali's Income. Antara News Bali, 3 November. Available at: https://bali.antaranews.com/berita/29768/tourism-contributes-65-percent-to-balis-income

Candidasa Overview





Established Luxury Accomodation in Candidasa:

There are numerous luxury resorts in Candidasa with Amankila being the flagship.



Amankila

Globally renowned. **($1,500 (smallest room in "low" season) to $3,700+ for suites.)**[1] Opened 1992. These premium rates highlight Candidasa's positioning as a mature and high-value hospitality market.

Tourist Numbers for Karangasem Area

In 2024, 1.03 million international tourists stayed in Karangasem Regency, and 250,000 domestic tourists. [2]

Sources

1. Stayfolio. (2025). Amankila Bali – Kilasari Suite Price. Available at: https://www.stayfolio.com/en/findstay/amankila [Accessed: 22 September 2025].

Tripadvisor. (2025). Amankila Hotel – Prices and Reviews. Available at: https://www.tripadvisor.com/Hotel_Review-g608489-d307592-Reviews-Amankila-Manggis_Bali.html [Accessed: 22 September 2025].

2. The Bali Sun (2025) East Bali Is A Must Visit Bucket List Destination For Tourists In 2025. Available at:https://thebalisun.com/east-bali-is-a-must-visit-bucket-list-destination-for-tourists-in-2025/?utm (Accessed: 13 September 2025).

Candidasa's Story



Past [1]

- In the 1970's and 80's Candidasa became a major tourist hotspot
- Guest houses and hotels were built all around the village
- When the local people needed construction materials to build, they used the reefs to get them. They started to blow up the reef with explosives ruining the coral. As a consequence the beaches started eroding.
- With the loss of the beaches, tourist numbers dropped



Present [2]

- The Indonesian government, in partnership with JICA (Japan International Cooperation Agency), has launched the Candidasa Beach Conservation Project Phase II. This is a three-year, government-funded program that is set to be finished in 2028/29.
- This large-scale initiative is designed to protect and restore Candidasa's coastline, ensuring long-term environmental sustainability and safeguarding the value of hospitality and real estate investments in the region.



Future [2]

- The project will transform Candidasa's coastline from 2027/28 with over 5.5 km of scenic walkways and beach nourishment, creating wider sandy shores and improved public spaces turning the area into a top destination for seaside leisure and tourism.

Sources

1. Lotus Bungalows. (2018). Discover the History of Candidasa, Bali. [online] Available at: https://www.lotusbungalows.com/news/discover-history-candidasa-bali

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Global Wellness Tourism & Spending

Market Growth [1]

2024 → 2025 → 2034

$954B → $1.03T → $2.05T

Projected CAGR 2024-2034: 7.97% - far above traditional tourism growth.

Market drivers:

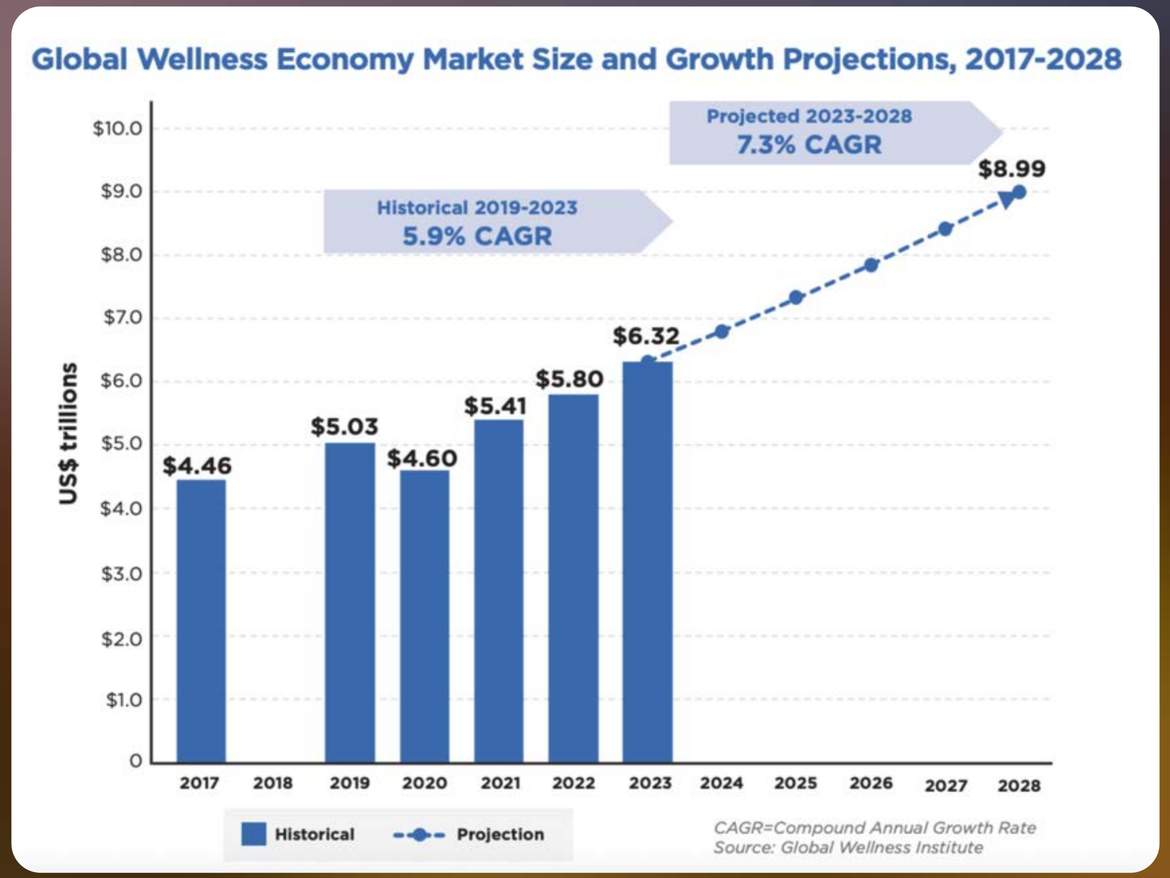
Growing health awareness, sedentary lifestyles, higher disposable incomes, the rise of wellness and tourism industries, increased mental health concerns, expanding online travel services, social media influence, and greater government investment in tourism.

Regional Insights

Asia-Pacific: fastest growth; Bali, Thailand, and India among top destinations.[1]

Spending Power

International wellness tourists: → **41% more than average international tourist.**[2]
Domestic wellness tourists: → **175% more than typical domestic tourist.**[2]



SOURCES

1. Precedence Research. (2025). Wellness Tourism Market Size, Share and Trends 2025 to 2034. Available at: https://www.precedenceresearch.com/wellness-tourism-market [Accessed: 13 September 2025].
2. Global Wellness Institute. (2024). A Decade of Wellness Tourism: First-Ever Compilation of 10+ Years of Market Data. 25 March. Available at: https://globalwellnessinstitute.org/global-wellness-institute-blog/2024/03/25/a-decade-of-wellness-tourism-first-ever-compilation-of-10-years-of-market-data/ [Accessed: 13 September 2025].

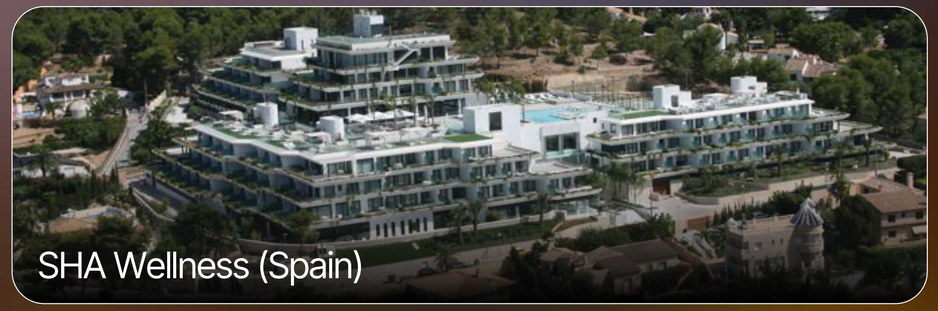
Similar Projects Benchmarking

These benchmarks address the same health-focused, destination-based audience and operate integrated, all-inclusive wellness models in warm climates.

Guests will visit Zenergy to feel better, perform better, and fully disconnect while improving their health, while delivering a broader sports and performance layer on top of the same wellness foundation.

Project	Location	Accomodation Price	Health Programme Requirement
RAKxa Integrative Wellness	Bangkok	~€1,337 per night (incl. program, 7-day minimum)	Mandatory
SHA Wellness (Spain)	Spain	~€600 per night + €2,500 + programmes (min. 4 days)	Mandatory
SHA Wellness (Mexico)	Mexico	~€506 per night + €1,288 + programmes (min. 4 days)	Mandatory
COMO Shambhala Estate	Bali	~€746 per night + €520 + programmes add-ons	Strongly integrated


RAKxa Integrative Wellness


SHA Wellness (Spain)


SHA Wellness (Mexico)


COMO Shambhala Estate

ROI Projections

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Serotina *Suite*

1 Bedroom | 56-65m² | Starting From €289,500

ROI is calculated based on an investment of **€289,500** (phase 1)

€3,108
Year 1 Net Monthly Income

12.9%
Year 1 Net ROI

This is a complete financial breakdown, reflecting Zenergy's commitment to full transparency and ensuring there are no unexpected costs later on.

We're in this together - physically present every day, working side by side with our investors in a partnership built on fairness, trust, and a shared mission to improve life through Zenergy.

- **Average Daily Rate (ADR):** The average revenue earned per rented night.
  The average daily rate is a conservative estimate, benchmarked against comparable luxury wellness resorts in Bali and leading longevity destinations worldwide.
- **Gym/Wellness/Breakfast:** Access to all shared facilities & breakfast.
- Direct bookings will drive higher guest lifetime value by strengthening brand loyalty, increasing margins & maintaining strong occupancy for greater long-term investor returns.
- **Local Tax:** PBJT/Hotel tax is collected, reported, and remitted on your behalf each month.
- **Service Charge:** Customary service pool, fully distributed to staff and tied to performance-based quality KPIs.
- **OPEX(Operational Expenses):** OPEX (Operational Expenses): Covers electricity, accounting, water, Wi-Fi, waste management, in-room cleaning labor, full insurance, suite amenities and consumables.
- **CAPEX (Reserve Fund):** Dedicated to maintenance, replacements, repairs, and continuous innovation.
- **Educate Bali:** 1% of investor gross profit supports local education, empowering investors to create lasting community impact.

Investment Scenarios	**Pessimistic**	**Realistic**	**Optimistic**
Occupancy rate [1]	61%	68%	75%
Average Daily Rate	**€346**	**€384**	**€423**
OTA/Booking fee (15%)	€52	€58	€63
Avg daily rate (direct bookings)	€294	€327	€359
Gym/Wellness/Breakfast [2]	€43	€43	€43
Unit gross income	**€251**	**€284**	**€317**
Management fee (17.5%)	€44	€50	€55
Local tax (10%)	€25	€28	€32
Service charge (5%)	€13	€14	€16
Opex (9%)	€23	€26	€29
Capex (5%)	€13	€14	€16
Investor gross income	€135	€152	€169
Educate Bali contribution (1%)	€1.3	€1.5	€1.7
Investor net income, year 1	**€133**	**€151**	**€168**
Average monthly net income, year 1	**€2,476**	**€3,108**	**€3,812**
Total net income, year 1 [3]	€29,708	€37,296	€45,742
Year 1 net ROI	**10.3%**	**12.9%**	**15.8%**

[1] The 68% rate reflects a realistic first-year ramp-up, assuming 65% in 2028 and 72% in 2029, and represents the average across the actual first 12 months of rental operations starting 1 June 2028.

[2] €42.5 per person for facility access and breakfast

[3] Based on the ADR and occupancy of 1st June 2028 to 30th May 2029

Flowchart

Serotina *Suite*

Phase One Price **€289,500.**

Short term (4 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 1 year and 7 months operation)

(realistic scenario)

Rental Income Net Profit **€62,695**

Terminal Value **€444,753**

Total Profit **€217,948**

ROI **75%**

IRR: 20%

Medium term (8 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 5 years and 7 months operation)

(realistic scenario)

Rental Income Net Profit **€331,472**

Terminal Value **€718,344**

Total Profit **€760,316**

ROI **263%**

IRR: 24%

Long term (15 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 12 years and 7 months operation)

(realistic scenario)

Rental Income Net Profit **€1,159,541**

Terminal Value **€1,242,514**

Total Profit **€2,112,555**

ROI **730%**

IRR: 23%

Serotina *Suite*
10 Year Projections

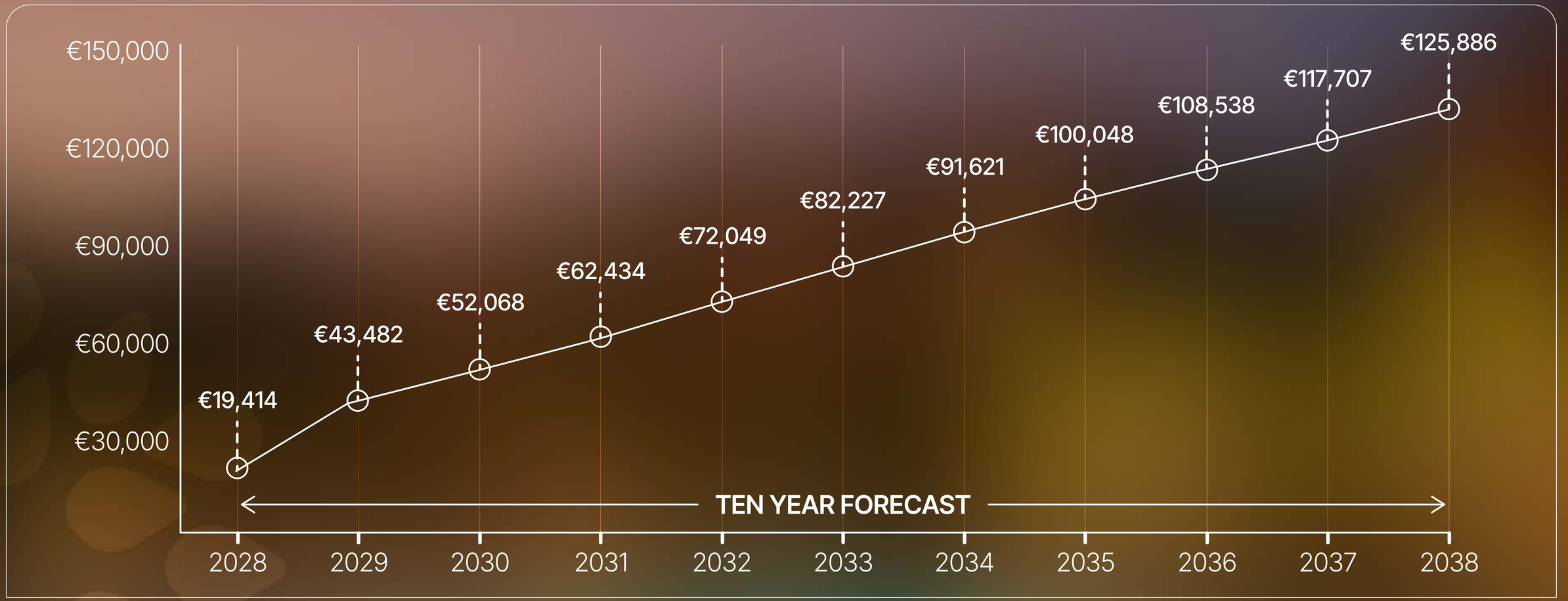
€289,500	€299,500	€309,500
Phase 1 Price	Phase 2 Price	Phase 3 Price

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Construction (Year -1)	Construction (Year 0)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Average daily rate	€310	€335	€362	€416	€478	€550	€627	€708	€793	€873	€943
Rental increase per year %	Base	8%	8%	15%	15%	15%	14%	13%	12%	10%	8%
Occupancy rate	-	-	65%	72%	74%	76%	76%	76%	75%	74%	74%
Daily unit gross income	-	-	€265	€311	€364	€425	€490	€560	€632	€699	€759
Daily investor net income	-	-	€140	€165	€193	€225	€260	€296	€335	€370	€402
			(Rental start 1st June)								
Net rental income in €	-	-	€19,414	€43,282	€52,068	€62,434	€72,049	€82,227	€91,621	€100,048	€108,538
Net rental ROI in %	-	-	6.7%	15%	18%	21.6%	24.9%	28.4%	31.6%	34.6%	37.5%
Accumulated net income in €	-	-	€19,414	€62,695	€114,763	€177,197	€249,246	€331,472	€423,094	€523,141	€631,680
Accumulated net rental ROI in %	-	-	6.7%	21.7%	39.6%	61.2%	86.1%	114.5%	146.1%	180.7%	218.2%
	(Phase 1 to phase 3)										
Annual capital appreciation in €	€20,000	€24,760	€26,741	€36,100	€47,652	€66,713	€71,605	€69,969	€65,304	€64,651	€62,640
Annual capital appreciation in %	7%	8%	8%	10%	12%	15%	14%	12%	10%	9%	8%
Terminal value of the property in €	€309,500	€334,260	€361,001	€397,101	€444,753	€511,466	€583,071	€653,040	€718,344	€782,995	€845,634
Accumulated capital appreciation in %	7%	16%	25%	37%	54%	77%	101%	126%	148%	170%	192%
Total annual ROI in €	€20,000	€24,760	€46,154	€79,382	€99,720	€129,147	€143,654	€152,195	€156,925	€164,699	€171,178
Total annual ROI in %	6.9%	8.6%	15.9%	27.4%	34.4%	44.6%	49.6%	52.6%	54.2%	56.9%	59.1%
Accumulated ROI in €	€20,000	€44,760	€90,914	€170,296	€270,016	€399,163	€542,817	€695,012	€851,937	€1,016,636	€1,187,814
Accumulated ROI in %	6.9%	15.5%	31.4%	58.8%	93.3%	137.9%	187.5%	240.1%	294.3%	351.2%	410.3%
IRR			19%	20%	22%	23%	24%	23.92%	24%	24%	24%

Passive Rental NET Income Forecast

Serotina *Suite*

1 Bedroom | 56-65m² | Starting From €289.500



Calculated based on an investment of **€289.500** (phase one)

ROI Projections

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Recuvia *Suite*

1 Bedroom | 68-107m² | Starting From €349,500

ROI is calculated based on an investment of **€349,500** (phase 1)

€3,914
Year 1 Net Monthly Income

13.4%
Year 1 Net ROI

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- **Educate Bali:** 1% of investor gross profit supports local education, empowering investors to create lasting community impact.

Investment Scenarios	**Pessimistic**	**Realistic**	**Optimistic**
Occupancy rate [1]	61%	68%	75%
Average Daily Rate	**€424**	**€471**	**€518**
OTA/Booking fee (15%)	€64	€71	€78
Avg daily rate (direct bookings)	€360	€400	€440
Gym/Wellness/Breakfast [2]	€43	€43	€43
Unit gross income	**€318**	**€358**	**€398**
Management fee (17.5%)	€56	€63	€70
Local tax (10%)	€32	€36	€40
Service charge (5%)	€16	€18	€20
Opex (9%)	€29	€32	€36
Capex (5%)	€16	€18	€20
Investor gross income	€170	€191	€213
Educate Bali contribution (1%)	€1.7	€1.9	€2.1
Investor net income, year 1	**€168**	**€190**	**€211**
Average monthly net income, year 1	**€3,130**	**€3,915**	**€4,788**
Total net income, year 1 [3]	€37,550	€46,978	€57,457
Year 1 net ROI	**10.7%**	**13.4%**	**16.4%**

[1] The 68% rate reflects a realistic first-year ramp-up, assuming 65% in 2028 and 72% in 2029, and represents the average across the actual first 12 months of rental operations starting 1 June 2028.

[2] €42.5 per person for facility access and breakfast

[3] Based on the ADR and occupancy of 1st June 2028 to 30th May 2029

Flowchart

Recuvia *Suite*

Phase One Price **€349,500**

Short term (4 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 1 year and 7 months operation)

(realistic scenario)

Rental Income Net Profit **€78,891**

Terminal Value **€545,343**

Total Profit **€274,735**

ROI **79%**

IRR: 21%

Medium term (8 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 5 years and 7 months operation)

(realistic scenario)

Rental Income Net Profit **€413,963**

Terminal Value **€880,812**

Total Profit **€945,275**

ROI **270%**

IRR: 24%

Long term (15 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 12 years and 7 months operation)

(realistic scenario)

Rental Income Net Profit **€1,438,589**

Terminal Value **€1,523,535**

Total Profit **€2,612,624**

ROI **748%**

IRR: 24%

Recuvia *Suite*
10 Year Projections

€349,500	€364,500	€379,500
Phase 1 Price	Phase 2 Price	Phase 3 Price

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Construction (Year -1)	Construction (Year 0)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Average daily rate	€380	€410	€443	€510	€586	€674	€768	€868	€973	€1,070	€1,155
Rental increase per year %	Base	8%	8%	15%	15%	15%	14%	13%	12%	10%	8%
Occupancy rate	-	-	65%	72%	74%	76%	76%	76%	75%	74%	74%
Daily unit gross income	-	-	€334	€391	€456	€530	€611	€696	€784	€867	€940
Daily investor net income	-	-	€177	€207	€241	€281	€323	€368	€415	€459	€498
			(Rental start 1st June)								
Net rental income in €	-	-	€24,501	€54,391	€65,199	€77,942	€89,728	€102,204	€113,702	€124,012	€134,420
Net rental ROI in %	-	-	7.0%	15.6%	18.7%	22.3%	25.7%	29.2%	32.5%	35.5%	38.5%
Accumulated net income in €	-	-	€24,501	€78,891	€144,090	€222,031	€311,759	€413,963	€527,665	€651,677	€786,096
Accumulated net rental ROI in %	-	-	7.0%	22.6%	41.2%	63.5%	89.2%	118.4%	151.0%	186.5%	224.9%
	(Phase 1 to phase 3)										
Annual capital appreciation in €	€30,000	€30,360	€32,789	€44,265	€58,430	€81,801	€87,800	€85,793	€80,074	€79,273	€76,807
Annual capital appreciation in %	9%	8%	8%	10%	12%	15%	14%	12%	10%	9%	8%
Terminal value of the property in €	€379,500	€409,860	€442,649	€486,914	€545,343	€627,145	€714,945	€800,739	€880,812	€960,085	€1,036,892
Accumulated capital appreciation in %	9%	17%	27%	39%	56%	79%	105%	129%	152%	175%	197%
Total annual ROI in €	€30,000	€30,360	€57,290	€98,655	€123,628	€159,743	€177,528	€187,997	€193,775	€203,285	€211,226
Total annual ROI in %	8.6%	8.7%	16.4%	28.2%	35.4%	45.7%	50.8%	53.8%	55.4%	58.2%	60.4%
Accumulated ROI in €	€30,000	€60,360	€117,650	€216,305	€339,933	€499,676	€677,204	€865,201	€1,058,977	€1,262,262	€1,473,489
Accumulated ROI in %	8.6%	17.3%	33.7%	61.9%	97.3%	143.0%	193.8%	247.6%	303.0%	361.2%	421.6%
IRR			20.72%	21.31%	22.32%	23.58%	24.24%	24.47%	24.44%	24.34%	24.20%

ROI Projections

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Immunis *Twin Suite*

2 Bedroom | 91-100m² | Starting From €469,500

ROI is calculated based on an investment of **€469,500** (phase 1)

€4,832
Year 1 Net Monthly Income

12.4%
Year 1 Net ROI

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- **OPEX(Operational Expenses):** OPEX (Operational Expenses): Covers electricity, accounting, water, Wi-Fi, waste management, in-room cleaning labor, full insurance, suite amenities and consumables.
- **CAPEX (Reserve Fund):** Dedicated to maintenance, replacements, repairs, and continuous innovation.
- **Educate Bali:** 1% of investor gross profit supports local education, empowering investors to create lasting community impact.

Investment Scenarios	**Pessimistic**	**Realistic**	**Optimistic**
Occupancy rate [1]	61%	68%	75%
Average Daily Rate	**€558**	**€620**	**€682**
OTA/Booking fee (15%)	€84	€93	€102
Avg daily rate (direct bookings)	€474	€527	€579
Gym/Wellness/Breakfast [2]	€85	€85	€85
Unit gross income	**€389**	**€442**	**€494**
Management fee (17.5%)	€68	€78	€87
Local tax (10%)	€39	€44	€49
Service charge (5%)	€20	€22	€25
Opex (9%)	€35	€40	€45
Capex (5%)	€20	€22	€25
Investor gross income	€208	€237	€265
Educate Bali contribution (1%)	€2.1	€2.4	€2.6
Investor net income, year 1	**€206**	**€234**	**€262**
Average monthly net income, year 1	**€3,831**	**€4,833**	**€5,950**
Total net income, year 1 [3]	€45,971	€57,995	€71,401
Year 1 net ROI	**9.8%**	**12.4%**	**15.2%**

[1] The 68% rate reflects a realistic first-year ramp-up, assuming 65% in 2028 and 72% in 2029, and represents the average across the actual first 12 months of rental operations starting 1 June 2028.

[2] €42.5 per person for facility access and breakfast

[3] Based on the ADR and occupancy of 1st June 2028 to 30th May 2029

Flowchart

Immunis *Twin Suite*

Phase One Price **€469,500.**

Short term (4 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 1 year and 7 months operation)

(realistic scenario)

Rental Income Net Profit **€106,656**

Terminal Value **€746,524**

Total Profit **€339,719**

ROI **72%**

IRR: 22%

Medium term (8 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 5 years and 7 months operation)

(realistic scenario)

Rental Income Net Profit **€555,376**

Terminal Value **€1,205,750**

Total Profit **€1,291,625**

ROI **275%**

IRR: 25%

Long term (15 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 12 years and 7 months operation)

(realistic scenario)

Rental Income Net Profit **€1,916,955**

Terminal Value **€2,085,577**

Total Profit **€3,533,032**

ROI **753%**

IRR: 24%

Immunis *Twin Suite* 10 Year Projections

€469,500	€494,500	€519,500
Phase 1 Price	Phase 2 Price	Phase 3 Price

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Construction (Year -1)	Construction (Year 0)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Average daily rate	€500	€540	€583	€671	€771	€887	€1,011	€1,143	€1,280	€1,408	€1,520
Rental increase per year %	Base	8%	8%	15%	15%	15%	14%	13%	12%	10%	8%
Occupancy rate	-	-	65%	72%	74%	76%	76%	76%	75%	74%	74%
Daily unit gross income	-	-	€453	€528	€613	€711	€817	€929	€1,045	€1,154	€1,250
Daily investor net income	-	-	€240	€279	€325	€377	€433	€492	€554	€611	€662
			(Rental start 1st June)								
Net rental income in €	-	-	€33,222	€73,435	€87,708	€104,527	€120,034	€136,451	€151,553	€165,094	€178,788
Net rental ROI in %	-	-	7.1%	15.6%	18.7%	22.3%	25.6%	29.1%	32.3%	35.2%	38.1%
Accumulated net income in €	-	-	€33,222	€106,656	€194,364	€298,890	€418,925	€555,376	€706,929	€872,023	€1,050,811
Accumulated net rental ROI in %	-	-	7.1%	22.7%	41.4%	63.7%	89.2%	118.3%	150.6%	185.7%	223.8%
	(Phase 1 to phase 3)										
Annual capital appreciation in €	€50,000	€41,560	€44,885	€60,594	€79,985	€111,979	€120,190	€117,443	€109,614	€108,517	€105,141
Annual capital appreciation in %	11%	8%	8%	10%	12%	15%	14%	12%	10%	9%	8%
Terminal value of the property in €	€519,500	€561,060	€605,945	€666,539	€746,524	€858,503	€978,693	€1,096,136	€1,205,750	€1,314,267	€1,419,409
Accumulated capital appreciation in %	11%	20%	29%	42%	59%	83%	108%	134%	157%	180%	202%
Total annual ROI in €	€50,000	€41,560	€78,106	€134,029	€167,692	€216,505	€240,225	€253,894	€261,167	€273,611	€283,929
Total annual ROI in %	10.6%	8.9%	16.6%	28.5%	35.7%	46.1%	51.2%	54.1%	55.6%	58.3%	60.5%
Accumulated ROI in €	€50,000	€91,560	€169,666	€303,696	€471,388	€687,893	€928,118	€1,182,012	€1,443,179	€1,716,790	€2,000,719
Accumulated ROI in %	10.6%	19.5%	36.1%	64.7%	100.4%	146.5%	197.7%	251.8%	307.4%	365.7%	426.1%
IRR			22.13%	22.13%	22.89%	23.99%	24.55%	24.71%	24.63%	24.48%	24.30%

ROI Projections

zenergy

Harmonia *Twin Suite*

1 Bedroom | 113-117m² | Starting From €629,500

ROI is calculated based on an investment of **€629,500** (phase 1)

€6,561
Year 1 Net Monthly Income

12.5%
Year 1 Net ROI

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- **Average Daily Rate (ADR):** The average revenue earned per rented night. The average daily rate is a conservative estimate, benchmarked against comparable luxury wellness resorts in Bali and leading longevity destinations worldwide.
- **Gym/Wellness/Breakfast:** Access to all shared facilities & breakfast.
- Direct bookings will drive higher guest lifetime value by strengthening brand loyalty, increasing margins & maintaining strong occupancy for greater long-term investor returns.
- **Local Tax:** PBJT/Hotel tax is collected, reported, and remitted on your behalf each month.
- **Service Charge:** Customary service pool, fully distributed to staff and tied to performance-based quality KPIs.
- **OPEX(Operational Expenses):** OPEX (Operational Expenses): Covers electricity, accounting, water, Wi-Fi, waste management, in-room cleaning labor, full insurance, suite amenities and consumables.
- **CAPEX (Reserve Fund):** Dedicated to maintenance, replacements, repairs, and continuous innovation.
- **Educate Bali:** 1% of investor gross profit supports local education, empowering investors to create lasting community impact.

Investment Scenarios	**Pessimistic**	**Realistic**	**Optimistic**
Occupancy rate [1]	61%	68%	75%
Average Daily Rate	**€725**	**€806**	**€886**
OTA/Booking fee (15%)	€109	€121	€133
Avg daily rate (direct bookings)	€616	€685	€753
Gym/Wellness/Breakfast [2]	€85	€85	€85
Unit gross income	**€531**	**€600**	**€668**
Management fee (17.5%)	€93	€105	€117
Local tax (10%)	€53	€60	€67
Service charge (5%)	€27	€30	€33
Opex (9%)	€48	€54	€60
Capex (5%)	€27	€30	€33
Investor gross income	€284	€321	€358
Educate Bali contribution (1%)	€2.8	€3.2	€3.6
Investor net income, year 1	**€281**	**€318**	**€354**
Average monthly net income, year 1	**€5,231**	**€6,562**	**€8,042**
Total net income, year 1 [3]	€62,776	€78,741	€96,504
Year 1 net ROI	**10.0%**	**12.5%**	**15.3%**

[1] The 68% rate reflects a realistic first-year ramp-up, assuming 65% in 2028 and 72% in 2029, and represents the average across the actual first 12 months of rental operations starting 1 June 2028.

[2] €42.5 per person for facility access and breakfast

[3] Based on the ADR and occupancy of 1st June 2028 to 30th May 2029

Flowchart

Harmonia *Twin Suite*

Phase One Price **€629,500.**

Short term (4 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 1 year and 7 months operation)

(realistic scenario)

Rental Income Net Profit
€141,362

Terminal Value
€990,815

Total Profit
€502,677

ROI
80%

IRR: 22%

Medium term (8 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 5 years and 7 months operation)

(realistic scenario)

Rental Income Net Profit
€732,141

Terminal Value
€1,600,317

Total Profit
€1,702,958

ROI
271%

IRR: 24%

Long term (15 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 12 years and 7 months operation)

(realistic scenario)

Rental Income Net Profit
€2,514,914

Terminal Value
€2,678,056

Total Profit
€4,653,470

ROI
739%

IRR: 24%

Harmonia *Twin Suite*
10 Year Projections

€629,500	€659,500	€689,500
Phase 1 Price	Phase 2 Price	Phase 3 Price

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Construction (Year -1)	Construction (Year 0)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Average daily rate	€650	€702	€758	€872	€1,003	€1,153	€1,314	€1,485	€1,664	€1,830	€1,976
Rental increase per year %	Base	8%	8%	15%	15%	15%	14%	13%	12%	10%	8%
Occupancy rate	-	-	65%	72%	74%	76%	76%	76%	75%	74%	74%
Daily unit gross income	-	-	€602	€699	€810	€938	€1,075	€1,220	€1,372	€1,513	€1,637
Daily investor net income	-	-	€319	€370	€429	€497	€569	€646	€726	€801	€867
			(Rental start 1st June)								
Net rental income in €	-	-	€44,123	€97,240	€115,844	€137,758	€157,918	€179,259	€198,868	€216,446	€234,248
Net rental ROI in %	-	-	7.0%	15.4%	18.4%	21.9%	25.1%	28.5%	31.6%	34.4%	37.2%
Accumulated net income in €	-	-	€44,123	€141,362	€257,206	€394,964	€552,882	€732,141	€931,009	€1,147,455	€1,381,704
Accumulated net rental ROI in %	-	-	7.0%	22.5%	40.9%	62.7%	87.8%	116.3%	147.9%	182.3%	219.5%
	(Phase 1 to phase 3)										
Annual capital appreciation in €	€60,000	€55,160	€59,573	€80,423	€106,159	€148,622	€159,521	€155,875	€145,483	€144,028	€139,548
Annual capital appreciation in %	9.5%	8%	8%	10%	12%	15%	14%	12%	10%	9%	8%
Terminal value of the property in €	€689,500	€744,660	€804,233	€884,656	€990,815	€1,139,437	€1,298,958	€1,454,833	€1,600,317	€1,744,345	€1,883,893
Accumulated capital appreciation in %	10%	18%	28%	41%	57%	81%	106%	131%	154%	177%	199%
Total annual ROI in €	€60,000	€55,160	€103,696	€177,663	€222,003	€286,380	€317,439	€335,134	€344,351	€360,475	€373,796
Total annual ROI in %	9.5%	8.8%	16.5%	28.2%	35.3%	45.5%	50.4%	53.2%	54.7%	57.3%	59.4%
Accumulated ROI in €	€60,000	€115,160	€218,856	€396,519	€618,521	€904,901	€1,222,340	€1,557,475	€1,901,826	€2,262,301	€2,636,096
Accumulated ROI in %	9.5%	18.3%	34.8%	63.0%	98.3%	143.7%	194.2%	247.4%	302.1%	359.4%	418.8%
IRR			21.35%	21.63%	22.50%	23.66%	24.24%	24.42%	24.35%	24.21%	24.04%

ROI Projections

zenergy

Dopamina *Penthouse*

1 Bedroom | 98-121m² | Starting From €714,500

ROI is calculated based on an investment of **€714,500** (phase 1)

€8,179
Year 1 Net Monthly Income

13.7%
Year 1 Net ROI

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- **Average Daily Rate (ADR):** The average revenue earned per rented night. The average daily rate is a conservative estimate, benchmarked against comparable luxury wellness resorts in Bali and leading longevity destinations worldwide.
- **Gym/Wellness/Breakfast:** Access to all shared facilities & breakfast.
- Direct bookings will drive higher guest lifetime value by strengthening brand loyalty, increasing margins & maintaining strong occupancy for greater long-term investor returns.
- **Local Tax:** PBJT/Hotel tax is collected, reported, and remitted on your behalf each month.
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- **Educate Bali:** 1% of investor gross profit supports local education, empowering investors to create lasting community impact.

Investment Scenarios	**Pessimistic**	**Realistic**	**Optimistic**
Occupancy rate [1]	61%	68%	75%
Average Daily Rate	**€837**	**€930**	**€1,022**
OTA/Booking fee (15%)	€126	€140	€153
Avg daily rate (direct bookings)	€711	€790	€869
Gym/Wellness/Breakfast [2]	€43	€43	€43
Unit gross income	**€669**	**€748**	**€827**
Management fee (17.5%)	€117	€131	€145
Local tax (10%)	€67	€75	€83
Service charge (5%)	€33	€37	€41
Opex (9%)	€60	€67	€74
Capex (5%)	€33	€37	€41
Investor gross income	€358	€400	€442
Educate Bali contribution (1%)	€3.6	€4.0	€4.4
Investor net income, year 1	**€354**	**€396**	**€438**
Average monthly net income, year 1	**€6,583**	**€8,179**	**€9,948**
Total net income, year 1 [3]	€79,001	€98,152	€119,378
Year 1 net ROI	**11.1%**	**13.7%**	**16.7%**

[1] The 68% rate reflects a realistic first-year ramp-up, assuming 65% in 2028 and 72% in 2029, and represents the average across the actual first 12 months of rental operations starting 1 June 2028.

[2] €42.5 per person for facility access and breakfast

[3] Based on the ADR and occupancy of 1st June 2028 to 30th May 2029

Flowchart

Dopamina *Penthouse*

Phase One Price **€714,500.**

Short term (4 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 1 year and 7 months operation)

(realistic scenario)

Rental Income Net Profit **€164,500**

Terminal Value **€1,134,515**

Total Profit **€482,710**

ROI **68%**

IRR: 22%

Medium term (8 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 5 years and 7 months operation)

(realistic scenario)

Rental Income Net Profit **€849,985**

Terminal Value **€1,832,415**

Total Profit **€1,967,900**

ROI **275%**

IRR: 25%

Long term (15 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 12 years and 7 months operation)

(realistic scenario)

Rental Income Net Profit **€2,913,553**

Terminal Value **€3,169,515**

Total Profit **€5,368,567**

ROI **751%**

IRR: 24%

Dopamina *Penthouse* 10 Year Projections

€714,500	€749,500	€789,500
Phase 1 Price	Phase 2 Price	Phase 3 Price

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Construction (Year -1)	Construction (Year 0)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Average daily rate	€750	€810	€875	€1,006	€1,157	€1,330	€1,517	€1,714	€1,920	€2,112	€2,280
Rental increase per year %	Base	8%	8%	15%	15%	15%	14%	13%	12%	10%	8%
Occupancy rate	-	-	65%	72%	74%	76%	76%	76%	75%	74%	74%
Daily unit gross income	-	-	€701	€813	€941	€1,088	€1,247	€1,414	€1,589	€1,752	€1,896
Daily investor net income	-	-	€371	€430	€498	€576	€660	€749	€842	€928	€1,004
			(Rental start 1st June)								
Net rental income in €	-	-	€51,390	€113,110	€134,601	€159,912	€183,174	€207,798	€230,411	€250,681	€271,222
Net rental ROI in %	-	-	7.2%	15.8%	18.8%	22.4%	25.6%	29.1%	32.2%	35.1%	38.0%
Accumulated net income in €	-	-	€51,390	€164,500	€299,101	€459,013	€642,187	€849,985	€1,080,396	€1,331,077	€1,602,299
Accumulated net rental ROI in %	-	-	7.2%	23.0%	41.9%	64.2%	89.9%	119.0%	151.2%	186.3%	224.3%
	(Phase 1 to phase 3)										
Annual capital appreciation in €	€75,000	€63,160	€68,213	€92,087	€121,555	€170,177	€182,657	€178,482	€166,583	€164,917	€159,787
Annual capital appreciation in %	10.5%	8%	8%	10%	12%	15%	14%	12%	10%	9%	8%
Terminal value of the property in €	€789,500	€852,660	€920,873	€1,012,960	€1,134,515	€1,304,693	€1,487,350	€1,665,831	€1,832,415	€1,997,332	€2,157,119
Accumulated capital appreciation in %	11%	19%	29%	42%	59%	81%	109%	133%	156%	180%	202%
Total annual ROI in €	€75,000	€63,160	€119,603	€205,197	€256,157	€330,089	€365,831	€386,280	€396,994	€415,598	€431,008
Total annual ROI in %	10.5%	8.8%	16.7%	28.7%	35.9%	46.2%	51.2%	54.1%	55.6%	58.2%	60.3%
Accumulated ROI in €	€75,000	€138,160	€257,763	€462,960	€719,117	€1,049,206	€1,415,037	€1,801,317	€2,198,311	€2,613,909	€3,044,918
Accumulated ROI in %	10.5%	19.3%	36.1%	64.8%	100.6%	146.8%	198.0%	252.1%	307.7%	365.8%	426.2%
IRR			22.10%	22.17%	22.95%	24.06%	24.61%	24.76%	24.68%	24.53%	24.35%

ROI Projections

zenergy

Zen *Residence*

1 Bedroom | 200-212m² | Starting From €1,699,500

ROI is calculated based on an investment of **€1,699,500** (phase 1)

€19,128
Year 1 Net Monthly Income

13.5%
Year 1 Net ROI

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- **OPEX(Operational Expenses):** OPEX (Operational Expenses): Covers electricity, accounting, water, Wi-Fi, waste management, in-room cleaning labor, full insurance, suite amenities and consumables.
- **CAPEX (Reserve Fund):** Dedicated to maintenance, replacements, repairs, and continuous innovation.
- **Educate Bali:** 1% of investor gross profit supports local education, empowering investors to create lasting community impact.

Investment Scenarios	**Pessimistic**	**Realistic**	**Optimistic**
Occupancy rate	61%	68%	75%
Average Daily Rate	**€1,896**	**€2,107**	**€2,317**
OTA/Booking fee (15%)	€284	€316	€348
Avg daily rate (direct bookings)	€1,611	€1,791	€1,970
Gym/Wellness/Breakfast [1]	€43	€43	€43
Unit gross income	**€1,569**	**€1,749**	**€1,927**
Management fee (17.5%)	€275	€306	€337
Local tax (10%)	€157	€175	€193
Service charge (5%)	€79	€87	€96
Opex (9%)	€141	€157	€174
Capex (5%)	€79	€87	€96
Investor gross income	€840	€935	€1,031
Educate Bali contribution (1%)	€8.4	€9.4	€10.3
Investor net income, year 1	**€831**	**€926**	**€1,021**
Average monthly net income, year 1	**€15,452**	**€19,129**	**€23,197**
Total net income, year 1 [2]	€185,430	€229,549	€278,366
Year 1 net ROI	**10.9%**	**13.5%**	**16.4%**

[1] The 68% rate reflects a realistic first-year ramp-up, assuming 65% in 2028 and 72% in 2029, and represents the average across the actual first 12 months of rental operations starting 1 June 2028.

[2] €42.5 per person for facility access and breakfast

[3] Based on the ADR and occupancy of 1st June 2028 to 30th May 2029

Flowchart

Zen *Residence*

Phase One Price **€1,699,500**

Short term (4 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 1 year and 7 months operation)

(realistic scenario)

Rental Income Net Profit
€384,306

Terminal Value
€2,729,591

Total Profit
€1,414,396

ROI
83%

IRR: 23%

Medium term (8 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 5 years and 7 months operation)

(realistic scenario)

Rental Income Net Profit
€1,969,502

Terminal Value
€4,408,704

Total Profit
€4,678,706

ROI
275%

IRR: 25%

Long term (15 years)

From 1/1-26

(with rental operations starting 1/6-28 and selling the unit)

(2 years and 5 months construction + 12 years and 7 months operation)

(realistic scenario)

Rental Income Net Profit
€6,700,623

Terminal Value
€7,625,704

Total Profit
€12,626,827

ROI
743%

IRR: 24%

Zen *Residence*
10 Year Projections

€1,699,500	€1,799,500	€1,899,500
Phase 1 Price	Phase 2 Price	Phase 3 Price

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Construction (Year -1)	Construction (Year 0)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Average daily rate	€1,700	€1,836	€1,983	€2,280	€2,622	€3,016	€3,438	€3,885	€4,351	€4,786	€5,169
Rental increase per year %	Base	8%	8%	15%	15%	15%	14%	13%	12%	10%	8%
Occupancy rate	-	-	65%	72%	74%	76%	76%	76%	75%	74%	74%
Daily unit gross income	-	-	€1,643	€1,896	€2,187	€2,521	€2,880	€3,260	€3,656	€4,026	€4,351
Daily investor net income	-	-	€870	€1,004	€1,158	€1,335	€1,525	€1,726	€1,936	€2,132	€2,305
			(Rental start 1st June)								
Net rental income in €	-	-	€120,430	€263,875	€312,798	€370,377	€423,103	€478,919	€530,071	€575,911	€622,471
Net rental ROI in %	-	-	7.1%	15.5%	18.4%	21.8%	24.9%	28.2%	31.2%	33.9%	36.6%
Accumulated net income in €	-	-	€120,430	€384,306	€697,104	€1,067,480	€1,490,584	€1,969,502	€2,499,573	€3,075,484	€3,697,955
Accumulated net rental ROI in %	-	-	7.1%	22.6%	41.0%	62.8%	87.7%	115.9%	147.1%	181.0%	217.6%
	(Phase 1 to phase 3)										
Annual capital appreciation in €	€200,000	€151,960	€164,117	€221,558	€292,456	€409,439	€439,464	€429,419	€400,791	€396,783	€384,439
Annual capital appreciation in %	11.8%	8%	8%	10%	12%	15%	14%	12%	10%	9%	8%
Terminal value of the property in €	€1,899,500	€2,051,460	€2,215,577	€2,437,134	€2,729,591	€3,139,029	€3,578,493	€4,007,912	€4,408,704	€4,805,487	€5,189,926
Accumulated capital appreciation in %	12%	21%	30%	43%	61%	85%	111%	136%	159%	181%	205%
Total annual ROI in €	€200,000	€151,960	€284,547	€485,433	€605,254	€779,815	€862,568	€908,338	€930,862	€972,695	€1,006,910
Total annual ROI in %	11.8%	8.9%	16.7%	28.6%	35.6%	45.9%	50.8%	53.4%	54.8%	57.2%	59.2%
Accumulated ROI in €	€200,000	€351,960	€636,507	€1,121,940	€1,727,194	€2,507,009	€3,369,577	€4,277,915	€5,208,777	€6,181,471	€7,188,381
Accumulated ROI in %	11.8%	20.7%	37.5%	66.0%	101.6%	147.5%	198.3%	251.7%	306.5%	363.7%	423.0%
IRR			22.88%	22.51%	23.10%	24.09%	24.57%	24.66%	24.53%	24.34%	24.12%

Bounty Management

Own With Confidence

The best investments feel as good as they perform. That's why our management pairs personal, immersive service with disciplined, resort-grade operations, so every stay shines and every statement is clear.

We build long-term value the unglamorous way: caring for the property daily, planning maintenance before it's needed, and growing demand with a direct-first booking strategy. Most of all, we treat your apartment like our own - because your results are our reputation.

Our promise:

- No-surprise economics and transparent reporting.
- Five-star service that lifts ratings, occupancy, and ADR.
- Proactive care of your unit and the resort, so quality improves over time.
- One team, shared success; we win when you do.

How It Works

- All-in booking flow. We handle tax, platform logistics, and a staff service pool; we fund unit Opex (room cleaning, in-room utilities, amenities) and build a CapEx reserve to protect both the apartment and the resort.
- Direct-first strategy. We prioritize Wanna Stay to reduce reliance on OTAs, keep pricing competitive, and strengthen occupancy.*
- Predictable for owners. No surprise bills; clear statements and steady, five-star standards.





*Wanna Stay is our proprietary booking platform that cuts OTA fees and increases owner returns through direct bookings.

Full Service Management

Operations & Guest Experience

One fee on Gross. We earn more only when you do, so we push ADR and occupancy with precision while protecting your asset and a consistent five-star guest experience.



Guest Journey & Service Standards

- Personalized pre-arrival profile and itinerary assistance.
- Concierge care throughout the stay; quick, clear communication.
- Quality checks at every turn (supervisor sign-off, spot audits).
- Review stewardship with prompt follow-ups and service recovery.



Front Office & Daily Operations

- Master operations calendar: staffing rosters, arrivals/departures, events, maintenance windows.
- Seamless check-in/out and VIP handling when needed.
- 24/7 coverage with response-time SLAs and clear escalation paths.
- Owner communications that are concise, useful, and regular.



Housekeeping & Readiness

- Apartment turns to five-star standard with structured checklists.
- Resort presentation: reception, lobby, pools, corridors, gardens, café areas, guest-ready from open to close.
- Amenity readiness: shared facilities opened spotless and maintained throughout the day.



Maintenance & Engineering

- Preventive maintenance (MEP, AC, appliances, pools) via live work-order system.
- Rapid triage for issues; same-day response for urgencies where feasible.
- Vendor & warranty control; three-quote policy for major works.
- CAPEX alignment so replacements & upgrades are proactive, not reactive.

Full Service Management

Revenue, Optimization & Governance

Inventory & Procurement

- Par levels & stock control for linens, amenities, operating supplies.
- Approved vendors with negotiated rates and quality assurance.
- Eco-local sourcing (chemical-free & organic where possible) and no single-use plastics.

Compliance & Risk

- Licensing oversight, basic safety procedures/drills, discreet CCTV/access coordination.
- Documented incident logs and insurance liaison.

Marketing & Visibility

- Direct-first focus: priority to Wanna Stay to lower external fees, protect margins, and keep pricing competitive.
- OTA excellence: listing health, content, photos, amenities, policy setup; kept current to sustain ranking and reach.
- Revenue practices: comp-set mapping, seasonal/event calendars, demand pacing reviews, min-stay/Length-of-Stay tuning, and controlled promotion testing to improve conversion without diluting brand value.
- Website & SEO: clear property pages and landing journeys; technical and content SEO to capture high-intent searches.
- Creative standards: professional photo/video and periodic refresh so click-through and conversion remain high.
- Reputation management: post-stay outreach and timely responses that lift ratings & visibility.

Reporting & Finance

- Monthly owner statements & payouts with clear lines for tax, service, unit-only OPEX, CAPEX reserve, and charity giveback.
- Weekly performance pack: ADR, Occupancy, RevPAR, channel mix; actions for the next week.
- Quarterly review: pricing & channel strategy, Opex % trend, CapEx progress, guest-experience metrics, and next-quarter plan.
- Transparent ledgers: separate Opex (unit-only), CapEx (unit + resort), and other allocations available on request.

Team & Training

- Recruit • Train • Uniform: hire the right people, train to standard, provide uniforms and SOPs.
- Coaching & incentives tied to guest feedback and quality scores.
- Language coverage: English and Indonesian as standard; additional languages where possible.

Aftersales & Legal

Ownership and Visa

Assets are held via a PT PMA (Foreign Investment Company), providing full legal ownership by the investor as a foreign shareholder, with no local nominee or third-party ownership required. We manage company setup, licensing, compliance, administration, and bank account setup end-to-end, ensuring ongoing regulatory alignment during and after construction.
Through the PT PMA, investors are eligible for an Investor KITAS, granting legal residency in Indonesia. The visa is issued for two years, is easily extendable, and we handle the full application process.

Tax

Corporate tax is 0.5% on revenue for the first 3 years up to IDR 4.8B ≈ €250,000 annual revenue, in accordance with current Indonesian regulations.
After the first 3 years corporate tax applies at 11% on net profit up to IDR 4.8B ≈ €250,000 annual revenue. Exceeding IDR 4.8B annual revenue the tax collectively rises to 22%.
(Tax rules are subject to review and may change going forward)

Banking

We assist with opening both PT PMA company accounts and personal accounts linked to residency. Investors gain access to established banking partners (our partner is the Singaporean Bank OCBC) with international standards, structured cash-flow management, and transparent, auditable reporting. Select accounts may offer competitive interest rates, subject to bank terms.

Investor Partnership & Aftercare

Investors enter a long-term partnership, not a transaction. Upon investment, you are onboarded into our private investor network with structured construction updates, direct access to our aftercare team, and introductions to vetted legal and operational partners. All execution is centralized under our management to ensure quality control, alignment, and consistent delivery.

Financial & Regulatory Management



Hands-off Investor Experience

Our objective is to make ownership as passive and hassle-free as possible. By centralizing bookkeeping, accounting, and regulatory compliance, investors can rely on a knowledgeable, transparent, and trusted partner while retaining full visibility into performance and reporting.



Investor Partnership & Aftercare

All taxes related to the rental operation are calculated, reported, and paid through our management structure. This includes advance settlement of applicable taxes, ensuring full compliance and eliminating operational or reporting responsibilities for the investor.



PT PMA Bookkeeping and Accounting

We offer full bookkeeping and accounting services for the PT PMA company structure. This includes maintaining accurate financial records, managing cash flow reporting, and ensuring the company remains fully compliant with Indonesian accounting standards.



Mandatory Tax Reporting & Filings

To maintain a PT PMA in Indonesia, quarterly tax reports and an annual tax report are required. Our in-house accounting team offers to handle all mandatory filings, submissions, and ongoing tax obligations on behalf of the investor.

Owner Stay & Lifestyle Privileges

Access to all shared facilities across Zenergy

Access to Zenergy VIP Community events

Investors and their immediate family are entitled to occupy their apartment at any time and for any duration. During periods of owner occupancy, the unit is temporarily removed from the rental pool.

Operational expenses incurred during owner stays such as electricity, water, and internet are charged only for the period of occupancy. In addition, a 5% management fee and a 5% CAPEX contribution apply, both calculated based on the average daily rental rate of comparable unit types on the specific dates.

Costs are offset against rental income where possible. Any usage exceeding the rental income period is invoiced either directly to the investor or to their appointed accountant ensuring a smooth, hands-off process in all cases.

This structure ensures maximum flexibility for investors while maintaining operational integrity, transparency, and long-term asset quality.

