INVEST ISLANDS
INVESTMENT GUIDE

Discover some of the personal benefits of investing in Indonesia
Message From Our Directors

KEVIN DEISSER
FOUNDER & DIRECTOR

“This has been another year of excellent progress for Invest Islands, delivering significantly improved financial returns, and continuing to invest in an organized and structured manner towards future growth.

The Lombok & Sumba Property markets remain very active compared to the rest of Indonesia. We are continuing to launch new developments across the two islands, focusing on a rapid ROI and with expansion into new sub-regions to spruce up targets and drive up returns.

This testament is also reflected year after year with 80% of our investors continuing to recommend us to their personal network – an exceptional accomplishment in this competitive industry. Our business policy of strategic tie ups and new joint ventures, along with the expansion of our business portfolio together with our business model ensures that the company remains both strong and dynamic.”

KEVIN DEISSER
FOUNDER & DIRECTOR
“Inspired by the vision of the founding partner Mr Deisser, I saw an incredible opportunity to build something very special with Invest Islands. We are fortunate to have a group of highly motivated, educated and passionate people working together to realise the potential. We all share the belief that Indonesia is an incredibly exciting market for the right kind of responsible and respectful development. We are operating at a unique moment in the ongoing development of Indonesia, it is a moment where the government is seeking inward investment and has the vision to create new top class resorts and real estate based on the success of Bali. For the first time foreign ownership of land is possible, and Invest Islands are proud to provide a transparent and clear route into the Indonesian real estate market, tailored for foreign investors.

Indonesia IS the fastest growing economy in S E Asia and it’s happening with or without you or us. Those who take the time to read up and do their DD will profit massively from this emerging real estate market. Indonesian nationals and foreign investors alike can benefit greatly. Investment in Indonesia will help improve the quality of life, deliver better education and infrastructure for a nation that is ambitious and hungry to do so with a mean age of just 28 and a population of 250 million, this is one of the most exciting investment opportunities globally. Make sure you are part of it!”

“One of the highlights of the year for me has been taking clients to Lombok for the first time, so they can see with their own eyes just what they are buying into and envision what’s possible.

Lombok always exceeds expectations. Its stunning scenery never fails to blow people away, then we get to help bring our clients ideas into fruition.”
Invest Islands is as committed to the success of our clients’ investments as it is to the outstanding potential offered by the Indonesian archipelago – primarily in Lombok and Sumba.
Our Objective

Our objective is to achieve optimum results for our clients while maintaining liquidity within the market, by also providing good value for end users and developers. Our core beliefs revolve around sustainability and realistic growth in line with the natural development of the market.

Our Vision

Our vision is to find undervalued plots of land for our clients, meeting all the criteria developers look for such as proximity to the airport, beaches and the Mandalika project, ground suitability, access, drainage and surrounding scenery; thus creating an opportunity for substantial upside-potential, whether you are an investor or looking to acquire your own place in paradise.

Our Mission

Our on-the-ground presence allows us to bring basic infrastructure to the plots, increasing their resale value, before marketing them across several regions for our investors. We provide an end-to-end service from directly sourcing land from local owners to exiting the investment on behalf of our clients.

Our Approach

We communicate and perform with a result-oriented focus, delivering secure and affordable financial products through property investments. Our business model combines deep statistical analysis and a secure ownership structure, which bridges the booming asset values of Lombok's land with Hong Kong’s regulations and compliance, creating a safe way to tap into the market while maximising R.O.I.
Invest Islands sources the best locations close to the beautiful beaches, the international airport and the government-backed US$3 billion Mandalika resort, pioneering the most secure right of ownership available for foreigners in the market.

All fees and costs are covered in the price per square meter you pay including notarial fees, purchase tax in Indonesia and the addition of basic ground level infrastructure with electricity and access roads to each plot. We also offer a wide range of services following the land purchase including architectural services, development options and on-going management services.

• Solid track record of achieving 15–20% ROI
• Entry level investment starts at US$50,000
• Corporate set up in Hong Kong for added security
• Receive rental income, and sell on anywhere in Indonesia without the need for a nominee
• Wide range of building and development options

“Thank you Invest Islands for their professionalism and customer service, it’s been a pleasure to do business with you. I got a return over my investment of 44% over 33 months, which is a fantastic rate if you compare it with most investment products! Thank you for keeping your word, I really recommend this to anyone who is looking to invest.”

– Eva A.

“I would like to recommend Invest Islands as they sold my plot of land in Lombok with 35.6% in just over 2 years. Thank you Kevin Deisser and his team in Indonesia, Hong Kong and Denmark!”

– Christophe L.

“Thank you to Invest Islands for their professionalism and the quality of their services. Promises kept, 32% profit in 22 months - banks cannot compete against that! Happy to have trusted you. I encourage all my friends to trust them too.”

– Mélinda C.
Ownership in Indonesia

OUR LICENCE

We are proud to be the only real estate company in Hong Kong that offers its clients an investment in Indonesia and an opportunity to invest through a verifiable, regulated entity without the need for a local nominee. This makes due diligence far more transparent.

The company has spent significant time and resources in order to establish the correct legal structure to ensure full compliance with Indonesian foreign ownership laws as well as Hong Kong (commonwealth) investment regulations.

Invest Islands is a fully licensed real estate investment company meaning we can trade land for and on behalf of international clients, without the need for a local nominee.

Our high level of commitment and comprehensive experience enables us to offer you a full suite of services through our experienced support structures including lawyers, accountants, notaries, architects, contractors and brokers.

Our knowledge of the Indonesian market allows us to present you with unique and exciting opportunities through a respected local presence in the Lombok community.
Penanaman Modal Asing
HOLDING PROPERTY UNDER A FOREIGN INVESTMENT COMPANY

The right to build title (Hak Guna Bangunan or HGB) gives the holder the right to construct and develop buildings on the land and to possess land for an 80-year period. HGB can be owned by an individual who is an Indonesian citizen, or by a legal entity, including a PMA licensed company. A PMA company may be up to 100% foreign owned, thereby allowing a foreign investor to have direct legal control over the company and its business activities. A PMA currently requires a minimum paid up share capital of US$750,000 (February 2017).

The best solution for foreign investors in terms of legal aspect, cost and peace of mind is purchasing land through an existing PMA. Invest Islands offers a full service agreement between the PMA and individual investor specifying amounts, duration of investment hold, security of investment and exit strategy.

If a buyer decides to develop their land holdings, the PMA structure will even allow them to fully own, develop and control the property within the lawful term of HGB. It also allows them to sell any interest in the property offshore if they wish to do so. Lease agreements will be registered directly in the buyer’s name without the need of an Indonesian nominee. A PMA is a business that has to be compliant with BKPM regulations; therefore it is much safer than using an individual nominee.

PENANAMAN MODAL ASING (PMA) TRANSLATES AS:
FOREIGN INVESTMENT COMPANY

The legal entity through which a foreign person, foreign company, or foreign government body can conduct business in Indonesia is the PT PMA.

Individuals who are Indonesian citizens are entitled to own land under the Hak Milik title.

Foreigners may acquire other forms of entitlements over land such a leasehold rights (Hak Sewa) or the right to use the land (Hak Pakai).
### Internal Due Diligence

<table>
<thead>
<tr>
<th>Internal Due Diligence</th>
<th>PMA</th>
<th>Nominee</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>BPN VERIFICATION</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>LOCAL TOWN AND VILLAGE OFFICIALS</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>FAMILY INHERITANCE DISPUTE</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>NEIGHBORING LAND OWNERSHIPS</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td><strong>Client Due Diligence</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IDENTIFICATION OF KEY INDIVIDUALS</td>
<td>✓</td>
<td>✓</td>
<td>To own a PMA requires a KITAS (foreign work visa which requires a degree and in some cases investment qualifications)</td>
</tr>
<tr>
<td>(Company and/or Nominee)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>INTERNATIONALLY RECOGNISED CONTRACTS</td>
<td>✓</td>
<td>✗</td>
<td>Nominee system was created for married couples, not foreign investment, many foreigners have had land and property seized back because of this.</td>
</tr>
<tr>
<td>(Commonwealth law)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>INDONESIAN CONTRACTS</td>
<td>✓</td>
<td>✓</td>
<td>PMA businesses have a lot to lose and must be compliant with international investment standards.</td>
</tr>
<tr>
<td>PAID UP CAPITAL 10 BILLION IDR</td>
<td>✓</td>
<td>✗</td>
<td>If there was ever a dispute with your nominee, it is a local vs a foreigner in an Indonesian court. If you are not married to your nominee, the state takes possession of the land. Whereas Invest Islands is a 100% foreign owned Indonesian company.</td>
</tr>
<tr>
<td>(750’000 USD)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>REGULATED CHECKED AND VETTED ENTITY BY BKPM</td>
<td>✓</td>
<td>✗</td>
<td></td>
</tr>
<tr>
<td>(National Investment Coordinating board of Indonesia)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>VERIFIABLE TAX NUMBER (NPWP)</td>
<td>✓</td>
<td>✗</td>
<td></td>
</tr>
<tr>
<td>VERIFIABLE PERMANENT OFFICE</td>
<td>✓</td>
<td></td>
<td>possibly</td>
</tr>
<tr>
<td>DISPUTE RESOLUTION INTERNATIONAL COURT</td>
<td>✓</td>
<td>✗</td>
<td></td>
</tr>
<tr>
<td>(Hong Kong)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DISPUTE RESOLUTION INDONESIAN COURT</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>
Benefits of using SPV
FOR REAL ESTATE INVESTMENT

A Special Purpose Vehicle (SPV) is typically a subsidiary company or a legal entity such as a trust or a limited liability partnership, which makes its obligations secure even when the parent company goes bankrupt. This is because its asset/liability structure is on a completely different balance sheet, and hence it is also referred to as bankruptcy remote entity.

Special purpose vehicles are extensively used by real estate investors to structure investments and also develop joint ventures, due to their numerous advantages in acquiring and holding real estate:

- **Risk Isolation Factor** – The investor, by using SPV finance for real estate investment, is merely holding property as a different legal entity. This helps to fend off risk, since it allows the investor to isolate the property in question from the other assets and liabilities they own.

- **Flexible Investment Structuring** – SPVs can be structured in different ways for raising capital and/or regulating business activities, depending on the investor. An SPV is capable of raising capital by issuing shares, and multiple share classes can be created to exercise control over it.

- **Ease of Asset Transfer** – By holding assets in an SPV, property and contracts can be sold in an isolated vehicle instead of getting involved with the array of tedious contracts, licenses, permits, etc. separately, which is time consuming and may involve counterparty negotiations.
World’s largest archipelagic country with approximately 17,000 islands, and occupies a strategic location along major sealanes between East- and West-Asia.

World’s 4th most populous country Indonesia has a population just under 250 million and it is home to a 135 million consumer class, a sign of a growing middle- and upper-class with high purchasing power.

Largest economy in Southeast Asia and its only member of the G20. Due to strong economic and demographic Indonesian potential, Standard Chartered projects Indonesia will be part of the G-7 by 2040.

Strong democracy despite of its vast cultural diversity which empowers them with agility and flexibility to meet future.

National motto: “Unity in diversity”

Strong incentives for FDI such as ease-of-doing business are set to attract more foreign investment.

Rich in natural resources, Indonesia is endowed with diverse natural resources and is strategically positioned among markets from which there is high demand for them.

Indonesian Potential

REASONS FOR INVESTING IN INDONESIA
Indonesia has experienced consistent economic growth of around 5-6% YOY since 2010 and this is expected to continue this year.

The rising domestic demand of Indonesian investors and tourists is an additional factor. The new emerging middle class is creating a boom for consumer companies in the country from hotels and airlines to cars and mobile phones. This is boosting domestic wealth, which is finding its way into the property market, in the form of land purchases and developments.

Overflow from other popular tourism markets completes the picture. The closest comparable market is Bali, which is frequently considered over-developed and overpriced having performed strongly over the last two decades. Other regional markets like Koh Samui and Phuket in Thailand also contribute, as do high prices in developed markets such as Australia, Hong Kong, Singapore and Malaysia.

"Indonesia is the third fastest growing economy in Asia and the fastest within South East Asia. While Bali’s tourism industry is world famous and has been booming for the best part of two decades, the entire region is undergoing touristic development and the nominal per-capita GDP is expected to quadruple by 2020."

– Standard Chartered

Social & Economic Stability

Indonesia continues to forge ahead as one of the world’s largest democracies, with very few tensions within the existing political power structures, which are unlikely to impede significant reforms and economic growth.

Following the ten-year administration of Susilo Bambang Yudhoyono, Joko Widodo was elected to office in July 2014 with a voter turnout of 70.6%. Significantly, this was one of the largest turnout rates to date and showed an increased participation by Indonesian citizens in the process, suggesting a strengthening of the system’s legitimacy.

POLITICAL STABILITY INDEX (-2.5 weak; 2.5 strong)

Source: http://www.theglobaleconomy.com/Indonesia/wb_political_stability/
“Long overshadowed by its superstar neighbour across the Lombok Strait, there’s a steady hum about Lombok that catches the ear of travellers looking for something different to Bali. Blessed with exquisite white-sand beaches, epic surf, a lush forested interior, and hiking trails through tobacco and rice fields, Lombok is fully loaded with equatorial allure.”

– Lonely Planet

“Selong Belanak is a welcome antidote to the unchecked development, overcrowding and waste management concerns that blight more established Asian tourist resorts. The broad bay ticks all the boxes: luminous turquoise seas and sand as white as washing powder. Think Phuket 30 years ago.”

– South China Morning Post
LOCATION is often cited as the main determining factor in the value of any given property. The same concept applies when considering the Indonesian islands. This exclusive piece of paradise is just a 2 hour 30 min flight from Singapore, or 30 min from Bali. Located in the middle of the warm, blue Indian Ocean, Lombok boasts a climate that seldom sees temperature above 33°C or below 21°C. This means glorious sunshine and perfect days for exploring the stunning beaches, diving in clear oceans, and enjoying your holidays in a true tropical paradise. Lombok is the most popular destination in Nusa Tenggara, Indonesia, with the fabled Gili Islands drawing visitors for action both in and out of the water. The mighty Mount Rinjani, Indonesia’s second highest volcano (3726m) is also a lure for trekkers, with the big breaks on the south coast a magnet for surfers.
Land price comparison

Lombok’s land values started booming around 2009 but today are still 5 to 10 times lower than Bali in developed areas, and up to 100 times lower in undeveloped locations.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>KUTA &amp; SEMINYAK BALI</th>
<th>KUTA SOUTH LOMBOK</th>
<th>GILI TRAWANGAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>210 US$</td>
<td>12 US$</td>
<td>23 US$</td>
</tr>
<tr>
<td>2004</td>
<td>360 US$</td>
<td>14 US$</td>
<td>28 US$</td>
</tr>
<tr>
<td>2005</td>
<td>530 US$</td>
<td>16 US$</td>
<td>35 US$</td>
</tr>
<tr>
<td>2006</td>
<td>800 US$</td>
<td>17 US$</td>
<td>50 US$</td>
</tr>
<tr>
<td>2007</td>
<td>900 US$</td>
<td>20 US$</td>
<td>65 US$</td>
</tr>
<tr>
<td>2008</td>
<td>1100 US$</td>
<td>23 US$</td>
<td>73 US$</td>
</tr>
<tr>
<td>2010</td>
<td>1600 US$</td>
<td>30 US$</td>
<td>125 US$</td>
</tr>
<tr>
<td>2012</td>
<td>1810 US$</td>
<td>55 US$</td>
<td>150 US$</td>
</tr>
<tr>
<td>2013</td>
<td>2020 US$</td>
<td>78 US$</td>
<td>163 US$</td>
</tr>
<tr>
<td>2014</td>
<td>2100 US$</td>
<td>96 US$</td>
<td>175 US$</td>
</tr>
<tr>
<td>2015</td>
<td>2160 US$</td>
<td>115 US$</td>
<td>185 US$</td>
</tr>
<tr>
<td>2016</td>
<td>2200 US$</td>
<td>128 US$</td>
<td>192 US$</td>
</tr>
<tr>
<td>2017</td>
<td>2250 US$</td>
<td>140 US$</td>
<td>200 US$</td>
</tr>
</tbody>
</table>

Source: Jones Lang LaSalle (JLL), 2017
## Typical House Building Costs

<table>
<thead>
<tr>
<th></th>
<th>BALI (LOW BUDGET HOUSE)</th>
<th>BALI (MID-RANGE VILLA WITH POOL)</th>
<th>BALI (HIGH-END VILLA WITH LARGE POOL)</th>
<th>LOMBOK (HIGH-END VILLA WITH LARGE POOL)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LAND AREA IN ARE (1 are = 100 sq meters)</strong></td>
<td>2</td>
<td>4</td>
<td>8</td>
<td>8</td>
</tr>
<tr>
<td><strong>PRICE OF LAND PER SQM (USD)</strong></td>
<td>150</td>
<td>400</td>
<td>800</td>
<td>40</td>
</tr>
<tr>
<td><strong>PRICE OF LAND PER ARE (USD)</strong></td>
<td>15 000</td>
<td>40 000</td>
<td>80 000</td>
<td>4 000</td>
</tr>
<tr>
<td><strong>COST OF LAND (USD)</strong></td>
<td>30 000</td>
<td>160 000</td>
<td>640 000</td>
<td>32 000</td>
</tr>
<tr>
<td><strong>SIZE OF BUILDING</strong></td>
<td>100</td>
<td>200</td>
<td>410</td>
<td>400</td>
</tr>
<tr>
<td><strong>COST OF BUILDING PER SQUARE METRE (USD)</strong></td>
<td>250</td>
<td>400</td>
<td>600</td>
<td>400</td>
</tr>
<tr>
<td><strong>SWIMMING POOL</strong></td>
<td>0</td>
<td>15 000</td>
<td>30 000</td>
<td>18 500</td>
</tr>
<tr>
<td><strong>TOTAL COST OF BUILDING (USD)</strong></td>
<td>25 000</td>
<td>95 000</td>
<td>270 000</td>
<td>178 500</td>
</tr>
<tr>
<td><strong>CONSULTANTS FEES 20% OF BUILDING COST (USD)</strong></td>
<td>5 000</td>
<td>19 000</td>
<td>54 000</td>
<td>35 700</td>
</tr>
<tr>
<td><strong>TAX 10% OF BUILDING COST (USD)</strong></td>
<td>2 500</td>
<td>9 500</td>
<td>27 000</td>
<td>17 850</td>
</tr>
<tr>
<td><strong>TOTAL COST (USD)</strong></td>
<td>62 500</td>
<td>283 500</td>
<td>991 000</td>
<td>264 050</td>
</tr>
<tr>
<td><strong>RENTAL PRICE PER NIGHT (USD)</strong></td>
<td>30</td>
<td>60</td>
<td>300</td>
<td>220</td>
</tr>
<tr>
<td><strong>AVERAGE OCCUPANCY</strong></td>
<td>70 %</td>
<td>70 %</td>
<td>70 %</td>
<td>80 %</td>
</tr>
<tr>
<td><strong>ANTICIPATED RENTAL INCOME PER YEAR (USD)</strong></td>
<td>7 665</td>
<td>15 330</td>
<td>76 650</td>
<td>64 240</td>
</tr>
<tr>
<td><strong>% RETURN PER ANNUM</strong></td>
<td>12 %</td>
<td>5 %</td>
<td>8 %</td>
<td>24 %</td>
</tr>
<tr>
<td><strong>POSSIBLE SELLING PRICE (USD)</strong></td>
<td>100 000</td>
<td>250 000</td>
<td>1 000 000</td>
<td>600 000</td>
</tr>
<tr>
<td><strong>PROFIT/LOSS (USD)</strong></td>
<td>37 500</td>
<td>- 33 500</td>
<td>9 000</td>
<td>335 950</td>
</tr>
</tbody>
</table>
The development of the US$ 3 billion Mandalika resort near Kuta, South Lombok is a major driver in increasing land values. The project, which is the largest of its kind in South East Asia, will include luxury hotels, a yacht marina, golf courses, water and theme parks, and a Moto GP race track. Construction of Paramount resort, Pullman, Club Med, X2 and Royal Tulip has already started and are all due to open in 2020, with the Novotel already up and running. Grand Mercure Hotel and Aloft by Marriott have also announced they will soon be breaking ground in the area.

The recent opening of Lombok International Airport has led to a 100% average annual increase in visitors. Mandalika will be THE five-star Asian destination to visit starting in 2020.

Mandalika has the status of Special Economic Zone (SEZ) for the agricultural and ecotourism industries which was newly launched by the government of Indonesia in 2014. It has benefits for investors in terms of fiscal and non-fiscal incentives. With a total area of 1250ha, it offers natural beauty, panoramic views, and other tourist attractions. Mandalika is located in south Lombok and is managed by Indonesia Tourism Development Corporation (ITDC) PT Pengembangan Pariwisata Indonesia.
The Green Future
SUPPORTING REGIONAL INFRASTRUCTURE

With its natural beauty and cultural authenticity, Mandalika has high potential to become the next world class tourism destination. Delivering a 1175ha of tourism-related mixed-use products, Mandalika is positioned as an ecotourism destination incorporating environmentally friendly technologies, such as solar farms, SWRO plants, and allocating more than 51% as dedicated ‘green space’.

<table>
<thead>
<tr>
<th>ROAD</th>
<th>AIRPORT</th>
<th>ELECTRICITY</th>
<th>WATER SUPPLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development of 4 km road leading to Tanjung Aan beach and road connecting Lombok International Airport and Mandalika.</td>
<td>Runway expansion at Lombok International Airport of additional 250 metres.</td>
<td>is supplied by PLN &amp; KMPL with a capacity of 30MW &amp; 50MW respectively. Mandalika will increase power with a 15MW-capacity solar plant.</td>
<td>An Indonesian regional water company provides 60 litres per second. Current demand requires 200 litres per second from KMPL.</td>
</tr>
</tbody>
</table>

Under ITDC’s masterplan, the solar power plant will utilise the land under the solar panels as a greenhouse to grow crops organically. The company will develop the solar power plant in stages and targets it to reach full capacity by 2019. The power plant, which occupies up to 50ha of land, will help supply half of the resort’s power demand, projected to reach 110 megawatts by 2025.

<table>
<thead>
<tr>
<th>CABLE CAR</th>
<th>ELECTRIC LIGHT RAIL TRAIN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Embracing the natural setting, there will be a cable car for public recreational transport. Connecting the hills at the north of the complex, it will stretch 4km and allow visitors to enjoy 360° views of Mandalika.</td>
<td>To support the vision of the Mandalika development, an internal transportation system is to be designed in synergy with the concept. The electric train will be the alternative for an eco-friendly transportation solution throughout the entire development.</td>
</tr>
</tbody>
</table>
“Sumba is a dynamic mystery. With its rugged undulating savannah and low limestone hills growing more maize and cassava than rice, it looks nothing like Indonesia’s volcanic islands to the north. It’s one of the poorest islands in Indonesia, but an influx of investment has brought improvements in infrastructure and change that’s trickled down to traditional villages.”

– Lonely Planet

“There is a request from the NTT Tourism Authority for Tambolaka Airport to be international and we will support it and will forward this to the Minister of Transportation and Minister of Public Works.”

– Deputy of Marketing Abroad at the Ministry of Tourism
Less than an hour south east of Bali and Lombok lies the spectacular island of Sumba, offering an entirely alternative landscape to its volcanic northern neighbours. Twice the size of Lombok, and with a predominantly flat terrain, the savannahs of Sumba have much to offer for explorers looking for something new along the archipelago.

Wild horses, stunning waterfalls, beautiful beaches, world class surf spots and traditional houses lived in by the small, predominantly Christian population are just some of the many reasons Sumba is finding its place on the traveller map. The government have announced that the first international airport serving the island will be approved due to its increasing popularity and growing investment from new hotels and resorts.

Among those resorts is the Nihi Resort in Nihiuatu – a luxury 5* hotel opened in 2015 by Chris Burch and James McBride. The resort has been named the best hotel in the world two years running by Travel + Leisure magazine and regularly attracts celebrities due to its exclusivity and relaxed atmosphere.
Our Portfolio

Invest Islands works hand in hand with a wide range of developers as end users of the land. Our trusted expertise in the industry makes construction simple and hassle-free. Our extensive knowledge of land certification, access, water connectivity, soil quality, and where to find the very best views in Lombok, give more confidence and provide a unique appeal for businesses taking advantage of the current tourism boom.

Timeless design & exquisite aesthetics for the lifestyles of tomorrow

In property design today, we must resolutely take into consideration the land we are working on, and whether our creation is sustainable and aesthetically suitable for the setting. We believe our design must be practical, resourceful and sustainable, while remaining limitless in possibility and scope.

Our architectural partner’s designs are about maximizing the potential from the budgets we are working with, and how we can work efficiently and realistically, whilst scrutinizing our integrity every step of the way. By doing so, we shape classic structures that are built to last in the environments of which they become a part.

We work with nature - incorporating the surrounding scenery, and creating places that redefine our relationship with space and how we use it, and what is possible when redesigning homes that are adaptable to our evolving lifestyles.
Our philosophy is about living the right way, and about putting our wellbeing at the heart of matters to make the most of our surroundings.

Another major focus is on sustainable energy, utilizing solar technologies, recycled or sustainably sourced materials, and ventilation systems that lend themselves the climates we work in. We try to integrate and use bio-sanitation and recyclable waste water. As green technologies emerge, we are committed to keeping up-to-date as part of our long term plan to creating lasting solutions to sustainable design.

Lombok & Sumba offer a blank canvas upon which to test these ideals, from which we can co-create in harmony with the lines of nature around us.
The Awang buildings are in the style of the Bauhaus movement in the 1920s and beyond and will appeal to the discerning client who enjoys European designs adapted to the tropical climate.

Special features include phenomenal sunrise and sunset views overlooking two bays, and an open-plan lay out that utilises this unique use of space and design.

The villas come as 2 and 3 bedroom units, each with a stunning 22-meter infinity pool - perfect for families, or those of you wanting a more classic type of design.

Awang villas play with open spaces, offering panoramic views that become part and parcel of the luxury lifestyle experience.
Luxury is a concept — a way of thinking — as part of the creative process with design, in the context of our villas. We endeavor to crush previous ideas around "luxury," by showing you that real luxury doesn’t have to cost the earth and be part of the exploitative psychology of mainstream access when it comes to the extravagance of modern living. We work with you, to explore what luxury now means, and not only how we can achieve it, but how we can be part of the new movement to make the most out of the materials we have, to enable us to build with an attitude that is anchored by thinking outside of the box.

Classic Luxury Villas
The design for the Torok Villas is a post-modern take on traditional Indonesian architecture, bringing the best elements of tradition into the 21st century.

By adapting various features found in some of the many regional styles of building, our partners Inspiral have cultivated new ideas in ways that pay homage to the past and at the same time look to future ecological innovation.

The aims were to develop a new experience for a high-end residence with timeless design and to be an iconic, desirable destination recognised from around the world.

The villas create the feeling of space, freedom and co-existence with the surrounding environment and support the various lifestyle aspects of the occupant within a holistic make up, whilst integrating eco-friendly and sustainable features.
Eco-Luxury Villas

We encourage investment in eco-friendly luxury villas with an open and contemporary design. Our collaboration with renowned architects allows you to own a stylish villa with an ecological and modern design. There are a wide range of features to choose from, ranging from wooden patios to infinity pools and much more.

Working with the best construction partners in the region will allow you to own your customized villa ensuring the end result is up to your specification, with a core of superior quality and style.
At Invest Islands our in-house architecture team work hand-in-hand with local craftsmen in Lombok to bring the best possible collaborations. All our tents are fitted out with bespoke in-built elements to maximise the comfort and luxury of the experience.

Each unit comes with its own extensive wooden deck, surrounded by lush greenery, the deck offers privacy and immersion in nature. Each tent also has its own private pool, carefully positioned as part of our master planning to maximise the views.

Luxury Tents offer a lower entry point into the property market in Lombok. Each unit has enormous growth in income potential both as a rental asset and as a part of the ownership of the land.

When purchased as part of a 5-star resort, managed by a global leader in resort management, the rental yield in relation to investment is unmatched.
Customized camping

After extensive research our team has sourced the best glamping tent products globally, straight out of the workshop to match our requirements. Each unit is customized to the highest quality.

We are able to offer two types; fully integrated into our precision masterplan to deliver optimum views and privacy.

The tents have floor areas of 37.5 m² & 50 m²

The models shown are tent type 1 - 37.5 m²
“Rating agency Standard & Poor’s (S&P) upgraded Indonesia’s sovereign credit outlook to BBB- as its investment grade. The agency gave the new rating a stable outlook.

Fund managers say the investment grade from S&P, which matches the ratings awarded by Fitch and Moody’s years ago, will give Indonesia access to a wider pool of investors. A rating upgrade means an economy can get cheaper borrowing costs when it issues bonds.”

Source: www.reuters.com

“Bank Indonesia thinks the economy is strong enough to withstand higher interest rates – and it’s right. Despite the monetary tightening, GDP growth remains above 5 percent and credit expansion is picking up again.

Delivering a strong – and unexpected – dose of confidence to foreign investors in terms of its economic management, Indonesia looks like the mature kid on the emerging block compared with neighbors such as Malaysia and India.”

Source: www.bloomberg.com


The March 2018 edition of the report is entitled “Towards Inclusive Growth”, in which the World Bank is positive about Indonesia’s economic outlook after seeing the nation’s real gross domestic product (GDP) growth picking up at 5.2 percent year-on-year (y/y) in the fourth quarter of 2017 (accelerating from 5.1 percent y/y in the previous quarter).”

Source: www.worldbank.org
“A survey by the Organization for Economic Cooperation and Development (OECD) shows that Indonesia has recorded a very healthy and positive growth. Secretary General of OECD Angel Gurría said the survey underlined the importance of policy strengthening resilience against global risks. The OECD Report on Indonesia’s economy shows a country growing healthier with a demographic bonus that would accelerate the growth next year. The survey predicted that Indonesia’s economy would grow 5.2% this year and 5.3% in 2019.”

Source: www.oecd.org

“Indonesia has been declared as having the ninth-fastest growing tourism sector in the world, the third in Asia, and the fastest-growing tourism in Southeast Asia. This growth rate is far above the average world tourist growth of 6.4 percent, as well as the growth of tourists in ASEAN of 7 percent. Indonesia’s tourism growth is far higher than Malaysia, which grew by only 4 percent, Singapore at 5.8 percent and Thailand at 8.7 percent.”

Source: www.wttc.org

“PricewaterhouseCoopers (PwC) mentioned Indonesia among the 21 nations that have the fastest-growing economies and will be among the world’s biggest economies by 2030. On this list Indonesia is ranked fifth with an expected gross domestic product (GDP) of USD $5.42 trillion in 2030. In 2016 Indonesia’s GDP was worth USD $933 billion, representing 1.50 percent of the world economy. The ranking of Indonesia in the PwC report shows the London-headquartered company believes there is great growth potential in Southeast Asia’s largest economy.”

Source: www.pwc.com
At the heart of our entire business model is the necessity to have a positive impact on the communities that we work alongside in a long-term and meaningful way; this is why we donate to charity and social organizations involved in improving access to education and sustaining the local environment.

In the social sector, we are implementing our project in two key areas: Torok and Batu Bangke. We will be working on female empowerment initiatives by developing social enterprise products as an alternative income. We will also help to improve the water quality, sanitation and hygiene and seek to increase awareness about public health issues. Furthermore, we will try to give access to alternative sustainable energy sources such as solar panels and bio-gas.

Invest Islands Foundation

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CORPORATE SOCIAL RESPONSIBILITY

To maximize the potential impact of the foundation we support the amazing work of other local organizations in Lombok like Yayasan Peduli Anak that helps underprivileged children in Indonesia by providing family-based residential care, medical treatment and legal support. Another charity close to our hearts is Lombok’s Forgotten Children that helps the sick, poor, disabled & often abandoned children of Lombok. We also support the work of Kuta Lombok Dogs who help to reduce the number of stray dogs and improve their quality of life.

CHARITIES

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**EDUCATION**

Education is essential in changing communities and society for the better and our aim is to make good quality education available for everyone. Using the platform of schools we will attempt to spread positive movements by hosting a series of training workshops about relatable issues in schools around Lombok. We will build a learning center which can be used by students as their workspace & playground. In the future we will also build an eco-school in Torok.

**ECO-BRICK PROJECT**

Within this project we aim to place society at the heart of every movement and provide a hands-on education for the community. In support of this we will create a recycling center which will be able to manage a large scale of waste in the neighborhood. We will also run eco-brick workshops and plastic recycling machines that will teach people to manually turn waste into reusable materials. Another important initiative for us is to try to fight commercial shark fishing in East Lombok by providing an alternative source of income.

An ECO-brick is created by collecting all the soft plastics that can’t be recycled in Indonesia at the moment and using them as building blocks. Our proposed program will help to generate a dignified livelihood and knowledge base to address the root cause of plastic pollution in Lombok and the wider region.
Our investment experts based in offices in Hong Kong and Indonesia, closely follow and understand the market and work hard to cultivate close ties with the local communities we work with, so that you don’t have to.

We take the legwork out of investing in the Indonesian market, so that you can rest assured that your investment is carefully protected by the professional service we offer that includes a packaged service working with our trusted partners including lawyers, accountants, notaries, architects, contractors and brokers.

If you are looking for bespoke professionalism, quality design and a company that shares your interests in sustainability then we are waiting to hear from you.