

LEASE TRANSFER AGREEMENT

Number : 05

-on this day, Wednesday, dated 24 Juni 2026, at 10:55 WITA (middle Indonesian Time). -----

-Appear before me, **INDI JAMES SIHOMBING, Bachelor of Law, Magister of Notary**, Notary domiciled in North Kuta, Badung Regency, Bali Province, in the presence of witnesses, who are known to me, Notary, whose name shall be mentioned at the end of this deed : -----

I. -Mr. **EVGENY OBOLENTSEV**, born in USSR, on 02 May 1983, Russian Citizen, the holder of Identity Card (passport) which valid until 14 August 2033, Number 66 6534566, temporarily in North Kuta; -----

-According to his statement, in performing the legal acts set forth in this Deed, he acts as an Attorney-in-Fact pursuant to a **POWER OF ATTORNEY** issued by PT. NUANU PROPERTY GROUP, dated 03 June 2026, No. 282/NPG/SPK/V/2026, which was executed in private, duly stamped, a photocopy of which is attached to the minutes of this Deed, and is therefore authorized to act for and on behalf of : -----

-Mr. **VADIM LARIONOV**, born in USSR, on 14 November 1969, Russian Citizen, residing in Komplek Segara Bayu, Villa 6, Gang Tulip 25, Tibubeneng, Kecamatan Kuta Utara, Kabupaten Badung, Provinsi Bali, the holder of Identity Card (passport) which valid until 19 April 2034, Number 55 1413478.-----

-According to his statement in this deed act: -----

a. as President Director of the Company which will be referred to;-----

-Therefore authorized to act for and on behalf of **PT. NUANU PROPERTY GROUP**, a Limited Liability

Company established according to and based on the Laws of the Republic of Indonesia, domiciled in Badung Regency, whose articles of association are contained in the deed dated 17 February 2023, Number: 40, made before Notary **I WAYAN ADI PURNAMA SRIADA, Bachelor of Laws, Magister of Notary**, domiciled in Klungkung Regency, Province of Bali, which deed has been approved by the Minister of Law and Human Rights of the Republic of Indonesia as evident from his Decree dated 20 February 2023, Number AHU-0013894.AH.01.01.TAHUN 2023, then has made changes based on dated 25 March 2024, Number: 13, made before **NI LUH PUTU SURYA MIRA YANTI, Bachelor of Laws, Magister of Notary**, domiciled in Tabanan Regency, Bali Province, and has obtained approval from the Minister of Law and Human Rights of the Republic of Indonesia as evident from his Decree dated 05 April 2024, Number AHU-AH.01.09.0143298.Tahun 2024.-----
-hereinafter referred to as "**Company**". -----

-In taking the legal actions set forth in this Deed, I have also obtained the consent and power of attorney from the Commissioner, Mr. **KONSTANTIN GORDON**, as evidenced by the **LETTER OF CONSENT AND POWER OF ATTORNEY**, which is a private document, duly stamped, and signed on 04 June 2026, the photocopy of which is attached to the minutes of this Deed.-----

-Hereinafter shall be referred to as "**FIRST PARTY/LESSOR**". --

- I. -Mr. **OLEH KURCHENKO**, born in UKR, on 18 July 1992, Ukrainian Citizen, residing in Le Mansion By Coco,

Kelurahan/Desa Munggu, Kecamatan Mengwi, Kabupaten Badung, Provinsi Bali, the holder of Identity Card (Passport) which valid until 24 April 2033, Number GF627220, and holder of an Electronic Limited Stay Permit No. E33G2C22EB113378-B, valid until 11 October 2026, temporarily in North Kuta.-----

-According to his statement in this deed act: -----

a. as Commissioner of the Company which will be referred to; -----

-Therefore authorized to act for and on behalf of **PT.**

BINARYX PROTOCOL INDONESIA, a Limited Liability Company established according to and based on the Laws of the Republic of Indonesia, domiciled in Badung Regency, whose articles of association are contained in the deed dated 10 January 2023, Number: 09, made before Notary **I KADEK SUARDANA, Bachelor of Laws, Magister of Notary**, domiciled in Badung Regency, Province of Bali, which deed has been approved by the Minister of Law and Human Rights of the Republic of Indonesia as evident from his Decree dated 17 January 2023, Number : AHU-0003810.AH.01.01.TAHUN 2023.—

-hereinafter referred to as "**Company**". -----

-In taking legal action under this Deed, the Board of Directors, namely Mr. **ANDRII FEDOSOV**, has granted its consent and power of attorney, as evidenced by the Deed of **APPROVAL AND POWER OF ATTORNEY**, No. 30, dated 25 May 2026, executed before Notary **I GUSTI AGUNG MIRAH CHRISMA SANTHI, Bachelor of Laws, Magister of Notary**, domiciled in Denpasar City, Province of Bal, a photocopy of which is attached to the minutes of this Deed.-----

-Hereinafter shall be referred to as "**SECOND PARTY/LESSEE**".

Tebanung Regency, of which the original has been kept

-The parties are known by me, the Notary, in accordance with their identities as shown to me, the Notary. -----

-Both parties first explain as follows: -----

1. That based on the deed of **TRANSFER OF RENTAL RIGHTS** Number: 489, 490, 491, and 492, the four of which were made dated 18 August 2023, that **PT. NUANU PROPERTY GROUP** obtained the Right of Lease from **PT. WOODEN FISH VILLAGE** until **15 June 2051**, with a total rental object area of **7.170 M2**.-----
2. That based on the deed of **LEASE AGREEMENT**, Number: 30, dated 04 June 2021, that **PT. WOODEN FISH VILLAGE** obtained the Lease Rights from the landowner, namely Mr. **I WAYAN SEMADI**, Mrs. **NI WAYAN SUDRI**, and Mrs. **NI KETUT GINDRI** (as the Heirs of (deceased) I WAYAN TEGEG, (deceased) I KETUT GERIA).-----
3. That based on the deed of **LEASE AGREEMENT**, Number: 31, dated 04 June 2021, that **PT. WOODEN FISH VILLAGE** obtained the Lease Rights from the landowner, namely Mr. **I WAYAN SEMADI**, Mrs. **NI WAYAN SUDRI**, and Mrs. **NI KETUT GINDRI** (as the Heirs of (deceased) I WAYAN TEGEG, (deceased) I KETUT GERIA).-----
4. That based on the deed of **LEASE AGREEMENT**, Number: 32, dated 04 June 2021, that **PT. WOODEN FISH VILLAGE** obtained the Lease Rights from the land owner, namely Mrs. **NI WAYAN SUDRI**.-----
5. That based on the deed of **LEASE AGREEMENT**, Number: 33, dated 04 June 2021, that **PT. WOODEN FISH VILLAGE** obtained the Lease Rights from the land owner, namely Mr. **I WAYAN SEMADI**, which eight Deeds were made before Notary **NI NYOMAN AYU SRI KUSUMA DEWI, Bachelor of Law, Magister of Notary**, Notary in Tabanan Regency, of which the original four Deeds have

been shown to me, Notary, and photocopies are attached to the minutes of this deed.-----

- That on the land is being implemented a development project called "**ECOVERSE Resort & Residences**" which is developed by **PT. NUANU PROPERTY GROUP**.-----
- That the First Party hereby intends to transfer part of the Leasehold Rights over the physically unrestricted share in the leasehold rights over the land of the development project named "**ECOVERSE Resort & Residences**" presented by the residential units to be referred to in Article 1 hereof to the Second Party, and the Second Party hereby acknowledges receiving such transfer and assignment of leasehold rights from the First Party.-----
- Based on the information above, the first party and the second-- party have agreed and accepted to enter into an agreement for the transfer of the lease rights with the following terms and conditions:-----

----- = **Article 1.** = -----

----- **LEASE OBJECT** -----

-The First Party hereby transfers a share of **0,83%** which is not physically restricted in all lease rights over the land of the development project named "**ECOVERSE Resort & Residences**" which is located in part 4 (four) land parcels namely:-----

1. a land with SHM number: **04962/Desa Beraban**,-----
with Land Identification Number 22.02.02.05.02798,-----
based on the Measurement Letter dated 11 September 2014, Number 01966/Beraban/2014, measured **2.090 M2**, registered in the name of : I WAYAN SEMADI; -----
2. a land with SHM number: **3197/Desa Beraban**, as shown on the Situation Drawing dated 16 November 1994, No. 3625/1994, measuring **2.222 M2**, registered in the name of : I WAYAN TEGEG, I KETUT GERIA; -----

3. a land with SHM number: **04963/Desa Beraban**,-----
 with Land Identification Number 22.02.02.05.02799,----
 based on the Measurement Letter dated 11 September
 2014, Number 01976/Beraban/2014, measured **2.090**
M2, registered in the name of : NI WAYAN SUDRI, and;--
4. a land with SHM number: **3198/Desa Beraban**, as
 shown on the Situation Drawing dated 16 November
 1994, No. 3626/1994, measuring **1.030 M2**, registered
 in the name of : I WAYAN TEGEG, I KETUT GERIA;-----

Located in: -----

- Village : Beraban; -----
- District : Kediri; -----
- Regency : Tabanan; -----
- Province : Bali; -----

Presented by residential unit number **3205** measuring
 approximately **46 M2**, which will be built and completed. The
 unit is located on the First Floor, which based on the
 international floor numbering system is 1 (one) floor above the
 Ground Floor, or in the floor numbering system commonly used
 in Indonesia is equivalent to the **2** (two) Floor of the building
(ECOVERSE).-----

Following everything that is contained and embedded on it,-----
 which due to its nature, designation or according to law includes
 immovable assets; -----

-The residential unit leased above is shown by the red mark on
 the GAMBAR DENAH which is sufficiently stamped and made
 and signed by the Parties at the same time as this deed, the
 original of which is attached to the minutes of this deed and by
 the parties acknowledge it as an integral part and an integral
 part of this deed. -----

Locally known as **UNIT 3205** at "**ECOVERSE**", Jalan, Pantai Nyanyi, Br. Nyanyi, Desa Beraban, Kecamatan Kediri, Kabupaten Tabanan, Provinsi Bali.-----

-hereinafter shall be referred to as "**LEASE OBJECT**"; -----

----- = **Article 2.** = -----

----- **LEASE PERIOD** -----

-The transfer of the lease rights mentioned above will take place as of the signing of this deed so that it will expire on **15 Juni 2051**. -----

----- = **Article 3.** = -----

----- **LEASE PRICE** -----

-The price of Transfer and Partial Transfer of Leasehold Rights is mutually agreed by the First Party and the Second Party at the price [REDACTED] or equivalent to [REDACTED] equivalent to the exchange rate of 1 USD at Bank Indonesia dated July 30, 2024, which is [REDACTED] 15, [REDACTED].-----

----- = **Article 4.** = -----

-As from the time the agreed price is paid for the Transfer of----- Lease Rights according to this deed as stipulated in Article 3, the **LEASE OBJECT** is already in the control and power of the----- SECOND PARTY, therefore starting from the payment of the----- price in full, all proceeds and profits, all the burden and taxes--- and all rights and risks are the responsibility of the SECOND--- PARTY. -----

----- = **Article 5.** = -----

-----=**FIRST PARTY GUARANTEES**-----

This Transfer of Lease Right is done and received using the----- Guarantee from the **FIRST PARTY** as follows:-----

- a. Anything to be leased under this deed is truly the property of the FIRST PARTY itself and only the FIRST PARTY entitled to transfer;-----

as here by word of environmental security, electronic

- b. Anything to be leased under this deed is not in dispute, is not subject to confiscation and is not burdened as a-----
guarantee of a debt or other burden;-----
- c. Neither now nor in the future SECOND PARTY shall not be liable to the other Party claiming to have Lease rights in---
advance and therefore SECOND PARTY hereby be waived
by the FIRST PARTY from any other Party's claims
regarding such matters.-----
- d. All obligations related to the right to lease this lease object
arising before the signing of this agreement shall be the
responsibility of the FIRST PARTY and all obligations
arising after the signing of this deed shall be the
responsibility of the SECOND PARTY.-----

----- = **Article 6** = -----

-Since this deed is signed, the First Party shall not be entitled to
lease or in any way transfer the rights of the Lease Object to-----
other persons / parties, and also cancel this agreement if the---
Second Party fulfills the obligations specified in Article 3. -----

----- = **Article 7.** = -----

----- **TAXES AND COSTS** -----

- 1. The Taxes arising before this agreement becomes the-----
responsibility of the First Party. -----
- 2. Taxes such as Income Tax (PPh) and Value Added Tax
(PPN) arising in connection with this agreement shall be
borne and borne by the First Party in accordance with the
applicable laws and regulations. -----
- 3. The Land and Building Tax (PBB) of the Lease Object shall
be the responsibility of the Second Party which is paid to--
the competent Office of the Tax Office during the effective--
period of Transfer of Lease Rights. -----
- 4. All other charges arising from the use of the Building such
as dues for waste / environmental security, electricity use-

(PLN), all of which are the responsibility and shall be paid-
by the Second Party during the effective period of Transfer-
of Lease Rights. -----

5. The Second Party is obliged to pay fees for public facilities
in accordance with the provisions of separate agreements
such as electricity, cleaning, garden maintenance, local
indigenous village banjar dues, waste handling, building
insurance, administration and management fees paid
equally each month with other tenants. -----

6. Notary fees in preparing notarial deeds relating to the-----
transfer of lease rights shall be borne by the Second Party.

----- = **Article 8.** = -----

-The Second Party is allowed to transfer part or all of the lease
rights on the Lease Object to another Party without
compensation the Landowner with the following conditions : ----

a. The Second Party is obliged to notify the Landowner and
the First Party of the transfer of the lease right at the
latest 14 (fourteen) days before the transfer;-----

b. The lease transfer agreement must be made in writing and
does not conflict with the terms and conditions stipulated
in this agreement and/or other agreements that have been
signed and apply to the Parties and contain provisions
regarding this matter;-----

c. The Second Party is required to ensure that its successor
expressly and in writing binds itself to other agreements
related to maintenance (maintenance agreement),
management, marketing of this Lease Object which have
been agreed upon, apply and bind the Second Party.-----

----- = **Article 9.** = -----

----- **EXTEND OPTION** -----

-The First Party grants the Option Right and Top Priority to the
Second Party to extend the Lease Right directly to the

Landowner for **30** (thirty) years based on the Lease Extension Option obtained by the First Party from the Landowner as stated in Article 1 of the Deed of **LEASE AGREEMENT**, Numbers: 30, 31, 32, 33, This is a provision that the Second Party must accept: if the Second Party extends the lease term by using the services of the First Party, the First Party shall act as an agent and shall be entitled to an agency fee of 15% (fifteen percent) of the total value of the lease extension.-----

----- = **Article 10.** = -----

-This Agreement shall not become null and void because there is a lawsuit from the heirs of the First Party, as well as any one or-- the First Party, Second Party and Land Owner in this deed who-- died, but hereditary and must be fulfilled by the heirs of the----- deceased Party.-----

----- = **Article 11.** = -----

-At the time the transfer of this lease expires, the Second Party is required to return the Leased Object to the land----- owner/substitute in good condition except for obsolescence due to normal use and empty from the occupants and occupants'----- belongings within a period of 14 (fourteen) days from the----- expiration of the lease according to this deed. -----

-And if within the above period the second party still has not----- handed it over to the land owner/substitute, then the land----- owner/substitute is given an irrevocable power of attorney by---- the second party and the land owner may request assistance----- from state instruments to vacate the leased object himself of the goods belonging to the second party and its occupants and all costs for such emptying shall be borne by the second party themselves with the risk of damage and loss of goods due to emptying in such manner shall be fully borne by the Second--- Party. -----

----- = **Article 12.** = -----

-Everything that is not or has not been regulated in this deed---
will be made separately upon the consensus of both parties in---
the future. -----

-Everything that has been agreed in separate agreements related
to the development, management, marketing, utilization, use of
this Lease Object and investment in this Lease Object remains
valid and binding on the Parties in accordance with its
provisions. -----

- All provisions contained in the deed of **LEASE AGREEMENT**,
Number: 30, 31, 32, 33, all four of which are dated 04 June
2021, deed of **TRANSFER OF LEASE RIGHTS**, Number: 489,
490, 491, 492, all four of which are dated 18 August 2023,
which eight Deeds were made before Notary **NI NYOMAN AYU
SRI KUSUMA DEWI, Bachelor of Law, Master of Notary**,
Notary in Tabanan Regency. mentioned above which is not
amended in this Agreement shall remain in force and binding on
both parties.-----

----- = **Article 13** = -----

-The parties agree that matters that have not been regulated or--
have not been sufficiently regulated in this deed will be further
regulated by deliberation and consensus between the two parties
and will be set forth in a separate addendum. -----

----- = **Article 14.** = -----

----- **LEGAL DOMICILE** -----

-Regarding this agreement with all its consequences and its-----
implementation, both parties have chosen a permanent and-----
general legal residence (domicile) at the Denpasar District Court-
Registrar's Office in Denpasar. -----

-The parties hereby guarantee the truth of the identity of the----
parties in accordance with the identity card as given to me,-----
Notary and fully responsible to that matter and thereafter the----

Subscribed and Signed, Province Bali, the holder of identity

parties declare that they have understood and accept the-----
substance of this deed.-----

- that if in the future there is a dispute and/or report regarding--
this deed that made between and or by the parties or other party
from everything related to this deed and or follow-up with this---
deed therefore release the Notary as the General Officer or the---
relevant Official and witnesses from all claims and or lawsuits---
and or reports, both civil, state, and criminal including but not--
limited to claims made through their attorneys; -----

-that if it turns out that the party is negligent and does not fulfill
the purposes mentioned above and continues to prosecute and--
or report to the Notary and/or the relevant Officer then the party
hereby authorizes the Notary and or the relevant Officer and-----
witnesses, for and on behalf of the party to make a retraction of-
the claim and/or claim and or report mentioned above to the----
competent authority or its proxy or lawyer, nothing is excluded; -
-that if in the issuance of copies / quotations / excerpts from---
the deed's minutes (Authentic Deed) there is a mistake or typo---
then the Notary will make correction of the typo adjusted to the--
deed's minutes (authentic deed). -----

----- **IN WITNESS WHEREOF** -----

-Drafted and executed in North Kuta, on the time, day and date
mentioned in the preamble of this deed, in the presence of : -----

1. -Ms. **RUTH JULIANA SIHOMBING**, born in Denpasar,
dated 27 July 1995, Indonesian Citizen, domiciled in Jl.
TK. Yeh Aya IX GG. Ramadewa/4 Denpasar, Kota
Denpasar, Propinsi Bali, the holder of Identity Card (KTP)
Number 5171016707950005, temporarily in North Kuta.—
2. -Ms. **NI KETUT AYU SETIAWATI**, born in Badung, on 22
April -1995, Indonesian Citizen, residing in Lingk. Kangin
Sempidi, Kel/Desa Sempidi, Kecamatan Mengwi,
Kabupaten Badung, Provinsi Bali, the holder of Identity

Card (KTP) Number 5103026204950004, temporarily in North Kuta. -----

-both of them as my employee, the Notary office, who are known to me, Notary, as witnesses.-----

After I, the Notary, read this deed to the parties and witnesses, then this deed is immediately signed by the parties, witnesses and I, the Notary.-----

-Held with no additions, no substitutions, and no streaks.-----

-This Minutes has been signed perfectly.-----

-Translated by the Unofficial Translator.-----