NYALA

Where Water Ignites Life

A New Integrated Destination for Bali

HOSPITALITY | EXPERIENTIAL LEISURE | WELLNESS
CULTURE | ENTERTAINMENT



NYALA at a Glance

A new integrated destination in Bali, designed around hospitality, experiential leisure, wellness, culture, food, education, entertainment and water-led active living.

29 | HECTARES

340 | METRES BEACHFRONT

330 | ROOMS / KEYS

THE OPPORTUNITY

A differentiated coastal destination combining hospitality, leisure, wellness, sport, culture, food, education and entertainment.

SITE & SCALE

A rare integrated precint with headline scale: 29 hectares, 340 metres of beachfront and 350+ rooms, villas and complementary accommodation.

DESTINATION LOGIC

Complementary experiences are designated to support longer stays, repeat visitation and cross-spend across the precint.

MARKET RELEVANCE

Positioned for Bali's global awareness and evolving traveller demand for active, wellness-led and place-connected experiences.

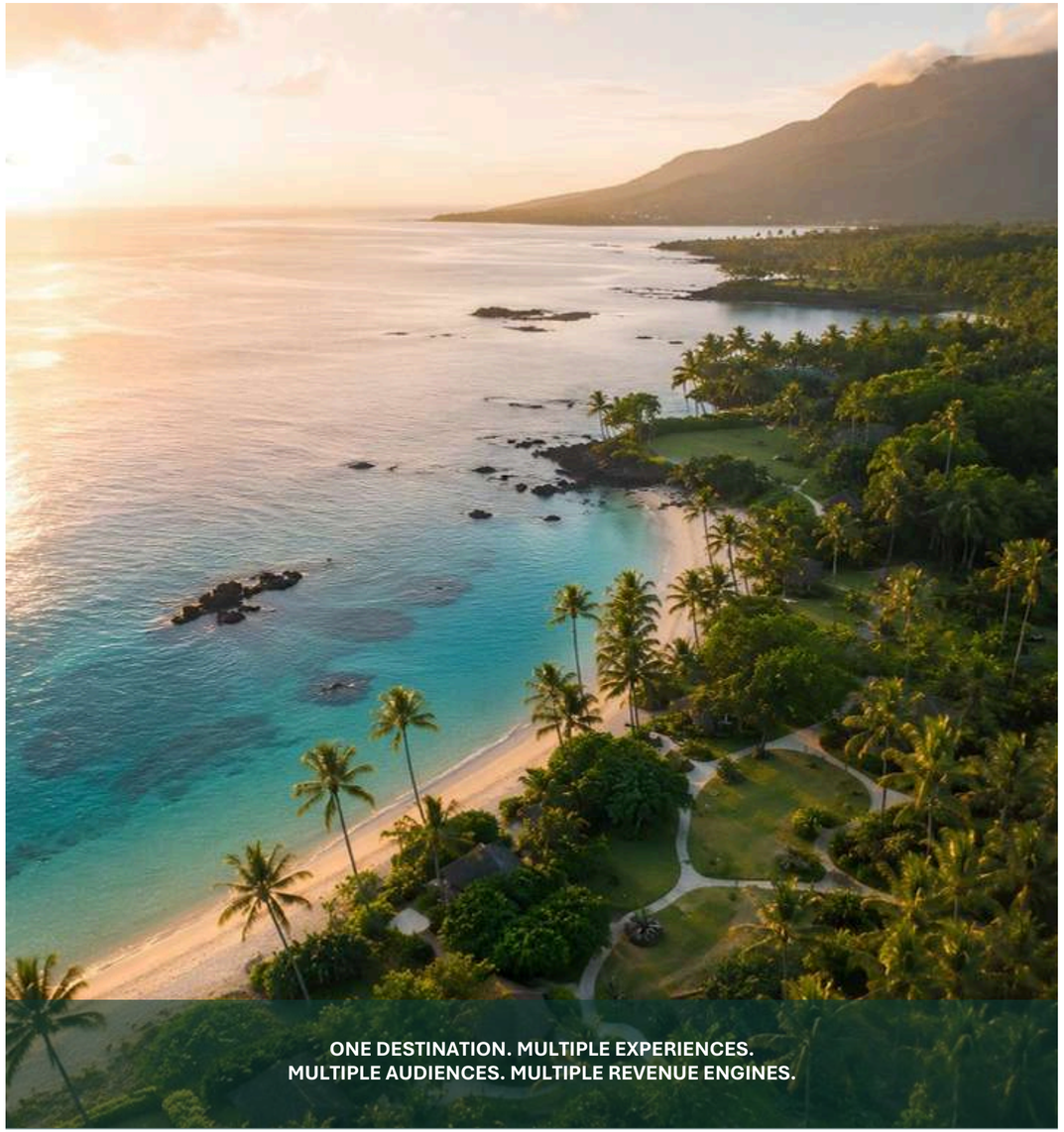
COMMUNITY & PLACE

Training, employment, local enterprise and cultural participation are embedded in the development philosophy.

CAPITAL PATHWAY

Structured for staged engagement with strategic and institutional partners; detailed commercial information follows confidentiality.

PRE-NDA SUMMARY ONLY — DETAILED FINANCIAL MODELLING, CAPITAL STRUCTURE AND TRANSACTION TERMS REMAIN RESERVED FOR QUALIFIED PARTIES FOLLOWING CONFIDENTIALITY.



Creating a New Kind of Destination in One of the World's Most Recognised Tourism Markets

Bali is globally recognised for natural beauty, hospitality, culture, wellness, surf, food and a distinctive way of life. NYALA brings these strengths together in a contemporary destination format.

Rather than another standalone hotel or isolated attraction, NYALA is designed as an integrated stay-and-play ecosystem where hospitality, active leisure, entertainment, wellness, culture, food, education and nature operate within one connected environment.

Families, active travellers, wellness guests, children, couples, groups and local communities can each engage differently — creating reasons to visit, stay longer and return.

ONE DESTINATION. MULTIPLE EXPERIENCES.
MULTIPLE AUDIENCES. MULTIPLE REVENUE ENGINES.



CONCEPTUAL VISUAL — FOR ILLUSTRATIVE PURPOSES ONLY

16.4M

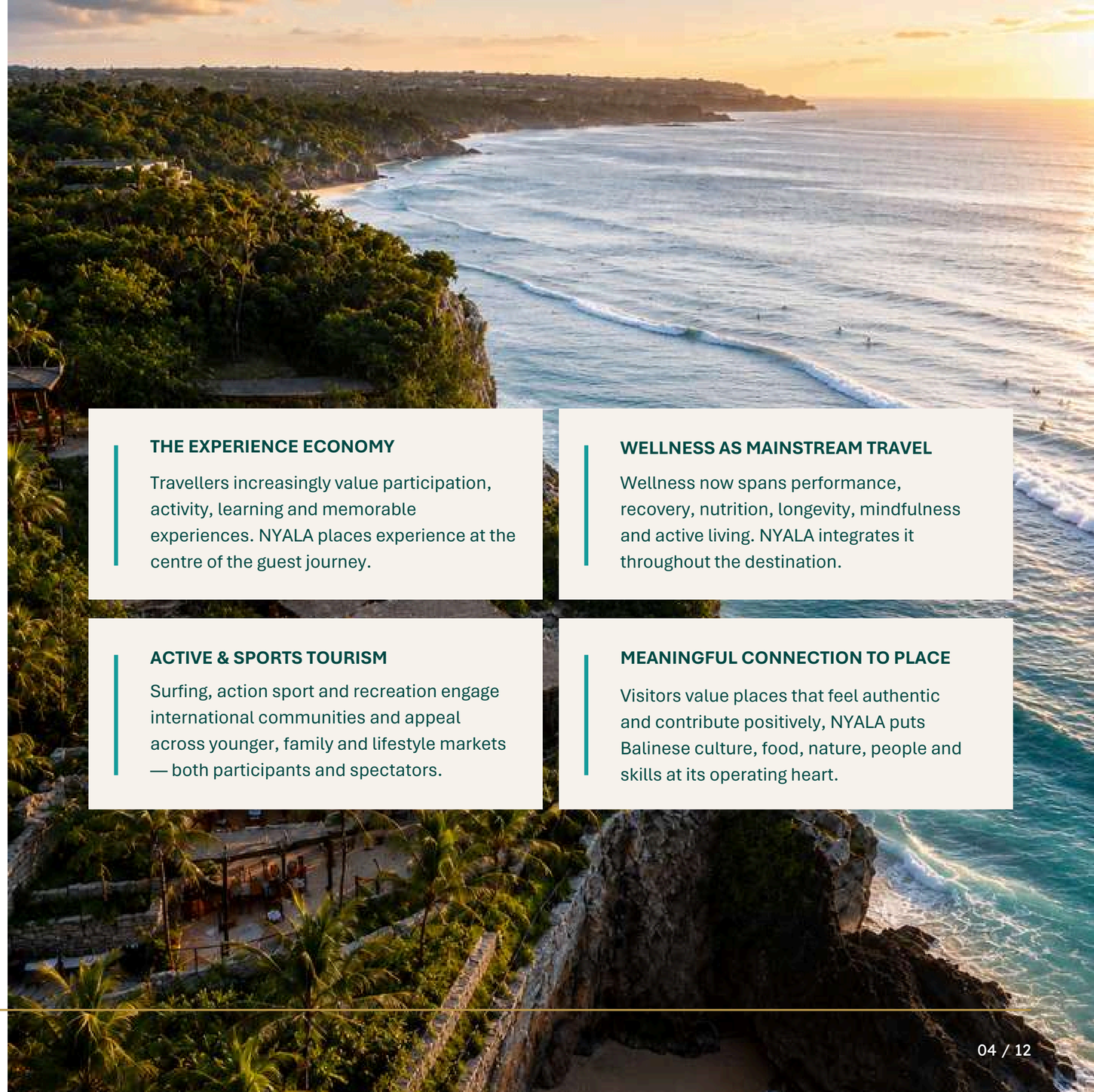
COMBINED INTERNATIONAL AND DOMESTIC VISITORS IN 2025

Global Awareness. Established Demand. Evolving Traveller Expectations.

Bali is an established tourism market with significant domestic and international visitation, global awareness and a deeply developed hospitality ecosystem. NYALA is not seeking to create demand for an unknown destination.

The opportunity is to capture what increasingly sophisticated travellers want to experience: active participation, wellbeing, discovery, cultural connection and places that feel both aspirational and authentic.

BALI + EXPERIENCE + WELLNESS + ACTIVE LEISURE



THE EXPERIENCE ECONOMY

Travellers increasingly value participation, activity, learning and memorable experiences. NYALA places experience at the centre of the guest journey.

WELLNESS AS MAINSTREAM TRAVEL

Wellness now spans performance, recovery, nutrition, longevity, mindfulness and active living. NYALA integrates it throughout the destination.

ACTIVE & SPORTS TOURISM

Surfing, action sport and recreation engage international communities and appeal across younger, family and lifestyle markets — both participants and spectators.

MEANINGFUL CONNECTION TO PLACE

Visitors value places that feel authentic and contribute positively, NYALA puts Balinese culture, food, nature, people and skills at its operating heart.

Water Ignites Life

In Bali, water connects people to land, agriculture, community, spirituality and everyday life. NYALA reinterprets that relationship within a contemporary international destination — where movement and stillness coexist.

NYALA means „to ignite", a place where guests can be challenged physically and restored mentally, while international-quality experiences remain genuinely connected to Balinese culture.

MOVE
Surf, Swim, Skate, Climb, Train.

PLAY
Explore. Compete. Discover. Experience.

STAY
Rest. Connect. Live within the destination.

RESTORE
Recover. Rebalance. Improve wellbeing.

DISCOVER
Culture. Food. Nature. Learning.

CELEBRATE
Events. Music. Sport. Family. Community.

International in ambition. Experiential by nature. Unmistakably connected to Bali.



More Than a Resort. More Than an Attraction.

NYALA is designed as a connected ecosystem. At its heart is a major water and active-leisure environment, complemented by hospitality, wellness, entertainment, culture, dining, nature and education.

STAY

Approximately 350 rooms, villas and complimentary accommodation shaped around landscape, water and contemporary Balinese hospitality.

SURF & WATER

A programmable surf lagoon and next-generation water kingdom from the aquatic heart, serving learners through advanced surfers.

ADVENTURE & SPORT

Skate, ropes, climbing, tech-enabled play and active experiences serve children, teenagers, young adults and families.

WELLNESS

A botanical wellness sanctuary combines recovery, training, restorative treatments and nature-led wellbeing experiences.

CULTURE & FOOD

A cultural and culinary village connects Balinese food, artisans, performers, agriculture and participatory experiences.

ENTERTAINMENT

A configurable sports and events arena, cinemas and performance spaces extend activity beyond traditional leisure hours.

Every component creates demand for the others: overnight guests become attraction customers; attraction visitors become F&B customers; events generate hotel demand; wellness extends length of stay; and families can experience multiple activities without leaving.



CONCEPTUAL VISUAL - FOR ILUSTRATIVE PURPOSE ONLY

Creating a Destination That Generates Opportunity Beyond Its Boundaries

NYALA is designed around the belief that a world-class destination can create meaningful economic, social and environmental value for surrounding communities. The same facilities intended for international visitors can also support training, employment and skills development for Balinese communities.

SKILLS & EMPLOYMENT

NYALA Academy is intended as purpose-built training infrastructure across hospitality, culinary operations, aquatics and water safety, wellness, horticulture and technical trades — beginning before opening so locally trained employees can transition into operating roles.

LOCAL ENTERPRISE

The food, cultural, agricultural and hospitality ecosystem is intended to involve local farmers, chefs, artisans, performers, educators, suppliers and SMEs.

CULTURE AS PARTICIPATION

Bali'sine culture is intended to be experienced through food, craft, performance, storytelling, nature and learning — not added as decoration.

ENVIRONMENTAL RESPONSIBILITY

The concept incorporates closed-loop water systems, renewable energy, waste reduction, ecological restoration and biodiversity initiatives, with third-party certification pathways in its sustainability strategy.



18,000+

Lives Touched through employment, training and local SME relationships

The ambition is not simply to build in Bali.
It is to build with Bali.

Development Progress — From Vision to Investment-Ready Opportunity

NYALA has progressed from origination into a controlled institutional capital-formation process, while keeping detailed commercial and financial information reserved for qualified parties under NDA.

APPROX. 18 MONTHS+ OF SPONSOR-LED ORIGINATION, CONCEPT DEVELOPMENT AND PROJECT ASSEMBLY

01	**OPPORTUNITY ORIGINATION**	Integrated coastal destination opportunity identified, assessed and shaped around a differentiated Ball leisure platform.
02	**SITE POSITION**	Landowner engagement and site-control arrangements advanced through negotiated documentation, subject to final legal review and transaction completion.
03	**CONCEPT & MASTERPLANNING**	Destination vision, component mix, guest journey and preliminary phrasing developed around water, hospitality, wellness, sport, culture and entertainment.
04	**DELIVERY PLATFORM**	Leadership, advisers and specialist capability being assembled across development, finance, hospitality, leisure, operations, engineering, legal and community engagement.
05	**CAPITAL FORMATION**	Project now entering controlled engagement with selected strategic and institutional partners aligned to staged de-risking and investment readiness.

The teaser introduces the opportunity only. Detailed land, legal, technical, financial and transaction materials remain reserved for the NDA-led investment process.



BUILDING WITH BALI

A destination platform designed to connect international-quality leisure with local skills, enterprise, culture and environmental responsibility.

A Major Vision Delivered Through Disciplined Phasing

NYALA's capital strategy is structured around progressive investment and progressive de-risk, matching appropriate forms of capital to each stage of project maturity.

01	02	03	04	05	06
PROJECT DEVELOPMENT	**DEVELOPMENT CAPITAL**	**CORNERSTONE CAPITAL**	**STRATEGIC CAPITAL**	**PROJECT FINANCE**	**OPERATIONS & EXPANSION**
Site and land feasibility, destination masterplanning, design planning and preliminary technical work. Development planning, legal, commercial and delivery workstreams.	Selected hotel and strategic partner MOUs progressing, together with technical engagement and agreements for the water park, surf/wave pool and key leisure components.	Establish the project as a flagwash asset	Specialist participation across selected assets	Senior finance on defined risks reduce	Refinancing and capital recycling as assets mature

THE RIGHT CAPITAL, AT THE RIGHT STAGE, AGAINST DEFINED DEVELOPMENT MILESTONES.

This phased approach provides flexibility for different investor profiles — enabling participation at the right entry point with an aligned risk-return framework.

Disciplined investment selection, capital structure and staged execution ensure we remain accountable to our quality partners following execution of a complexity agreement.

Seeking Strategic Capital Partners for the Next Stage of NYALA

NYALA is preparing for the next phase of project development and capital formation. We are selectively engaging a limited number of investors whose mandates and capital lines align with the long-term ambition of the opportunity.

DEVELOPMENT CAPITAL

Capital supporting the advancement of key pre-development, transaction, planning, technical, commercial and investment-readiness milestones.

CORNERSTONE INVESTMENT

Institutional or strategic capital supporting the principal development platform and helping establish long-term governance, credibility and execution capacity.

STRATEGIC ASSET-LEVEL INVESTMENT

Potential participation in selected hospitality, leisure, wellness, entertainment, infrastructure or operating components where specialist capability adds value.

FUTURE DEVELOPMENT FINANCE

Senior or project-finance capital introduced as defined investment and development milestones are met and major project risks are progressively reduced.

Focus Areas:

Sponsor-Led Development

- Institutional Grade Access & Governance
- Risk-Adjusted Returns
- Impact & ESG Integration
- Sustainable Destination Development

WE ARE SEEKING PARTNERS CAPABLE OF HELPING CREATE AN ENDURING DESTINATION — NOT SIMPLY FUNDING A DEVELOPMENT.

Detailed financial modelling, investment returns, capital structures, legal information and transaction terms are available to qualified parties following execution of a confidential agreement.



CEO & EXECUTIVE DEVELOPMENT DIRECTOR

A Vision of This Scale Requires Delivery Discipline

NYALA's success will depend not only on concept strength, but on execution across property development, hospitality, finance, engineering, specialist leisure, operations, sustainability, branding, government relations and community engagement. NYALA is assembling its leadership and advisory structure around these requirements.



ROFAIL GEREIS

FOUNDER & DIRECTOR

Strategic leader with proven investor engagement, sustainable city, corporate development and stakeholder relationships. Rofail leads the NYALA vision and execution across investment, community and destination development, supported by a robust advisory and capital network.



DAVID LEECH

CEO & EXECUTIVE DEVELOPMENT DIRECTOR

More than three decades of development and project experience across major hospitality, integrated resort, mixed-use and complex development environments throughout the Asia-Pacific region. David combines senior leadership with operational delivery and governance expertise to drive execution excellence from destination vision to an executable development platform.

Development & Project Management • Finance & Investment Structuring • Hospitality • Leisure & Revenue Optimisation • Resilience • Food & Beverage • Infrastructure

Sustainability • Design & Engineering • Legal & Compliance • Government & Community Engagement

GOVERNANCE PHILOSOPHY

Individual and senior leaders operate within a robust governance framework — ensuring transparency, operational accountability and flexibility to evolve alongside investor and stakeholder needs as the opportunity scales.

ENTREPRENEURIAL VISION: INSTITUTIONAL DISCIPLINE. SPECIALIST DELIVERY CAPABILITY:

An Invitation to Explore NYALA

NYALA represents an opportunity to participate as a formative stage in the creation of a differentiated integrated destination within one of the world's most desirable leisure markets.

The platform brings together hospitality, experiential leisure, active tourism, wellness, sport, entertainment, culture, food, education and environmental responsibility. We are engaging selectively with potential investors and strategic partners whose mandate, capabilities and long-term objectives may align.

The investor is irrevocably a Right-level introduction. Additional information is available through a controlled investment process.

01 **INITIAL DISCUSSION**
Explore strategy, alignment and investor mandate

02 **CONFIDENTIALITY AGREEMENT**
Establish a framework for confidential disclosure

03 **CONFIDENTIAL INVESTMENT PRESENTATION**
Detailed development, commercial, capital and investment proposition

04 **MANAGEMENT ENGAGEMENT & DATA ROOM**
Financials, legal, risk analysis, planning and commercial information

05 **INDICATIVE PROPOSAL**
Submit non-binding term sheet and principal commercial terms

06 **DUE DILIGENCE & TERM SHEET**
Advance selected investor(s) subject to mutual consent

07 **DEFINITIVE DOCUMENTATION & FINANCIAL CLOSE**
Conclude definitive agreements and financial close

NYALA BALI
A new destination for a new generation of travel.

For investment enquiries and NDA requests, please **contact: invest@nyalabali.com**

