



EXECUTIVE SUMMARY

THE
KEDUNGU
FUND

KOSONG SATU
CAPITAL

KEDUNGU
CAPITAL
PARTNERS

KOSONG SATU  GROUP

Fund Summary

The Kedungu Fund distinguishes itself as a boutique investment entity, uniquely attuned to Bali's real estate market. Originally rooted in friends and family connections, it now extends its reach to the secondary network, aligning growth with meaningful relationships.

Unlike conventional large funds, the Kedungu Fund's personalized strategy resonates closely with clients. This custom approach caters to investors seeking tailored experiences within the prevailing landscape.

Focused on a five-year horizon, the fund targets undeveloped land, commercial properties, and residential projects in Bali's Kedungu area. By identifying undervalued assets, it maximizes returns while nurturing long-term capital growth.

The Kedungu Fund provides an opportunity to leverage Bali's real estate potential, combining a personalized approach with market opportunities. With the fund's distinctive strategy, investors can confidently navigate the dynamic Kedungu market.

A Unique Opportunity

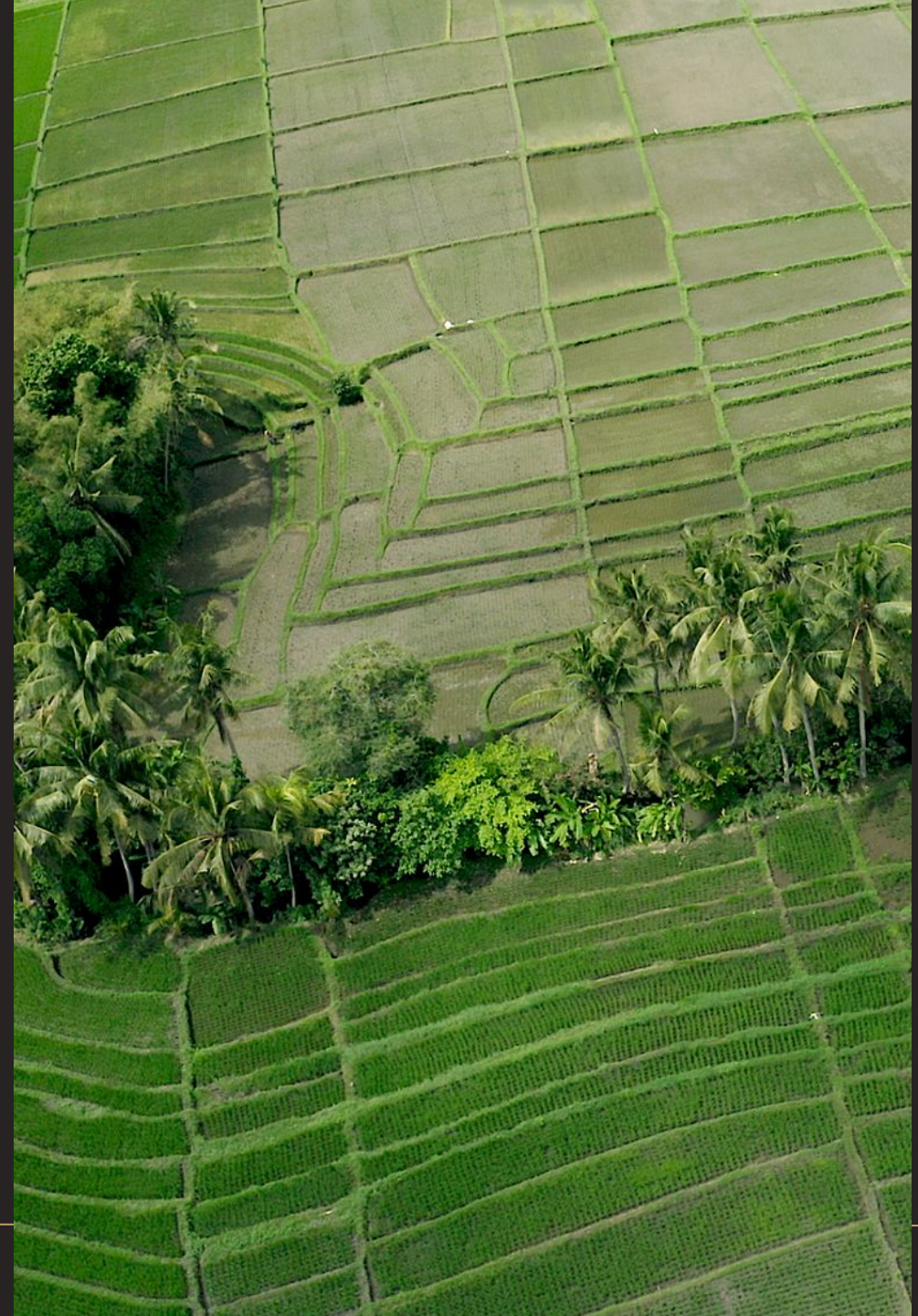
In light of the recent surge in tourism, spurred by a robust government policy, we have discerned a distinct pattern in the emergence of promising new development hubs. Kedungu, following in the footsteps of Canggu and Pererenan, emerges as the next rapidly expanding destination.

Our meticulously developed models paint a compelling picture of land price appreciation, with **projected gains ranging from 2x to 3x over the next four years**. This outlook presents a unique opportunity for substantial investments in the burgeoning Kedungu region, positioning us to capitalize on the imminent surge in land values and realize exceptional returns.

Moreover, we have strategically positioned ourselves to leverage a spectrum of development opportunities, enabling us to optimize our returns on the land parcels we acquire.

Our track record, exemplified by an impressive **43.36% NET ROI in 2023**, underscores the evident upward trajectory in market price appreciation.

We seek to raise capital swiftly and efficiently to maximize our exposure to this trend and maximize profitability.





Solution

Our investment strategy comprises 3 key pillars:

1. Rapid Acquisition

We aim to swiftly amass a substantial portfolio of land assets. This strategy is grounded in the recognition of a limited window of opportunity within the market.

2. Strategic Development

While the cornerstone of our approach is land banking, we are committed to the strategic development of select properties. This approach is designed to maximize returns and actively influence the local land market by enhancing property values.

3. Diverse Income Streams

A portion of our developed properties will remain in our portfolio as income-generating assets. These properties will be utilized for short-term holiday rentals within the residential real estate segment and offered on long-term leases within the commercial real estate sector.

=> Equity Negotiations

Additionally, however on rare occasions, we are open to exploring equity partnerships with businesses hosted on our properties. This collaborative approach ensures potential synergies and unlocks opportunities for mutual growth and prosperity.

ABOUT US



KEDUNGU CAPITAL

PARTNERS

The **Kosong Satu Group**, with its holding company Kosong Satu Capital, has a decade of experience in real estate investments in popular Indonesian destinations.

We take pride in our ability to consistently deliver exceptional returns on all properties we have invested in.

As a subsidiary of the Kosong Satu Group, **Kosong Satu Capital's** goal is to provide high ROI (Return On Investment) to our limited partners.

Our extensive knowledge and experience in local real estate markets allows us to identify and capitalize on profitable opportunities for our investors.

Kosong Satu Group is a business development entity that encompasses multiple brands across various industries. As well as its strong presence in the real estate sector, the group also operates in the entertainment media industry, legal services, accounting, and other industries.

Kosong Satu Capital has access to the resources and expertise of the entire group to support its investors, whether it is identifying investment opportunities, managing assets, or providing legal and financial advice. Our aim is to help our investors achieve outstanding returns.

KOSONG SATU GROUP

01ISLANDS

Sumba Island Property
Investment

2013

BALIPROD
FILMS

Production House /
Production Service

2016

BALI MODEL AGENCY

Model / Talent Agency

2018

balishoot

Content Creators

2018

BFG / BALI FILM GEAR
RENTAL

Film Gear Rental

2019

STUDIODROP

Ecommerce Fashion
Photoshoot Creator

2020

 BALI HEIGHTS
GROUP

Property Development

2020

Recreatives

Creative & Marketing
Agency

2021

HIGH & LOW
HEADHUNTERS

Headhunters Agency

2021

 **LEGAL LEGENDS**
INDONESIA

Visas and Legal
Services

2021

BALIADS

Eco-Friendly
Advertising on Wheels

2022

**ODD
ONE
OUT**
LABS

Blockchain
Development Lab

2022

BALIPASS
EXCLUSIVE CLUB

Private Members Club

2022

 **B/A** Bali
Accounting

Accounting & Tax
Consultants

2022

**THE
SERIOUS
BUREAU.**

Rethink Architecture

2022

KEDUNGU
REAL ESTATE

Kedungu Real Estate
Agency

2023

**THE
KEDUNGU
FUND**

Real Estate Investment
Fund

2023

AD ASTRA

Stellar Builders

2023



OIISLANDS SUMBA REAL ESTATE

- 200+ hectares bought and sold in Sumba
- 10+ years trading properties in Sumba
- Current owned assets ± 40 hectares

BALI HEIGHTS GROUP

- Portfolio of 2 plots (Seseh and Pantai Lima)
- Development in conceptual phase

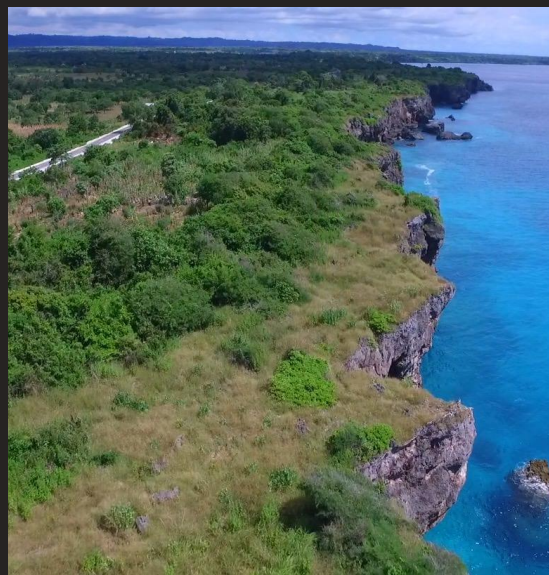
REAL ESTATE & CO.

Bought and sold many other plots in Bali and surrounding islands

KOSONG SATU GROUP

10+ Years Experience

Kosong Satu Group is a trusted and experienced property investment business since 2013, amongst other industries.



Fund Manager Profile



OMRI BEN-CANAAN

Omri is a successful French entrepreneur with over 10 years of experience in the property industry in Indonesia. He has a deep understanding of the market and has been heavily involved in various real estate ventures since settling in Indonesia, including Olislands Sumba Real Estate, Bali Heights Group and other property development projects.

He is a seasoned real estate investor with a strong track record of success.

Additionally, Omri has a unique understanding of the corporate side of the business, having served as CEO of Kosong Satu Group since 2013.

With his extensive knowledge and experience in both the investment and corporate sides of the property industry, he is well-positioned to lead and drive the growth of any real estate venture.

Contact

[+62 813-3870-8090](tel:+6281338708090)

omri@kosongsatugroup.com

Jalan Pantai Pererenan 98C – Mengwi, Bali 80351 – Indonesia



Our Team



ILYAS NAJIM

Strategy Officer & Investor Relations

Ilyas worked with big names like BNP Paribas and Freo, specializing in finding real estate opportunities. After managing finances and assets for a real estate company in Indonesia, he now leads MMI-Advisors, focusing on investment advice and managing projects in Jakarta, Bali, and Lombok.

- Credit du Maroc – Maroc
- BNP Paribas Reim – France
- Freo – France
- Invest Islands – Indonesia



PAUL SWEENEY

CFO

CFO, risk management and compliance professional with 20 years' experience throughout Asia, Europe and Australia for market-leading groups (listed and non-listed):

- Compass Group PLC – Paris & Sydney
- Pernod-Ricard – Bangkok
- Camus Cognac – Shanghai
- Sanofi – Paris & Jakarta
- Cobra International – Bangkok & Sydney
- Crown Cork & Seal – Paris
- Integrity Asia – Jakarta
- Ernst & Young – Melbourne & Warsaw

Our Team



VALERIA OEHMICHEN

Sales Director

Sales Director, with 12 years of sales experience in management of investment funds and investment projects throughout Indonesia and Mexico.

- Century 21 Mexico – Franchise Sales Director
- Emerhub Indonesia – Head of Sales
- Grupo Bursátil Mexico GBM – Financial Advisor



GAWAIN BLIZZARD

CMO

Gawain serves as the CMO at The Kedungu Fund, where he oversees brand and business development together with strategic partnerships. His journey prior to The Kedungu Fund included pivotal roles as Managing Director and Lead Generation Strategist. With a 20-year track record of leading successful businesses and teams internationally, Gawain's expertise lies in blending innovative marketing approaches with data-driven insights to enhance growth and brand presence.

Our Team



GEDE HARTONO

Property Acquisition Specialist

Gede is co-founder of Kedungu Real Estate, the largest property broker in Kedungu.

As such he is responsible for acquiring new land with high growth potential. His role involves identifying properties that not only promise financial success but also contribute positively to the local community. Gede plays a key part in expanding The Kedungu Fund's property portfolio, ensuring strategic investments that align with our commitment to sustainable growth and community development.



LUCAS ISSEY

Development Consultant

Lucas Issey is an award-winning architect and design expert. With a talent for re-imagining traditional spaces, Lucas brings a unique touch to the fund's real estate projects in Kedungu.

His focus on sustainability aligns with the area's charm, making him a valuable asset in shaping eco-friendly living spaces that contribute to the village's growth. Lucas is also co-founder of The Serious Bureau, an architecture agency in Bali.

Direct Support Team



Velli
Head Accountant



Srina
Accountant



Pram
Art Director



Kadek
Lead Dev



Ardit
Support Dev



Ratna
Research

Partners

Kosong Satu Capital is committed to ensuring the success of each project within our portfolio through the utilization of both internal and external partnerships. We strive to provide our investors with a seamless investment experience.

KEDUNGU
REAL ESTATE

**THE
SERIOUS
BUREAU.**

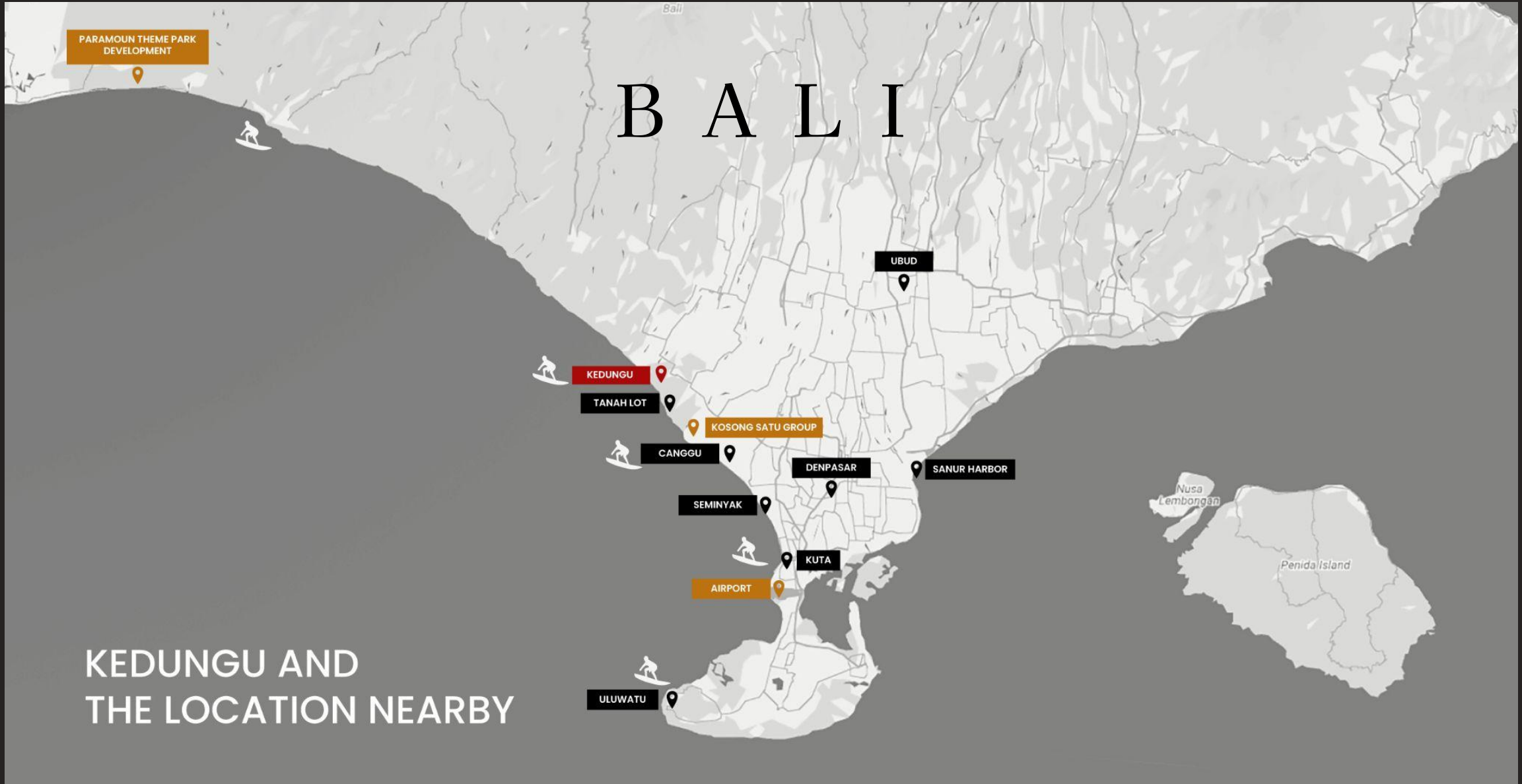
 **LEGAL
LEGENDS**
INDONESIA

KANTOR NOTARIS - PPAT
I GUSTI AYU MADE SEMILIR SUSILA, SH., M.KN

VADEA
LAW OFFICE

 **Bali
Accounting**






MARKET OVERVIEW



KEDUNGU AND
THE LOCATION NEARBY

TOP PLACES IN THE WORLD TO RETIRE

The Live and Invest Overseas Top 10

NO.	PLACE	
1.	The Algarve, Portugal	
2.	Annecy, France	
3.	Bled, Slovenia	
4.	Canggu, Bali	
5.	Cascais, Portugal	

SOURCE: **Forbes**

BEST COUNTRIES TO INVEST IN

Indonesia 

 **#2 in Invest in Rankings**
#4 out of 25

GDP

\$1.12 trillion

GDP PER CAPITA, PPP

\$4,135






POPULATION

271 million

SOURCE:



World's best countries to invest in or do business

RANK	COUNTRY	
1.	Singapore	
2.	United Kingdom	
3.	Poland	
4.	Indonesia	
5.	India	

SOURCE:





Tripadvisor heralds Bali as the second top global destination in 2024, having previously crowned it first in 2017 and 2021.

Forbes

Forbes lauds Bali as the premier destination for an ultimate bucket list experience.

FitchRatings

Fitch Ratings assigns Indonesia a stable BBB grade, forecasting robust economic growth in the years ahead.

TRAVEL+ LEISURE

Travel + Leisure's readers vote Bali as their third most favored island worldwide in 2023.



Travel + Leisure Asia proclaims Bali the supreme island in Asia.

Daily Mail

Daily mail ranks Bali in the top 5 best-selling luxury destination in the world.



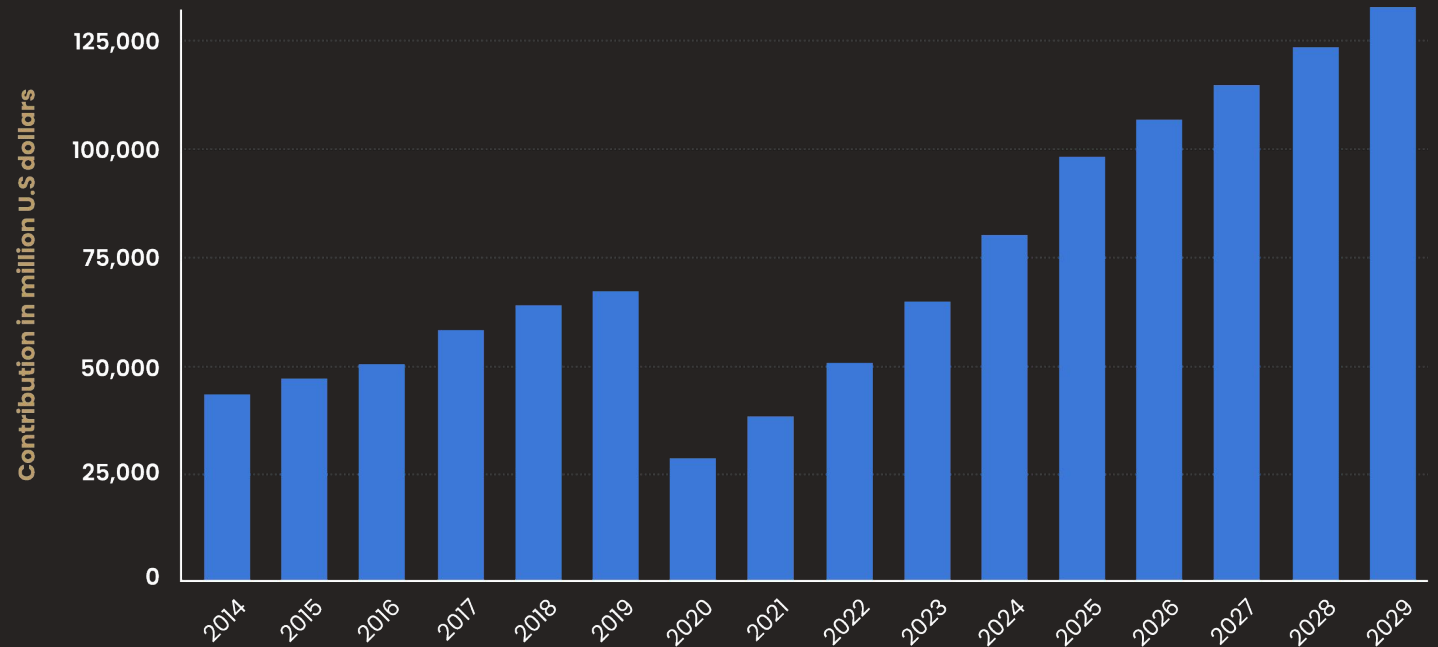
USnews positions Bali in the top 10 retirement havens for 2023, citing exceptional living quality, and also ranks it fifth globally for honeymoon destinations.

Absolute Economic Contribution of Tourism in Indonesia from 2014 to 2029 *(In million US dollars)*

The Indonesian government has implemented a highly proactive policy aimed at significantly boosting the influx of foreign currency into the country through tourism.

In conjunction with this initiative, Bali's stringent building regulations, which restrict vertical development beyond 15 meters, provide a clear indicator of the next bustling region poised for growth.

This foresight allows us to strategically identify and target prime investment opportunities in Kedungu.



Source: Statista

Invest in Bali's growing Real Estate market: Kedungu

Kedungu is a beautiful area in Bali, known for its stunning beaches and tranquil surroundings.

The real estate market in Kedungu presents an opportunity for residential and commercial property investment. The area is experiencing an influx of high-net-worth individuals as well as anchor businesses.

Government's plan to develop the area as a tourist destination is expected to boost the real estate market.

Investing in Kedungu offers a rare opportunity for investors willing to make a quick move.



10+
Years Experience

A detailed map of the Kedungu area in Bali, highlighting its proximity to various landmarks and infrastructure. The map shows the coastline with several surf spots marked by white icons. Key locations labeled include Ciputra Beach Resort, Pretty Poison, The Ritz-Carlton, Bali Beach Glamping, Rosewood Hotels & Resorts, Belong Bali Development, Potato Head, Nirjara 5+, Jungle Padel, Front Cafe, Salty Cowboy, Little Ripper, KEDUNGU PLAZA, Life in Between, Swell Hotel & Bar, Topsy Pigs Bali, Joshua District, Laut Bali, Pizza N Pickles, HaloKedungu, Le Dharma Yoga, Bite Cafe, and GROW IN BALI INTERNATIONAL SCHOOL. The map also shows major roads like Jl. Kalanganyar Sudimara, Jl. Tanah Lot, and Jl. Pantai Nyanyi. A red box labeled 'VILLAGE TEMAN' is also visible. An orange arrow points from the Kedungu area towards the south, indicating a 15-minute drive to Pererenan / Canggu.

**KEDUNGU
UP AND COMING HOTSPOT**

THE CURRENT PLAYERS

Ciputra Group

Ciputra Group owns around 80 hectares of land in Kedungu and is developing a 400 villas program (around 100 already built) with renowned hotel brands (Rosewood Hotels & Resorts & The Ritz-Carlton), a Glamping (Bali Beach Glamping, built) and a beach club currently in construction.



THE RITZ-CARLTON



ROSEWOOD

HOTEL GROUP



BALI BEACH
GLAMPING

Belong Bali (Limetree Capital)

32 hectares of development planned, with the famous Potato Head (beach club/hotel) right in the center of Kedungu

potato head 

LIMETREE CAPITAL 

BELONG
B A L I



INVESTMENT STRATEGIES

Key Main Strategies

Kosong Satu Capital always looks for opportunities using a strict due diligence process to ensure investments are responsible and beneficial for its valued investors. We concentrate on emerging areas in Bali with a strong potential for future development, low vacancy levels and growing population demographics. The fund's investment strategy focuses on opportunities in the designated areas, (Kedungu mainly) with the flexibility to adjust to market fluctuations and capitalize on alternative investment opportunities as they arise.

1. Land Banking

Purchase undervalued properties with untapped potential, wait till prices soar and resell.

2. Commercial & Residential Development

Crafting Communities: A Vision for Commercial & Residential Development

3. Rental Revenue Development

Developing properties to serve as long-term passive income generators through rentals.

1. Land Banking

Bali is a highly sought-after destination for real estate, and as such, land prices and development have been steadily increasing, particularly in areas moving westward.

As the island continues to grow in popularity, more and more investors and developers are looking to take advantage of the stunning scenery and tropical climate.

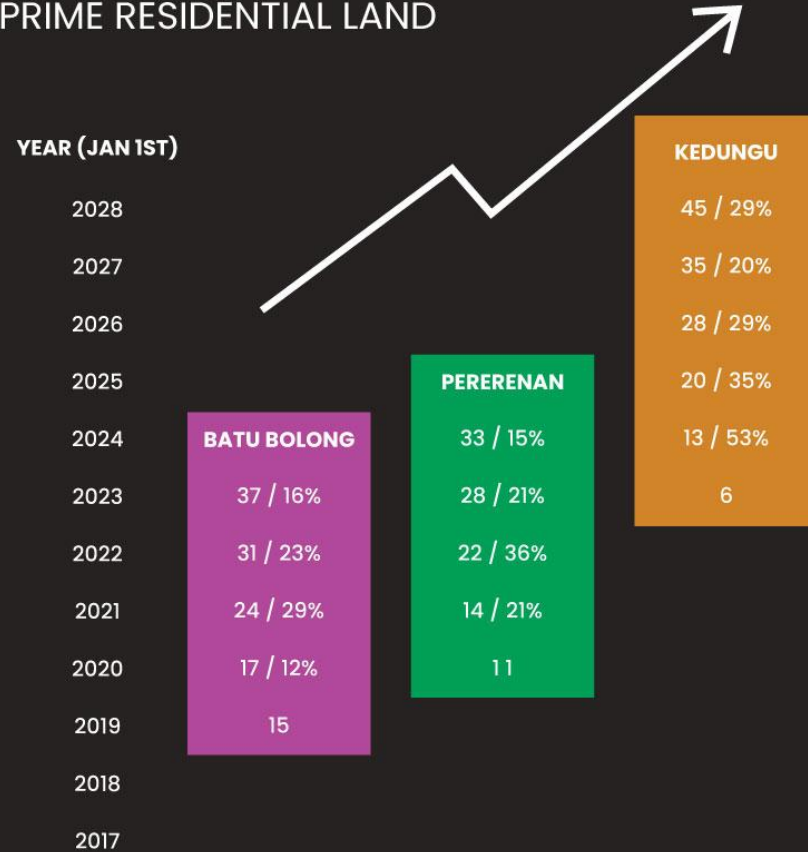
The west coast of Bali is particularly desirable due to its proximity to the famous surf spots and beaches, as well as its relatively undeveloped state.

As demand continues to rise, we are seeing prices and development moving westward, making it a great time to invest in this area before prices rise even further.



LAND PRICE DEVELOPMENT (IN MILLION RP / 100M2 / YEAR)

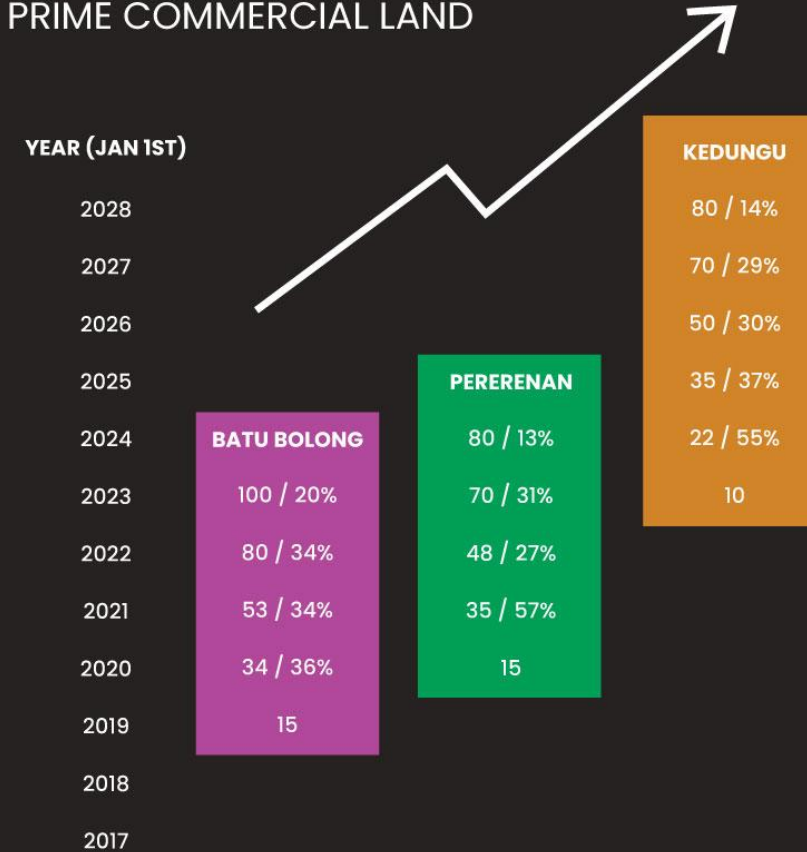
PRIME RESIDENTIAL LAND



Average	24%	43%	29%
Average after 5 years	24%	47%	35%

LAND PRICE DEVELOPMENT (IN MILLION RP / 100M2 / YEAR)

PRIME COMMERCIAL LAND



Average	45%	50%	45%
Average after 5 years	56%	54%	42%



2. Commercial & Residential Development

Investing in large-scale commercial development within the burgeoning Kedungu region of Bali presents a compelling opportunity for robust profitability. Kedungu's real estate sector is currently experiencing remarkable growth, driven by an influx of tourists and the government's commitment to infrastructure development, resulting in an escalating demand for premium commercial properties.

This heightened demand, combined with limited available land for development, establishes a favorable supply-demand dynamic, allowing us to command premium rates and achieve exceptional returns on our investments. Kedungu's enduring allure as an attractive destination ensures a consistent flow of potential commercial tenants, further bolstering the long-term profitability of our commercial development projects.

Additionally, we take pride in our partnership with The Serious Bureau, our in-house architectural team, actively working on tailored commercial concepts designed specifically for the Kedungu market. This collaboration presents significant profit potential, further enhancing our commercial development endeavors in Kedungu.

3. Rental Revenue Development (Residential & Commercial)

Our fund is dedicated to the strategic development of both residential and commercial properties. Leveraging the fund's capital, we aim to construct a mix of business spaces and premium lodging. Our primary revenue model centers on renting these properties, capitalizing on consistent rental income streams.

As part of our commitment to sustainability, we place a strong emphasis on incorporating eco-friendly practices and technologies into our property development projects.

By minimizing environmental impact, we aim to create a positive contribution to the planet. Moreover, we actively engage with local stakeholders, taking a community-driven approach to understand their needs and foster social and economic growth.

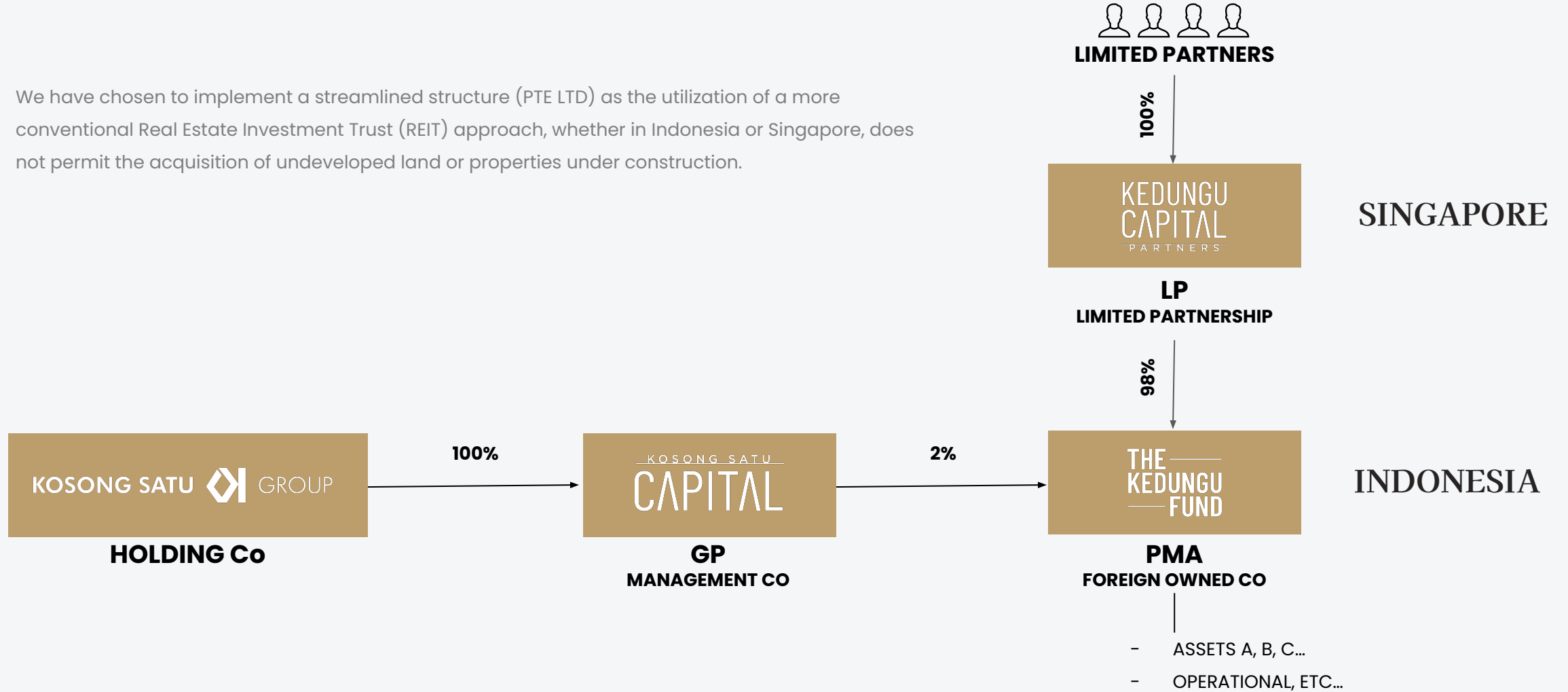
Through the integration of sustainability and community involvement, **we strive to create long-lasting value for both our investors and the communities we serve**, ensuring a harmonious and prosperous future for all.



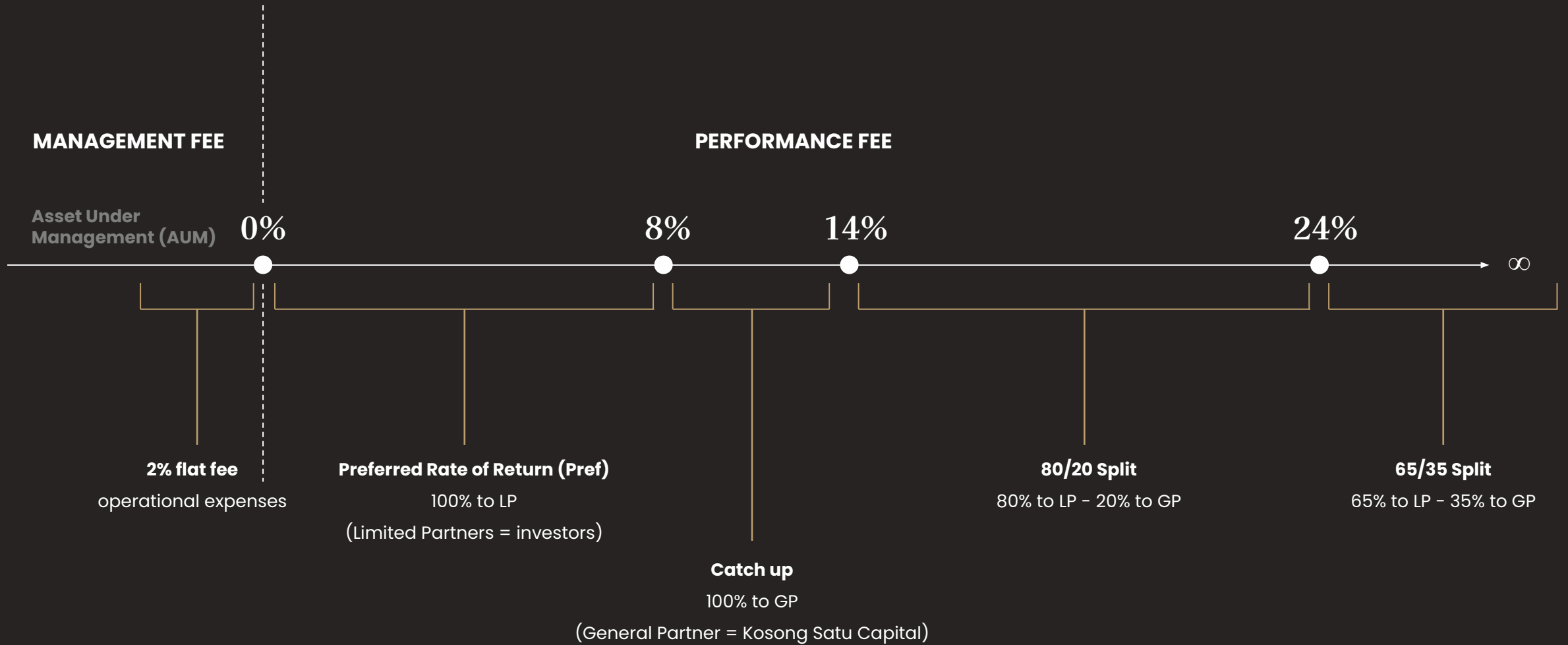
FUND STRUCTURE

Fund Structure

We have chosen to implement a streamlined structure (PTE LTD) as the utilization of a more conventional Real Estate Investment Trust (REIT) approach, whether in Indonesia or Singapore, does not permit the acquisition of undeveloped land or properties under construction.



Fund Fees & Carried Interests



Fund launch date:

March 1st, 2023

Fund end date:

March 1st, 2028

Fund type:

Open-End Fund

Asset Performance:

From 0% to 8%: LP: 100% / GP: 0%

From 8% to 14%: GP: 100%

From 14% to 24%: LP: 80% / GP: 20%

From 24% to ∞: LP: 65% / GP: 35%

The calculation of carried interests will be done pro rata, based on the ratio of the investment time.

Asset Lock up Period:

Total liquidation of assets by March 1st, 2028

Properties will commence being sold during the last six months of the fund's duration, with potential extended periods required for complete asset liquidation.

Exceptional Carried Interest Distribution

Periodically, the Fund may allow a percentage of the carried interest to be withdrawn on a deal per deal basis.

This decision will be made by the Fund and will depend on the availability of extra cash flow, such as that generated by the sale of a property.

Penalty if assets are withdrawn before maturity:

There is no administrative fee taken by the managing company

Fund Management Fee:

GP charges an annual 2% management fee to cover operational expenses

Other Fees

Acquisition Fee : 3% of the invested value.

Asset Management Fee : 3% of the revenue from operational activities

Disposal Value : 3% from the asset sales value before tax

Capex Management Fee : 3% from the construction value of the real estate project

Arrangement Fee : 1% of the loans volume originated



LIMITED PARTNERS PROTECTION

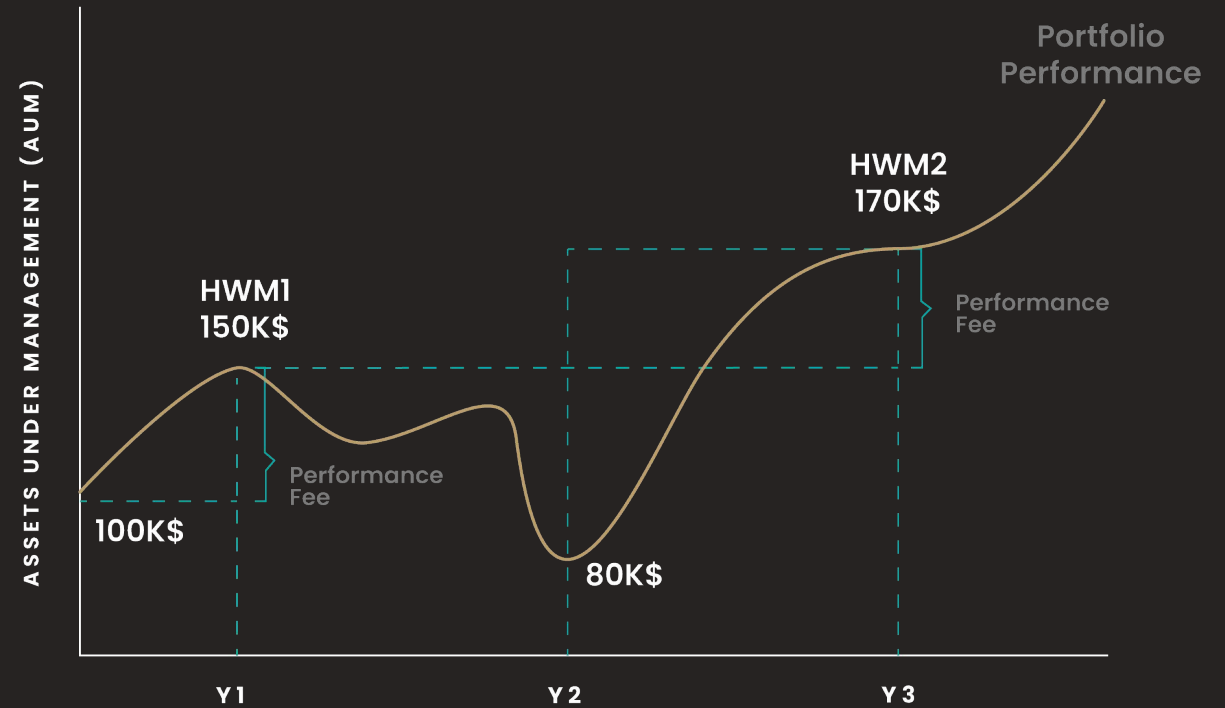
High-Water Mark

What is a High-Water Mark?

High-water mark is the highest level of value reached by an investment account or portfolio. It is often used as a threshold to determine whether a fund manager can gain a performance fee.

Why does it matter to you?

Investors benefit from a high-water mark by avoiding paying performance-based bonuses for poor performance or for the same performance twice.



Example

Assets = 100k\$

Y1 NAV goes up to 150k\$

Y2 NAV goes down to 80k\$

Y3 NAV goes back up to 170k\$

At the end of Y1, High Water Mark is 150k\$

Y2 => no carried interests above the HWM so no performance fees..

Y3 => $170k\$ - 150k\$ = 20k\$$ carried interests

New HWM is now 170k\$

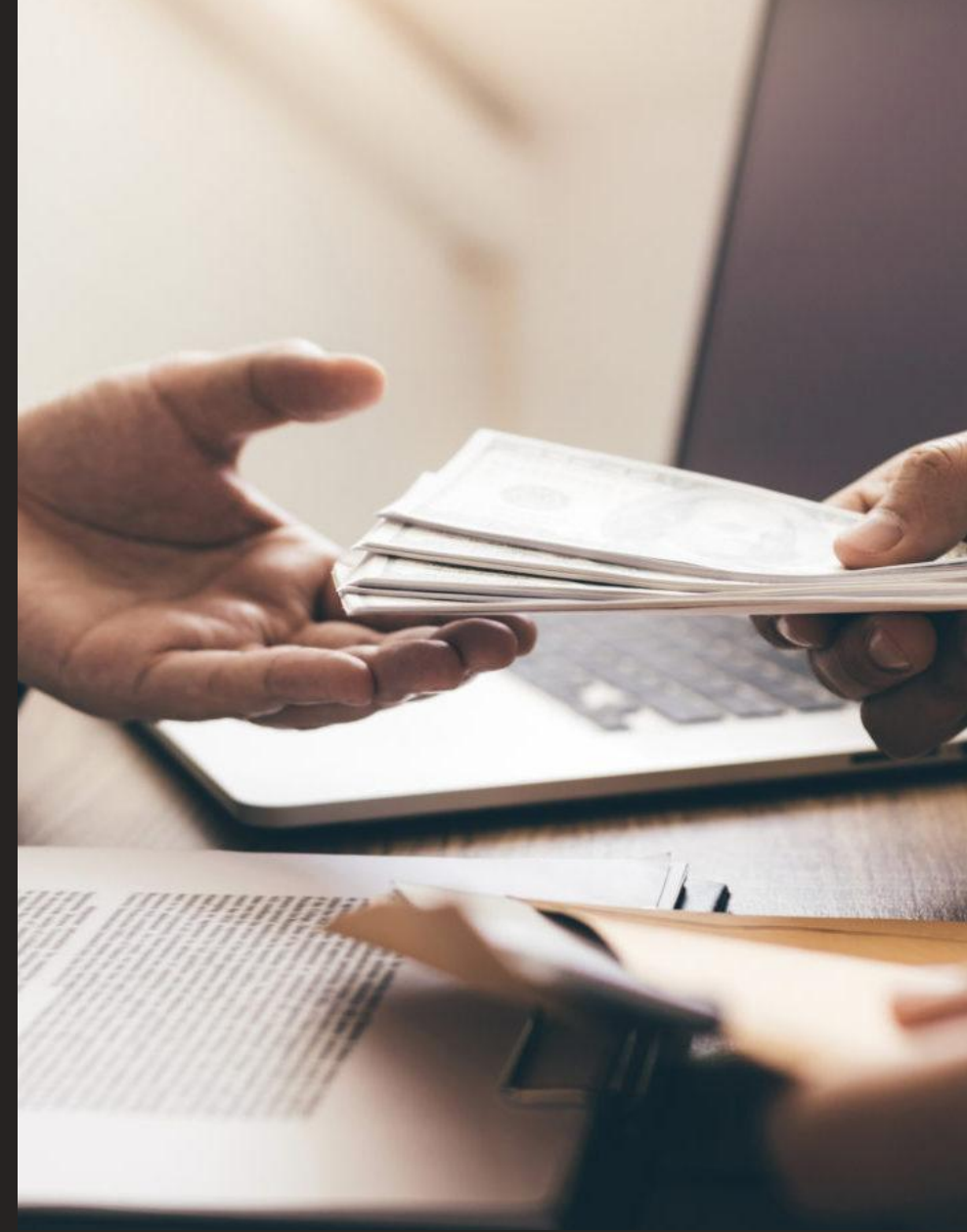
Clawback Provision: 8%

What is a Clawback Provision?

The clawback provision enables limited partners to receive a refund of any incentive fees taken by the general partner during the life of the investment if the preferred return (8%) is not achieved. This is in place to protect investors in the event of a potential underperformance of the Fund in the later stages of its life cycle.

Why does it matter to you?

The clawback provision is important to investors because it ensures that investors can receive their preferred return (8%), and that any profits above that return are split as per the agreement. The clawback provision also helps to increase investor confidence in a firm's financial statements.



MARCH 2023 – MARCH 2028

TIMELINE & TRACTION

Timeline

MARCH 2023
Fund Launch

MARCH 2028
Fund End

2023

2024

2025

2026

2027

2028

FUNDRAISING PHASE

ACQUISITION PHASE

DEVELOPMENT PHASE

OPERATIONAL PHASE


LIQUIDATION PHASE

DISTRIBUTION PHASE

KPIs / Metrics (2023)

ASSETS UNDER MANAGEMENT (AUM)

\$ 1,478,090

NET ROI (mar 23-jan24) 

+46.98%

CURRENT INVESTOR COUNT

25

ALREADY ACQUIRED PROPERTIES

10

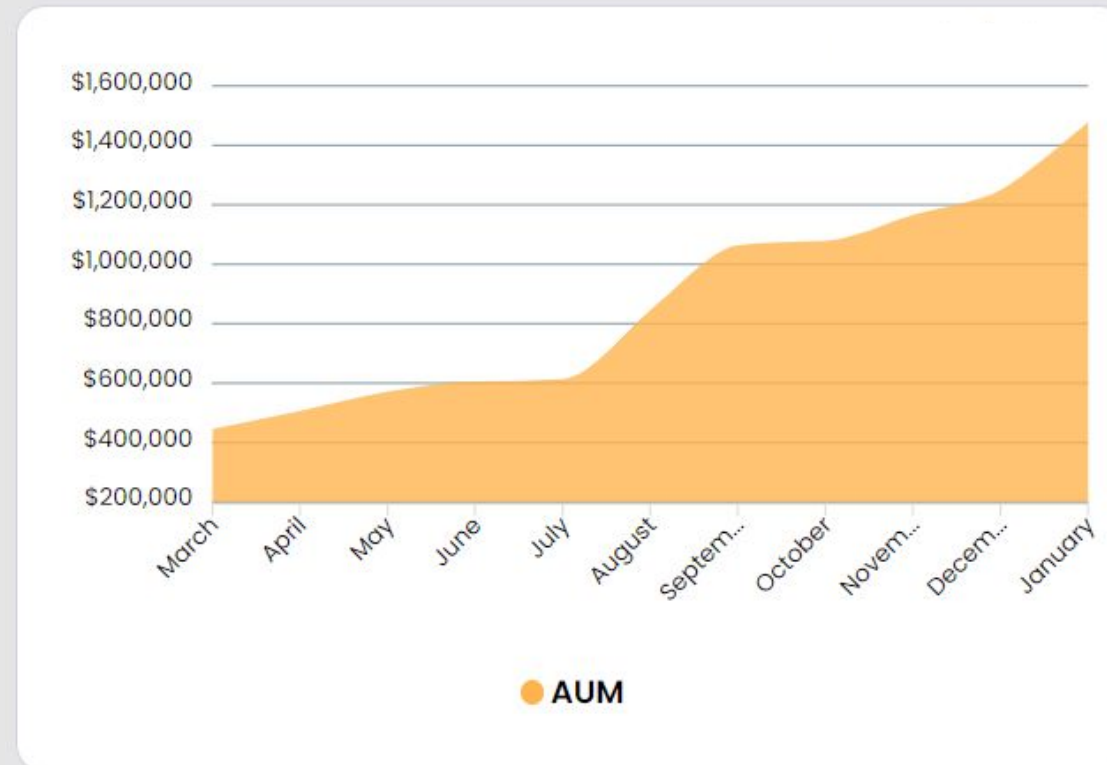
Financial Reporting

(DASHBOARD UPDATED JAN 29TH, 2024)

AUM

\$ 1,478,090

Asset Under Management



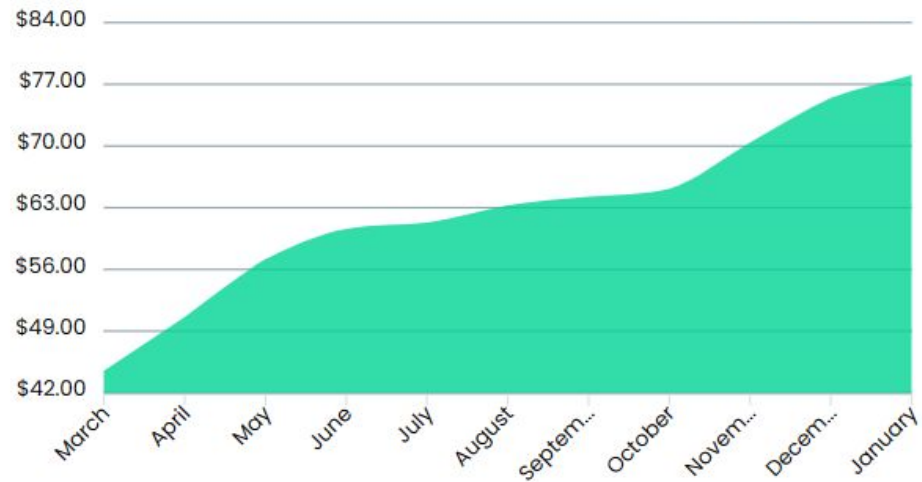
Financial Reporting

(DASHBOARD UPDATED JAN 29TH, 2024)

NAVPS

Net Asset Value Per Share

\$ 78.19

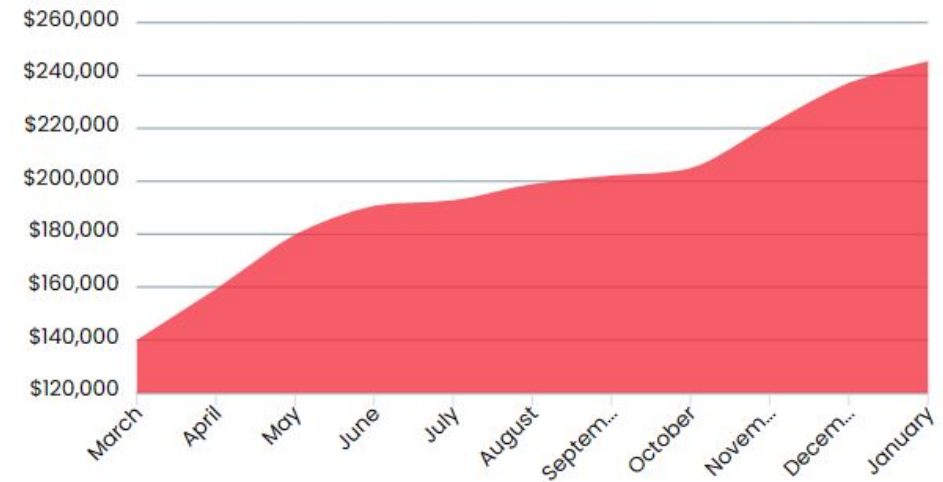


● NAVS

INVESTMENT VALUE GROWTH

Real time carried interest (monthly updates)

46.98 %



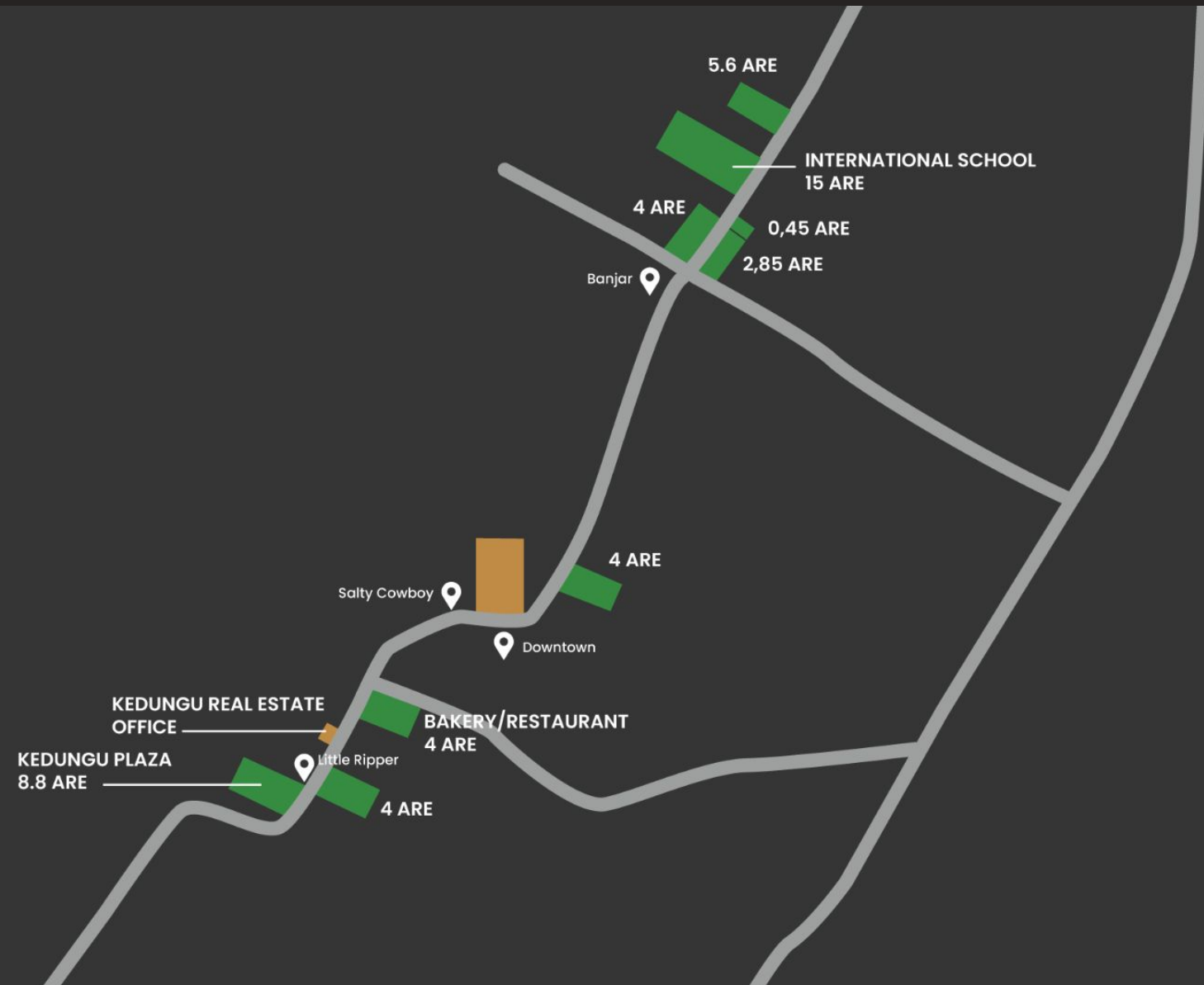
● INVESTMENT TO DATE

ONGOING DEVELOPMENTS



THE KEDUNGU FUND

LAND LOCATIONS





Grow in Bali (International School)

Purposeful Investment: The Kedungu Fund strategically invested in a 1500m2 land parcel to develop an International School (Elementary), aligning with our commitment to education and community support. This purposeful project not only generates consistent rental revenue but also aims to **bring families to the area**. By fostering a vibrant community and **increasing property values in Kedungu**, our investment reflects a dual impact strategy focused on positive outcomes for both investors and the local community.

Long-Term Lease Agreements: We are engaging with reputable educational institutions and organizations to establish long-term lease agreements. These agreements will provide a stable and sustainable source of rental income, contributing to the growth of our investment.

Equity: The Fund will also hold some equity in the school (exact % currently being negotiated).

Planned Opening date: August 2025



Luxembourg (Bakery - Restaurant)

Strategic Investment: The Kedungu Fund has strategically invested in a 400m2 plot to build Luxembourg Bakery, a French cuisine bakery and restaurant catering to the middle to high price range. This venture is poised to generate rental income, appeal to food enthusiasts, and contribute positively to the local community. Our overarching strategy is centered around creating opportunities for Food and Beverage (F&B) ventures, thereby enriching the Kedungu community and elevating the region's appeal through the establishment of quality businesses that draw in more residents and visitors.

Long-Term Lease Agreements: We are actively engaging with reputable culinary institutions and organizations to establish long-term lease agreements. These agreements will provide a stable and sustainable source of rental income, contributing to the growth of our investment.

Planned Opening date: April 2025



Kedungu Plaza (Shopping center)

Kedungu Plaza, a delightful boutique shopping center, is carefully crafted to nurture a strong sense of community. It will host a range of businesses, including cafes, co-working spaces, and diverse retail outlets.

This project is strategically positioned on an 880m2 plot we've already secured, nestled in the heart of Kedungu's coveted real estate district.

We're currently in the process of bringing this vision to life, with plans for a groundbreaking date scheduled for around mid-2024.

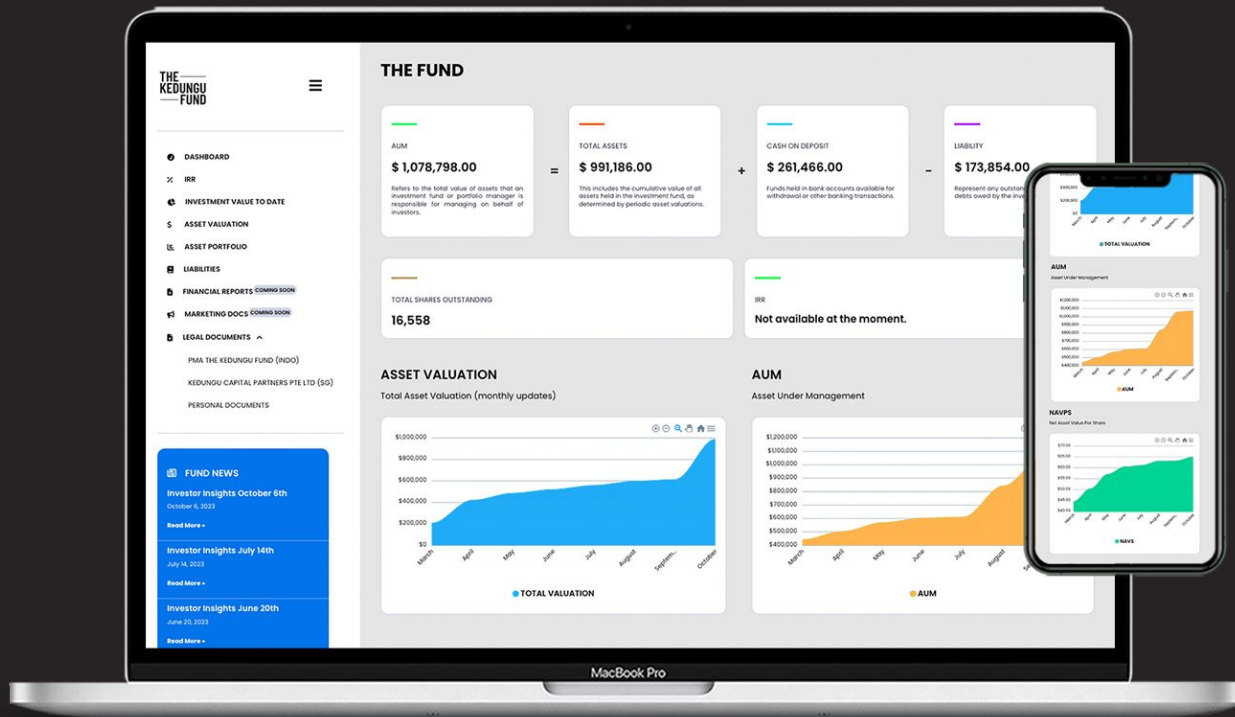


Kedungu Square (Gym, art gallery, café)

Kedungu Square is a compact retail center that features a gym, a variety of dining options, and an art gallery. Its prime location in the heart of Kedungu makes it an ideal destination for residents and visitors alike.

Kedungu Square is currently a work in progress, and construction is scheduled to commence by the end of 2024.

INVESTOR DASHBOARD



Investor Dashboard

The investor Dashboard is designed for our valued investors to offer a comprehensive overview of their investments, enabling them to effortlessly access vital financial data in a almost real time. They can review financial reports, monitor their asset valuations, access fund-related documents, and stay updated with the latest fund news.

It's a one-stop destination for monitoring their investment portfolio effectively.

DISCLAIMER

The information provided in this pitch deck is for demonstration purposes only and should not be considered a solicitation for investment. Any investment in the fund is speculative and involves a high degree of risk. Past performance is not indicative of future results. The information provided is not intended to be a complete representation of the fund, its strategy, or any financial projections. Any potential investors should conduct their own due diligence and consult with appropriate professionals before making any investment decisions. The fund and its affiliates and agents do not make any representations or warranties, express or implied, as to the accuracy or completeness of the information provided. Additionally, the fund may use leverage, short selling, and other speculative investment practices that may increase the risk of investment loss.

PAST PERFORMANCE MAY NOT BE REPEATED

Investing in Kosong Satu Capital Fund can involve significant risks and the value of an investment may go down as well as up. There is no guarantee of performance. An investment in Kosong Satu Capital Fund is not intended as a complete investment program and should only be made after consultation with independent investment and tax advisors. Only investors who do not require immediate liquidity of their investment should consider a potential participation in the Fund. The risks involved in this type of investment may be greater than those normally associated with other types of investments.

THANK YOU

THE
KEDUNGU
FUND

KOSONG SATU
CAPITAL

KEDUNGU
CAPITAL
PARTNERS

KOSONG SATU  GROUP