SHANTI MANTRA

VILLAS

ML GROUP

Invera



25.000 M²

VERSION 3.2

Beach club
Wellness & Spa
Restaurants

One and two
bedroom villas
with private pools

Direct views of the
sea and Areguling
Bay

WHERE?

Where?

INDONESIA - LOMBOK



Shanti Mantra Villas is located in Indonesia, on the island of Lombok.



While Bali is a highly crowded and overdeveloped destination, Lombok is growing steadily, especially in the south, with strong government support.

We are located in the fastest-growing area of the island, just 5 minutes from the town of Kuta.



THE NEW STANDARD IN LOMBOK

"IT STANDS OUT"

A 25,000 m² development located between Kuta and Areguling, just 5 minutes from the town centre, offering tranquillity and open views over Areguling and Gili Nusa Island. A mix of one- and two-bedroom villas with stunning sea views, a Beach Club (1,130 m²), Wellness Spa and restaurants.



A team with a presence in Europe and Asia

ML GROUP

ML Group is a developer and construction company driven by a team with extensive experience in construction and real estate development, led by Agustín Bellafont and Iván Torrecillas.

Invera

Invera Property Management is the company that will manage the resort, formed by ML Group and partners with proven experience in the hotel and holiday rental industry.

Together, they are developing this outstanding project in what is possibly the best area in southern Lombok.



INTERNATIONAL ROUTES

Singapore

04 weekly flights

Kuala Lumpur

25 weekly flights

Jakarta

+40 weekly flights

Bali y otras islas

+50 weekly flights

Darwin (Australia)

A new international route is scheduled to begin in late February or early March 2026.

The airline plans to launch the Perth–Lombok route in mid-2026, coinciding with the **Mandalika MotoGP Grand Prix**.

NOW IS THE **TIME**



Investment in areas such as Kuta and the Areguling surroundings is particularly attractive, as they fall within the direct sphere of influence of the Mandalika project and its demand-driving effect, with a clear spillover impact on accommodation, dining and tourism-related services.

Lombok Island, and the southern area in particular, is becoming the main engine of tourism development in the region, combining strong international investment driven by the Indonesian Government and the Mandalika project with a significant post-Covid increase in tourism, both in volume and, above all, in quality, thanks to the government's focus on sustainable tourism.

All indicators point to strong and sustained growth, with a gradual expansion of the tourism ecosystem — villas, boutique hotels, restaurants and services — and with Mandalika as the priority development hub, alongside the expansion of the Areguling axis.

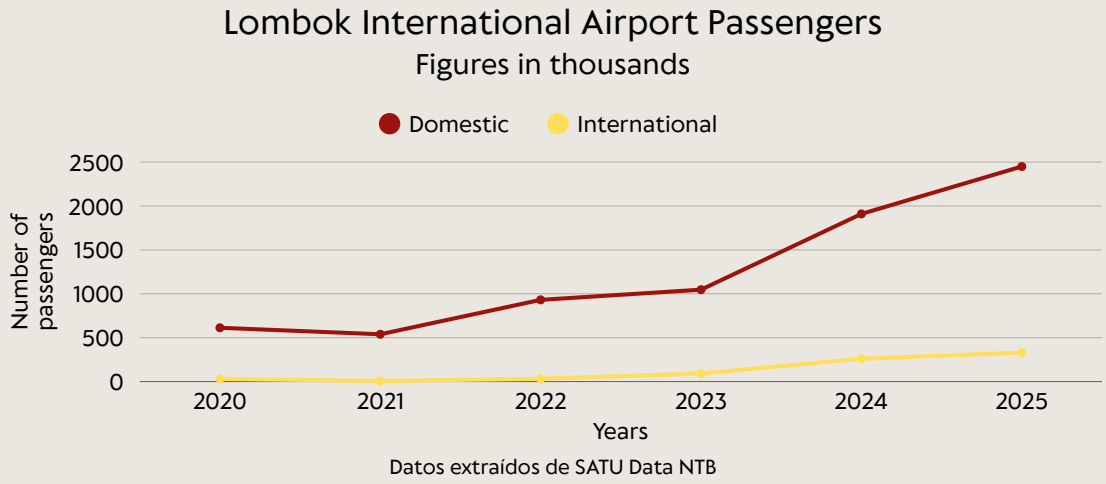
TransNusa

MEMBER OF LinkASiA

Looking ahead to 2026, Lombok is preparing for a major leap in international connectivity. The reopening of the direct route from Perth, Australia, is expected, which is key for the Australian surf and investment market, along with the launch of new medium- and long-haul connections via Istanbul and Jeddah, opening up direct access from Europe, the Middle East and the Gulf. These new routes will strengthen Lombok's position as both a tourism and investment destination. This information should be considered preliminary and subject to change.

TOURISM GROWTH





The domestic market has become a major stabilising factor for overall traffic volume, while international tourism has recently entered a phase of acceleration, pointing to additional growth potential driven by the consolidation of new routes and increased international connectivity (+174% in 2024 compared with 2023).

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Source: SATU Data NTB

RISING INVESTMENT



Kuta Lombok is establishing itself as the most dynamic hub in the south of the island, driven by the development of Mandalika as a tourism Special Economic Zone, a strategic project that is transforming the region through new infrastructure and an increasingly complete offering of services and experiences.

In practical terms, this translates into a destination with lively streets and a fast-expanding social scene, where local warungs coexist with cafés, bars and restaurants offering both casual concepts and more international options.

Beyond its natural appeal and surf culture, Kuta offers a modern and healthy lifestyle, with yoga spaces, gyms and wellness experiences that appeal both to holidaymakers and to residents and digital nomads.

The result is an environment that offers entertainment for a wide range of audiences, combining local authenticity with well-structured growth in services, reinforcing its position as one of Lombok's most promising areas for tourism and commercial development.

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KUTA - AREGULING

Mandalika Project









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HOTEL **INVESTMENT**

Accor

Accor is strengthening its commitment to Lombok through key assets in the south of the island. Novotel Lombok Resort & Villas is one of them and stands out as a major project.

Marriott

Marriott is entering Lombok with The Sira, a Luxury Collection Resort & Spa, on the north coast, and also plans to launch an Aloft by Marriott in Mandalika - a clear sign of confidence in the destination's potential.

Melia

Meliá is developing Gran Meliá Lombok in Torok Bay, a luxury complex with villas and private residences designed with sustainability in mind, positioned as one of the island's landmark projects.

Club Med

Club Med is planning an eco-chic all-inclusive resort in Mandalika, with around 350 rooms across 15 hectares on the seafront, aimed at family travellers and the high-end market.

Pullman

Pullman is introducing the island's first five-star hotel with Pullman Lombok Merujani Mandalika Beach Resort, a 257-key beachfront hotel in Kuta Mandalika, designed to serve international events.

Sheraton

Sheraton is present in Lombok through Sheraton Senggigi Beach Resort, a well-established beachfront hotel that anchors the international offering on the west coast and helps raise the island's service standards.

HOTELS

Shanti Mantra Villas

CONCEPT



Development of 118 one-bedroom villas across 4 typologies









Development of 43 two-bedroom villas with private pools



Shanti Mantra Villas is not just another development. It is a premium hillside concept, created to offer views, exclusivity, tranquillity and a value proposition above the market average.

Shanti Mantra Villas







Shanti Mantra Villas





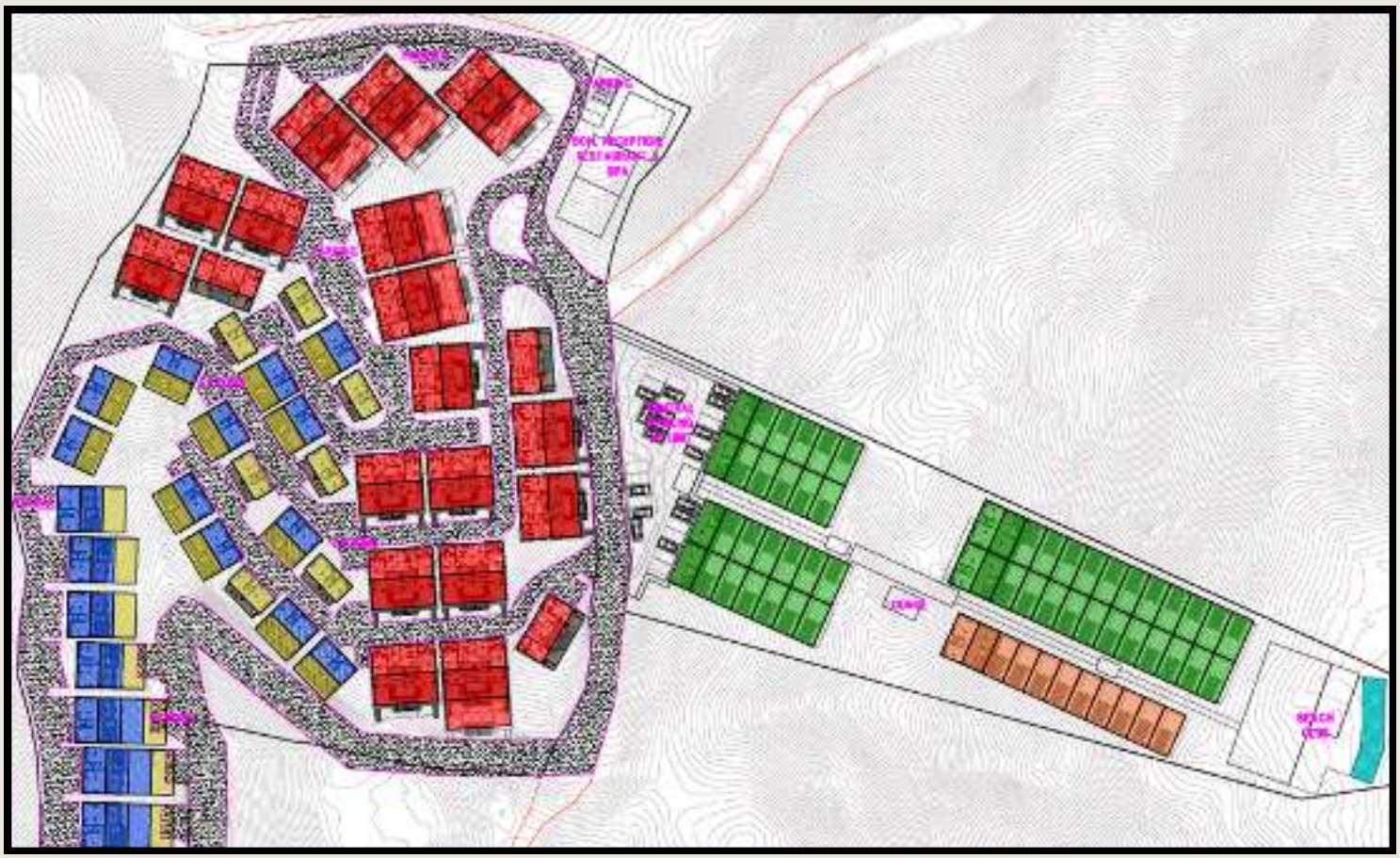






Shanti Mantra Villas

TYPOLOGIES AND LAYOUT



Development of 118 one-bedroom villas across 4 typologies

- Type A: 88 m²: 50 m² + 25 m² terrace + 4 m² Jacuzzi + 9 m² garden (29 units)
- Type B1: 109 m²: 50 m² + 38 m² terrace + 4 m² Jacuzzi + 17 m² garden (11 units)
- Type B2: 109 m²: 50 m² + 38 m² terrace + 4 m² Jacuzzi + 17 m² garden (52 units)
- Type C: 68 m²: 50 m² + 18 m² balcony + 4m2 Jacuzzi (26 units)

Development of 43 two-bedroom villas

- Type D: 136 m²: 80 m² + 38 m² terrace + 8 m² pool + 10 m² garden (43 units)

Shanti Mantra Villas

TYPOLOGIES AND LAYOUT

TYPE A

Áreas

Net internal area:	50m2
Terrace:	25m2
Garden:	9m2
Jacuzzi:	4m2
TOTAL: ----------	**88m2**



TYPE B1 y B2



Áreas

Net internal area:	50m2
Terrace:	38m2
Garden:	17m2
Jacuzzi:	4m2
TOTAL: ----------	109m2

Not available

TYPE C

Áreas

Net internal area:	50m2
Balcony:	8m2
TOTAL: ----------	**68m2**



TYPE D



Áreas

Net internal area:	80m2
Terrace:	38m2
Garden:	10m2
Pool:	8m2
TOTAL: ----------	**136m2**

Shanti Mantra Villas

UPFRONT PAYMENT

PHASE 1

TYPE A



SALE PRICE	~~174.000€~~ 150.000€

TYPE C



SALE PRICE	~~145.000€~~ 125.000€

TYPE D



SALE PRICE	~~255.000€~~ 220.000€

Payment terms:

Reservation: 20.000€
1 August: Remaining balance

Paying in full allows buyers to secure a more competitive purchase price and maximise profitability from the outset.

Based on the projections in this presentation, it represents an estimated **improvement of between 2.3 and 3.9 annual ROI points** compared with deferred payment.

Deferred payment, in turn, provides flexibility and makes the investment easier to plan more comfortably.

Shanti Mantra Villas

DEFERRED PAYMENT

PHASE 1

TYPE A



SALE PRICE	174.000€

TYPE C



SALE PRICE	145.000€

TYPE D



SALE PRICE	255.000€

Payment terms:

Reservation: 20,000€. 1st August: Different until 50%. Foundation: 15%. Structure: 15%. Enclosures: 10%. Handover: 10%

Milestones for an individual villa

Upfront payment provides access to a more advantageous financial arrangement, ideal for those looking to maximise the value of their investment from day one.

Deferred payment, on the other hand, offers greater flexibility and makes it easier to plan the investment more comfortably throughout the different phases of the project.

More savings or more flexibility: two ways to access the same opportunity, depending on what best suits each buyer.

150.000€

Type A villa layout

VILLA TYPE A







140.000€

Type C villa layout

VILLA TYPE C





220.000€

Type D villa layout

VILLA TYPE D







CONSTRUCTION **PHASES**

Within the staged payment structure, each instalment is linked to a real milestone in the progress of the project.

Reservation
Secures the unit and access to the best entry conditions.

Construction Start
Supports the effective launch of the project and its technical planning.

Foundations
Marks one of the key phases in the villa's solidity and structural base.

Structure
Shapes the real volume of the property and allows the project to take form.

Enclosures
Begins to define the villa's final appearance, finishes, and installations.

Handover
The final stage of the process, with the villa completed and ready to be put into value.



Shanti Mantra Villas clearly stands apart from the usual standard of construction on the island, with a premium building approach, international supervision, and an execution inspired by European construction models, designed to deliver a more solid, more refined product with a clearly superior perceived quality.

Sales phases

FASE 1



In this first launch phase, we are releasing a very limited number of villas within Shanti Mantra Villas, offering an exclusive opportunity to enter the project under its most attractive conditions.

This initial phase includes 54 villas, of which 27 are two-bedroom villas and 27 are one-bedroom villas, designed to appeal both to investors and to those seeking a premium property in one of the island's most promising areas.

The prices in this first phase will be the most competitive across the entire development, designed to reward those who choose to enter the project from the outset. In addition, the off-plan units will benefit from even more advantageous conditions than those available once construction begins, making this stage the ideal moment to secure the best entry price and the greatest potential for capital appreciation.



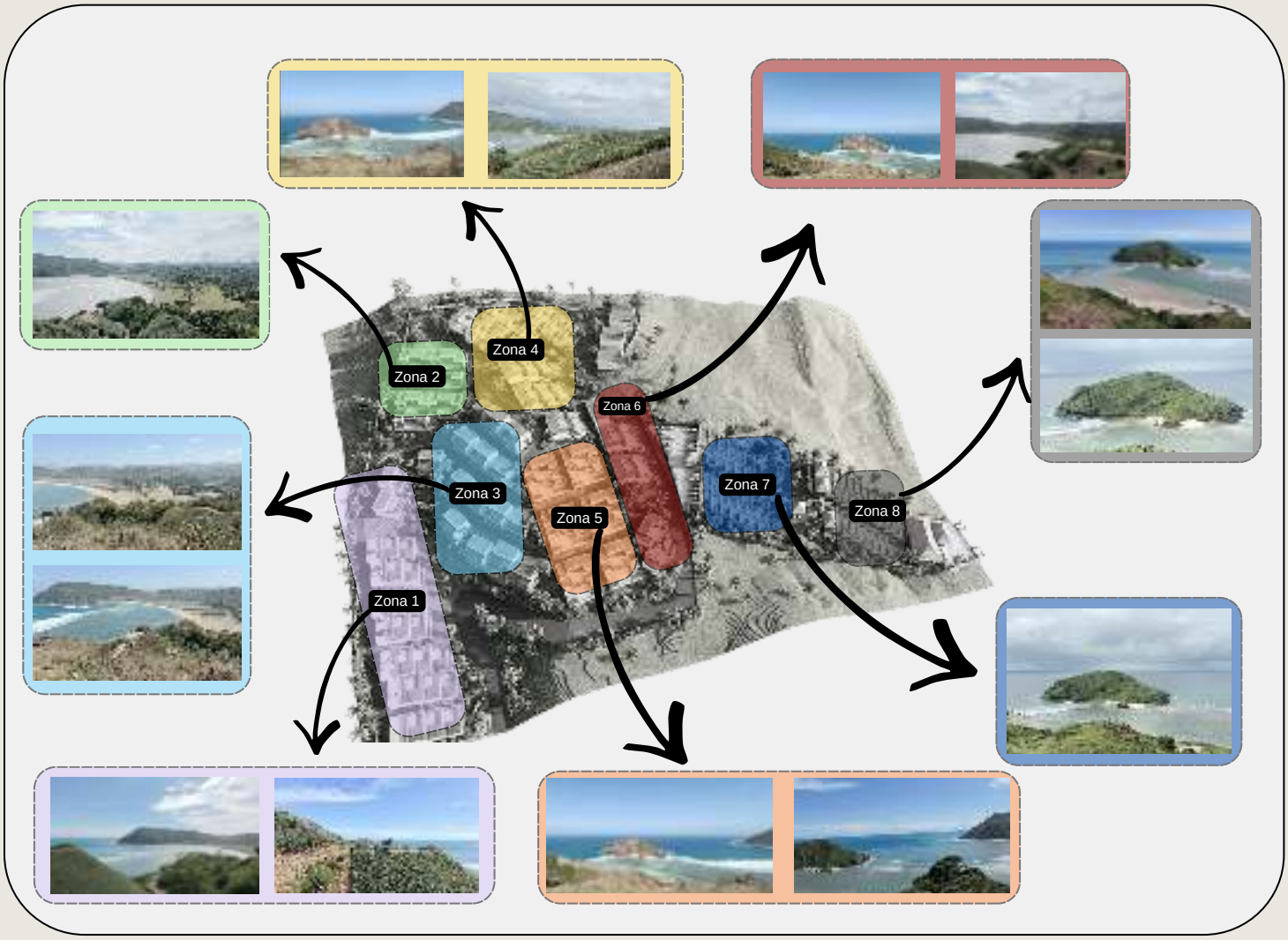
Development of 118 one-bedroom villas across 4 typologies

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Development of 43 two-bedroom villas

- Type D: 136 m²: 80 m² + 38 m² terrace + 8 m² pool + 10 m² garden (43 units)

One of the project's key differentiating features is that all villas enjoy sea views, something truly exceptional that enhances both their appeal and their long-term value.



Thanks to the carefully planned layout of the project and its different orientations — east, south and west — each villa offers a unique perspective of its surroundings, turning every property into an exclusive visual experience. Some villas open out towards the charming island of Gili Nusa, others enjoy privileged views over the spectacular Areguling Bay, and several combine both panoramas in a single setting.

This diversity of orientations and views not only gives each unit its own personality, but also elevates the resort as a whole to a higher level, offering every owner a direct connection to some of Lombok's most attractive and distinctive landscapes.

Term

HOW TO INVEST

Investing in tourism villas in Lombok involves a number of legal and tax considerations.

Tourism projects with foreign capital are typically structured by combining long-term land-use rights with local corporate vehicles (PT PMA).

It is common to work with long-term land arrangements, generally known as leasehold or freehold.

For individual investors, purchasing through a usufruct arrangement tends to result in less favourable taxation in Spain than investing through a profit-sharing agreement, since usufruct income is generally taxed as part of the general tax base (at higher and less efficient rates), whereas an investment made through a profit-sharing agreement is generally treated as movable capital income within the savings tax base, which has a lower-rate structure.



What matters to the investor is that this structure allows them to use, build, operate and eventually transfer the villa and the right of use over a long period of time.

IN THE CASE OF SHANTI MANTRA VILLAS, THE PURCHASE IS STRUCTURED AS

40 YEARS + 40 RENEWABLE YEARS

Why Shanti Mantra Villas?

A UNIQUE OPPORTUNITY



What is typically being built in the market consists of standard developments with limited differentiation. Many villas do not enjoy genuine open sea views. These projects are often built on flat plots, with lower visual impact and reduced privacy. Their locations also tend to be either too far from Kuta or too close to the busiest and most crowded areas.

"WHAT SETS US APART"

- **Hillside architecture, designed to maximise views, privacy and visual appeal.**
- **Sea views from every villa, with sunrise and/or sunset orientation throughout the resort.**
- **Private terraces in every villa, enhancing the indoor-outdoor living experience.**
- **Strategic location close to Kuta - near enough for convenience, yet sufficiently secluded to preserve tranquillity and exclusivity.**
- A setting that combines accessibility, calm and premium appeal.
- One of the island's most exclusive, innovative and forward-looking developments, designed to stand out both for its architecture and its positioning.

RETURNS

ILLUSTRATIVE INVESTMENT SCENARIOS:

TYPE C VILLAS: 1-BEDROOM WITH BALCONY
PHASE 1 PURCHASE PRICE: €140,000

Occupancy	ROI	Profit after management
50%	17%	23.250 €
65%	22%	30.224 €
85%	28%	39.524 €

TYPE A VILLAS: 1-BEDROOM WITH TERRACE AND JACUZZI
PHASE 1 PURCHASE PRICE: €150,000

Occupancy	ROI	Profit after management
50%	17%	24.910 €
65%	22%	32.383 €
85%	28%	42.347 €

TYPE D VILLAS: 2-BEDROOM WITH TERRACE AND POOL
PHASE 1 PURCHASE PRICE: €220,000

Occupancy	ROI	Profit after management
50%	17%	36.535 €
65%	22%	47.496 €
85%	28%	62.110 €

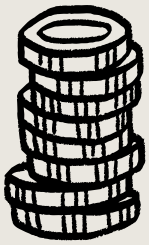
Illustrative estimates based on a joint resort operating model, with revenue allocated proportionally according to each villa's participation coefficient within the overall development.

FULL-SERVICE MANAGEMENT

Invera
PROPERTY MANAGEMENT

We take care of the day-to-day operation of the property: operational coordination, housekeeping, laundry, replenishment, quality control, 24/7 guest assistance, licences, compliance and clear quarterly reporting for the investor.

Costs such as community fees, utilities, insurance and major repairs are managed by us, but billed separately to the investor.



INVERA Property Management provides full-service management for hotels, resorts and villas in Lombok, through a clear, transparent model designed to maximise revenue. Our all-inclusive 30% fee covers both commercial distribution and day-to-day operations, avoiding hidden costs and simplifying ownership management for the investor.

The service combines commercial strategy, revenue management, direct sales, OTA presence, operational control, guest service and ongoing performance monitoring. The objective is clear: to improve occupancy, optimise average rates and enhance the asset's profitability through a professional and scalable operating structure.

PAY LOWER FEES

30%

ALL-INCLUSIVE

In addition, INVERA incorporates a technology platform designed to improve efficiency and conversion: booking engine, channel manager, real-time updates and dynamic pricing based on demand, competition and seasonality. All of this is supported by a team with experience in banking, finance and hospitality, capable of aligning operations, control and profitability within a single management model.

PAYBACK EXAMPLE: €140,000 VILLA

Taking the worst-case scenario from the previous examples as a reference, an estimated occupancy of 50%, the villa generates approximately €23,250 in annual income for the owner.

Return comes from two different sources:

- The progressive recovery of capital through recurring operating income.
- The estimated appreciation of the property, derived from the asset's potential growth in value over time.

In this case, the appreciation assumption does not apply a constant 7% rate, but rather a declining curve: a stronger first year followed by gradual normalisation thereafter.

Applied appreciation curve:

Year 1: 7,0% / Year 2: 5,0% / Year 3: 4,0% / Year 4: 3,0% / Year 5: 2,5% / Year 6–10: 2,0% anual
Year 11–15: 1,5% anual / Year 16–20: 1,0% anual

Operating Income Year | Cumulative income | Capital recovery
3 | 68.985 € | 49,3%
5 | 114.975 € | 82,1%
10 | 229.950 € | 164,3%
15 | 344.925 € | 246,4%
20 | 459.900 € | 328,5%

Capital Appreciation Year | Estimated value | Capital gain
3 | 163.582 € | 23.582 €
5 | 172.701 € | 32.701 €
10 | 190.676 € | 50.676 €
15 | 205.413 € | 65.413 €
20 | 215.891 € | 75.891 €

All figures and scenarios included in this document are indicative only.

Detailed investment information

INVESTOR GUIDE




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HOW TO INVEST IN INDONESIA

Corporate Vehicles

PT PMA Formation

Land rights

REPATRIATION AND PAYMENT METHODS

CASE STUDIES

Investment Examples

Management Examples

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personalised investment recommendation, or legal, tax, or finar

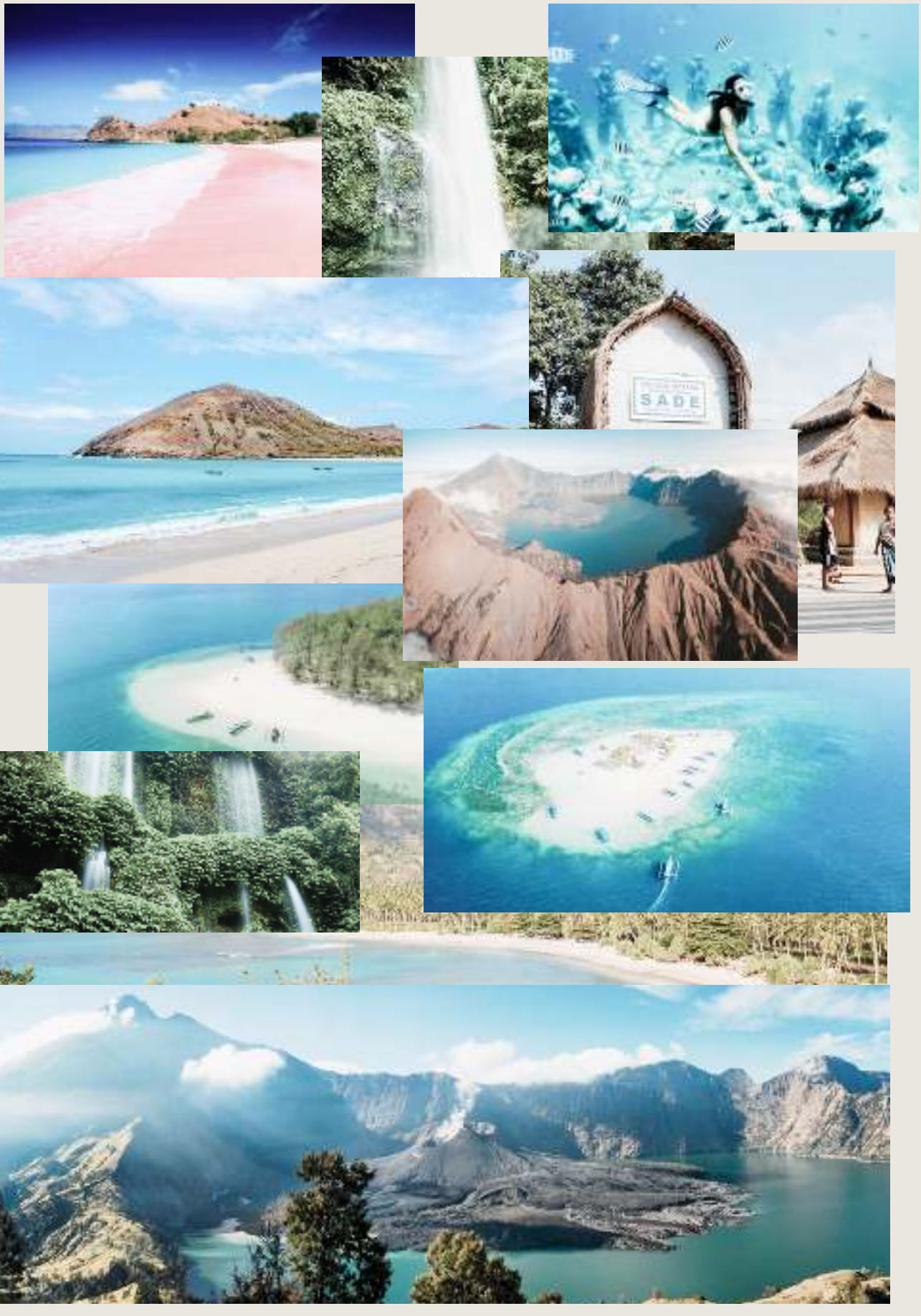
All figures, scenarios, and examples included herein are indica
how the investment models operate. They do not constit
performance or returns.

We make available to interested buyers an Investor Guide specifically prepared to provide a complete, clear and structured overview of the entire purchase process.

This document sets out in detail the key aspects of the investment, including the project context, alternative acquisition structures, legal and tax considerations, payment methods, return scenarios and supporting documentation of interest to the investor.

GUID

The guide can be requested easily by completing the expression of interest form, allowing us to send broader and more tailored information to those who wish to explore the investment opportunity in greater depth.


SADE