

Section	View	Floor	Unit No. (only for rent, maximum 3 weeks of stay for investor)	Sq/m	Price, sq/mUSD	Total Price USD	Price with 7% Full Payment Discount	Price with a 5% Discount- 50% Payment	Status
1 RIGHT BUILDING	Ocean view	Ground Floor	Cocoon resort-1.01	60	7 000	420 000	390 500	399 000	Available
	Ocean view		Cocoon resort-1.02	75	6 800	510 000	474 200	484 500	Available
	Ocean view		Cocoon resort-1.03	90	6 600	594 000	552 420	564 300	Available
	Private pool villa		Cocoon resort-1.04	90	6 600	594 000	552 420	564 300	Available
	Private pool villa		Cocoon resort-1.05	130	6 800	884 000	822 120	839 800	Available
	Private pool villa		Cocoon resort-1.06	100	6 800	680 000	632 400	646 000	Available
	Private pool villa		Cocoon resort-1.12	80	6 800	544 000	505 920	516 800	Available
	Private pool villa		Cocoon resort-1.13	90	6 800	612 000	569 160	581 400	Available
	Ocean view		Cocoon resort-1.12	125	7 500	937 500	871 875	890 625	Available
	Ocean view		Cocoon resort-1.13	65	7 100	461 500	429 195	438 425	Available
	Ocean view		Cocoon resort-1.15	55	7 200	396 000	368 280	376 200	Available
	Jungle view		Cocoon resort-1.16	55	6 000	330 000	306 900	313 500	Available
Jungle view	Cocoon resort-1.17	65	6 000	390 000	362 700	370 500	Available		
2 LEFT BUILDING	Jungle view	2nd Floor	Cocoon resort-2.03	120	6 100	732 000	680 760	695 400	Available
	Jungle view		Cocoon resort-2.04	85	5 800	515 000	298 670	303 000	Available
	Ocean view		Cocoon resort-2.27	150	7 500	1 125 000	1 046 250	1 068 750	Available
	Side view		Cocoon resort-2.28	55	6 600	363 000	337 590	344 850	Available
	Jungle view		Cocoon resort-3.02	100	6 300	630 000	585 900	598 500	Available
	Jungle view		Cocoon resort-3.04	55	6 200	341 000	317 130	323 950	Available
	Jungle view		Cocoon resort-3.08	55	6 300	346 500	322 245	329 175	Available
	Jungle view		Cocoon resort-3.09	55	6 300	346 500	322 245	329 175	Available
	Ocean view		Cocoon resort-3.17	115	8 000	920 000	850 600	874 000	Available
	Jungle view		Cocoon resort-3.27	55	6 200	341 000	317 130	323 950	Available
	Side view		Cocoon resort-4.01	60	6 600	396 000	368 280	376 200	Available
	Jungle view		Cocoon resort-4.02	140	6 600	924 000	850 220	877 800	Available
Jungle view	Cocoon resort-4.03	52.5	6 600	346 500	322 245	329 175	Available		
Jungle view	Cocoon resort-4.04	55	6 600	363 000	337 590	344 850	Available		
Jungle view	Cocoon resort-4.05	60	6 600	396 000	368 280	376 200	Available		
Jungle view	Cocoon resort-4.06	52.5	6 600	346 500	322 245	329 175	Available		
Jungle view	Cocoon resort-4.07	52.5	6 600	346 500	322 245	329 175	Available		
Jungle view	Cocoon resort-4.08	55	6 600	363 000	337 590	344 850	Available		
Jungle view	Cocoon resort-4.09	55	6 600	363 000	337 590	344 850	Available		
Side view	Cocoon resort-4.10	55	6 700	368 500	342 705	350 075	Available		
Side view	Cocoon resort-4.11	55	6 700	368 500	342 705	350 075	Available		
Ocean view	Cocoon resort-4.12	55	7 500	412 500	380 625	391 875	Available		
Ocean view	Cocoon resort-4.13	55	7 600	418 000	388 740	397 100	Available		
Ocean view	Cocoon resort-4.14	60	7 700	462 000	429 660	438 900	Available		
Ocean view	Cocoon resort-4.15	60	7 700	462 000	429 660	438 900	Available		
Ocean view	Cocoon resort-4.16	55	7 700	423 500	393 850	402 325	Sold		
Ocean view	Cocoon resort-4.17	0	8 800					Sold	
Ocean view	Cocoon resort-4.19	55	7 700	500 000	465 465	475 475	Available		
Ocean view	Cocoon resort-4.20	60	7 800	468 000	435 240	444 600	Available		
Ocean view	Cocoon resort-4.21	55	7 800	429 000	398 970	407 550	Available		
Ocean view	Cocoon resort-4.22	55	7 800	429 000	398 970	407 550	Available		
Ocean view	Cocoon resort-4.23	55	7 800	429 000	398 970	407 550	Available		
Ocean view	Cocoon resort-4.24	55	7 800	429 000	398 970	407 550	Available		
Ocean view	Cocoon resort-4.25	55	7 800	429 000	398 970	407 550	Available		
Ocean view	Cocoon resort-4.26	55	7 450	409 750	381 068	389 263	Available		
Jungle view	Cocoon resort-4.27	55	6 600	363 000	337 590	344 850	Available		
Side view	Cocoon resort-4.28	55	6 600	363 000	337 590	344 850	Available		
Side view	Cocoon resort-4.29	55	6 600	363 000	337 590	344 850	Available		
Ocean view	Cocoon resort-4.30	55	7 500	412 500	383 625	391 875	Available		

CONDITIONS FOR LEASEHOLD EXTENSION FOR +20 YEARS
Jungle view \$950/m² +11% VAT
Side View \$1050/m² +11% VAT
Ocean view \$1150/m² +11% VAT
Private Pool Suites \$1150/m² +11% VAT

Documents and information from the buyer (for individuals):

1. Passport copy
2. Residence address
3. Tel. number
4. Email

In case of corporate purchase, The list of documents to be presented by the company registered in Indonesia:

1. Certificate of Incorporation.
2. Document which contains official information about the company's registration, including its legal status, registered office address, directors, shareholders, and capital structure.
3. Tax residency certificate confirming that the company is a tax resident of Indonesia.
4. Tax Identification Number Certificate.
5. The identity of the director or other person authorised to sign the agreement
6. Approval from company for leasing the property and authorisation for the director to sign the agreement.

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2 LEFT BUILDING	Private pool villa	Ground Floor	Cocoon residence-1.04	120	6 800	816 000	758 880	775 200	Available
	Private pool villa		Cocoon residence-1.05	155	6 800	1 054 000	954 020	978 300	Available
	Private pool villa		Cocoon residence-1.06	50	6 800	340 000	313 800	321 400	Available
	Ocean view		Cocoon residence-1.08	75	6 700	502 500	467 325	477 375	Available
	Ocean view		Cocoon residence-1.10	90	6 700	603 000	560 750	572 850	Available
	Ocean view		Cocoon residence-1.12	60	6 700	402 000	373 800	382 800	Available
	Ocean view		Cocoon residence-1.13	85	6 700	569 500	529 635	541 025	Available
	Ocean view		Cocoon residence-1.03	85	7 000	595 000	553 350	565 250	Available
	Ocean view		Cocoon residence-1.04	75	7 000	525 000	488 250	498 750	Available
	Ocean view		Cocoon residence-1.06	75	7 000	525 000	488 250	498 750	Available
	Ocean view		Cocoon residence-1.07	85	7 000	595 000	553 300	565 250	Available
	Ocean view		Cocoon residence-1.08	130	7 900	1 027 000	955 110	975 650	Available
Ocean view	Cocoon residence-1.09	60	7 200	432 000	401 760	410 400	Available		
Ocean view	Cocoon residence-1.10	60	7 200	432 000	401 760	410 400	Available		
Ocean view	Cocoon residence-1.17	60	7 000	420 000	390 600	399 000	Available		
Ocean view	Cocoon residence-1.131	52.5	6 100	320 250	297 833	304 238	Available		
Ocean view	Cocoon residence-2.02	95	6 850	650 750	605 198	618 213	Available		
Ocean view	Cocoon residence-2.08	160	8 000	1 280 000	1 190 400	1 216 000	Available		
Jungle view	Cocoon residence-2.141	52.5	6 200	325 500	302 715	309 225	Available		
Jungle view	Cocoon residence-2.17	55	5 800	319 000	296 670	303 050	Available		
Ocean view	Cocoon residence-3.01	135	7 000	945 000	878 850	897 750	Available		
Jungle view	Cocoon residence-3.121	52.5	6 300	330 750	307 598	314 213	Available		
Ocean view	Cocoon residence-4.01	110	7 700	847 000	787 710	804 650	Available		
Ocean view	Cocoon residence-4.03	75	7 700	577 500	537 075	548 625	Available		
Ocean view	Cocoon residence-4.05	75	7 700	577 500	537 075	548 625	Available		
Ocean view	Cocoon residence-4.06	70	7 700	539 000	501 270	512 050	Available		
Ocean view	Cocoon residence-4.07	130	8 900	1 163 000	1 080 870	1 104 000	Sold		
Jungle view	Cocoon residence-4.121	52.5	6 850	358 625	322 245	329 175	Available		
Ocean view	Cocoon residence-4.10	55	7 700	423 500	393 850	402 325	Available		
Side ocean view	Cocoon residence-4.11	55	6 900	379 500	352 595	360 525	Available		
Jungle view	Cocoon residence-4.12	60	6 600	396 000	368 280	376 200	Available		
Jungle view	Cocoon residence-4.13	52.5	6 600	346 500	322 245	329 175	Available		
Jungle view	Cocoon residence-4.14	55	6 600	363 000	337 590	344 850	Available		
Jungle view	Cocoon residence-4.15	55	6 600	363 000	337 590	344 850	Available		

Payment terms. Option #1

7% Discount for 100% upfront payment.

Payment terms. Option #2

5% Discount for 50% upfront payment.

Payment terms. Option #3

30% Down Payment - on the day of contract signing.

Quarterly installment plan until 4Q 2023

Payment terms. Option #3.1

No.	Payment %	Purpose of Payment (Linked to Construction Stage)	What Will Be Completed at This Stage
1	30%	Advance payment (start of underground construction)	Installation of pile foundation and foundation slab. Construction of the underground structural frame (-2, -1 floors).
2	5% (July 2026)	Start of above-ground construction (1st and 2nd floors of any section)	Construction of monolithic frame: columns and floor slabs for the above-ground part (1st and 2nd floors).
3	10% (September 2026)	Construction of above-ground part (3rd and 4th floors of any section)	Construction of monolithic frame: columns and floor slabs (3rd and 4th floors).
4	10% (November 2026)	Construction of above-ground part (above the 4th floor of any section)	Construction of monolithic frame: columns and floor slabs (above the 4th floor).
5	10% (April 2027)	Start of roof installation (any section)	Installation of main roof structures.
6	10% (January 2027)	Start of installation of engineering systems (any section)	Installation of internal and external engineering systems (water supply, sewage, electrical, HVAC).
7	10% (June 2027)	Start of facade systems installation (any section)	Installation of facade systems across the complex.
8	5% (August 2027)	Procurement of materials and rough finishing works (any section)	Interior finishing: installation of doors, floors, ceilings.
9	5% (February 2028)	Procurement and installation of furniture and decor (any section)	Installation of built-in furniture, lighting fixtures, carceruana (plumbing fixtures), and other equipment.
10	5%	Final payment	After commissioning (within 5 days).

Payment terms. Option #2.1

No.	Payment %	Purpose of Payment (Linked to Construction Stage)	What Will Be Completed at This Stage
1	50%	Advance payment (start of underground construction)	Installation of pile foundation and foundation slab. Construction of the underground structural frame (-2, -1 floors).
2	5% (July 2026)	Start of above-ground construction (1st and 2nd floors of any section)	Construction of monolithic frame: columns and floor slabs for the above-ground part (1st and 2nd floors).
3	5% (September 2026)	Construction of above-ground part (3rd and 4th floors of any section)	Construction of monolithic frame: columns and floor slabs (3rd and 4th floors).
4	5% (November 2026)	Construction of above-ground part (above the 4th floor of any section)	Construction of monolithic frame: columns and floor slabs (above the 4th floor).
5	10% (April 2027)	Commencement of roof installation works (any section)	Installation of the main roofing structures of the buildings.
6	5% (January 2027)	Commencement of engineering systems installation (any section)	Installation of internal and external engineering systems (water supply, sewage, electrical, HVAC).
7	5% (June 2027)	Commencement of facade systems installation (any section)	Installation of facade systems across the complex.
8	5% (August 2027)	Procurement of materials and rough finishing works (any section)	Interior finishing: installation of doors, floors, ceilings.
9	5% (February 2028)	Procurement and manufacturing of furniture and decor (any section)	Installation of built-in furniture, lighting fixtures, carceruana (plumbing fixtures), and other equipment.
10	5%	Final payment	After commissioning (within 5 days).