



Participate in financing a luxury real estate development project in Bali

Real estate development project phases:









Foreword

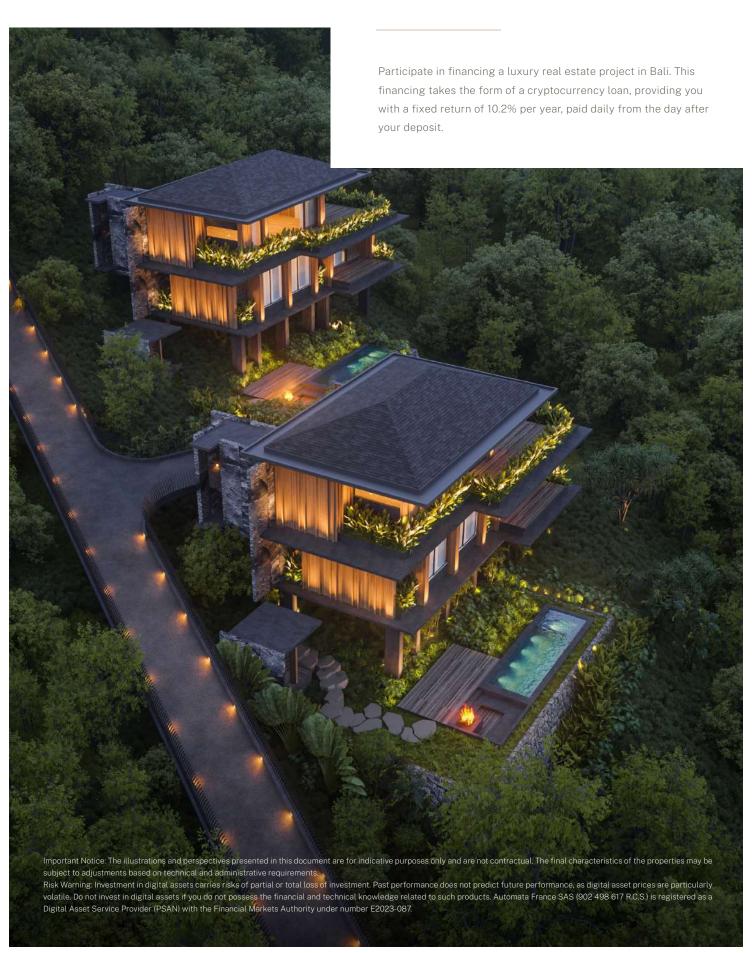


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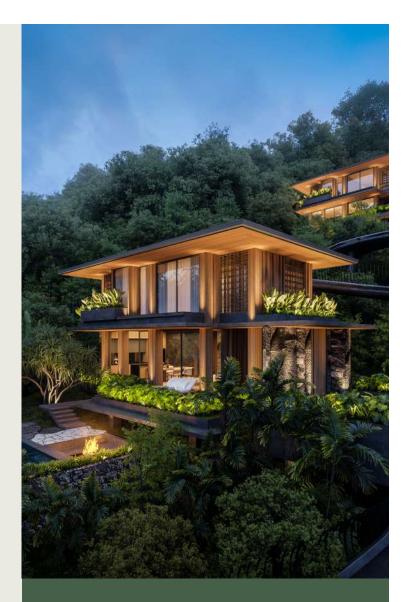
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01

Financing 8 Return Prospects

Financing 8 Return Prospects

Total Amount

€4M

Minimum Investment*

€1

*If financing in USDC, minimum amount is 10 USDC

Lock-up Period

4 years

Annual Return (APR)

10.2% - 11%*

*Depending on privilege club status

Payment Frequency

Daily

Exit Fees after 2 years

Free

*Early exit possible after 6 months with 5% fees

Financing via Vancelian Application

STEP 1



List

Access a list of high-potential projects with attractive returns on our Vancelian application. Browse different exclusive offers to find the one that best matches your investment objectives.

STEP 2



Description

Review detailed financing characteristics: progression, return rate, duration, and project team. Analyze all important information before making your decision to finance the project that interests you.

STEP 3



Deposit

Bitcoin financing, without fluctuation risk, with «EURO lock-in» mechanism.

STEP 4



Remuneration

Daily remuneration in EURC, converted from BTC to limit exposure to value fluctuations.

Operation: 100% Crypto Circuit

Unlike traditional solutions where financing value is in euros, this operates in an entirely crypto environment while being protected from cryptocurrency market fluctuations.

STEP 1



Deposit

Deposits in EUR or USDC converted to BTC fixed at EURO value during operation to avoid BTC fluctuation risk throughout project duration. Note that EUR deposits are fee-free.





Lock-in

Protection of your deposits through their euro valuation.





Remuneration

Distribution of gains in Bitcoin automatically exchanged for EURC.





Unlock

At project maturity, your funds are unlocked in crypto/BTC at the same value initially locked during deposit.





Withdrawal

At any time, your unlocked funds are available for withdrawal in euros or the cryptocurrency of your choice

Project Cost Breakdown

Total Project Costs

CATEGORY	AMOUNT
Total construction cost	64,175,921
Developer commission	€617,592
Land	€635,000
Architect	€44,037
Notary fees	€21,000
TOTAL COST	€5,493,550

Villa Distribution (7 Villas)

Premium 2–Bedroom Villas 2 villas 179m²	Privilege 2-Bedroom Villas 3 Villas 193m²	Deluxe 3–Bedroom Villas 2 villas 305m²
€479,000 /villa	€523,000 /villa	€825,000 /villa

Note: Total construction cost includes building 7 luxury villas, common infrastructure (lobby/restaurant, staff quarters), suspended route, complete bio-climatic installation, landscaping, and all high-end finishes.

Revenue Projections – Seasonal Rentals

Projected Annual Return

13,72%

Based on thorough market analysis and competitive comparisons. Comparative analysis with Munduk Cabins, local market reference, available on next page.

Annual Revenue €753,715

Occupancy Rate 82%

Average Rate €774/NIGHT

Annual Revenue Projections by Villa Type

SOURCE DE REVENU	TARIF JOURNALIER	RÉSULTAT ANNUEL
2x Premium 2BR Villas	€643	€185,391
3x Privilege 2BR Villas	€824	€372,646
2x Deluxe 3BR Villas	€1,055	€317,678
Staff costs (resort operations)	_	- 6 125,000
Annual Result	_	€753,715
Annual ROI		13,72%

Calculation Assumptions

- Average occupancy rate: 82% (300 days/year)
- · Rates based on Munduk competitive analysis
- Seasonality considered (high/low season)
- Operating costs: staff, maintenance, utilities

Important Note: All figures include operational expenses (5%), taxes (10%), OTA commissions (15%), and management fees (15%). Projections are based on comparative analysis with similar properties in the Munduk region and account for Balinese market specificities.

Competitive Analysis

Munduk Cabins is the local high-end market reference in the region. The Heights positions itself in a superior range thanks to exclusive services:

Private pool & jacuzzi for each villa

Private sauna in each

Dedicated 24/7 private valet service

Exceptional finishes: noble materials, integrated home automation, custom furniture

This premium positioning justifies a pricing premium that translates into superior profitability.



The Heights - 2 Bedroom Premium

163m²

\$208k Revenue Potential **350** Days Available

\$208k Revenue

80% Occupancy \$712 Daily Rate



Munduk cabins - Premium 2 bedroom Cabin

120m2

\$140k Revenue Potential 340 Days Available

\$129.9k Revenue

85% Occupancy \$451 Daily Rate



Munduk Cabins - Luxury Studio Cabin with...

36m

\$95.5k Revenue Potentia 309 Days Available

\$79.2k Revenue 80% Occupancy \$320.6 Daily Rate



Munduk Cabins - Premium Cabin with Jacuzzi

81m

\$130.1k Revenue Potential 352 Days Available

\$125.4k Revenue 84% Occupancy \$423.5 Daily Rate



Munduk Cabins - Premium Suite Cabin

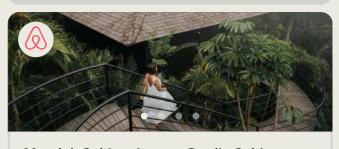
81m²

\$108.9k

Revenue

\$111.3k Revenue Potential 358 Days Available

81% Occupancy **\$375.5**Daily Rate



Munduk Cabins - Luxury Studio Cabin

36m²

\$96k Revenue Potential **352** Days Available

\$92.4k Revenue 86% Occupancy \$304 Daily Rate

02

Project Timeline

Project Timeline

Our Exclusive Offer for 7 Luxury Villas in Bali relies on a mixed approach to maximize returns between land acquisition, real estate development, and rentals. This comprehensive strategy allows you to benefit from multiple sources of value creation throughout the financing phases.

PHASE 1: CONSTRUCTION

JUNE

Land Acquisition

- · Land selected for strong value appreciation potential
- · Secure legal framework

Performance (2 years):

 $\approx 30\%$



Land Preparation

- · Land preparation and main road completed
- · Essential infrastructure in place

Construction (ongoing)

- · Delivery scheduled for end 2026
- · Rigorous monitoring by our local teams

PHASE 2: OPERATION

Seasonal Rentals

· Regular revenue generation

Performance (2 years):

 $\approx 13.72\%$

PHASE 3: RESALE

Realistic Resale

- · Real estate capital gains optimization
- · Targeted period to maximize return on investment

Targeted outperformance:

03

Project Sponsor & Responsibilities

Project Sponsor 8 Responsibilities

Who is The Heights Bali?

The Heights Bali is a French company (THE HEIGHTS BALI SAS) created specifically for this project by Gaël ITIER and Julien HALIMI, respectively CEO and Co-Founder of Vancelian. This structure provides optimal coordination between both entities while maintaining clear separation of financial responsibilities.

For this 7-villa project in Bali, The Heights Bali operates through Indonesian subsidiaries that:

Own the land in full ownership

Manage relationships through renowned **local partners** (French developer Conceptive Construction, architect Eben Lontoh, contractor HMK, etc.)

Supervise villa construction

Responsibility Structure

Our two-level structure allows clear separation of roles and responsibilities:



The Heights Bali:

Solely responsible for loan repayment and interest payment

Uses collected funds to develop the real estate project

Bears debt and assumes project-related

X VANCELIAN

Vancelian (Automata France SAS):

Is a Digital Asset Service Provider (PSAN) registered with the AMF

Facilitates financing via its platform

Ensures digital asset custody

Is NOT responsible for capital repayment or interest payment

You can find full details of the structure in the Terms and Conditions that you accept upon deposit.

04

Guarantees & Security

Financing Guarantees and Security

Tangible Assets

Financing is backed by The Heights real estate project in Munduk (Bali). While there is no formal guarantee on invested capital, several elements secure your deposit:

The Land

Current estimated value of \$650,000 USD with significant appreciation potential. According to government sources, this land will soon change from agricultural zone (green zone) to tourist zone (red zone), which should considerably increase its value.

Villas Under Construction

As the project progresses, these tangible assets gain value and constitute growing security.

Project Expertise and Strength

Experienced Team:

Project led by recognized professionals in luxury real estate

Strategic Positioning:

Villas located in a developing region, notably with planned construction of a new airport and various infrastructure

Secure Legal Structure:

Structure involving a French company operating through Indonesian subsidiaries, offering transparent and solid legal framework

Exit Possibilities

Early exits are possible under specific terms:

Exit windows open two weeks per year (May and November)

Queue Mechanism: your exit is conditional on a new investor entering to take your position First come, first served principle

Partial exit possible if new entrant only takes part of your financing

Compliance and Regulation

Vancelian (Automata France SAS) is registered as a Digital Asset Service Provider (PSAN) with the AMF, ensuring regulatory framework compliant with French requirements.

Financial Structure

Financial Structure

Innovative Financing Structure

The Heights Bali project's financial structure is based on a model combining cryptocurrency advantages with real asset financing:

You can deposit in euros, which are converted to BTC (officially a BTC loan)

The euro/BTC conversion rate is locked to avoid fluctuations

When recovering your capital, you receive the same euro value initially deposited

Funds are used to finance development of 7 luxury villas

Return is fixed and paid daily, independent of project progress

Diversified Revenue Sources

Revenues enabling loan repayment and interest payment come from several sources:

Pre-construction Sales: Villa marketing before construction completion Post-construction

Operation: Rental income generated by villas once completed

Sales: Villa marketing once completed

This revenue diversification secures the economic model and ensures stability of paid returns.

Economic Model Based on Value Anticipation

Immediate remuneration is possible because the project relies on constantly appreciating assets:

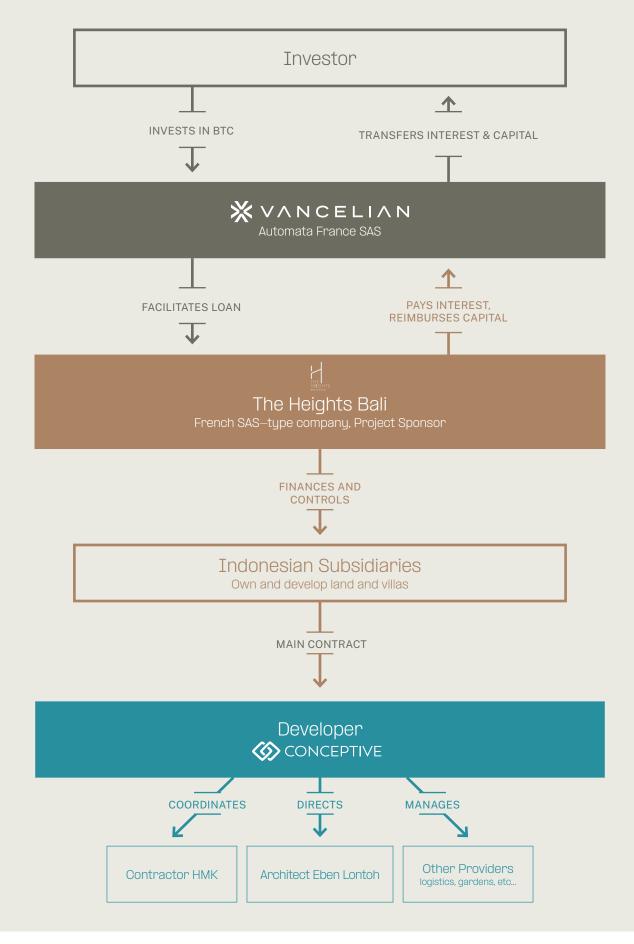
The Land: its value increases annually and will experience strong appreciation with imminent change to tourist zone

Villas Under Construction: Their value increases progressively with project advancement

This approach allows you to receive income from day one.

* Page 18 — The Heights — Vancelian Exclusive Offer

Financial Structure Diagram – Exclusive Offer 7 Luxury Villas in Bali



Why Bali, Why Now?

Why Bali, Why Now?

Recognition

and establishes itself as one of the most captured places through travel enthusiasts' lenses.

Performance

After surpassing pre-Covid records in 2023, Bali forecasts additional 19% growth this year.

Clientele

Bali attracts increasingly affluent clientele, composed of wealthy travelers and influential figures, energizing its real estate market and reinforcing its positioning among the world's most sought-after premium destinations.

Security

Legal environment designed to secure and facilitate foreign investments, offering stable and attractive

Development

Major infrastructure modernization, notably creating a new airport* in the island's north to accompany tourism growth and strengthen northern Bali accessibility.



07

Project Highlights



A project redefining tropical luxury experience

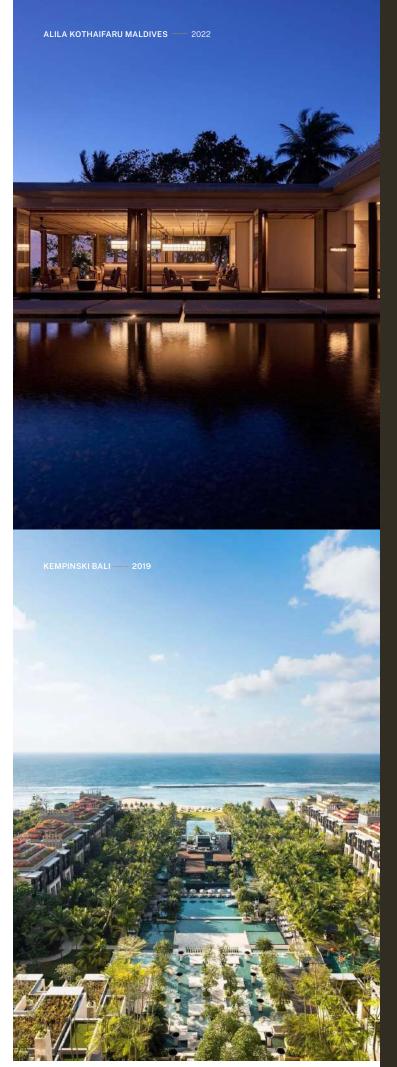
Environmental Commitment

Unique Access

Ultra-Premium Services

Exceptional Characteristics

The Project Team



The Project Team

Led by recognized developer, become essential luxury reference in Bali

Eben Lontoh

HMK

Conceptive construction



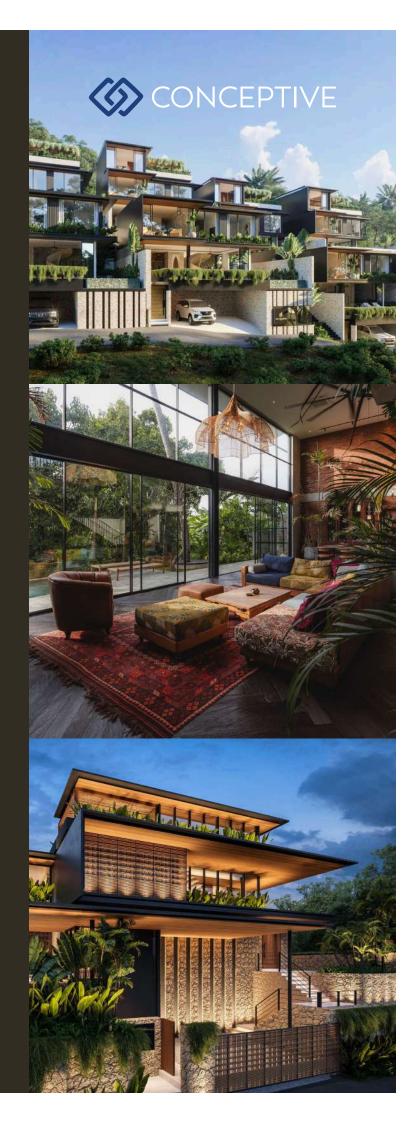
Developer: Conceptive Construction

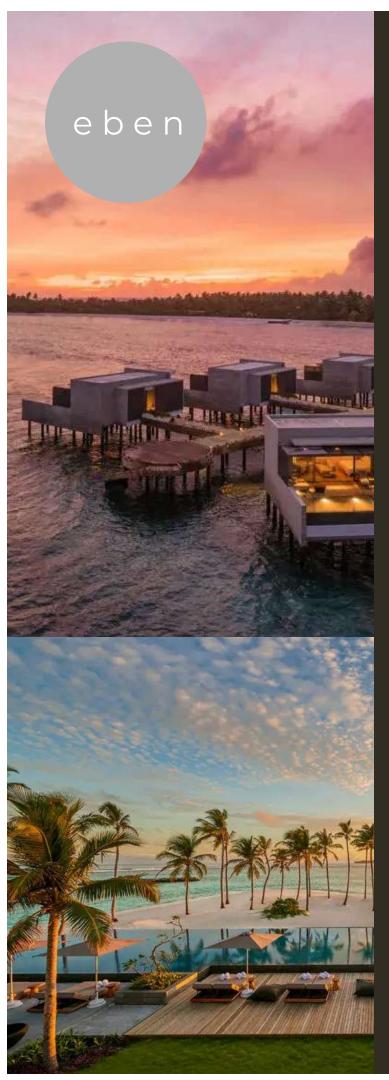
Conceptive Construction establishes itself as the French revelation of luxury real estate development in Bali. In just 5 years, this company has experienced meteoric rise, becoming one of the island's high-end market essential players.

Unique know-how at crossroads of two cultures:

Integrated operational expertise:

- Villa Jungle Loft, Canggu 2024
- The Heights Bingin 2025
- The Heights Melasti 2025





Architect: Eben Lontoh

Eben Lontoh is a renowned Indonesian architect, recognized for his avant-garde approach to modern tropical luxury. After living several years in Singapore where he collaborated with prestigious architecture firms, he developed a unique vision fusing Asian elegance with contemporary luxury international standards.

His architectural signature is distinguished by:

- Creating spectacular open spaces maximizing panoramic views
- Clean lines associated with noble and contemporary materials

Réalisations notables à travers l'Asie:

- Alila Kothaifaru, Maldives 2022
- Alila Villas KohRussey, Cambodia2018
- Private luxury residences in Singapore Jakarta et Bali

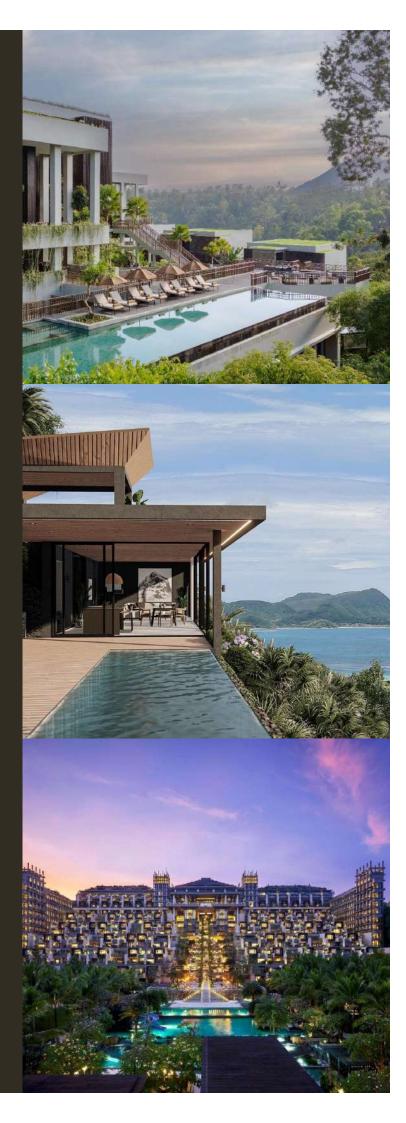


With his international experience in Southeast Asia and beyond, Eben Lontoh brings to The Heights Bali a sophisticated vision of modern tropical luxury, enriched by his understanding of cosmopolitan and demanding clientele expectations.

Contractor: PT. Hamengku Karya (HMK)

HMK establishes itself as one of Indonesia's most prestigious luxury hospitality contractors, with an excellence track record spanning over four decades. Since 1981, this elite company has shaped Bali's most emblematic five-star properties, consistently delivering internationallevel quality meeting luxury hotel brands' demanding standards.

Portfolio de réalisations prestigieuses:



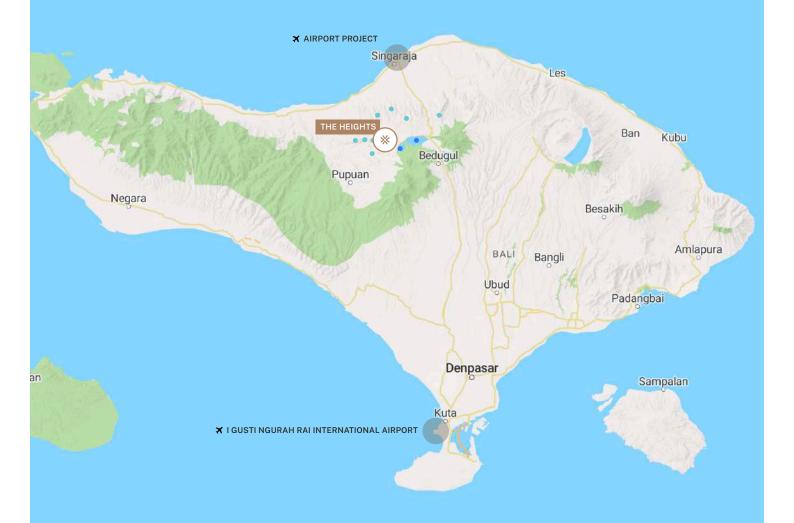
Project Location



Project Location

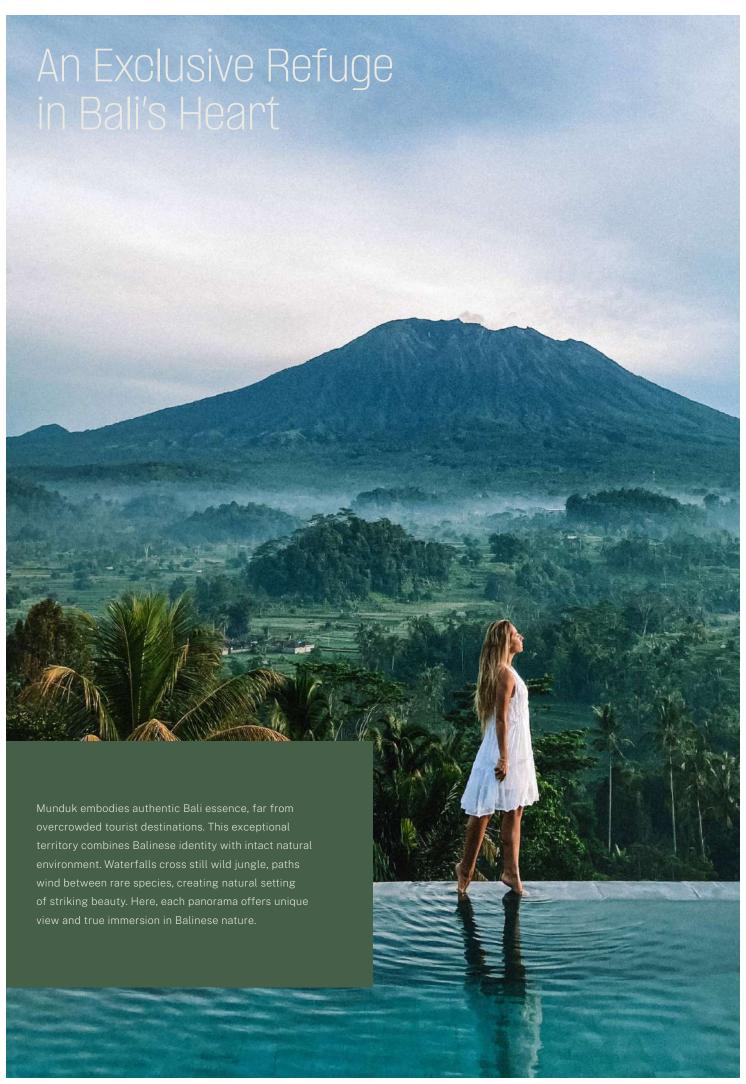
Munduk, Bali's best–kept secret

- THE HEIGHT
- AIRPORTS
- O WATERFALLS
- LAKES

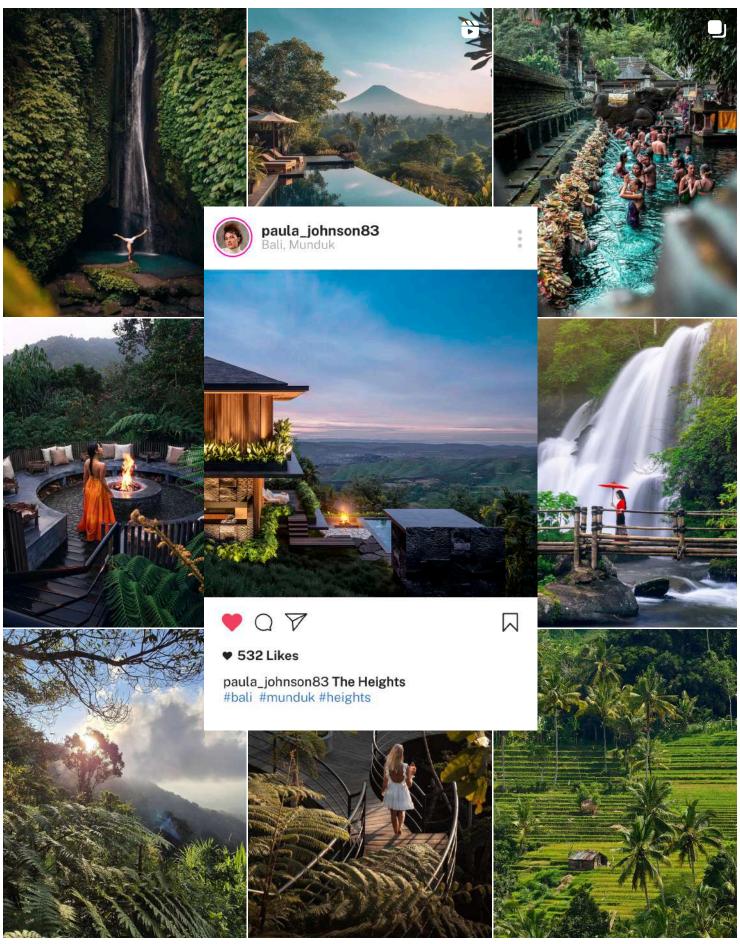


A small village in Bali's highlands, it's a hidden paradise full of activities, far from the island's crowded tourist areas. Renowned for its cool climate, verdant landscapes and rich cultural heritage, Munduk is an ideal destination for those wishing to discover Bali's authentic natural beauty.





The most Instagrammable spot in Bali





Jatiluwih

UNESCO World Heritage site offering breathtaking terraced rice field panoramas, reflecting centuries of Balinese agricultural tradition and ancestral subak irrigation system.

Lovina

Northern Bali beach resort known for black volcanic sand beaches, dolphins, and relaxed atmosphere away from mass tourism.



Lake Tamblingan

10

Master plan

Master Plan

The Heights Munduk reveals seven exceptional villas, carefully positioned on tropical hillside flanks:

villas 3 Bedrooms « Deluxe » — 305m²

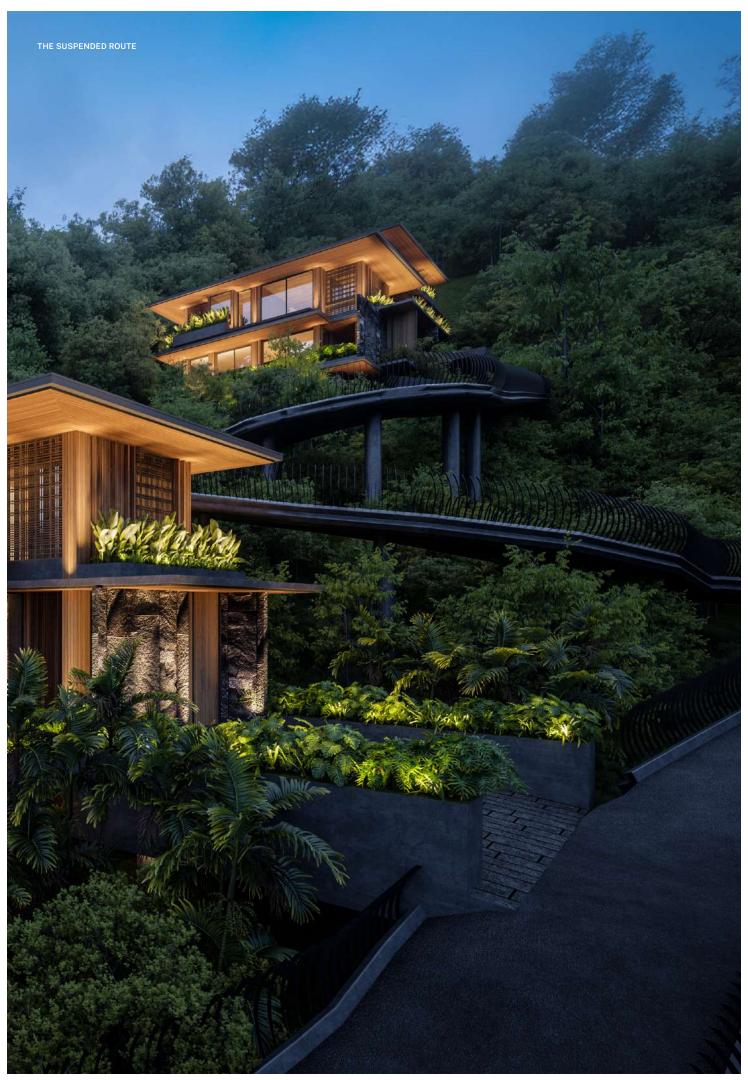
villas 2 Bedrooms « Privilege » - 193m²

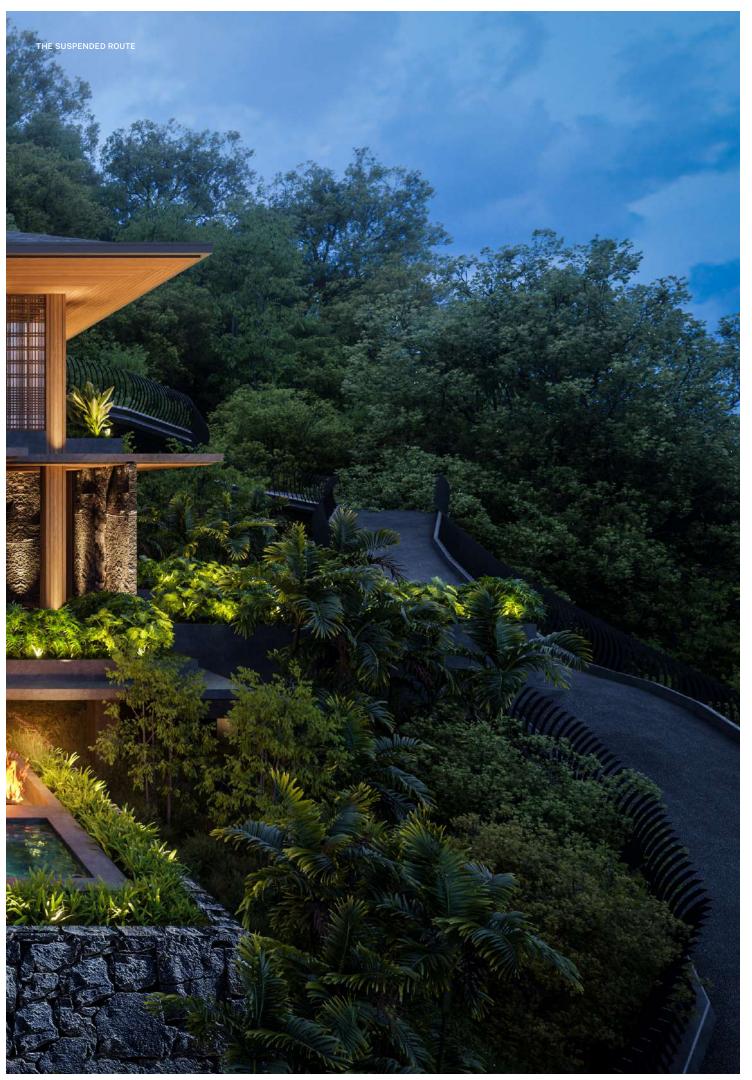
villas 2 Bedrooms « Premium » - 179m²

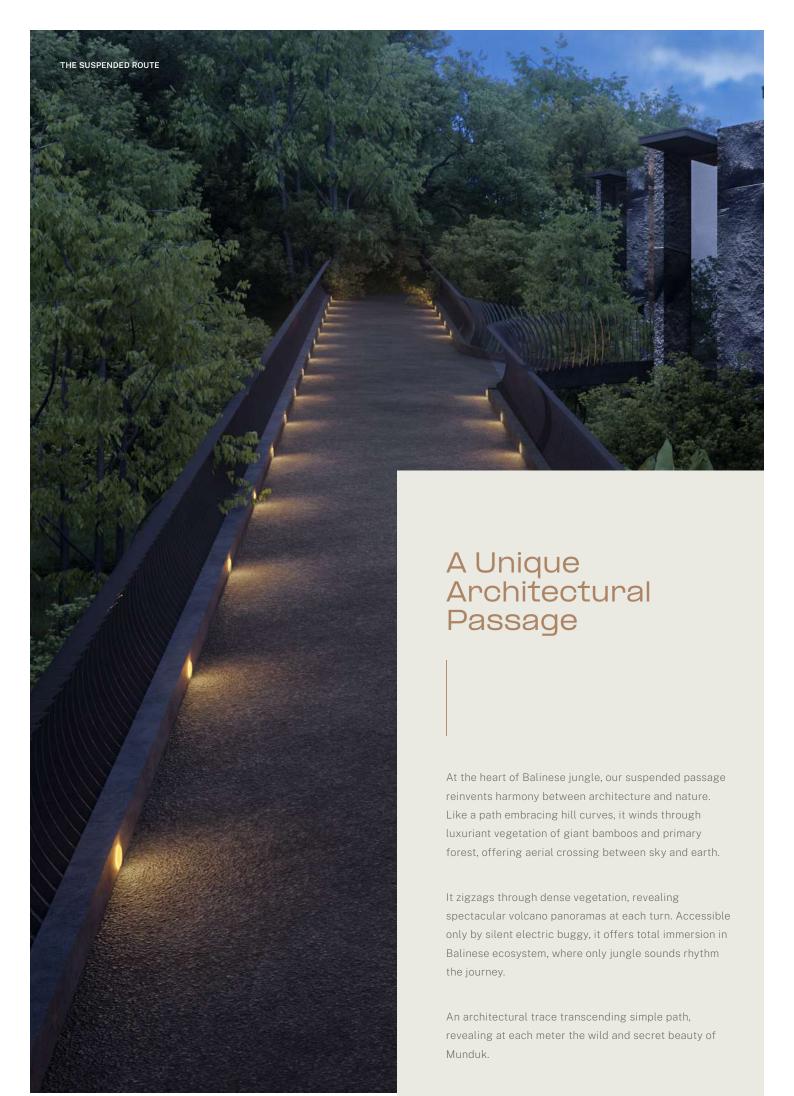
Each residence offers unique panoramic perspectives and absolute privacy. The suspended route, architectural connecting element, winds between these sanctuaries, providing access to a project where each villa becomes privileged observatory of Bali's beauty.



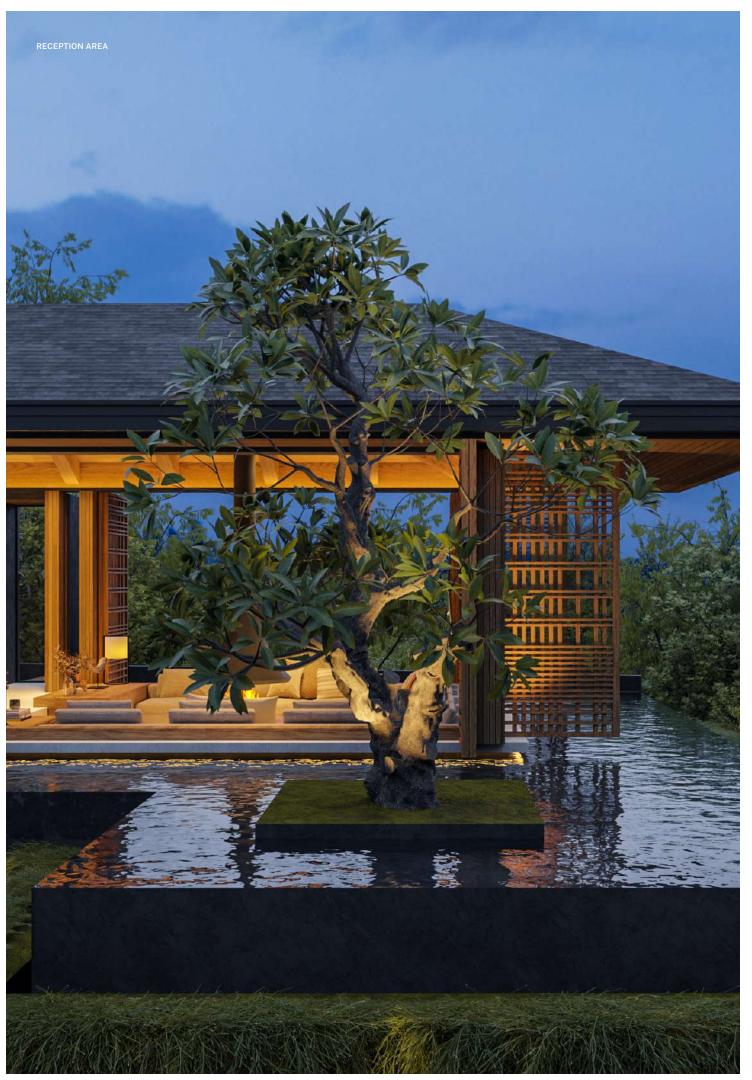
The Suspended Route



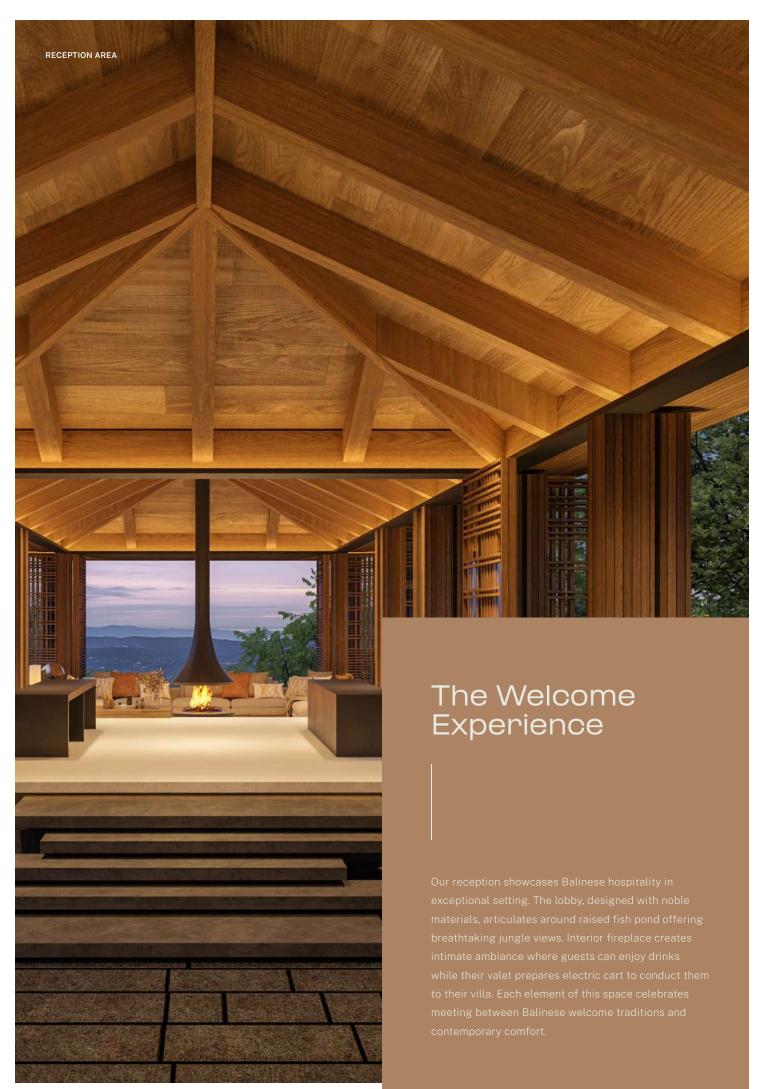




Reception Area





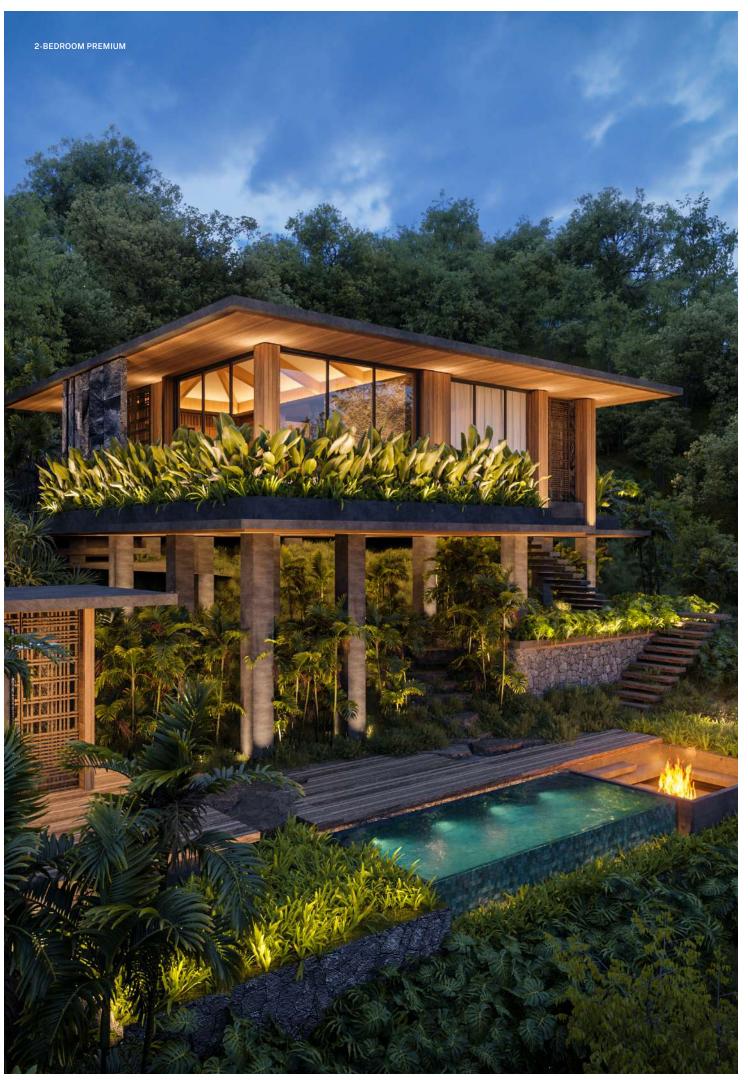


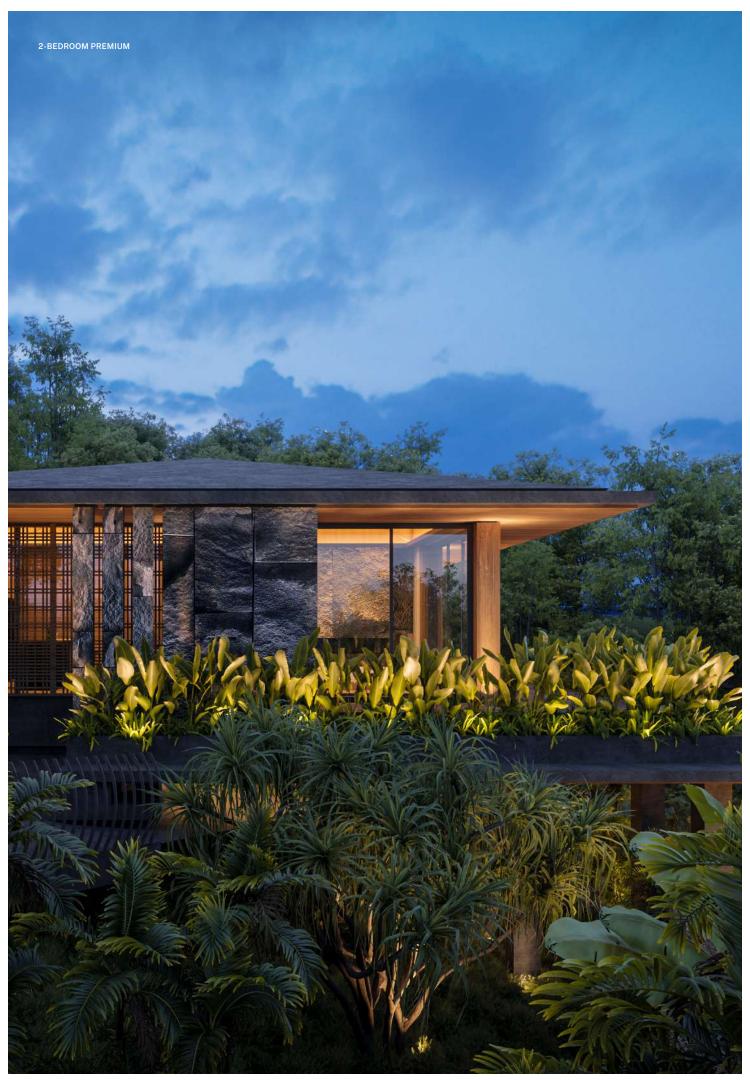
2-Bedroom **Premium** Villas

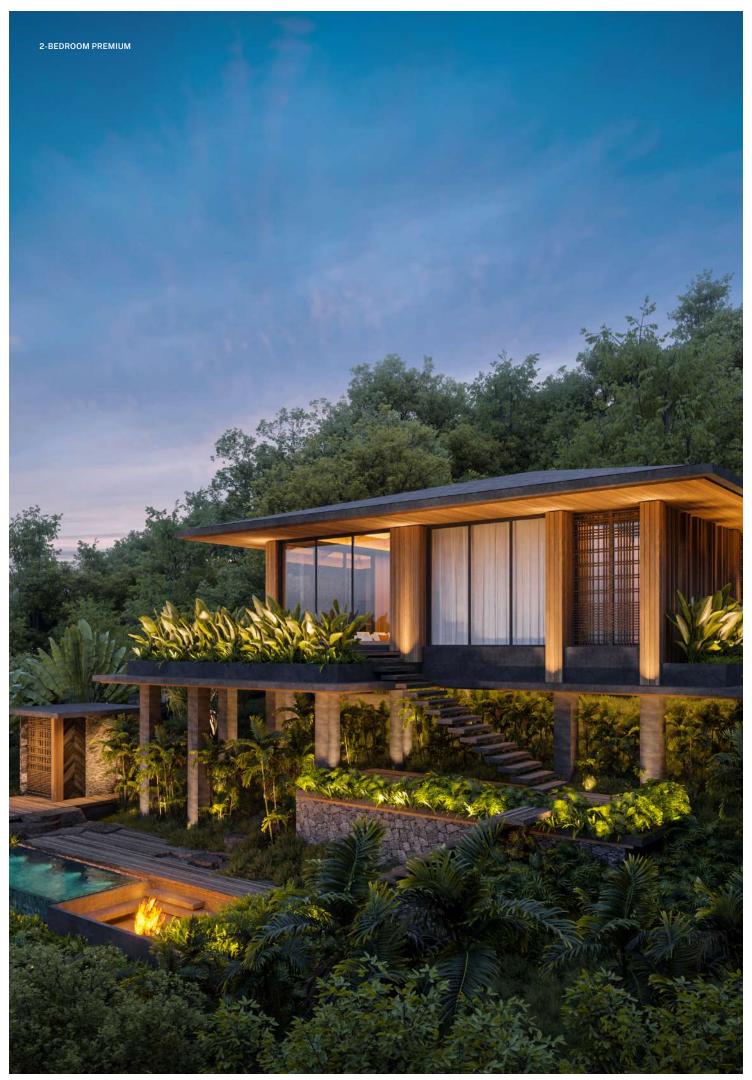
2-Bedroom Premium Villas

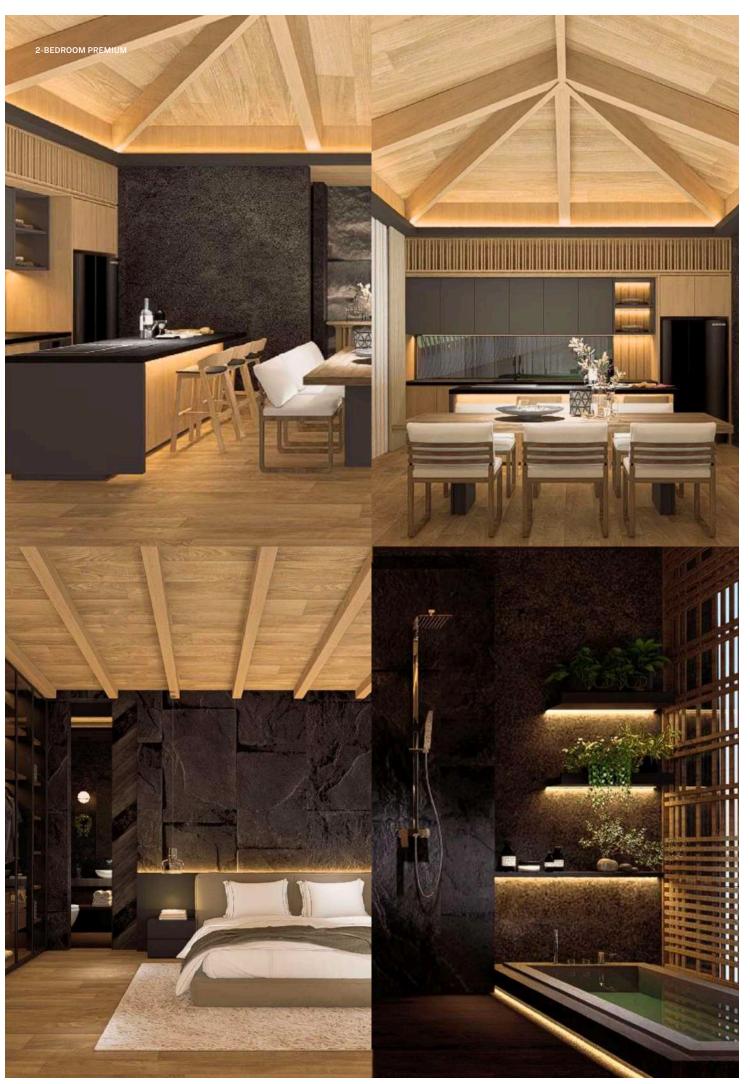








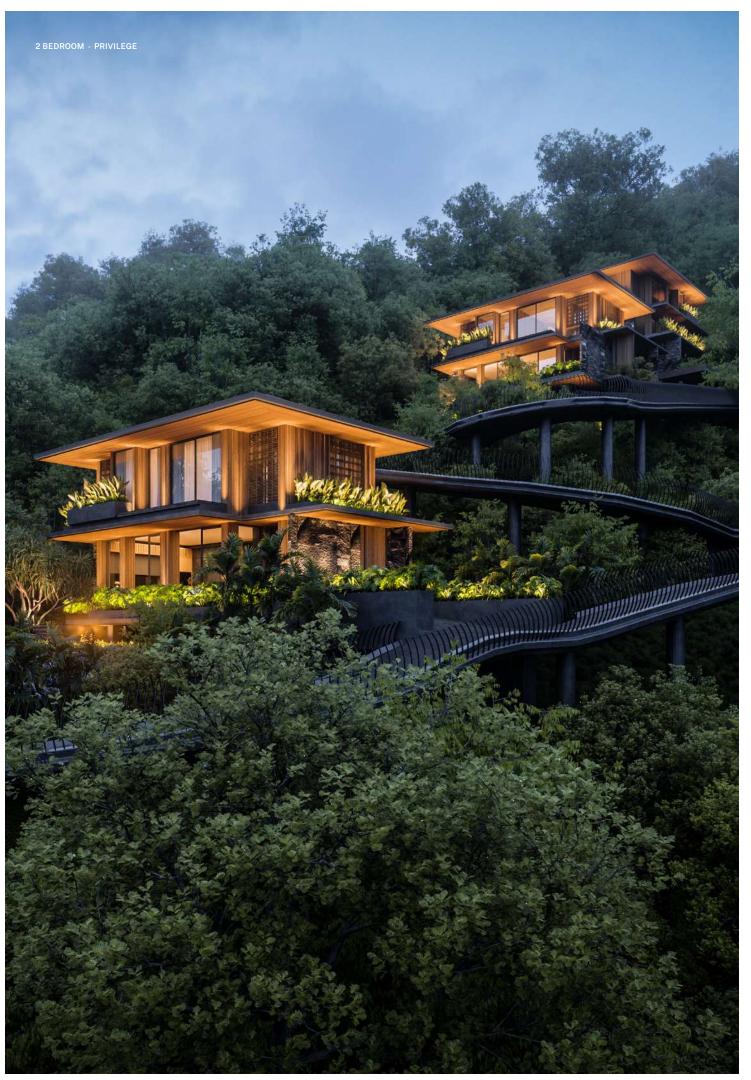




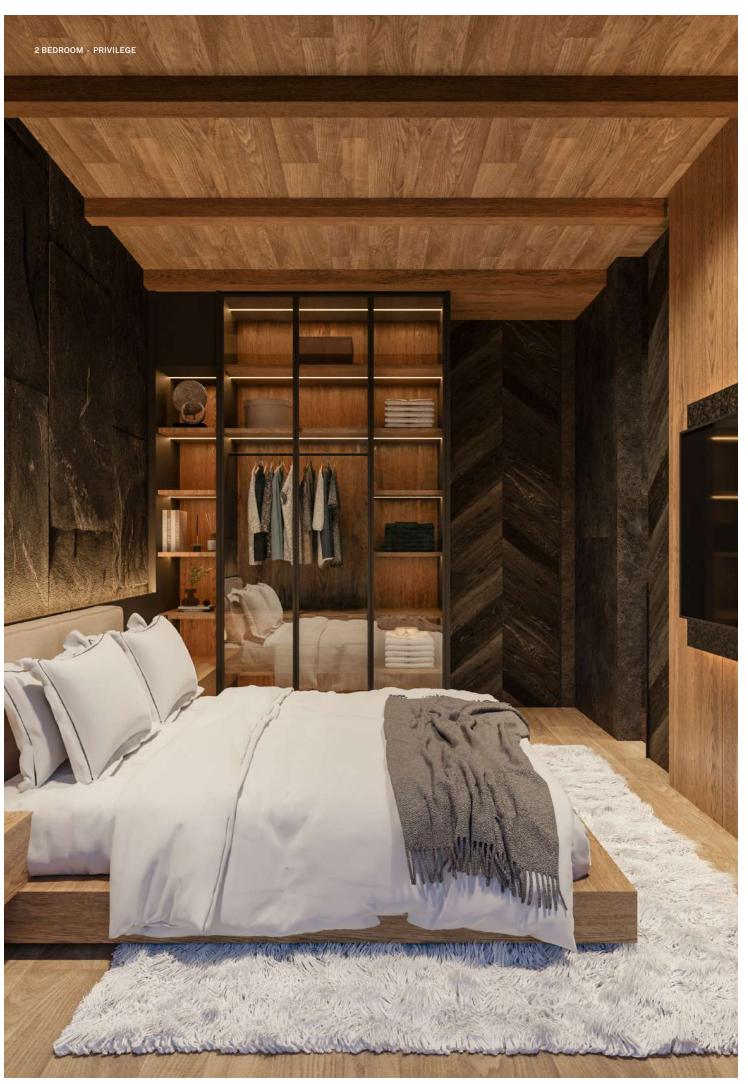
2-Bedroom Privilege Villas

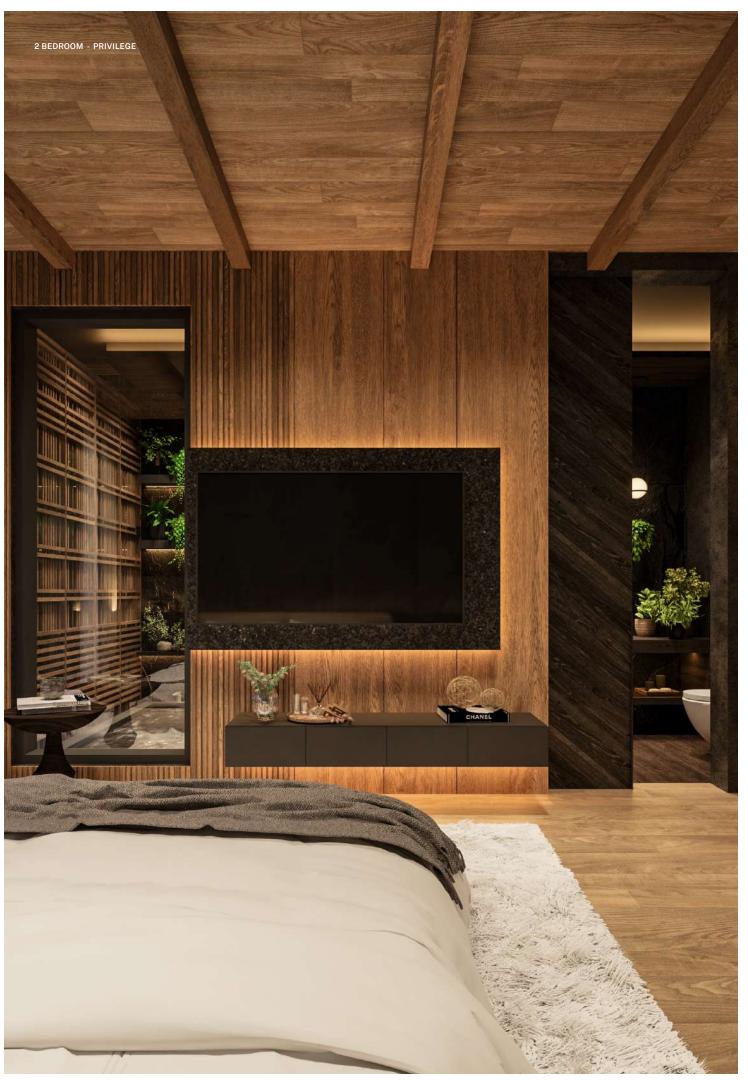
2–Bedroom Privilege Villas

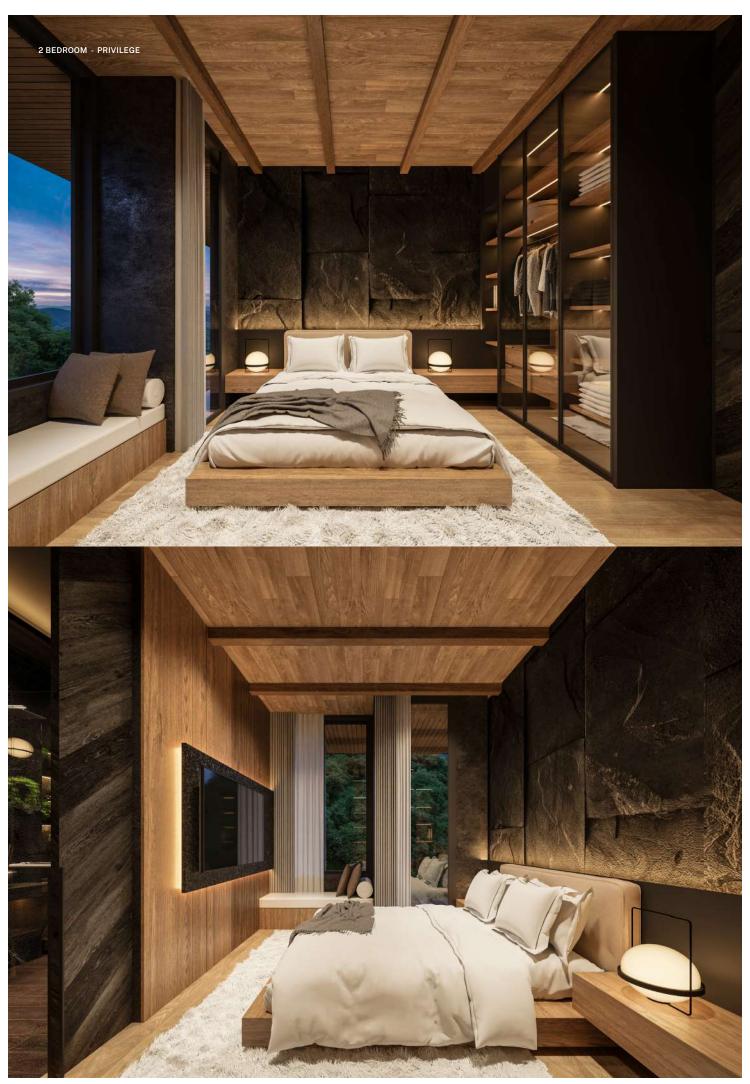


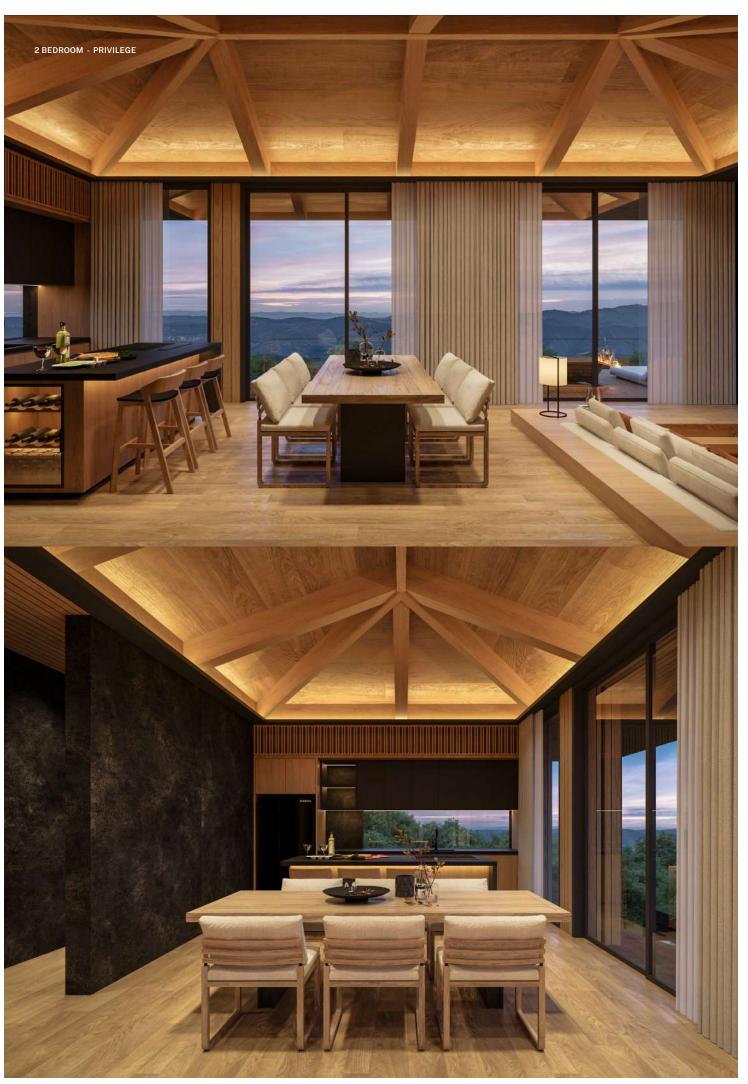


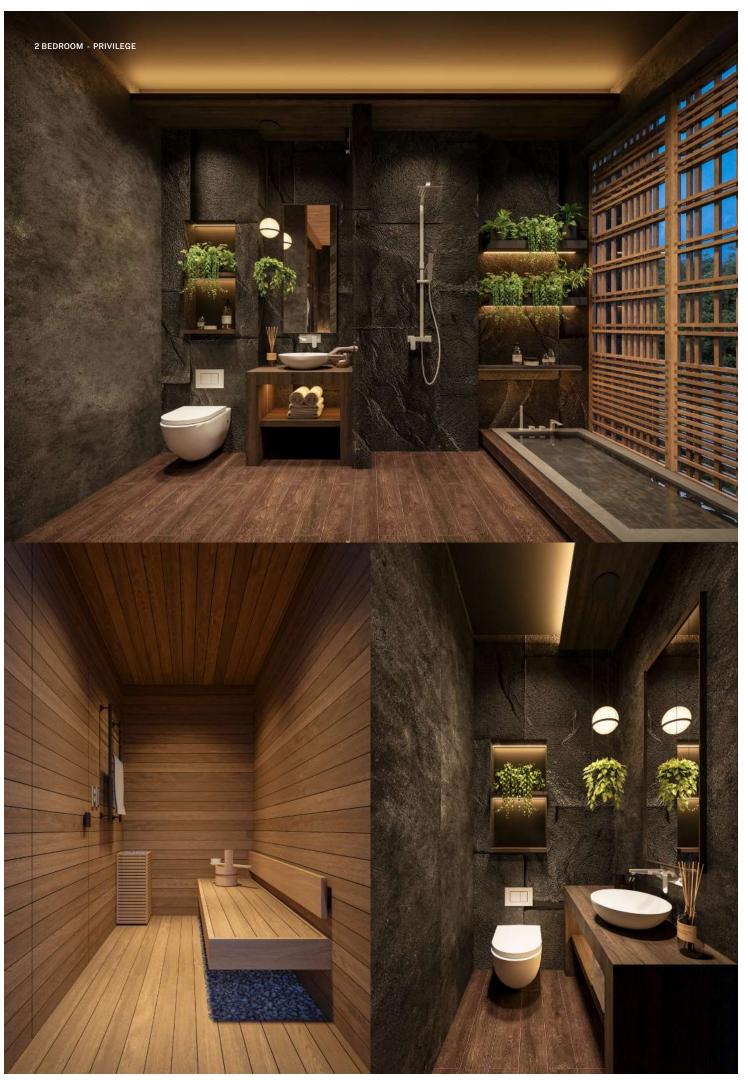












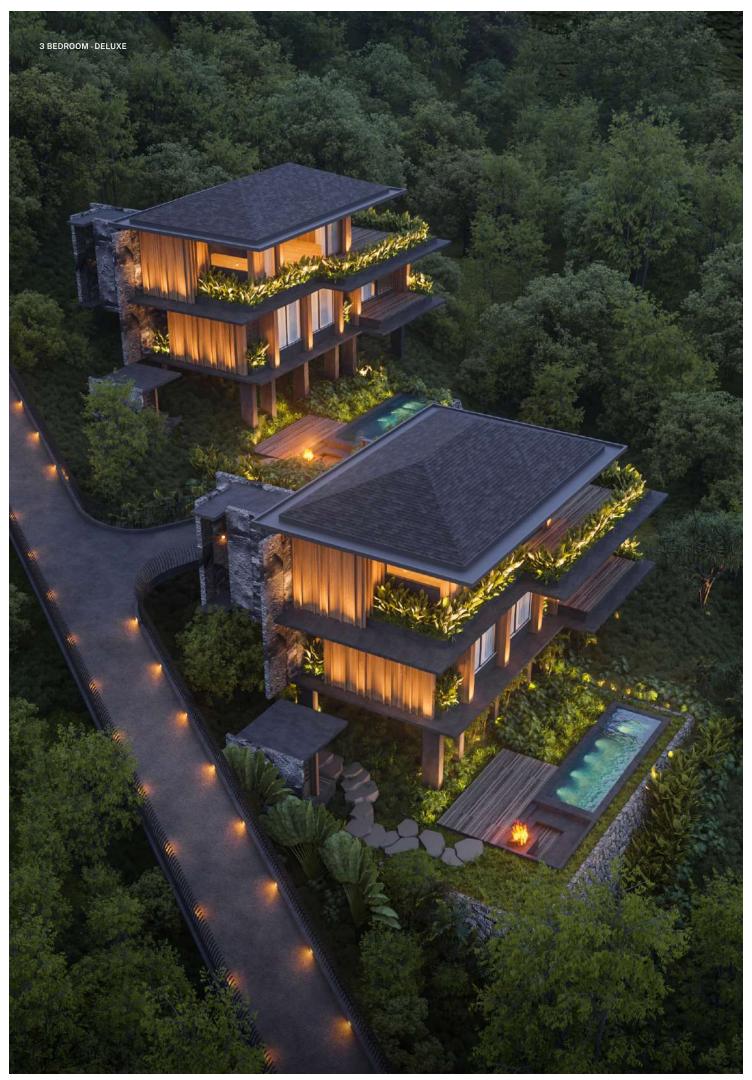
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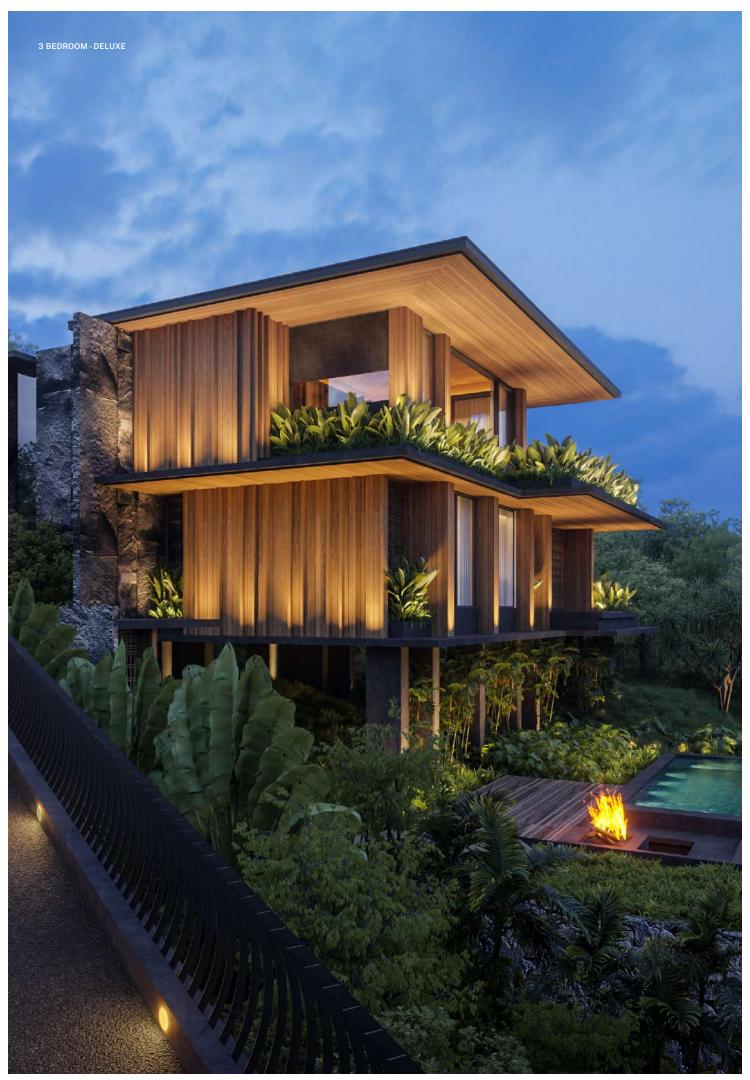
3-Bedroom Deluxe Villas

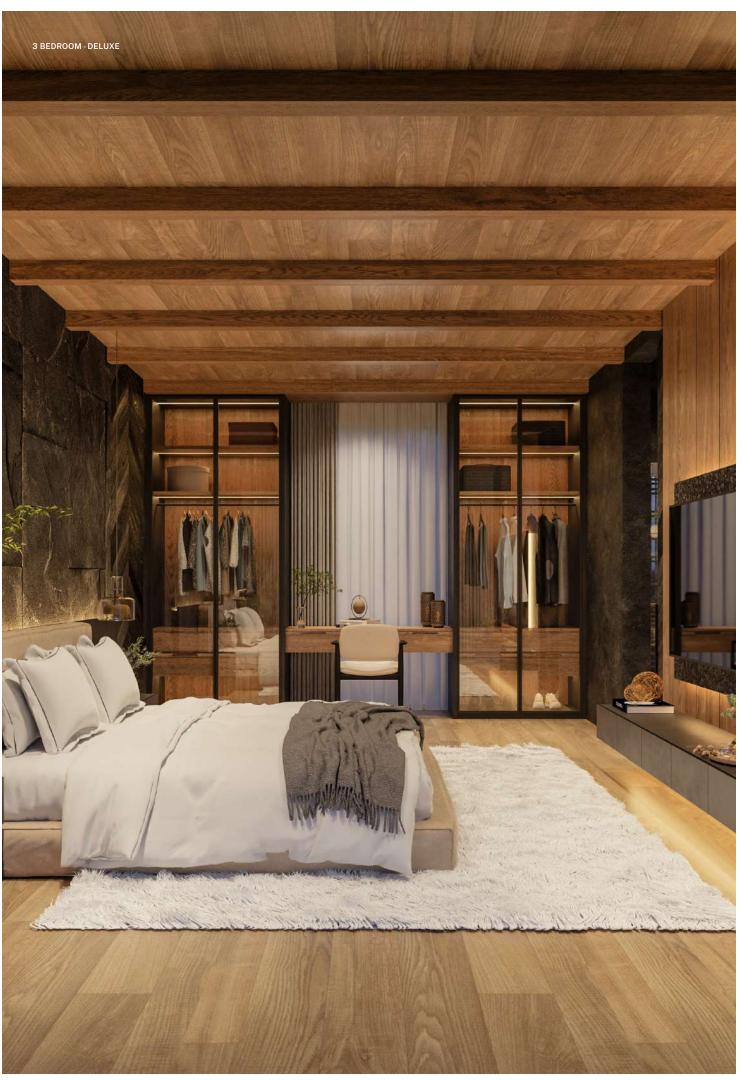
3-Bedroom **Deluxe** Villas

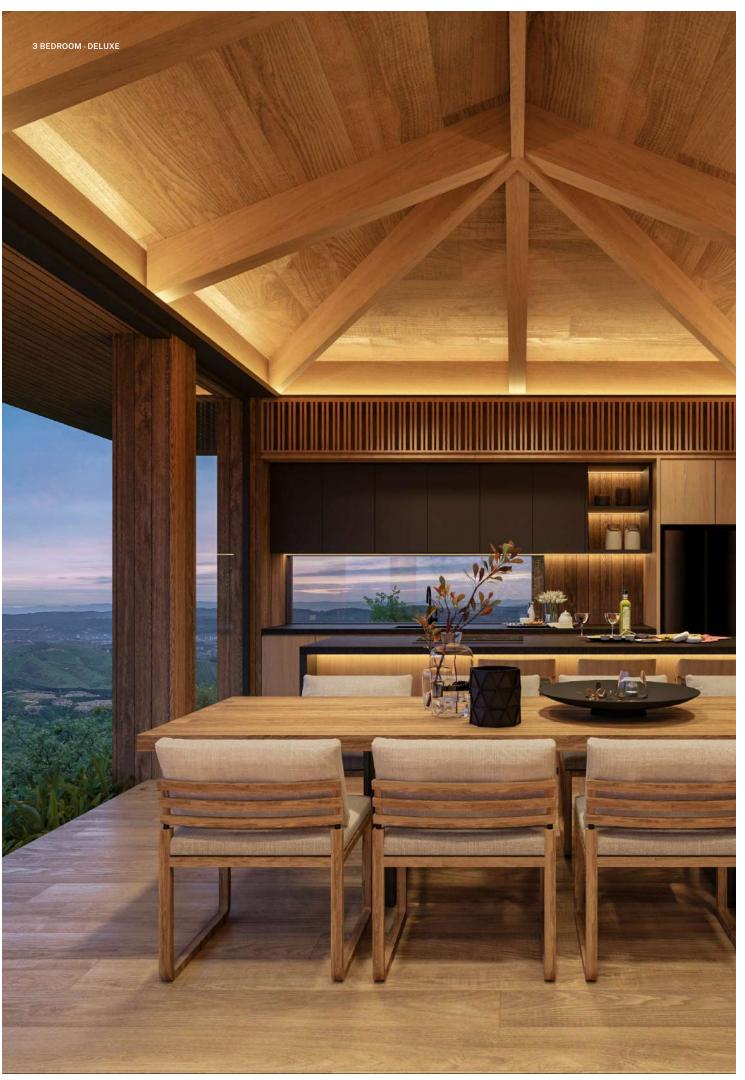


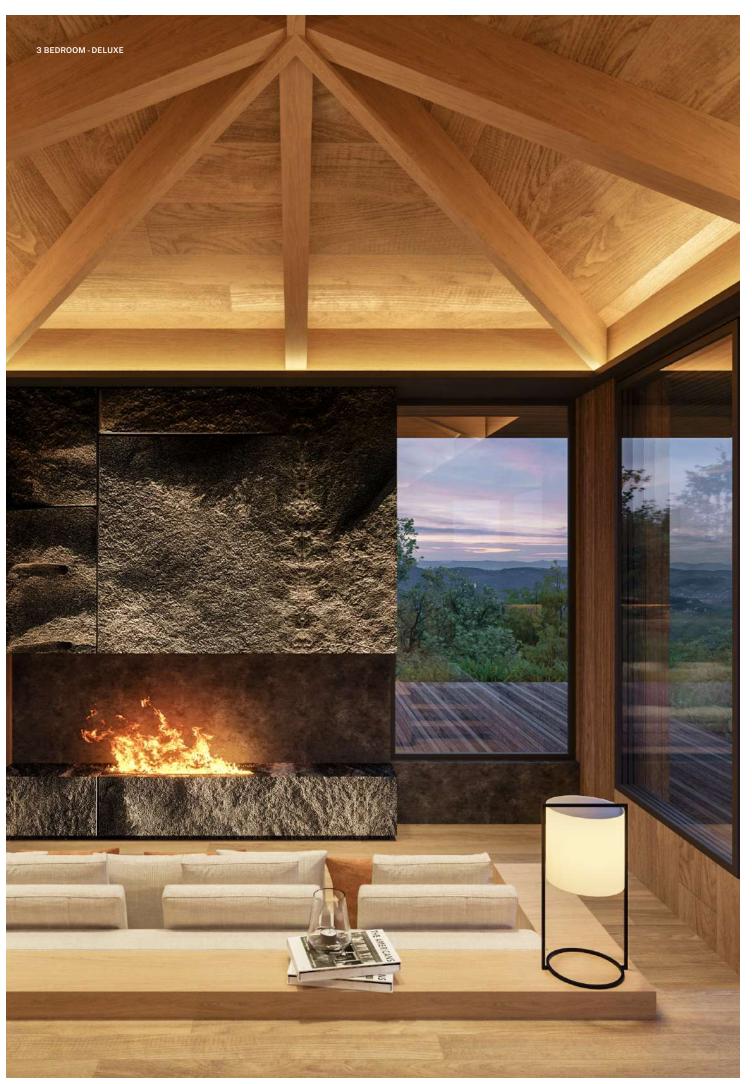
















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