

The Art of *Living*

A flagship luxury beachfront resort & beach club in Seminyak. The world's first ELLE-branded hospitality destination. A strictly limited fractional leasehold offering.

AUD 75K	168	2077	8-10%	15%
MINIMUM INVESTMENT	LUXURY KEYS ACROSS THE RESORT	LEASE TERM EXPIRY	FLOOR INCOME P.A.	PROJECTED INCOME P.A.
From AUD 75,000	Suites & Penthouses	January 2077	Contractually committed	Once operational

ARTIST IMPRESSION STRICTLY PRIVATE & CONFIDENTIAL ELLE RESORT & BEACH CLUB GEONET PROPERTY & FINANCE GROUP 2026

THE OPPORTUNITY

A once-in-a-generation branded *asset*.

ELLE Resort & Beach Club is a flagship luxury destination on absolute beachfront in Seminyak. We offer a strictly limited allocation of fractional leasehold interests to private investors, with a contractually committed 8% or 10% floor income — 36 months during construction, followed by the first 24 months of operations. Lease runs to January 2077.

BUILT-IN AUDIENCE As one of the world's largest fashion magazines and lifestyle brands, ELLE reaches 250 million people monthly across 47 countries.	ELLE GLOBAL ASSET PLATFORM Through the development of Maison ELLE hotels in Paris and Amsterdam, together with ELLE Residences in Miami, Dubai and Mexico, the brand has successfully expanded into premium accommodation and residential developments.
THIRD-PARTY VALIDATION ELLE conducted its own due diligence before licensing. An independent quality signal every sophisticated investor can rely on.	BRANDED PREMIUM Branded assets command a significant premium over unbranded equivalents in the resale market. Institutional-grade hospitality with institutional-grade returns.



FIRST IN THE WORLD

The first ELLE-branded Resort & Beach Club globally — a landmark positioning that cannot be replicated anywhere.

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WHY BALI. WHY NOW.

Why Bali. Why *now*.

The most compelling luxury hospitality market in Asia Pacific.

Bali is no longer only a holiday destination. It is a global lifestyle economy — where record tourism demand, limited beachfront supply, and rising appetite for branded luxury create the ideal environment for a landmark ELLE-branded resort investment.

IRREPLACEABLE LOCATION

Absolute Seminyak beachfront is the last of its kind. No new comparable land is available. Scarcity drives perpetual value appreciation for existing beachfront assets.

RECORD INTERNATIONAL ARRIVALS

International tourism reached a record high with 6.95 million foreign arrivals in 2025, surpassing Bali's previous pre-pandemic benchmark and highlighting sustained global demand for the destination.

VILLA MARKET VS HOTELS

Bali's expanding villa supply has increased competition, with standalone villas averaging approximately 45–50% occupancy annually and relying heavily on seasonal demand and online marketing. In contrast, luxury five-star resorts achieve approximately 75–80% occupancy based on local luxury hospitality benchmarks.

GLOBAL BEACH CLUB CAPITAL

Bali has become the blueprint for global beach club culture, transforming beachfront locations into world-class lifestyle destinations.

WHY HOSPITALITY INCOME BEATS VILLA INCOME

Unlike standalone villas that rely primarily on nightly rental income, an integrated resort benefits from multiple revenue streams across accommodation, food and beverage, entertainment, wellness, events, and retail, creating stronger income diversification.

DOMESTIC TRAVEL POWERHOUSE

Bali recorded approximately 27 million domestic tourist trips in 2025, demonstrating strong local demand alongside continued international growth.

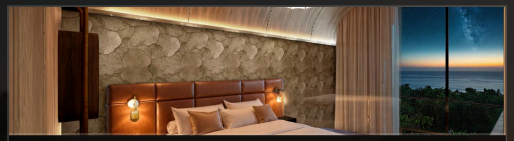
STRONG GLOBAL VISIBILITY & DIGITAL INFLUENCE

Bali remains one of the most photographed and shared destinations in the world, with iconic locations such as Uluwatu, Seminyak, Ubud, Canggu, and Nusa Penida driving significant global social media engagement.

THE ECOSYSTEM

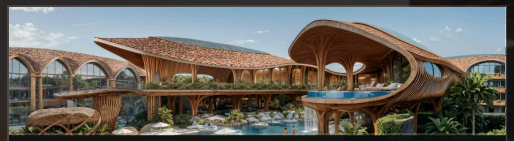
Not a hotel. A *destination*.

ELLE Resort & Beach Club is a fully integrated luxury lifestyle ecosystem. Investors participate across the entire destination — a 4.5% shared net return drawn from accommodation, beach club, dining, retail, wellness, events and more.



ACCOMMODATION

168 luxury keys. Regular Suites from 52m², 2-Bedroom Suites at 83m², Penthouses at 118m². Operated by Sono International.



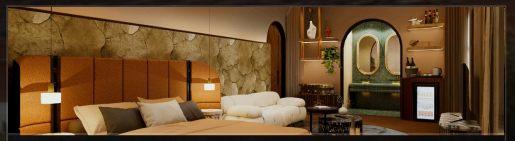
BEACH CLUB

Flagship absolute beachfront beach club. Day beds, lagoon pool, catwalk, main stage. The cultural heart of the project.



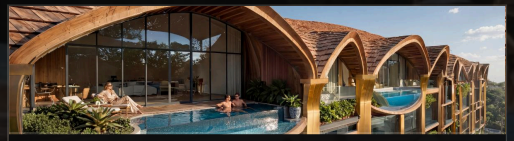
DINING

Two signature restaurants, outdoor dining terrace, a cafe, and three bars.



LUXURY RETAIL

254m² ELLE branded boutique — first in Bali to stock Chanel, Gucci, Louis Vuitton and other global maisons.



WELLNESS

State-of-the-art gym, wellness centre, and MediSpa with full aesthetics including injectables.



NIGHTLIFE

Nightclub with main stage and two private karaoke suites beneath the beach club level.



EVENTS

VIP room, wedding venue, corporate event spaces, fashion shows and brand activations.



INVESTOR PRIVILEGE

Private owner and investor lounge exclusively for leaseholders and their guests. Complimentary usage benefits.

INVESTOR TERMS

Your 5-year contractual *floor*.

From the first day of your investment, you receive a contractual rebate during construction, paid quarterly in arrears. Your floor income continues for the first two years of operations, plus operational profits. AUD is the binding currency. USD figures are indicative at current rates.

STANDARD TIER

AUD 75,000 – 249,000 (~ USD 52,000 – 174,000)

AUD 1,500 per quarter · AUD 6,000 per year

8%

FLOOR P.A.

CONSTRUCTION PHASE

8% Up to 36 months

Paid as a cash rebate directly to you — quarterly, from within 24 hours of your investment. Regardless of construction progress.

FIRST 2 YEARS OPERATIONAL

8% Floor

Your 45% share is already running — with a contractually committed 8% floor beneath it for the first two years. 8% is your floor, not your ceiling.

ONCE OPERATIONAL

45% Shared net returns · uncapped

From opening, a pro rata share of pooled room revenue and net returns across the entire ecosystem — accommodation, beach club, dining, retail, wellness and events. Audited annually by Ernst & Young.

PREMIUM TIER

AUD 250,000+ (~ USD 175,000+)

AUD 6,250 per quarter · AUD 25,000 per year

10%

FLOOR P.A.

CONSTRUCTION PHASE

10% Up to 36 months

Paid as a cash rebate directly to you — quarterly, from within 24 hours of your investment. Regardless of construction progress.

FIRST 2 YEARS OPERATIONAL

10% Floor

Your 45% share is already running — with a contractually committed 10% floor beneath it for the first two years. 10% is your floor, not your ceiling.

ONCE OPERATIONAL

45% Shared net returns · uncapped

From opening, a pro rata share of pooled room revenue and net returns across the entire ecosystem — accommodation, beach club, dining, retail, wellness and events. Audited annually by Ernst & Young.

PROJECTED

15% — projected leasehold income, uncapped once operational. See Leasehold Income Profile.

DISTRIBUTIONS & NET RETURNS

Distributions are paid quarterly — April · July · October · January. From Year 3, investors receive 45% of total resort net revenue. The remaining 55% covers operations, staff, management fees to Sono International, OTA commissions, and a 5% sinking fund for maintenance. Hands-off ownership, with no further capital calls, ever.

UNDERSTANDING THE STRUCTURE

The future of luxury asset *ownership*.

Unlock access to institutional-grade hospitality.

THREE WAYS TO ACCESS LUXURY HOSPITALITY INVESTMENT

Leverage cash, existing property equity, or your superannuation.

WHY LEASEHOLD WITHIN OPERATIONAL REAL ESTATE IS AN ADVANTAGE

The advantage is ownership of the yield, the brand, and the remaining lease term, allowing investors to participate in a premium hospitality asset without the burdens of traditional freehold ownership.

50 YEARS IS A GENUINE INVESTMENT HORIZON

Most institutional real estate targets a 7–10 year hold period. This lease gives you five times that minimum.

OWN THE ECOSYSTEM, NOT JUST THE SPACE

Each suite is divided into 20 fractional ownership interests, giving investors a defined share of a specific suite while benefiting from the collective performance of the entire ELLE Resort & Beach Club, its brand operations, and diversified revenue streams.

NO FURTHER CAPITAL CALLS, EVER

Unlike traditional property ownership with ongoing management, maintenance, and unexpected costs, this model provides a truly hands-off investment experience. Your initial investment is your only capital commitment. Everything else is professionally managed within the resort structure.

YOUR EXIT IS FULLY SUPPORTED

Sell privately, through an external agency, or through Geonet's secondary market.

> "The question is not whether you own the land. The question is: does this asset pay you, grow in value, and give you a clean exit? The answer to all three is yes."

STRUCTURE & PROTECTION

Built on solid *foundations.*



REGISTERED LEASEHOLD

Registered fractional leasehold interest under Indonesian law. Legally documented from day one. Runs to January 2077.

LEGAL AGREEMENTS — BAKER MCKENZIE

Supported by Baker McKenzie, one of the world's leading international law firms, providing institutional-grade legal assurance.

DUAL REGULATION

ELLE Resort & Beach Club welcomes investors from around the world, supported by Indonesia's established tax treaty network with Australia, Singapore, Hong Kong, and global markets.

ERNST & YOUNG AUDIT

Accounts independently audited by Ernst & Young annually once operational. Full financial transparency contractually built into the structure.

SINKING FUND

5% of total resort revenue ring-fenced on a 5-year cycle. The resort maintains itself — no further capital calls ever made on investors.

COMPREHENSIVE INSURANCE

All-risk insurance maintained throughout construction and operations by the Lessor.

TRANSFER RIGHTS

Subject to full payment, you may transfer your leasehold interest to a third party at any time. Lessor consent required — cannot be unreasonably withheld.

THE DEVELOPER

Geonet Property & Finance *Group*.

An Indonesian-headquartered property and finance group with a licensed retail fund in Australia, regulated by ASIC — the trusted bridge between world-class developments and sophisticated global capital.

13	200M+	500+	53M+
YEARS IN BALI	AUD PROPERTY SALES	ACTIVE INVESTORS	AUD SALES 2024

DELIVERED WITH WORLD-CLASS PARTNERS

Sono International
RESORT OPERATOR KOREA

Korea's leading hospitality group — 10 brands, 30 operating sites and over 12,000 hotel rooms globally, bringing institutional-scale operational expertise to the resort.

ELLE
BRAND LICENSOR GLOBAL

One of the world's largest fashion and lifestyle brands, reaching 250 million people monthly across 47 countries — the first ELLE-branded Resort & Beach Club globally.

Conran & Partners
INTERIOR CONCEPT LONDON & HK

Internationally acclaimed design studio shaping the interior concept — a legacy of refined, timeless luxury across the world's most prestigious projects.

Colliers International
PROJECT MANAGER OVERSIGHT

Independent project management and development oversight, from design coordination through construction. 17,000 professionals across 63 countries.

Intaran Design
LANDSCAPE DESIGN

Specialist landscape architects crafting the resort's tropical environment, integrating lush Balinese planting with the organic architecture.

Inspiral Architecture
LEAD ARCHITECTURE BALI

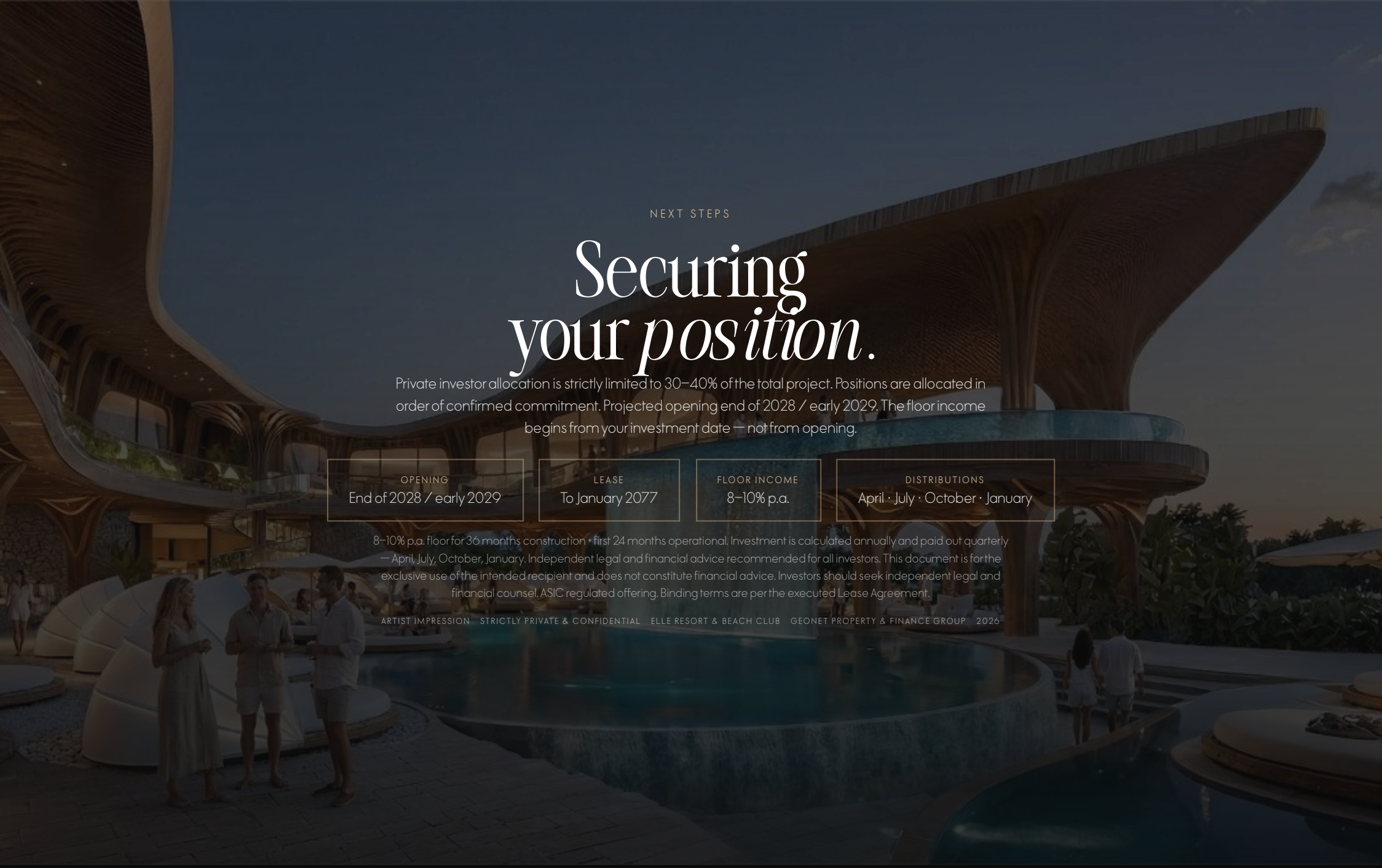
Specialists in biocentric architecture, behind the resort's signature organic timber forms. Recognised internationally with the UNESCO Prix Versailles and the AHEAD Asia awards.

JACK Hospitality
HOSPITALITY CONSULTANCY AUSTRALIA

Australia's first majority Indigenous-owned, female-led hospitality consultancy. Concept development and operational strategy, with InterContinental Maldives and Hayman Island in its portfolio.

Schicker & Co
DESIGN & CONSTRUCTION

Marc Schicker brings more than thirty years of design and construction experience across Asia, the Middle East and Australia.



NEXT STEPS

Securing your *position*.

Private investor allocation is strictly limited to 30–40% of the total project. Positions are allocated in order of confirmed commitment. Projected opening end of 2028 / early 2029. The floor income begins from your investment date — not from opening.

OPENING	LEASE	FLOOR INCOME	DISTRIBUTIONS
End of 2028 / early 2029	To January 2077	8–10% p.a.	April · July · October · January

8–10% p.a. floor for 36 months construction + first 24 months operational. Investment is calculated annually and paid out quarterly — April, July, October, January. Independent legal and financial advice recommended for all investors. This document is for the exclusive use of the intended recipient and does not constitute financial advice. Investors should seek independent legal and financial counsel. ASIC regulated offering. Binding terms are per the executed Lease Agreement.

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THE OFFER

Key investment *terms*.

A registered fractional leasehold interest in ELLE Resort & Beach Club, Seminyak, Bali.

OFFERING	Registered fractional leasehold · Five-star beachfront · Seminyak, Bali
DEVELOPER	Geonet Developments International · ASIC-regulated · Founded 2012
STANDARD TIER	AUD 75,000 – 249,000 (~ USD 52,000 – 174,000) · 8% p.a. contractual floor
PREMIUM TIER	AUD 250,000+ (~ USD 175,000+) · 10% p.a. contractual floor
TERM	Leasehold to January 2077
DISTRIBUTIONS	Quarterly · April · July · October · January
ONCE OPERATIONAL	45% shared net returns · pooled room revenue + net returns across the entire ecosystem · uncapped · EY-audited
SINKING FUND	5% of total resort revenue · 5-year cycle · no further capital calls, ever
LEGAL	Baker McKenzie · Indonesian law · dual-regulated ASIC Australia
AUDIT	Ernst & Young · annual independent audit · quarterly investor statements
OPERATOR	SONO International / Cross Hotels & Resorts · 10 brands · 30 sites · 12,000+ rooms
TARGET OPENING	End of 2028 / early 2029

† Current 2026 Private Placement terms. Binding terms per executed Lease Agreement. Independent legal and financial advice required.

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