PROPERTY MANAGEMENT AGREEMENT

This Management Contract ("Contract") is entered into on this 01.01.2025 between the Owner(s) of the Villa, hereinafter referred to as the "Owner," and the Management Company, hereinafter referred to as the "Manager."

This Management contract is made by :

1. Name : Ащсща  
 Passport : Стстсос  
 Citizen : Лслслсл  
 Phone number:Стстос  
 Address :Стослс

To be known as Manager

2. Name : PT SABA REAL ESTATE  
 NIB : 1705230076844  
 Address : Jl Raya Munggu-Tanah Lot No.888x, Desa/Kelurahan Cemagi, Kec. Mengwi, Kab. Badung, Provinsi Bali

To be known as Owner

1. PROPERTY DETAILS:

1.1 The Owner owns the property located at Мдмдр, hereinafter referred to as the "Villa."

2. APPOINTMENT OF MANAGER:

2.1 The Owner appoints the Manager as the exclusive manager of the Villa for a period of 1 year, commencing on 01.01.2025 and ending on 01.01.2026.

If neither party notifies the other of the termination of cooperation at least 3 months in advance, the contract is automatically prolonged

2.2 The Manager accepts the appointment and agrees to manage the Villa on behalf of the Owner during the term of this Contract.

3. SERVICES PROVIDED BY MANAGER:

3.1 The Manager shall provide the following services:

- Marketing and advertising the Villa for rental purposes.

- Booking management, including handling reservations, guest inquiries, and payments.

- Check-in and check-out procedures for guests.

- Coordination of cleaning, maintenance, and repairs.

- Guest support and concierge services.

- Accounting and financial reporting.

3.2 The Manager shall exercise reasonable care and diligence in performing the services.

4. TERM AND TERMINATION:

4.1 The initial term of this Contract shall be 1 year. Either party may terminate this Contract with 3 month written notice prior to the intended termination date.

4.2 Termination shall not relieve either party of any obligations arising prior to the termination date.

4.3 In the event of termination, the Manager shall return any funds, records, or documents belonging to the Owner within 10 days of termination.

4.4 Property is considered transferred under management of the Company after confirmation by the Owner that the property is ready to receive guests, the Owner provides good quality property photos to the Company (or request Company to make it), transfers all OTA listings (if there are any), fills out the checklist and gets confirmation from the Company that all necessary documents have been received.

5. COMPENSATION:

5.1 The Owner shall pay the Manager a commission of 10000 of the gross rental income generated from the Villa.

5.2 The Manager shall provide a monthly statement detailing rental income, expenses, and the net amount payable to the Owner.

5.3 The Manager shall disburse the net amount to the Owner within 10 days after the end of each calendar month.

6. INSURANCE:

6.1 The Manager shall not be liable for any loss, damage, or injury to the Villa, its contents, or any third parties, except in cases of negligence or willful misconduct.

7. GOVERNING LAW:

7.1 This Contract shall be governed by and construed in accordance with the laws of Indonesia.

IN WITNESS WHEREOF, the parties hereto have executed this Pre-Management Contract as of the date first above written.

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| **Management       Ащсща** | **Owner       PT SABA REAL ESTATE** |