

LOAN AGREEMENT

This Loan Agreement ("Agreement") is entered into as of November 13, 2025 ("Effective Date"), by and between:

LENDER:

PT Financial Services Indonesia
Jl. Sudirman No. 123
Jakarta, Indonesia 12345
Tax ID: 01.234.567.8-901.000

BORROWER:

John Anderson
Jl. Thamrin No. 456, Apt 12B
Jakarta, Indonesia 10230
National ID: 3174012345670001

WHEREAS, the Lender agrees to loan certain funds to the Borrower, and the Borrower agrees to repay such funds to the Lender, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. LOAN AMOUNT AND DISBURSEMENT

1.1 Principal Amount: The Lender agrees to loan the Borrower the principal sum of IDR 100,000,000 (One Hundred Million Rupiah) ("Loan Amount").

1.2 Disbursement: The Loan Amount shall be disbursed to the Borrower's bank account (Bank Mandiri, Account No. 1234567890) within five (5) business days from the Effective Date, subject to the Borrower's compliance with all conditions precedent outlined in Section 8.

2. INTEREST RATE

2.1 The Loan shall bear interest at a fixed annual rate of 12% (twelve percent) per annum, calculated on the outstanding principal balance.

2.2 Interest shall be calculated on a 360-day year basis and shall accrue from the date of disbursement.

3. REPAYMENT TERMS

3.1 Loan Term: The loan term shall be twenty-four (24) months from the date of disbursement ("Maturity Date").

3.2 Monthly Installments: The Borrower shall repay the Loan in twenty-four (24) equal monthly installments of IDR 4,707,347 (Four Million Seven Hundred Seven Thousand Three Hundred Forty-Seven Rupiah), which includes both principal and interest.

3.3 Payment Due Date: Payments are due on the 15th day of each month, commencing one month after the disbursement date.

3.4 Payment Method: All payments shall be made via bank transfer to the Lender's designated account (Bank Central Asia, Account No. 0987654321) or through other payment methods approved by the Lender.

4. PREPAYMENT

- 4.1 The Borrower may prepay the Loan in whole or in part at any time without penalty.
- 4.2 Any partial prepayment shall be applied first to accrued interest and then to the outstanding principal balance.
- 4.3 Prepayment shall not relieve the Borrower from making scheduled monthly payments unless the Loan is paid in full.

5. LATE PAYMENT AND DEFAULT

- 5.1 **Late Fee:** If any payment is not received within five (5) days after the due date, a late fee of 2% of the overdue amount shall be charged.
- 5.2 **Default Interest Rate:** Upon default, the interest rate shall increase to 18% per annum on the outstanding balance.
- 5.3 **Events of Default:** The following shall constitute events of default:
 - a) Failure to make any payment within fifteen (15) days after the due date;
 - b) Breach of any covenant or agreement contained in this Agreement;
 - c) Filing for bankruptcy or insolvency by the Borrower;
 - d) Death or incapacity of the Borrower without proper succession arrangements;
 - e) Providing false or misleading information in the loan application.
- 5.4 **Remedies Upon Default:** Upon the occurrence of an event of default, the Lender may:
 - a) Declare the entire outstanding balance immediately due and payable;
 - b) Pursue legal action to recover the outstanding amount;
 - c) Exercise any other rights available under applicable law.

6. USE OF PROCEEDS

- 6.1 The Borrower represents that the Loan proceeds will be used for business working capital purposes.
- 6.2 The Borrower shall not use the Loan proceeds for any illegal activities or purposes prohibited by Indonesian law.

7. REPRESENTATIONS AND WARRANTIES

The Borrower represents and warrants that:

- 7.1 The Borrower has full legal capacity to enter into this Agreement and to perform obligations hereunder.
- 7.2 All information provided to the Lender in connection with this Loan is true, accurate, and complete.
- 7.3 The Borrower is not subject to any pending litigation or legal proceedings that would materially affect the ability to repay the Loan.
- 7.4 The execution and performance of this Agreement will not violate any law, regulation, or agreement to which the Borrower is a party.

8. CONDITIONS PRECEDENT

The obligation of the Lender to disburse the Loan is subject to the following conditions:

- 8.1 Receipt of copies of the Borrower's National ID and Tax ID (NPWP);
- 8.2 Receipt of proof of income or business registration documents;
- 8.3 Receipt of a signed promissory note;
- 8.4 Verification of the Borrower's bank account information;
- 8.5 Completion of credit assessment satisfactory to the Lender.

9. COVENANTS

The Borrower agrees to:

- 9.1 Maintain accurate books and records of financial condition and provide such information to the Lender upon request;
- 9.2 Maintain adequate insurance on all assets used as collateral (if applicable);
- 9.3 Notify the Lender immediately of any material adverse change in financial condition;
- 9.4 Not incur additional debt that would impair the ability to repay this Loan without prior written consent from the Lender;
- 9.5 Maintain residence or business operations in Indonesia during the loan term.

10. GOVERNING LAW AND DISPUTE RESOLUTION

- 10.1 This Agreement shall be governed by and construed in accordance with the laws of the Republic of Indonesia.
- 10.2 Any disputes arising out of or in connection with this Agreement shall first be resolved through good faith negotiations between the parties.
- 10.3 If the dispute cannot be resolved through negotiation within thirty (30) days, the parties agree to submit the dispute to mediation before the Indonesian Mediation Center.
- 10.4 If mediation fails, the dispute shall be resolved through arbitration in accordance with the rules of the Indonesian National Board of Arbitration (BANI), and the decision shall be final and binding on both parties.
- 10.5 The venue for any legal proceedings shall be Jakarta, Indonesia.

11. NOTICES

- 11.1 All notices under this Agreement shall be in writing and delivered by:
 - a) Personal delivery;
 - b) Registered mail to the addresses specified above;
 - c) Email to the addresses on file with confirmation of receipt.
- 11.2 Notices shall be deemed effective upon receipt or, if mailed, five (5) business days after mailing.
- 11.3 Either party may change their address for notice by providing written notice to the other party.

12. MISCELLANEOUS PROVISIONS

- 12.1 **Entire Agreement:** This Agreement constitutes the entire agreement between the parties and supersedes all prior negotiations, representations, or agreements.
- 12.2 **Amendments:** This Agreement may only be amended by written agreement signed by both parties.
- 12.3 **Waiver:** No waiver of any provision of this Agreement shall be effective unless in writing and signed by the party against whom such waiver is sought to be enforced.
- 12.4 **Severability:** If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.
- 12.5 **Assignment:** The Borrower may not assign or transfer any rights or obligations under this Agreement without the prior written consent of the Lender. The Lender may assign this Agreement without the Borrower's consent.
- 12.6 **Costs and Expenses:** The Borrower shall bear all costs and expenses related to the preparation, execution, and enforcement of this Agreement, including reasonable attorney's fees.

12.7 Survival: All representations, warranties, and covenants shall survive the execution of this Agreement and continue until the Loan is fully repaid.

13. ACKNOWLEDGMENT

The Borrower acknowledges having read and understood all terms and conditions of this Agreement and agrees to be bound by them.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

LENDER:

PT Financial Services Indonesia

Signature: Sarah Williams

Name: Sarah Williams

Title: Director of Lending

Date: November 13, 2025

BORROWER:

Signature: John Anderson

Name: John Anderson

National ID: 3174012345670001

Date: November 13, 2025

WITNESSES:

Witness 1:

Signature:

Name: Michael Chen

ID Number: 3174012345670002

Date: November 13, 2025

Witness 2:

Signature:

Name: Siti Nurhaliza

ID Number: 3174012345670003

Date: November 13, 2025