

ARYA Sumba - Kodi

Monthly Investor Report
July 2026

Construction Progress Update

We are pleased to share another update on the progress of ARYA Resort Sumba.

A major milestone has been achieved with the completion of Phase 1 of the construction. We are currently in the process of officially handing over the completed villas to their respective owners while simultaneously integrating them into the resort's operational rental program.

With the beginning of the high season, our focus is on maximizing occupancy and utilizing the full capacity of these completed villas to generate attractive returns for our investors.



“

At the same time, construction activities continue on Phase 2 of the project. Several villas are now entering the final roofing stage, bringing another group of units significantly closer to completion.

We have also commenced construction of the horse stables, installed an additional electrical transformer to increase the resort's power capacity, and are making steady progress on the interior works of the SPA building as well as the landscaping and gardens throughout the resort.



Photo: Horse paddock construction



Photo: New trafo and new trafo room



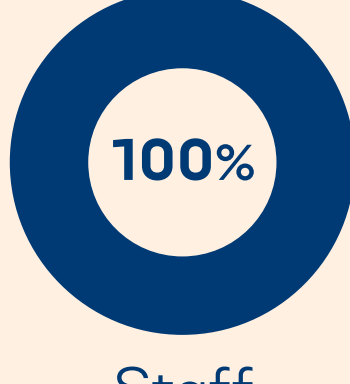
Photo: SPA starting interior



Photo: SPA starting interior

To ensure a high level of comfort and privacy for our guests, we have strategically relocated the more intensive construction activities to the far side of the resort, minimizing any potential disturbance while maintaining efficient progress on the remaining phases.

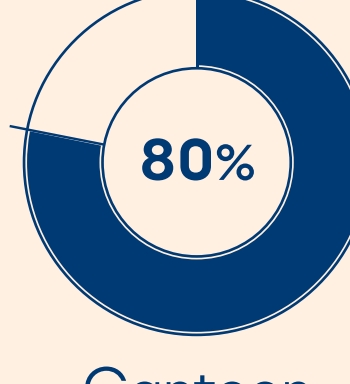
100%
Guest Comfort
Commitment



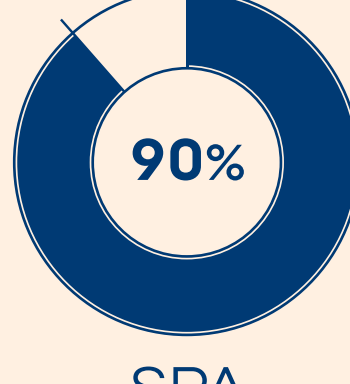
Staff house



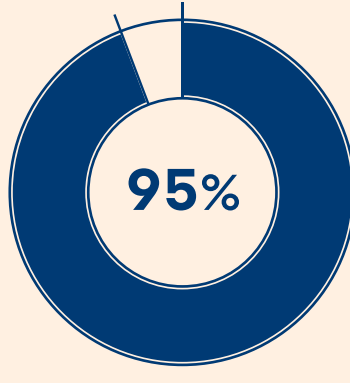
Ground water tank



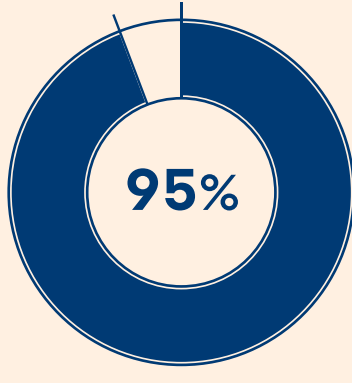
Canteen



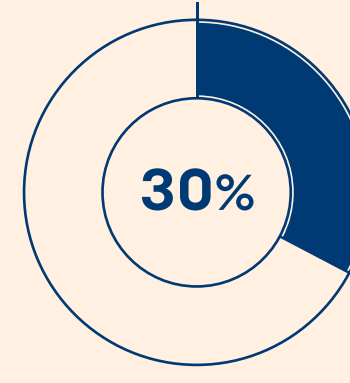
SPA



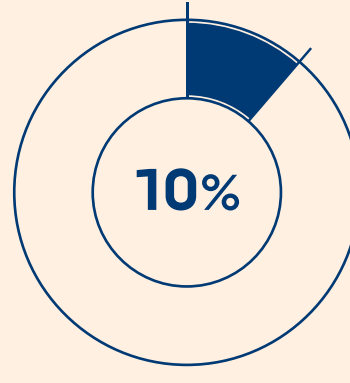
Hospitality storage 01



Hospitality storage 02



New trafo room



Horse paddock

“

Another important milestone is the continued development of the resort's main infrastructure. We are currently completing drainage systems and installing the necessary electrical and water distribution networks to ensure reliable operation across the entire property.

These infrastructure works are essential for the seamless operation of all villas and resort facilities.



Photo: Canteen



Photo: Finished GWT

Our workforce remains stable and consistent with previous months, allowing us to maintain construction momentum while upholding high standards of quality and efficiency across the project.

We remain committed to advancing the development according to plan while balancing operational excellence for our guests and creating long-term value for all of our investors.

Villas Progress Update.



Photo: One bedroom Villa / B69

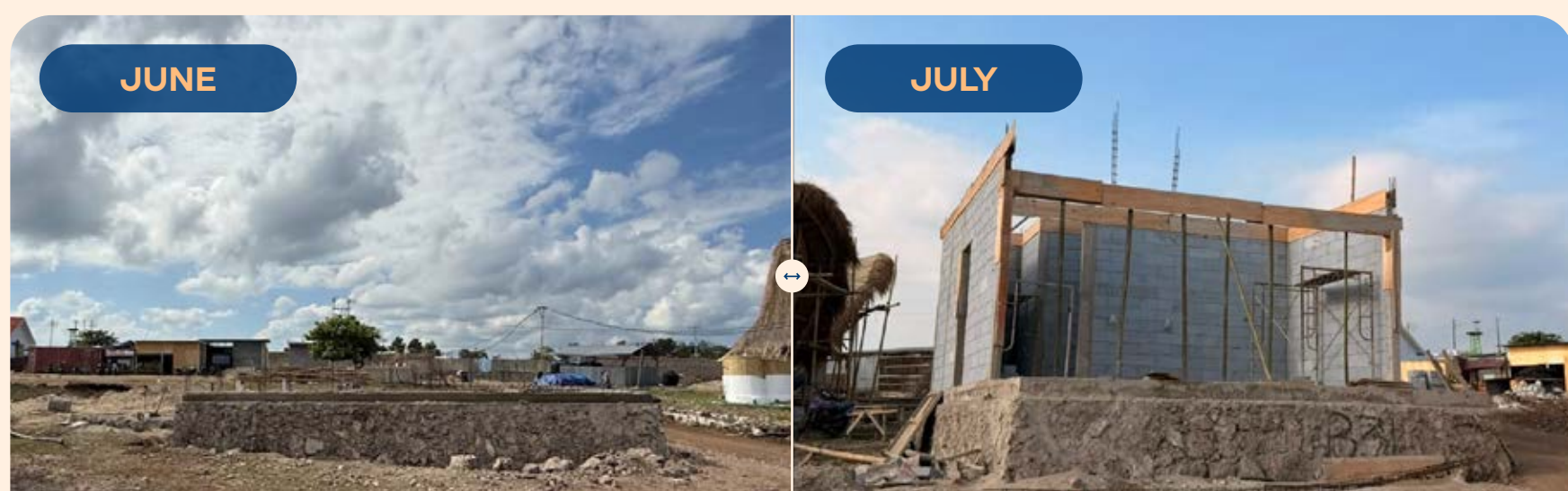


Photo: One bedroom Villa / B31

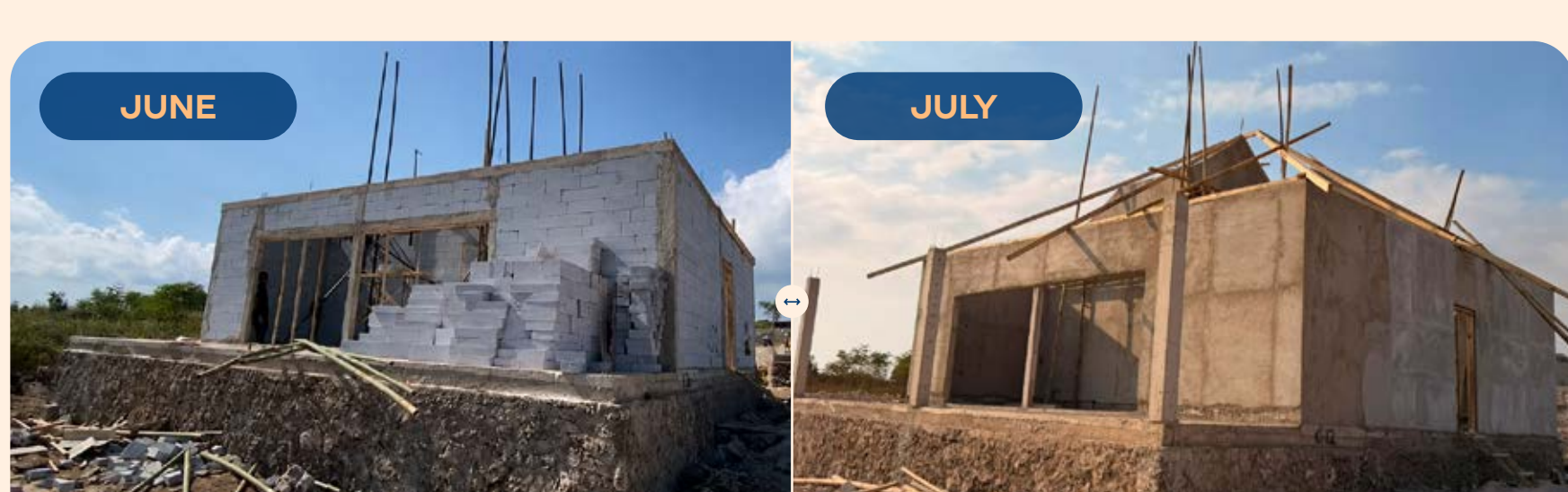


Photo: Two bedroom Villa / C12

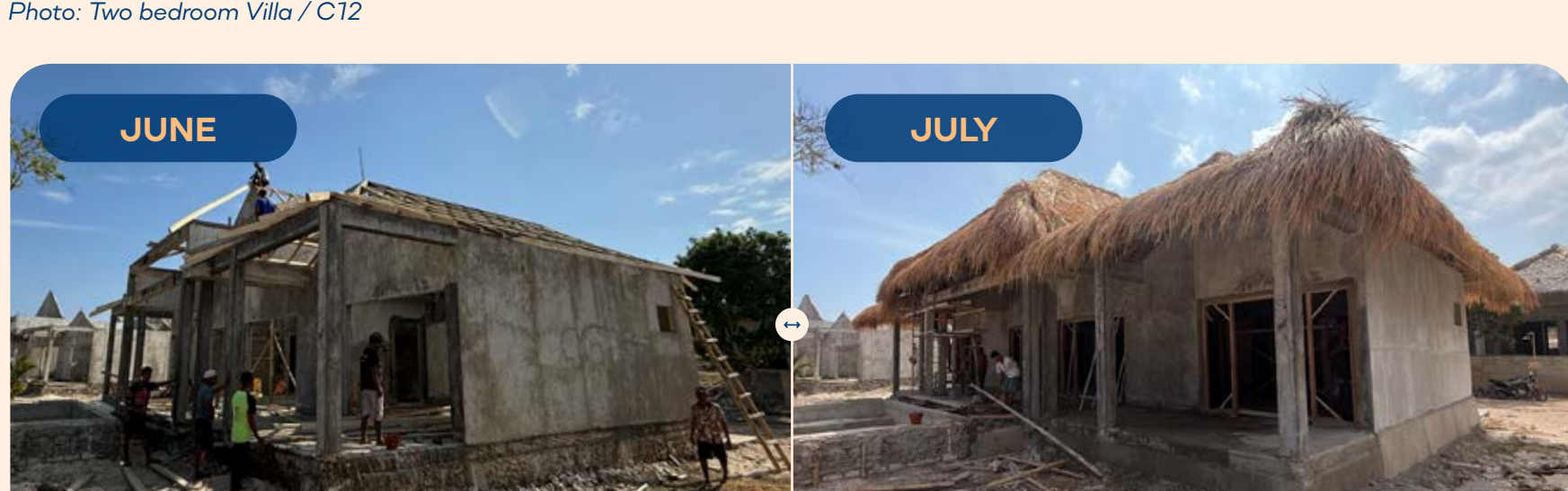


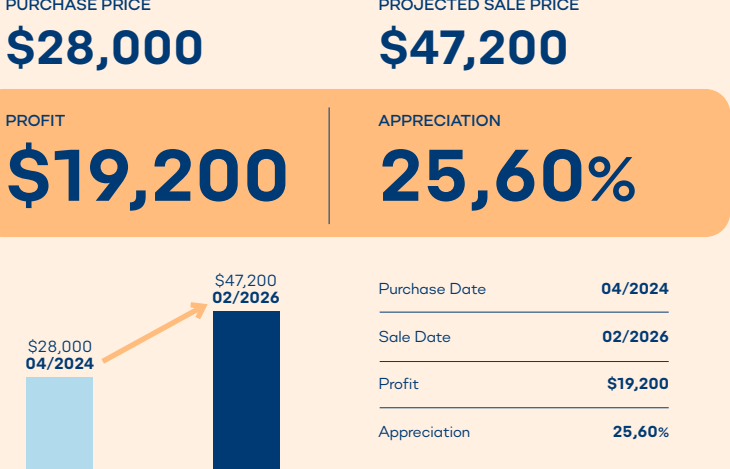
Photo: Three bedroom Villa / D28

Investment Performance Overview

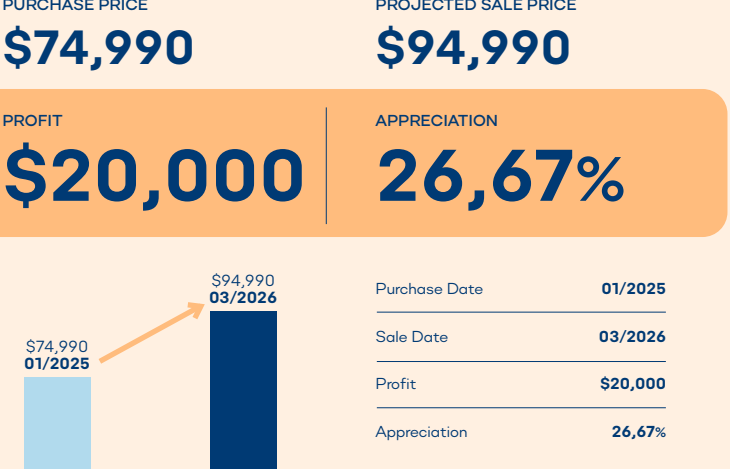
We are pleased to present the latest performance overview of our villa portfolio as of July 2026. To ensure full transparency and a clear view of your investment performance, we have categorized the metrics into two distinct sections:

Completed & Paid Resales

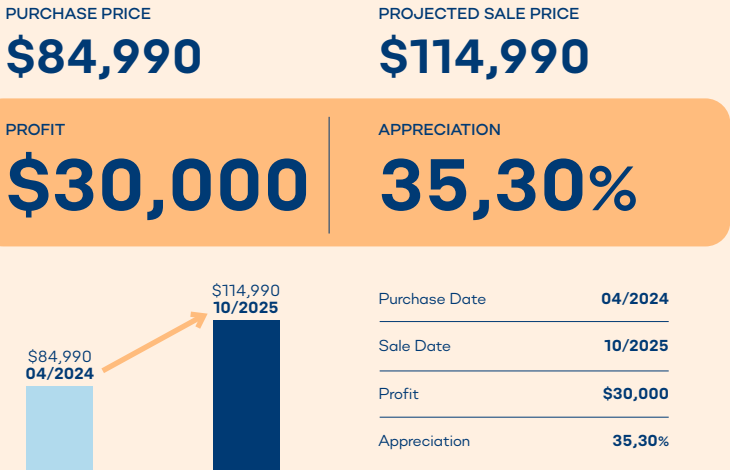
Glamp Villa



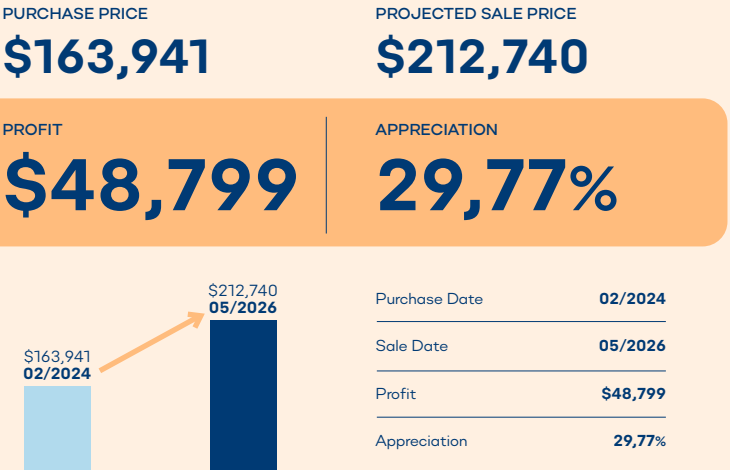
One Bedroom Villa



Two Bedroom Villa



Three Bedroom Villa

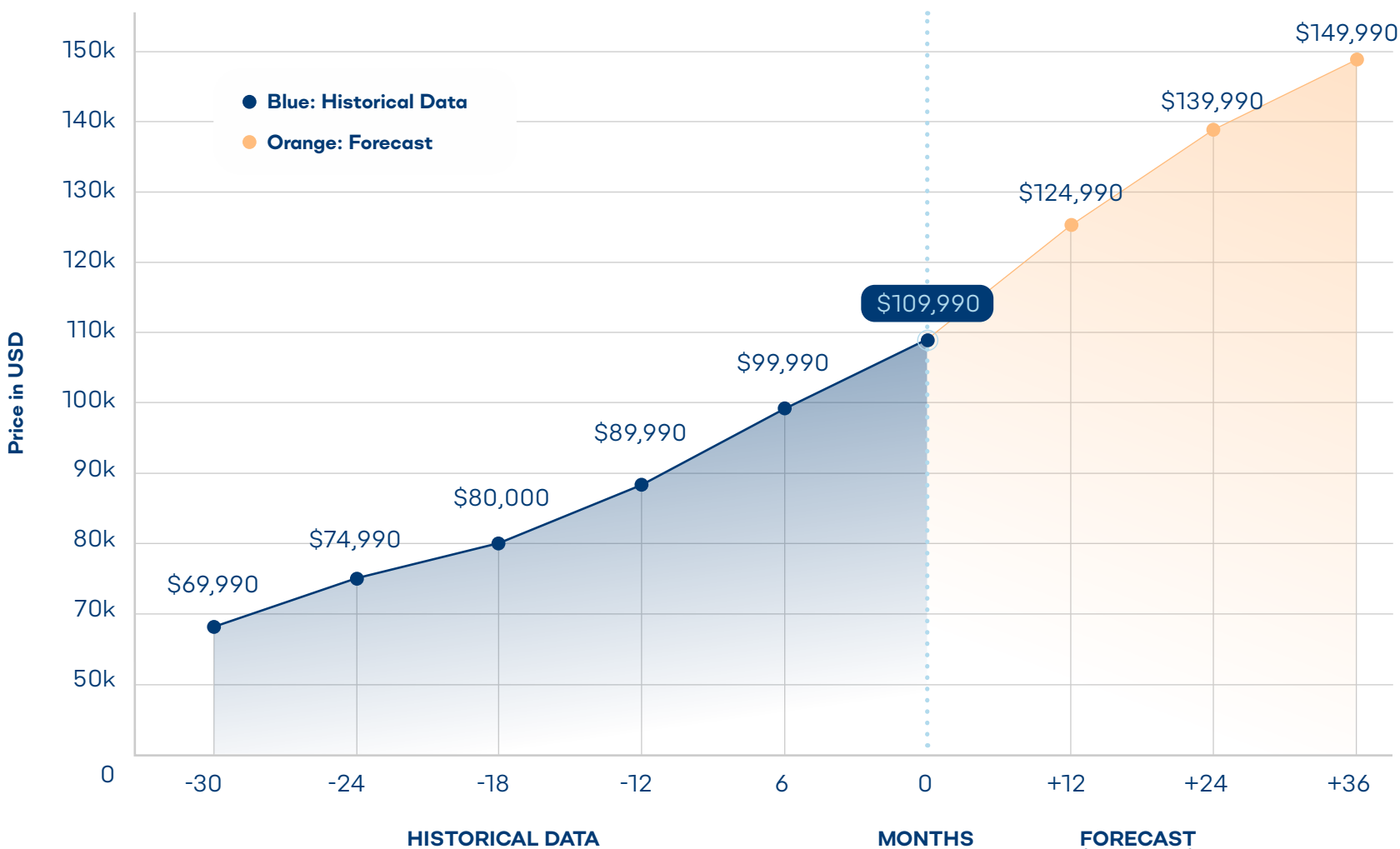


Realized Capital Returns (Closed Sales): Actual returns from properties that have been successfully sold, demonstrating cash profits and proven market demand.

Current Market Value & Unrealized Profit

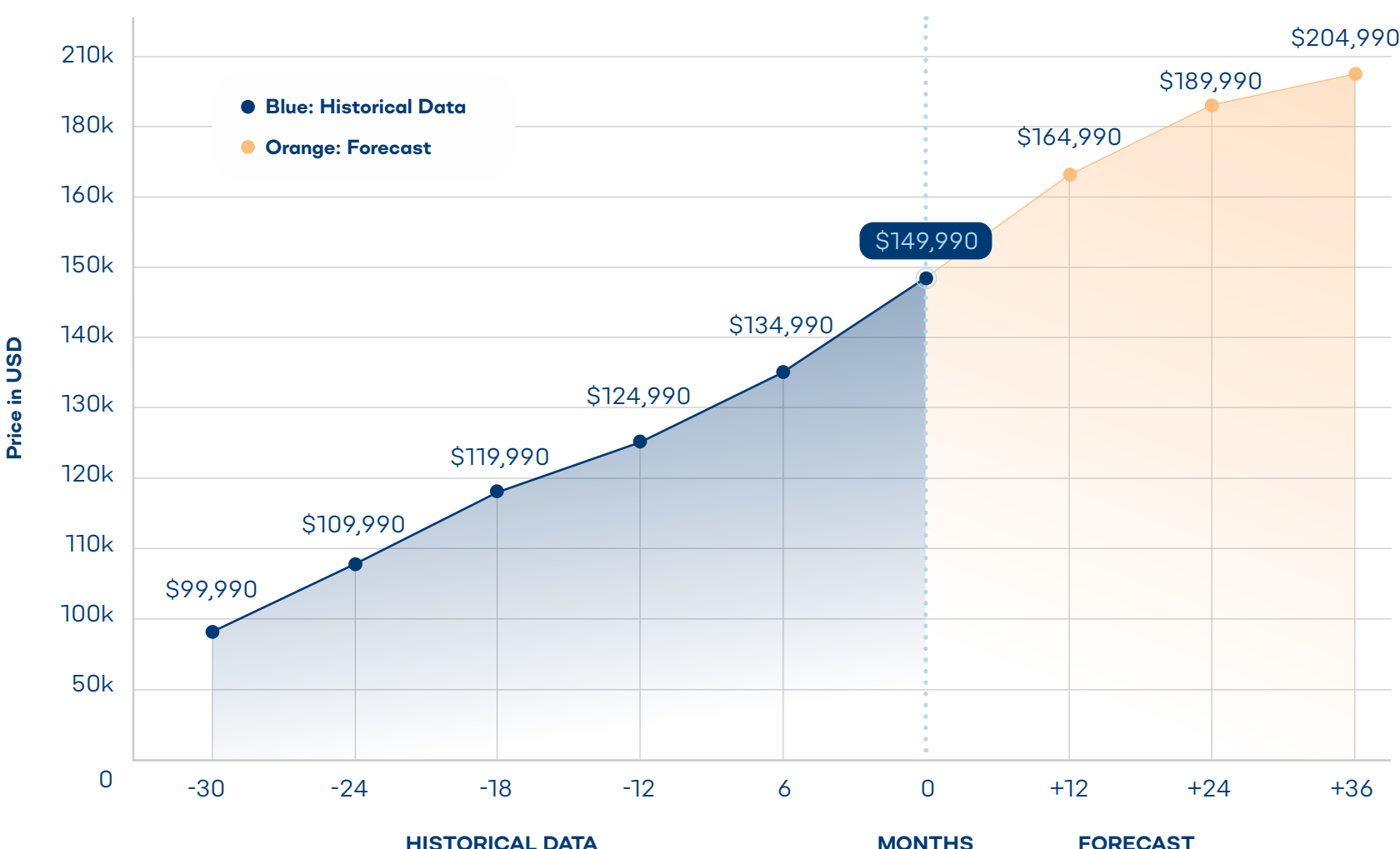
One Bedroom Villa

PROPERTY PRICE TREND (PAST 3 YEARS AND FORECAST)



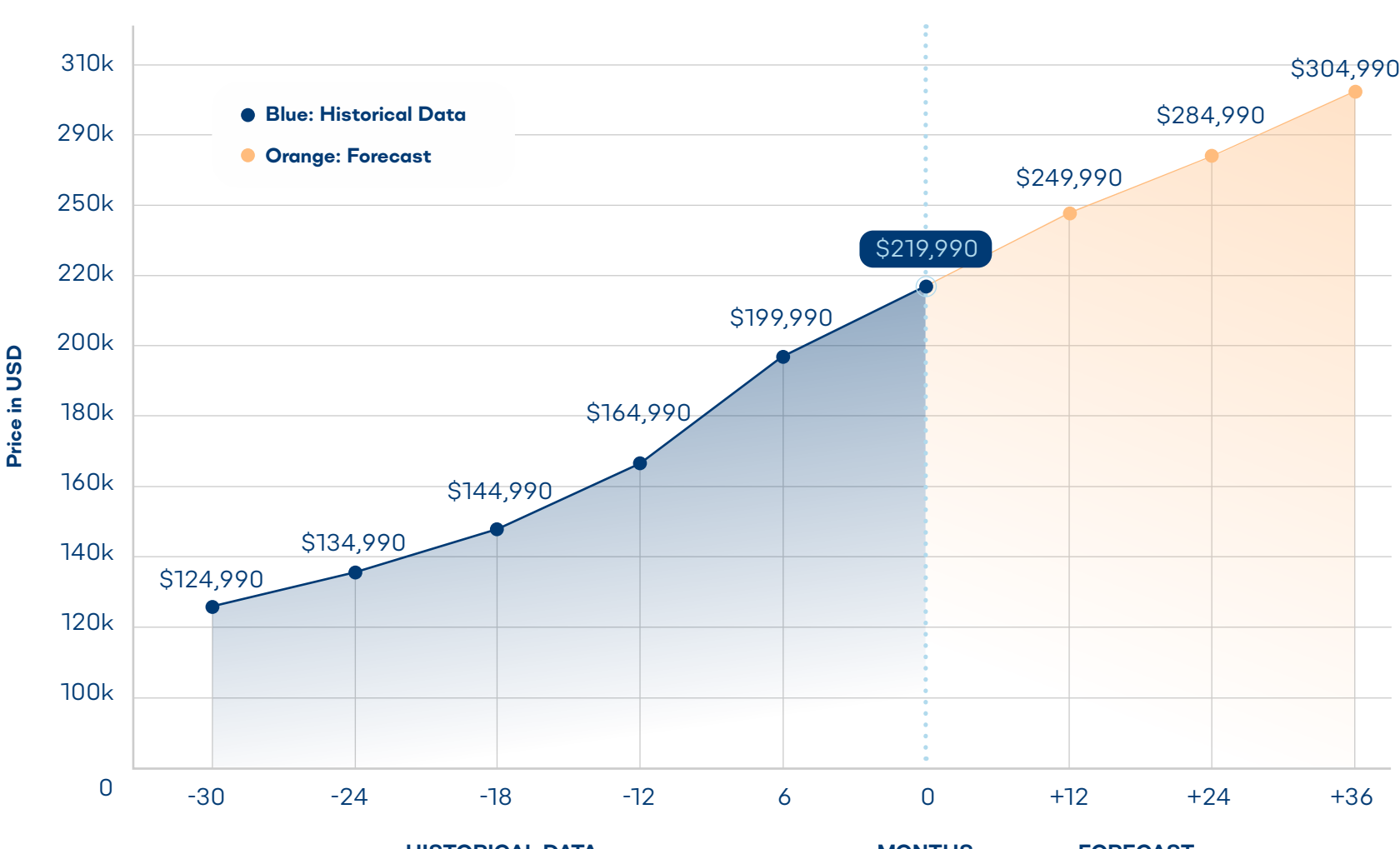
Two Bedroom Villa

PROPERTY PRICE TREND (PAST 3 YEARS AND FORECAST)



Three Bedroom Villa

PROPERTY PRICE TREND (PAST 3 YEARS AND FORECAST)



Unrealized Equity Growth (Current Market Value): Capital appreciation on properties currently held by owners, reflecting current paper profits and overall portfolio value growth prior to sale.