



PREMIER
global development

PREMIER GLOBAL DEVELOPMENT IS:

PGD: 12 YEARS OF EXPERIENCE, 1.3 MILLION M² OF COMPLETED PROJECTS

16+ PROJECTS

IN BALI AND UKRAINE

1 300 000 M²

RESIDENTIAL, COMMERCIAL, AND
HOSPITALITY REAL ESTATE DELIVERED

PROJECTS: HOTELS, RESIDENTIAL COMPLEXES, SCHOOLS,
BUSINESS CENTERS, SUPERMARKET CHAIN

WE WORK IN PARTNERSHIP WITH THE ISLAND'S LEADING
CONSTRUCTION CONTRACTOR, SINAR REKACIPTA GEMILANG (SRG).



FROM CONCEPT TO OPERATION: FULL-CYCLE DEVELOPMENT

INTERNATIONAL APPROACH & STRONG TEAM



A STRONG TEAM WITH EXPERIENCE
IN DELIVERING COMPLEX PROJECTS



PARTNERSHIPS WITH LEADING
PROPERTY MANAGEMENT COMPANIES



EXPERTISE IN INVESTMENT,
CONSTRUCTION, OPERATIONS,
AND SALES



INTERNATIONAL EXPERIENCE — WE
OPERATE BY HIGH GLOBAL STANDARDS



1,3 MILLION M²
OF RESIDENTIAL REAL ESTATE

12 YEARS
IN DEVELOPMENT

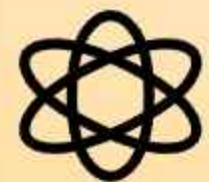
37 000
SATISFIED CLIENTS



WHY DO INVESTORS TRUST PGD?



LARGE-SCALE PROJECTS
ACROSS MULTIPLE COUNTRIES



USE OF INNOVATIVE CONSTRUCTION
TECHNOLOGIES



GUARANTEED QUALITY AND
COMPLIANCE WITH INTERNATIONAL
STANDARDS



EXPERTISE IN RESIDENTIAL COMPLEX CONSTRUCTION



COMPLETED PROJECTS WITH WELL-
DEVELOPED INFRASTRUCTURE



PARTNERSHIPS WITH
INTERNATIONAL HOTEL CHAINS



WHY BALI?



YEAR-ROUND
TOURIST FLOW



LOW TAXATION AND
ECONOMIC STABILITY



HIGH INVESTMENT
PROFITABILITY

WHY CANGGU?

RANKED #1 AMONG THE
WORLD'S TOP AREAS



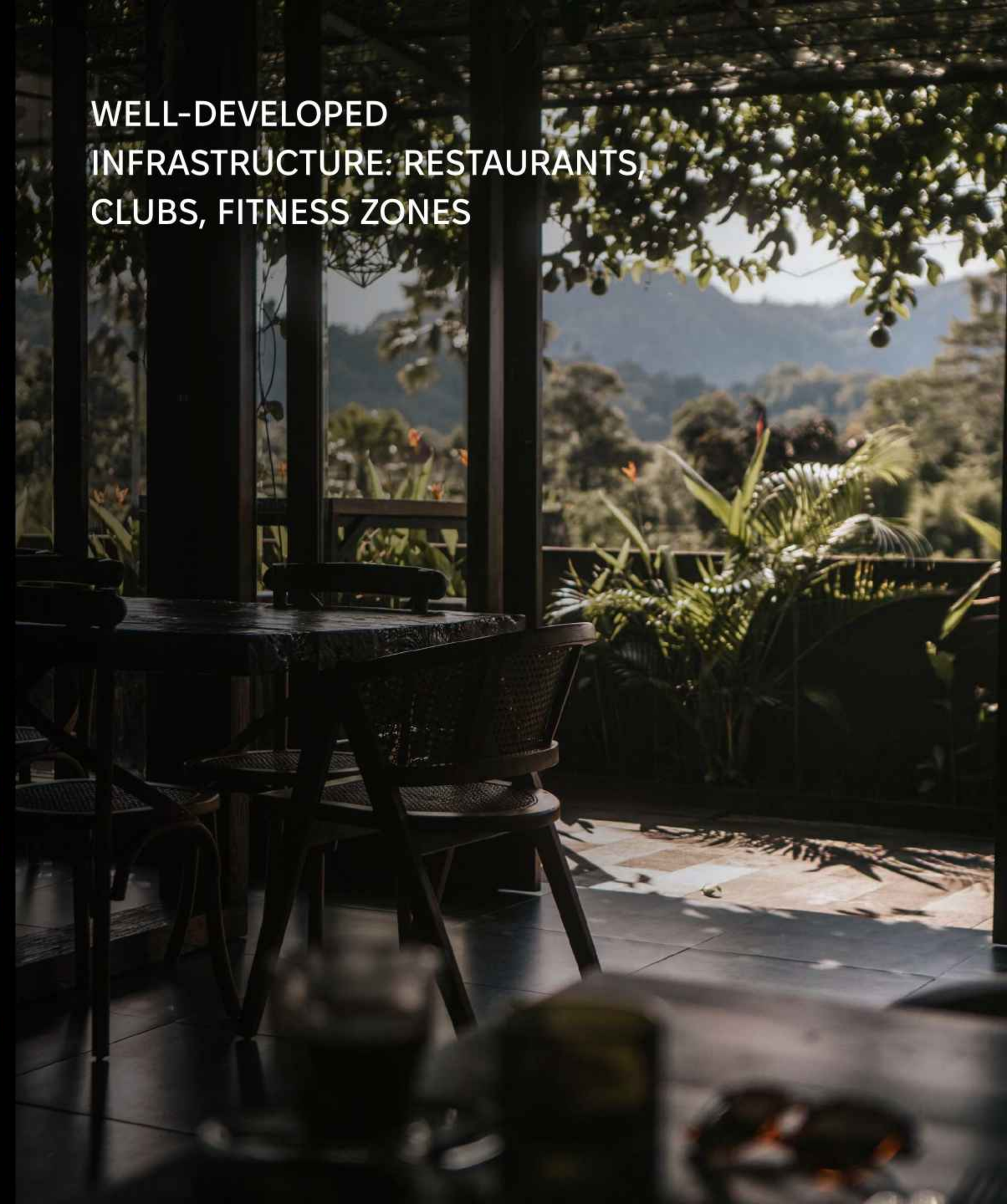
B. Forbes



JUST 700M FROM BERAWA BEACH



WELL-DEVELOPED
INFRASTRUCTURE: RESTAURANTS,
CLUBS, FITNESS ZONES



INFRASTRUCTURE NEARBY



GENERAL PARAMETERS

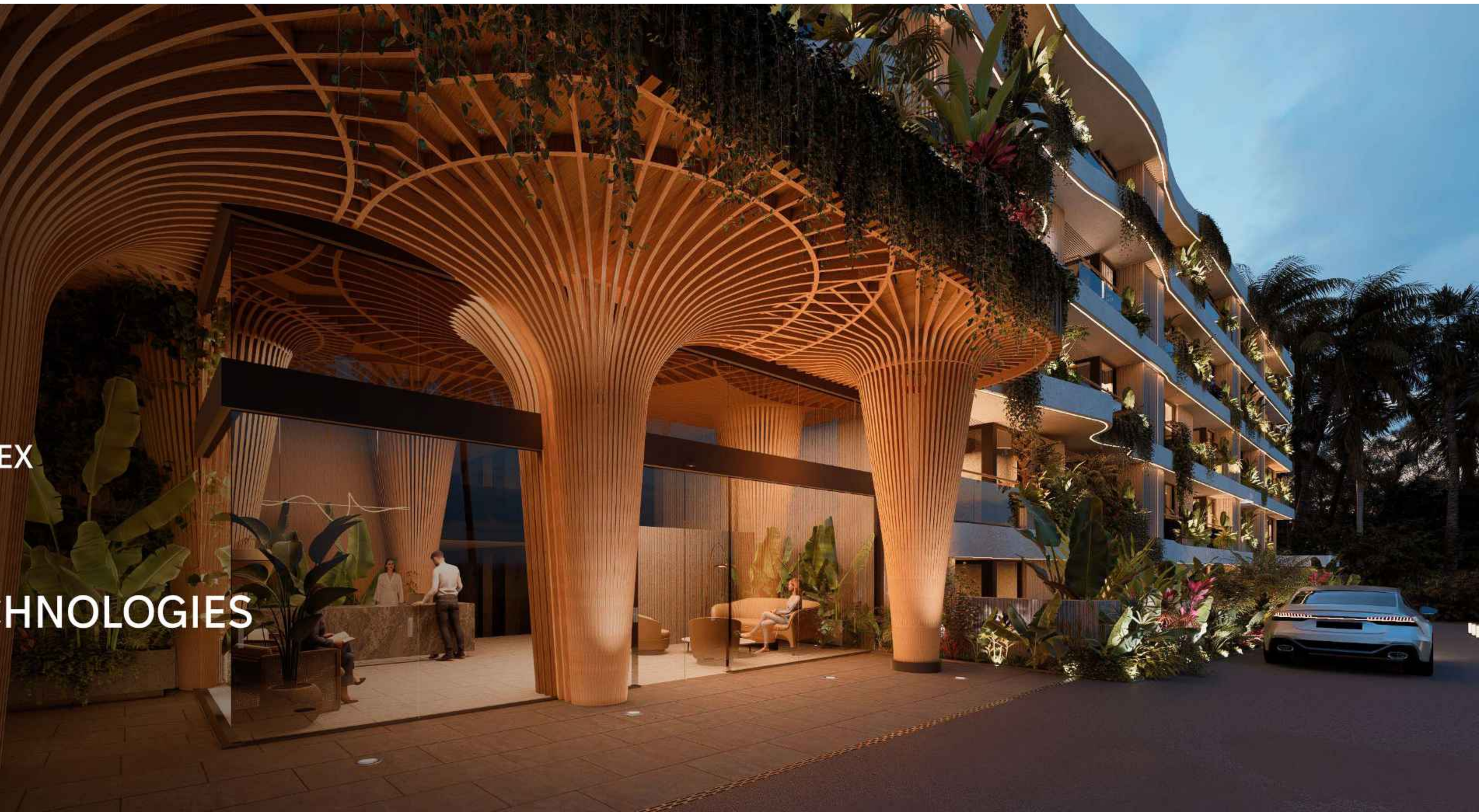
85 UNITS

71 — 1-BEDROOM,
14 — 2-BEDROOMS

6800 M²

TOTAL AREA OF THE COMPLEX

USE OF ADVANCED
CONSTRUCTION TECHNOLOGIES



FOCUSED ON COMFORT



COMBINATION OF RESIDENTIAL
PROPERTY WITH HOTEL-STYLE SERVICES

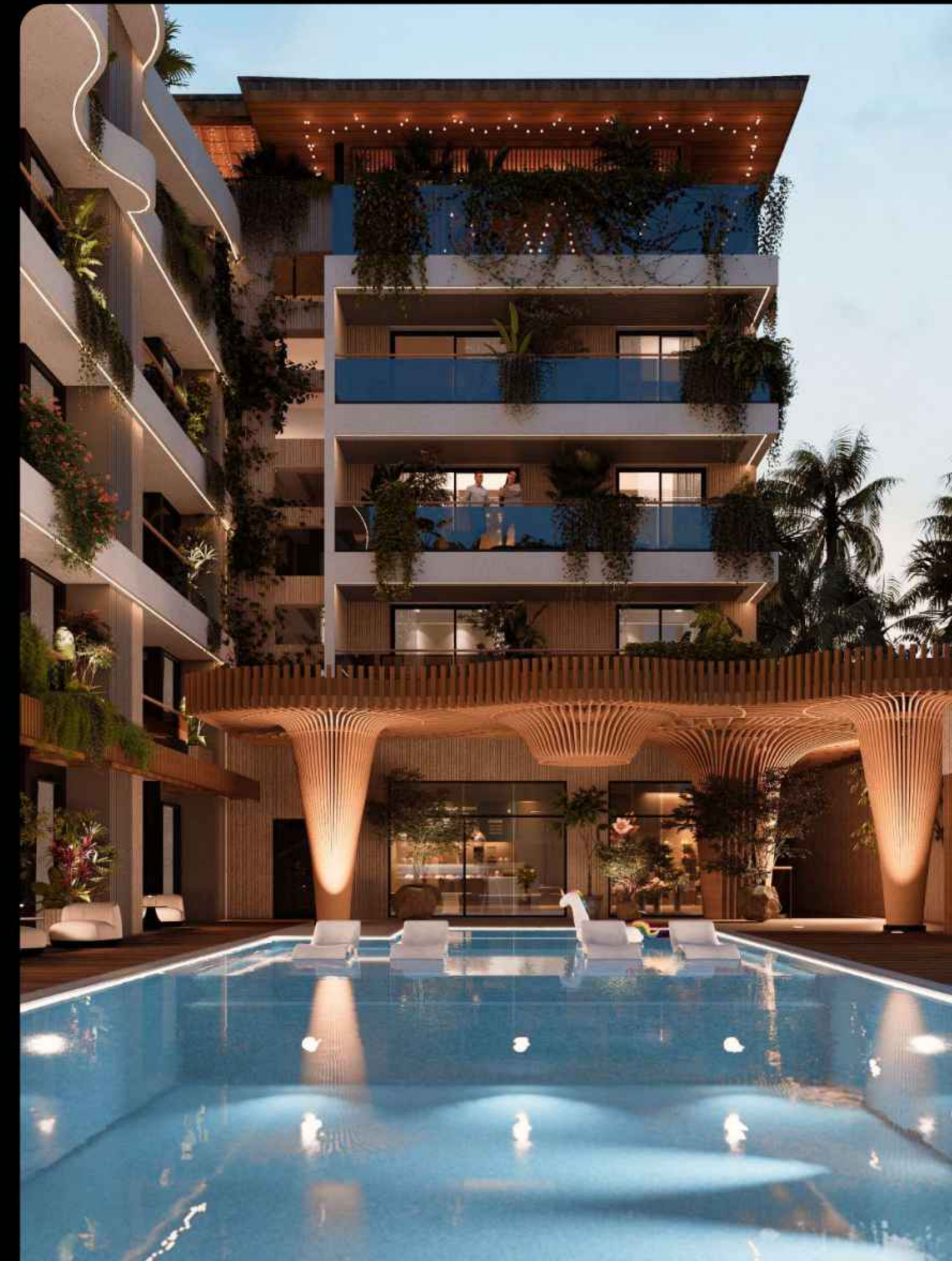


COMPLIANCE WITH INTERNATIONAL
HOSPITALITY STANDARDS





AREAS FOR CHILDREN AND ADULTS

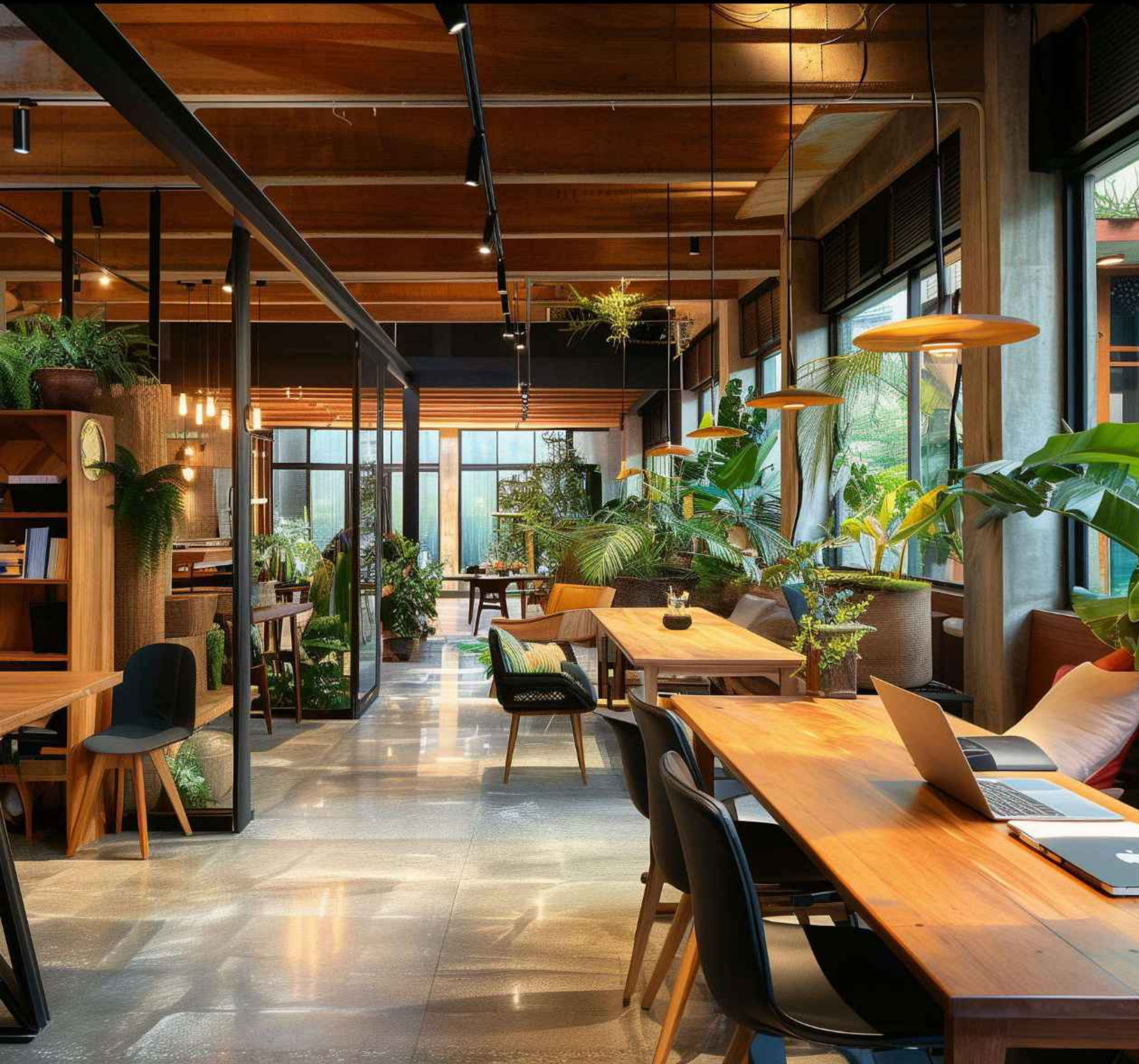


 **2 COWORKING
SPACES**

ROOFTOP +
INDOOR AREA

 **PARKING**

FOR CARS AND BIKES





RELAXATION AREAS

AND LOUNGE SPACES



RESTAURANT

WITH A MODERN CONCEPT



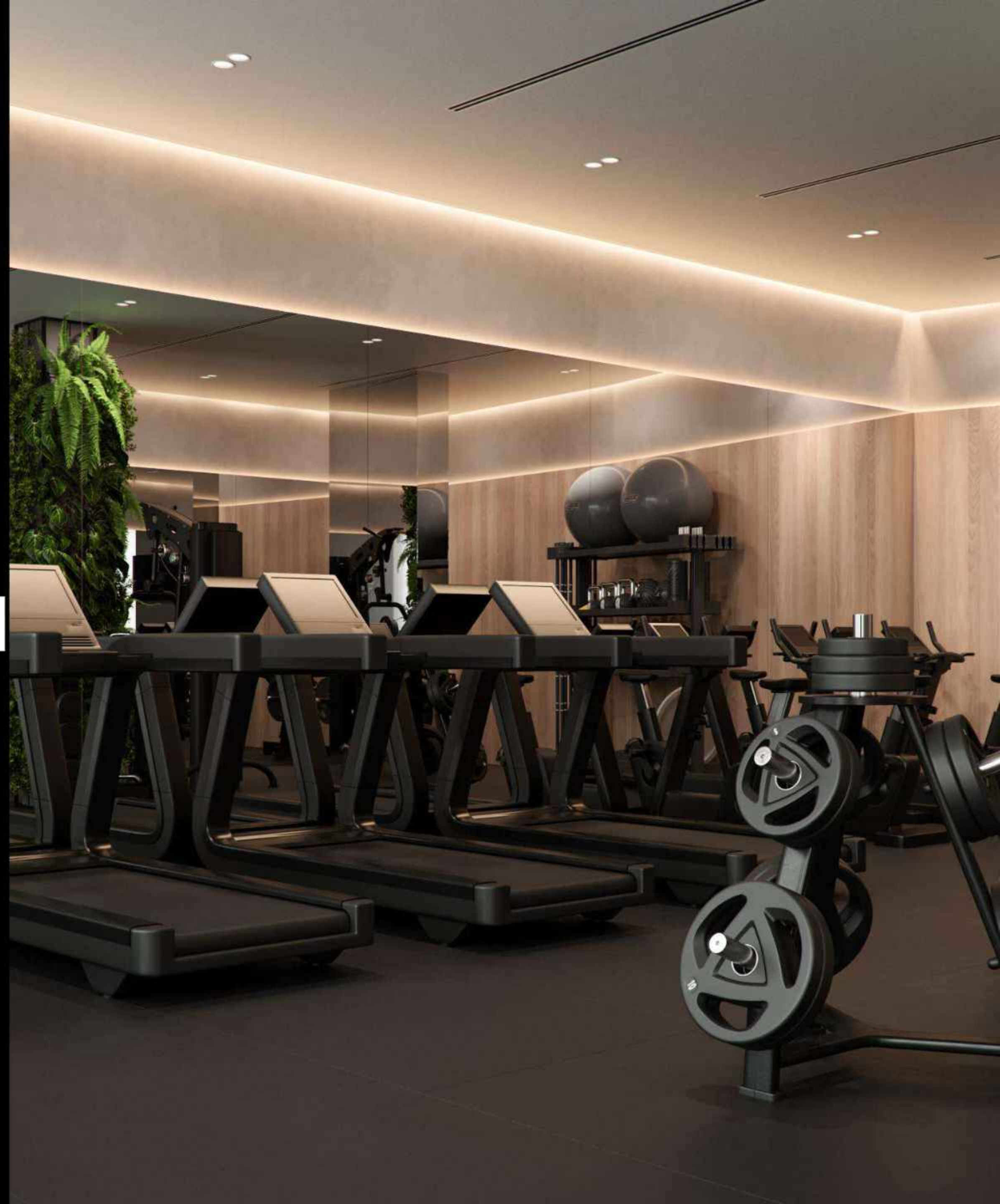
SPORT AND RELAX



A GYM



ROOFTOP



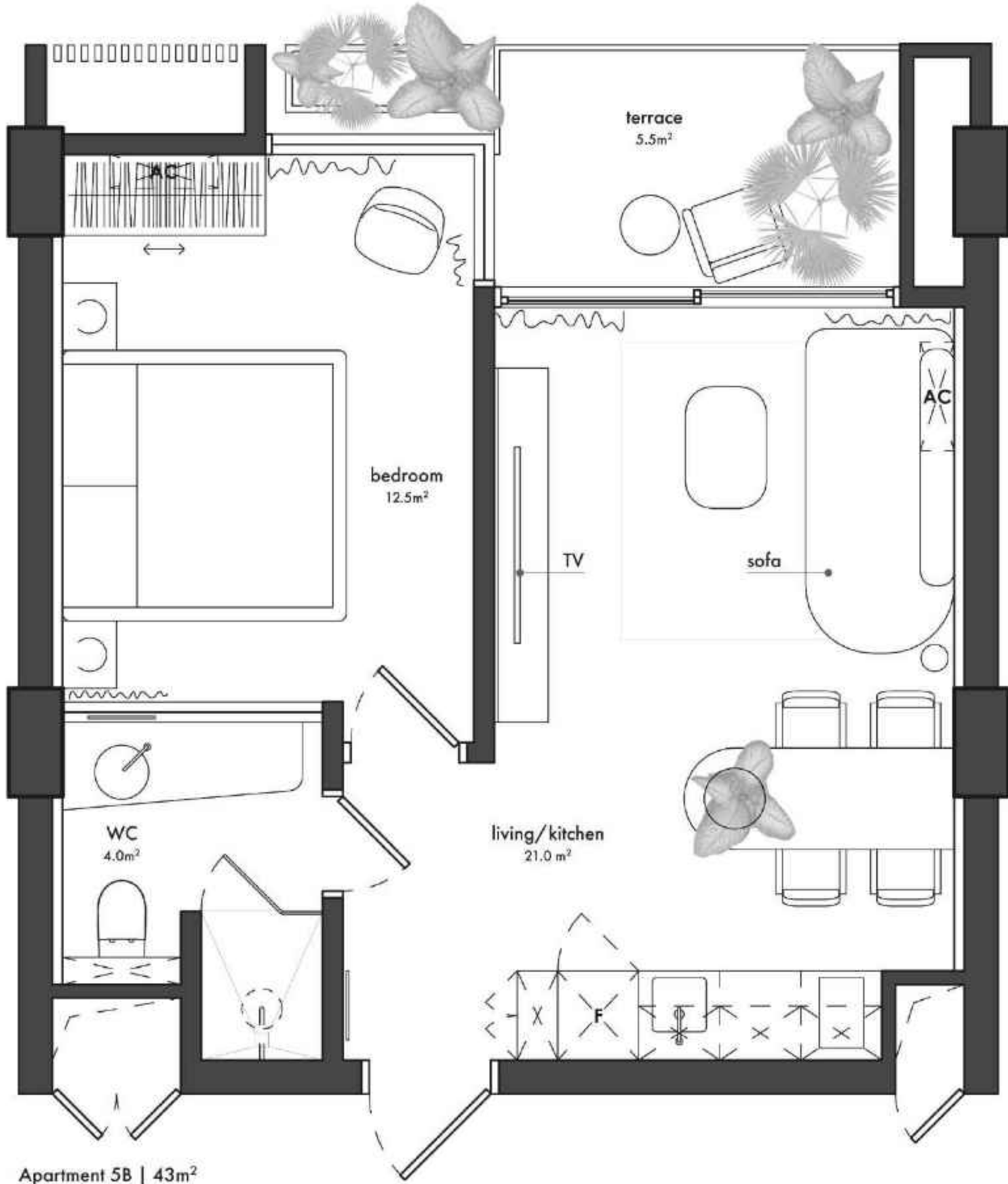
LAYOUTS

1-BEDROOM

43 M²

FROM 135 000 \$

 TOUR 360°



Apartment 5B | 43m²

37.5m² + terrace 5.5m²



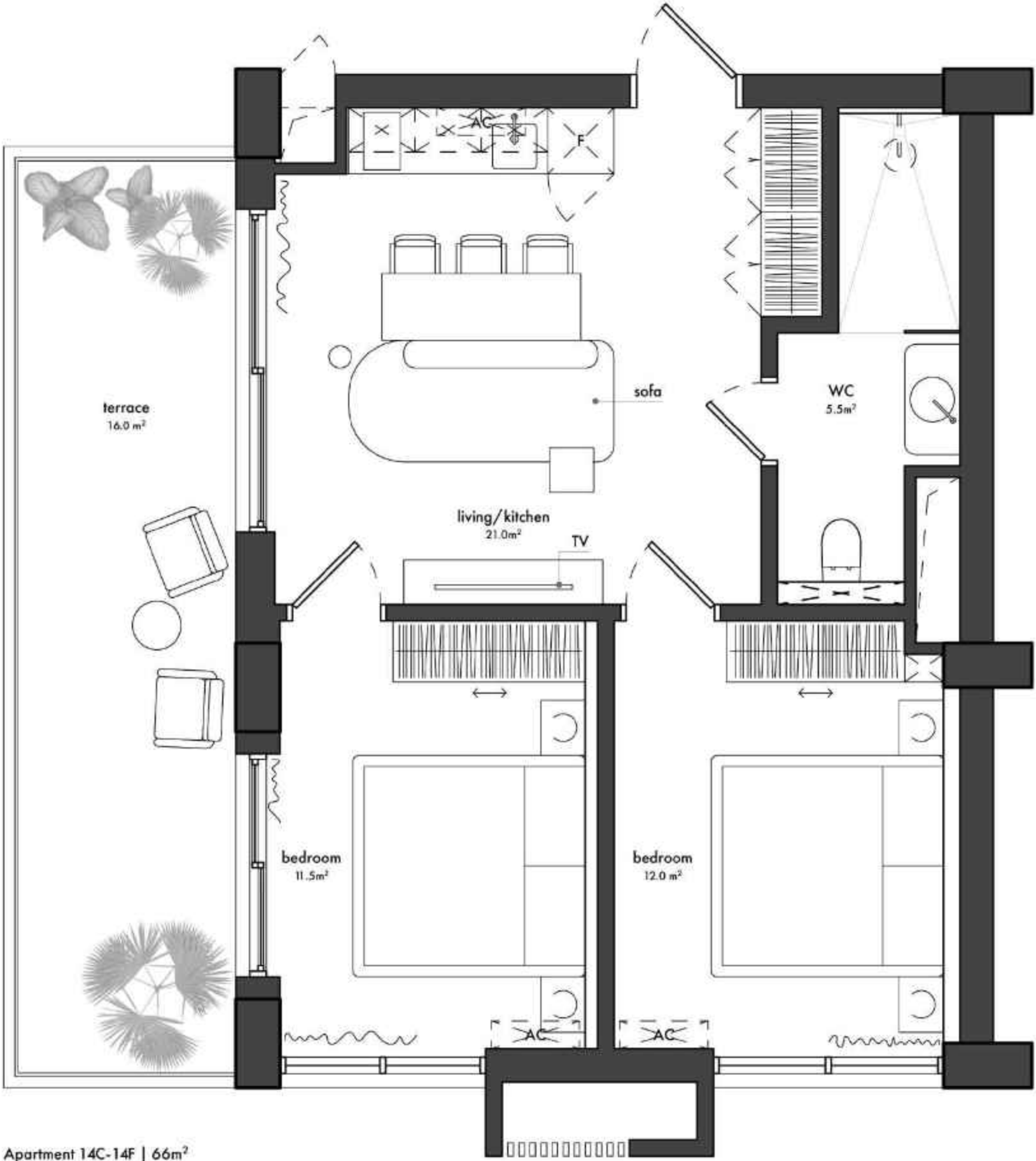
LAYOUTS

2-BEDROOMS

66 M²

FROM 185 000 \$

 TOUR 360°



Apartment 14C-14F | 66m²
50.0m² + terrace 16.0m²



DESIGN

PROJECTS BY INTERNATIONAL ARCHITECTS. FULLY
EQUIPPED WITH APPLIANCES AND FURNITURE



Architizer

INNOVATION

USE OF ECO-FRIENDLY MATERIALS. HIGH LEVEL
OF ENERGY EFFICIENCY

PROJECT ARCHITECTS
AV19 BUREAU AND SHOVK STUDIO



DOCUMENTATION

30+30 YEARS
LEASEHOLD

2082 M²
LAND PLOT AREA

BUILDING PERMIT

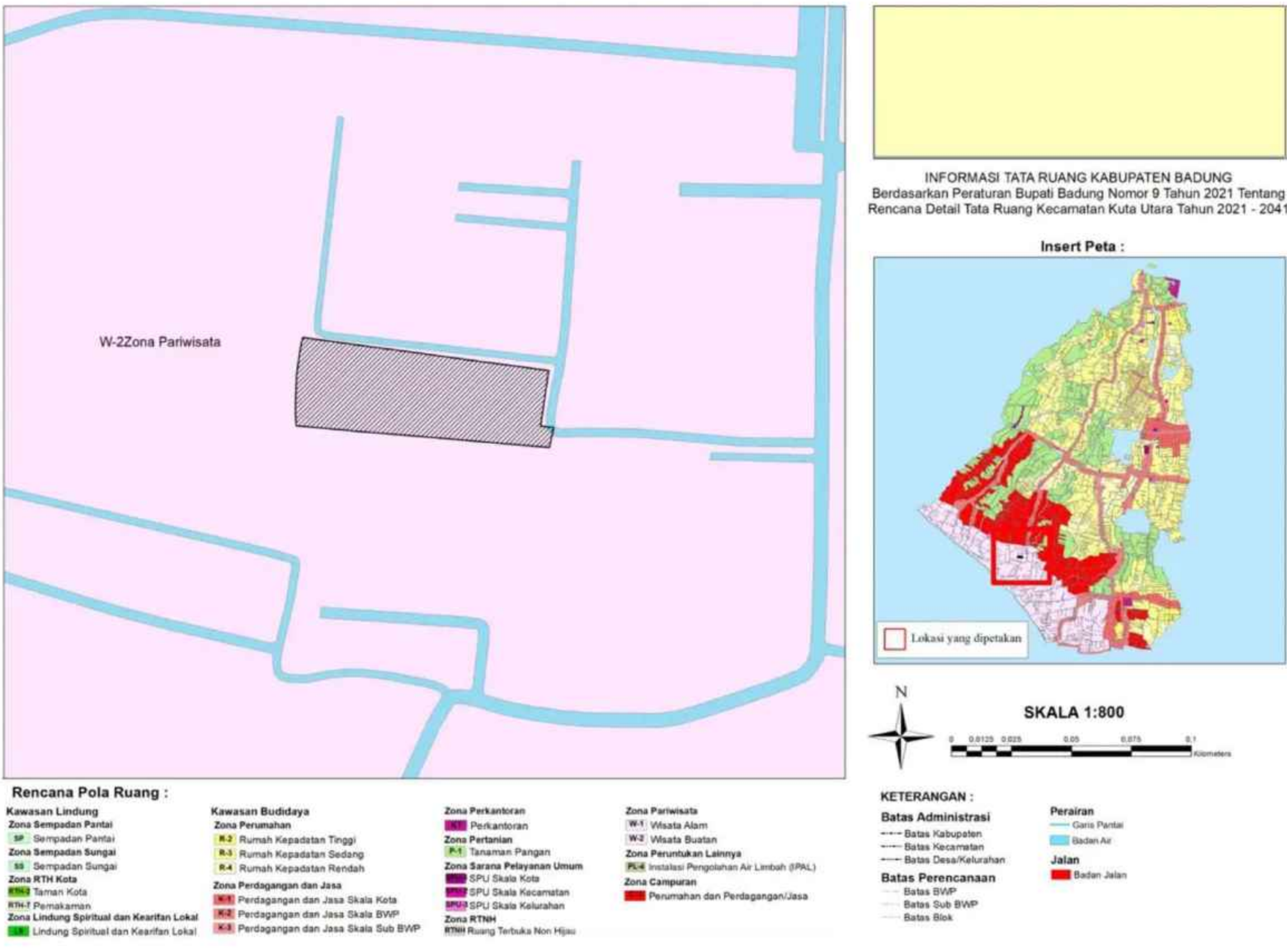


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LAND CERTIFICATE



LAND ZONED FOR COMMERCIAL
CONSTRUCTION



INVESTING WITH PGD: KEY HIGHLIGHTS

0% INSTALLMENT PLAN

UNTIL CONSTRUCTION IS COMPLETED

ROI 10%

GUARANTEED BY CONTRACT

RIBAS HOTELS GROUP

MANAGEMENT COMPANY

12-17%

PROJECTED PROFITABILITY

VIDEO REPORTS

MONTHLY

2025 YEAR

THE YEAR OF COMMISSIONING



MANAGEMENT COMPANY **RIBAS HOTELS GROUP**

**RIBAS
HOTELS**
Group

11 YEARS

ON THE MARKET (SINCE 2014)

1000+

ROOMS UNDER MANAGEMENT

570+

EMPLOYEES

PARTNERSHIPS WITH INTERNATIONAL BRANDS, INCLUDING
RADISSON HOTEL AND OTHERS

RIBAS HOTELS GROUP

A STRONG BRAND AND A RELIABLE PARTNER

**RIBAS
HOTELS**
Group



Guaranteed occupancy and a fully operating business from day one



Full management: finances, marketing, team, and service standards



WOW-level service and a personalized approach to every guest



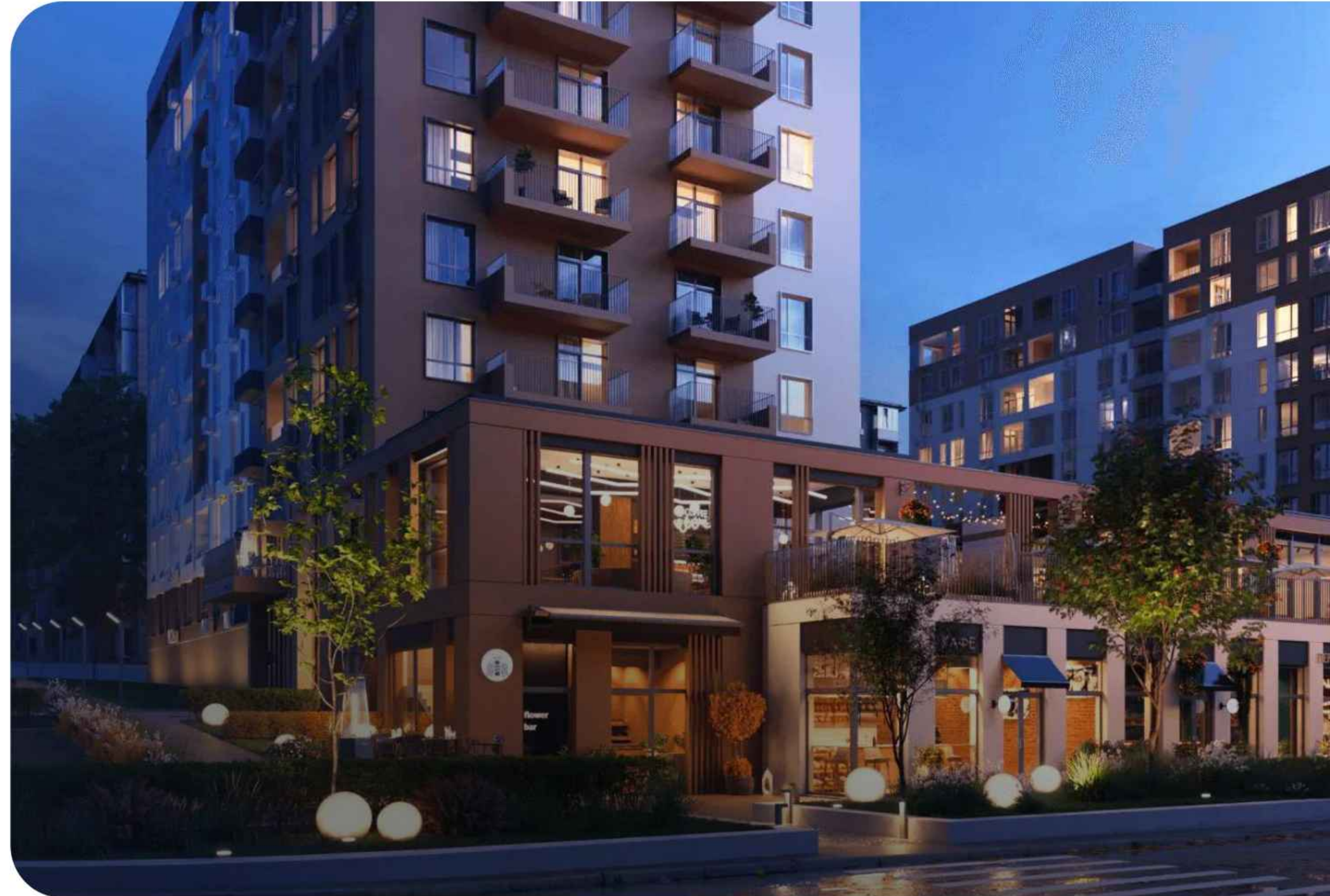
Digital ecosystem: real-time revenue and quality control online



Increased property value through branding and standardization



TOURIST FLOW YEAR-ROUND



STAGES OF THE DEAL

- 01  RESERVATION-1%
- 02  VERIFICATION AND APPROVAL
- 03  SIGNING THE CONTRACT AND DEPOSIT PAYMENT 40%
- 04  QUARTERLY PAYMENTS
- 05  RECEIVING THE KEYS



PROFITABILITY FORECAST: OPTIMISTIC, REALISTIC, PESSIMISTIC

ALL DATA IS BASED ON PROJECTED
OCCUPANCY AND AVERAGE MARKET RATES.

 UNIT 7D | 1BR

PESSIMISTIC	REALISTIC	OPTIMISTIC
10.1% ROI	11.7% ROI	13.5% ROI
8.8 YEARS PAYBACK PERIOD	7.7 YEARS PAYBACK PERIOD	6.9 YEARS PAYBACK PERIOD
\$18,200 INCOME	\$21,300 INCOME	\$24,300 INCOME

 UNIT 14D | 2BR

PESSIMISTIC	REALISTIC	OPTIMISTIC
10.1% ROI	11.8% ROI	13.5% ROI
8.8 YEARS PAYBACK PERIOD	7.7 YEARS PAYBACK PERIOD	6.9 YEARS PAYBACK PERIOD
\$21,200 INCOME	\$24,800 INCOME	\$28,400 INCOME



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