

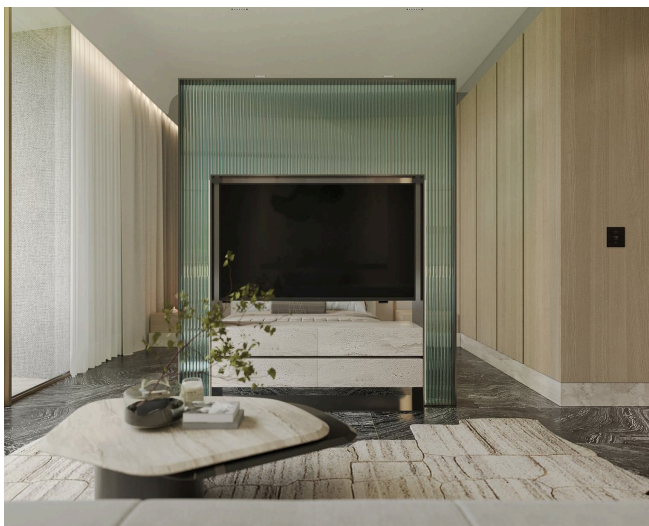


PRIMA RESIDENCE

PRICE LIST

PRICE OFFER FOR INVESTORS IN A CLOSED ROUND
OF SALES THROUGH PARTNERS.

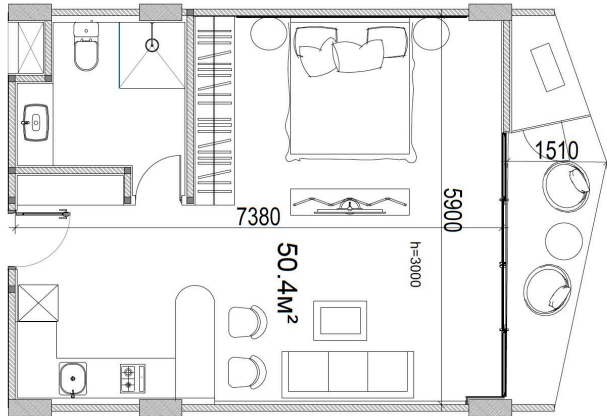
ONE BEDROOM APARTMENT



TWO BEDROOM APARTMENT



PRICE LIST / ONE BEDROOM APARTMENT



Floor	Installment		Hard Cash Price*	
GF	US\$ 209 000	3.364.900.000 IDR	US\$ 189 000	3.042.900.000 IDR
1	US\$ 209 000	3.364.900.000 IDR	US\$ 189 000	3.042.900.000 IDR
2	US\$ 219 000	3.525.900.000 IDR	US\$ 199 000	3.203.900.000 IDR
3	US\$ 229 000	3.686.900.000 IDR	US\$ 209 000	3.364.900.000 IDR
4	US\$ 249 000	4.008.900.000 IDR	US\$ 229 000	3.686.900.000 IDR

- Price excludes VAT and notary fee
- Leasehold agreement 40 years + 30 years (extension), can be purchased under an investment agreement, 0% VAT
- Price includes finishing and furniture

TWO TYPES OF INSTALLMENTS:

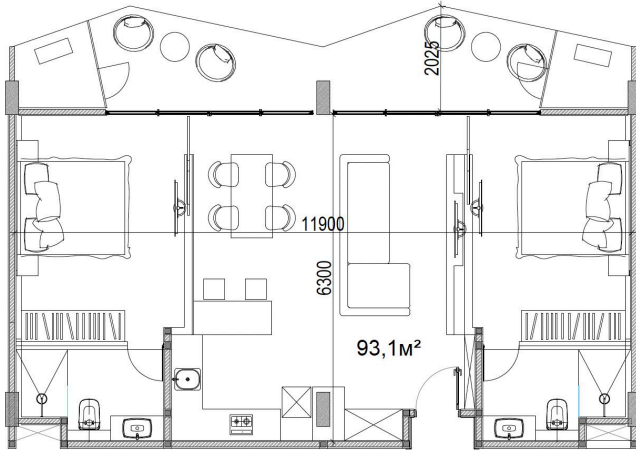
30% down payment tied to the stages of construction. The last 10% upon receipt of the keys

30% down payment, installment period of 30 months from the date of presale. The last 10% upon receipt of the keys

The Unit Price is dominated in Rupiah (IDR). If the Customer pays the Unit Price in a currency other than Rupiah (IDR), then the final price in the selected currency must be equivalent to the Unit Price in Rupiah (IDR) and shall be calculated based on Bank Mandiri's foreign currency exchange rate on the date of payment (please click Bank Mandiri's website: <https://www.bankmandiri.co.id/kurs>)

PRICING AT THE PRE-SALE STAGE; AVAILABLE UNIT QUANTITIES CAN BE CONFIRMED WITH YOUR PERSONAL MANAGER

PRICE LIST / TWO BEDROOM APARTMENT



Floor	Installment		Hard Cash Price*	
GF	US\$ 418 000	6.729.800.000 IDR	US\$ 378 000	6.085.800.000 IDR
1	US\$ 418 000	6.729.800.000 IDR	US\$ 378 000	6.085.800.000 IDR
2	US\$ 438 000	7.051.800.000 IDR	US\$ 398 000	6.407.800.000 IDR
3	US\$ 458 000	7.373.800.000 IDR	US\$ 418 000	6.729.800.000 IDR
4	US\$ 498 000	8.017.800.000 IDR	US\$ 458 000	7.373.800.000 IDR

- Price excludes VAT and notary fee
- Leasehold agreement 40 years + 30 years (extension), can be purchased under an investment agreement, 0% VAT
- Price includes finishing and furniture

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PRICING AT THE PRE-SALE STAGE; AVAILABLE UNIT QUANTITIES CAN BE CONFIRMED WITH YOUR PERSONAL MANAGER

INSTALLMENT PLAN BY CONSTRUCTION STAGES

NO	DATE *	TYPE OF PAYMENT	%	AMOUNT
1	17/02/2025	BOOKING FEE	0,96%	2,000 USD
2	03/03/2025	DOWN PAYMENT	30%	60,700 USD
3	14/05/2025	Installment 1	40%	20,900 USD
4	21/08/2025	Installment 2	65%	52,250 USD
5	21/01/2026	Installment 3	80%	31,350 USD
6	21/05/2026	Installment 4	90%	20,900 USD
7	21/05/2027	Installment 5	100%	20,900 USD
TOTAL PAYMENT				209,000 USD

PAYMENTS BY CONSTRUCTION STAGES:

Down payment — 30%

Payment 1 — 10% (contractor's contract for structural work) — May 14, 2025* (if there is a trigger for payment)

Payment 2 — 25% (20% of structural work completed) — August 21, 2025* (if there is a trigger for payment, based on construction report)

Payment 3 — 15% (80% of structural work completed) — January 21, 2026* (if there is a trigger for payment)

Payment 4 — 10% (50% completion of MEP works) — May 21, 2026* (subject to payment trigger based on construction report)

Payment 5 — 10% (on the day of key handover) — May 21, 2027* or earlier (subject to payment trigger based on construction report)

*reference date

MONTHLY INSTALLMENT PLAN

NO	DATE *	TYPE OF PAYMENT	%	AMOUNT
1	17/02/2025	BOOKING FEE	0,96%	2,000 USD
2	03/03/2025	DOWN PAYMENT	30,00%	60,700 USD
3	03/09/2025	Installment 1	32,61%	5,452 USD
4	03/10/2025	Installment 2	35,22%	5,452 USD
5	03/11/2025	Installment 3	37,83%	5,452 USD
6	03/12/2025	Installment 4	40,43%	5,452 USD
7	03/01/2026	Installment 5	43,04%	5,452 USD
8	03/02/2026	Installment 6	45,65%	5,452 USD
9	03/03/2026	Installment 7	48,26%	5,452 USD
10	03/04/2026	Installment 8	50,87%	5,452 USD
11	03/05/2026	Installment 9	53,48%	5,452 USD
12	03/06/2026	Installment 10	56,09%	5,452 USD
13	03/07/2026	Installment 11	58,70%	5,452 USD
14	03/08/2026	Installment 12	61,30%	5,452 USD
15	03/09/2026	Installment 13	63,91%	5,452 USD
16	03/10/2026	Installment 14	66,52%	5,452 USD
17	03/11/2026	Installment 15	69,13%	5,452 USD
18	03/12/2026	Installment 16	71,74%	5,452 USD
19	03/01/2027	Installment 17	74,35%	5,452 USD
20	03/02/2027	Installment 18	76,96%	5,452 USD
21	03/03/2027	Installment 19	79,57%	5,452 USD
22	03/04/2027	Installment 20	82,17%	5,452 USD
23	03/05/2027	Installment 21	84,78%	5,452 USD
24	03/06/2027	Installment 22	87,39%	5,452 USD
25	03/07/2027	Installment 23	90,00%	5,452 USD
26	03/08/2027	Installment 24	100,00%	20,900 USD
TOTAL PAYMENT				209,000 USD

MASTER PLAN



MOUNTAIN RANGE

GROUND FLOOR



FLOOR 1



OCEAN

OCEAN

MASTER PLAN

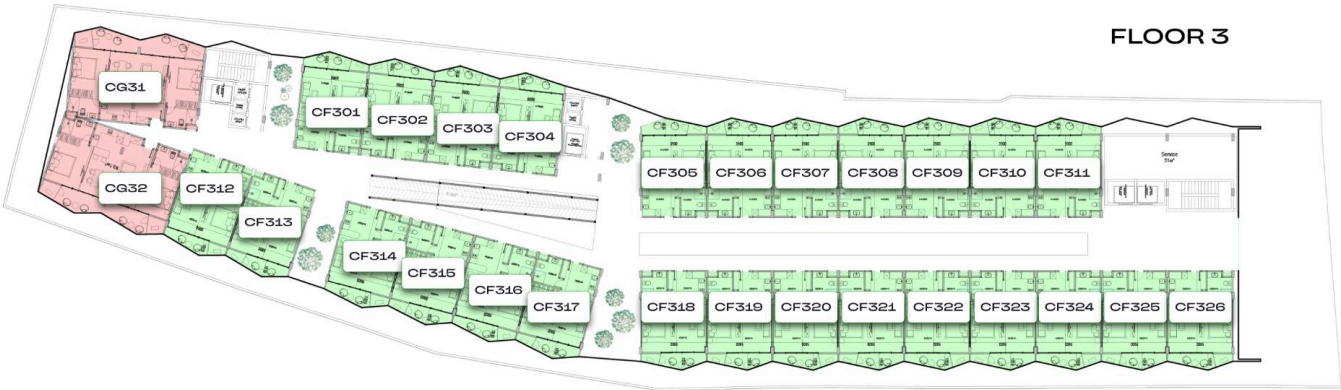


MOUNTAIN RANGE

FLOOR 2



FLOOR 3



FLOOR 4



OCEAN