HIGH QUALITY
CONSTRUCTION

HOTELS APARTMENTS VILLAS COMMERCIAL REAL ESTATE

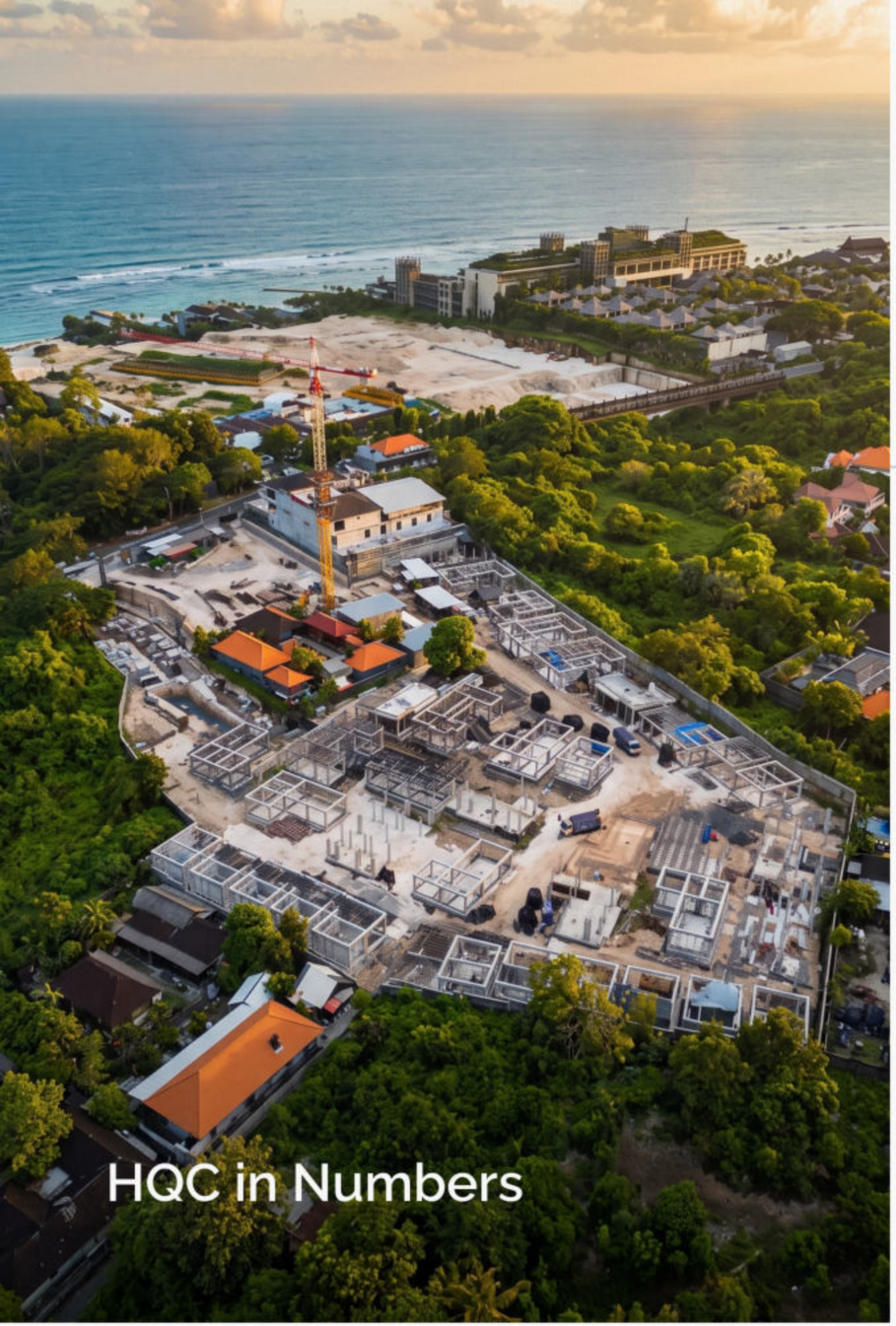
YOUR PARTNER IN BALI

Developer of premium real estate in Bali. A full-cycle approach, from construction to management, aligned with international standards.



High Quality Construction

ABOUT THE COMPANY 2026



HQC in Numbers

US$166.2 M

Value of the company's current projects at various stages of development

814

Keys in the portfolio under professional management

7

Residential complexes

59,203 m²

Total area

33,318 m²

Area available for sale

7,636 m²

Delivered in Bali

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The Scale of HQC Projects



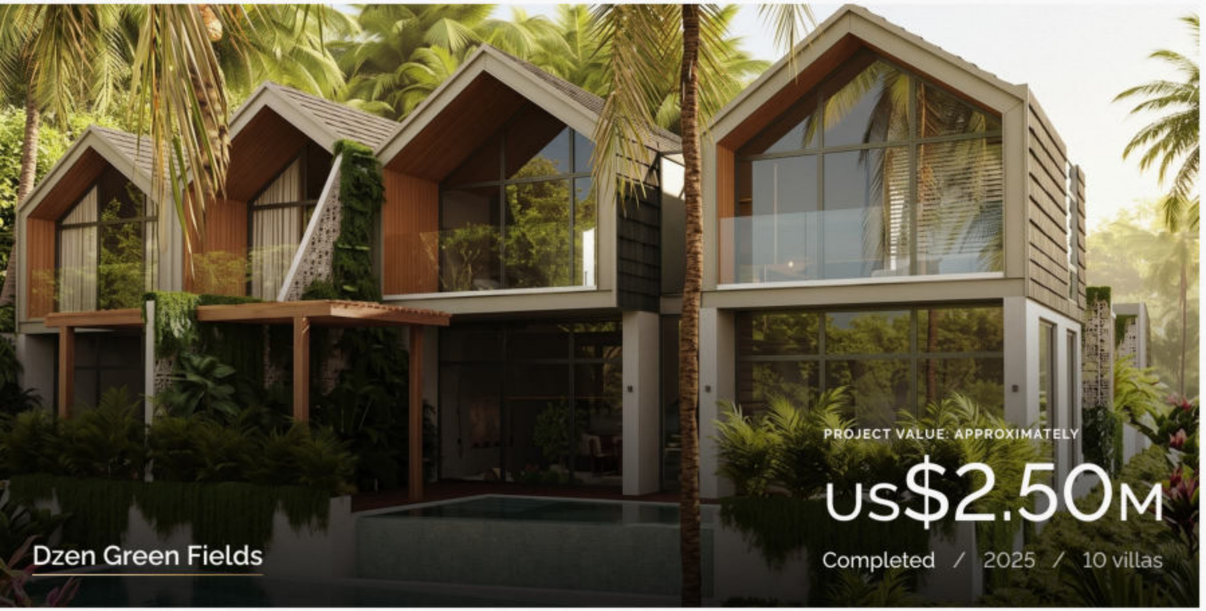




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The Scale of HQC Projects







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Experience and Team



15 YEARS

Partners' experience

SINCE 2023

HQC construction operations in Bali

MORE THAN 550,000 m²

Built by the partners

800+

100+ engineers and managers

700+ construction workers on site every day

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Personal Oversight at Every Stage



Dmitry Barannik

FOUNDER · HEAD OF CONSTRUCTION

15 years in construction. Civil engineer, UrFU. Delivered more than 550,000 m² in Russia, including Greenwich Shopping Centre, NEBO PLAZA Business Centre and Kandinsky House residential development. Projects in Bali include Black Rock, Ardhana and Dzen Green Fields.



Igor Bazanov

CO-FOUNDER · CEO, PT HQC

14 years in management. Graduate of RANEPA. Responsible for the company's concept, architecture and strategic development.



Anton Zanimonets

PARTNER · CEO, BLOOM PROJECT

15 years in management. PhD (Moscow State University), MBA. Founder of Iskander.vc, with US$60M in assets. Partnerships with Accor, Wyndham and Radisson. Founder of the Bali Developers Association.

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The People Behind HQC

800+

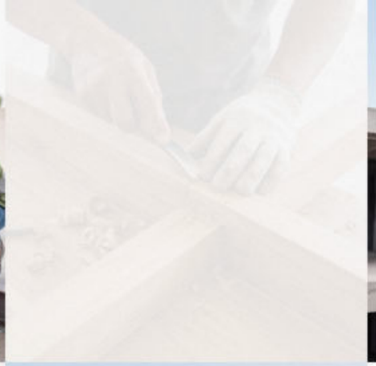
Team members

100+

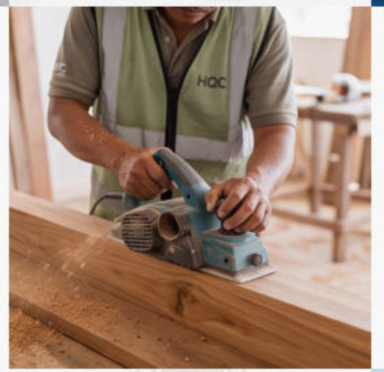
Engineers and managers

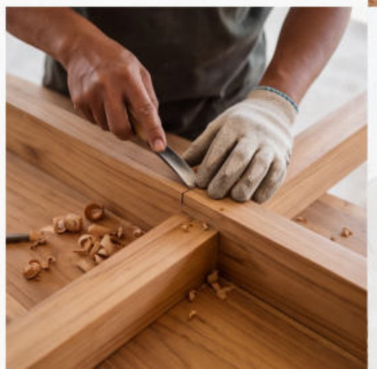
700+

Construction workers on site every day



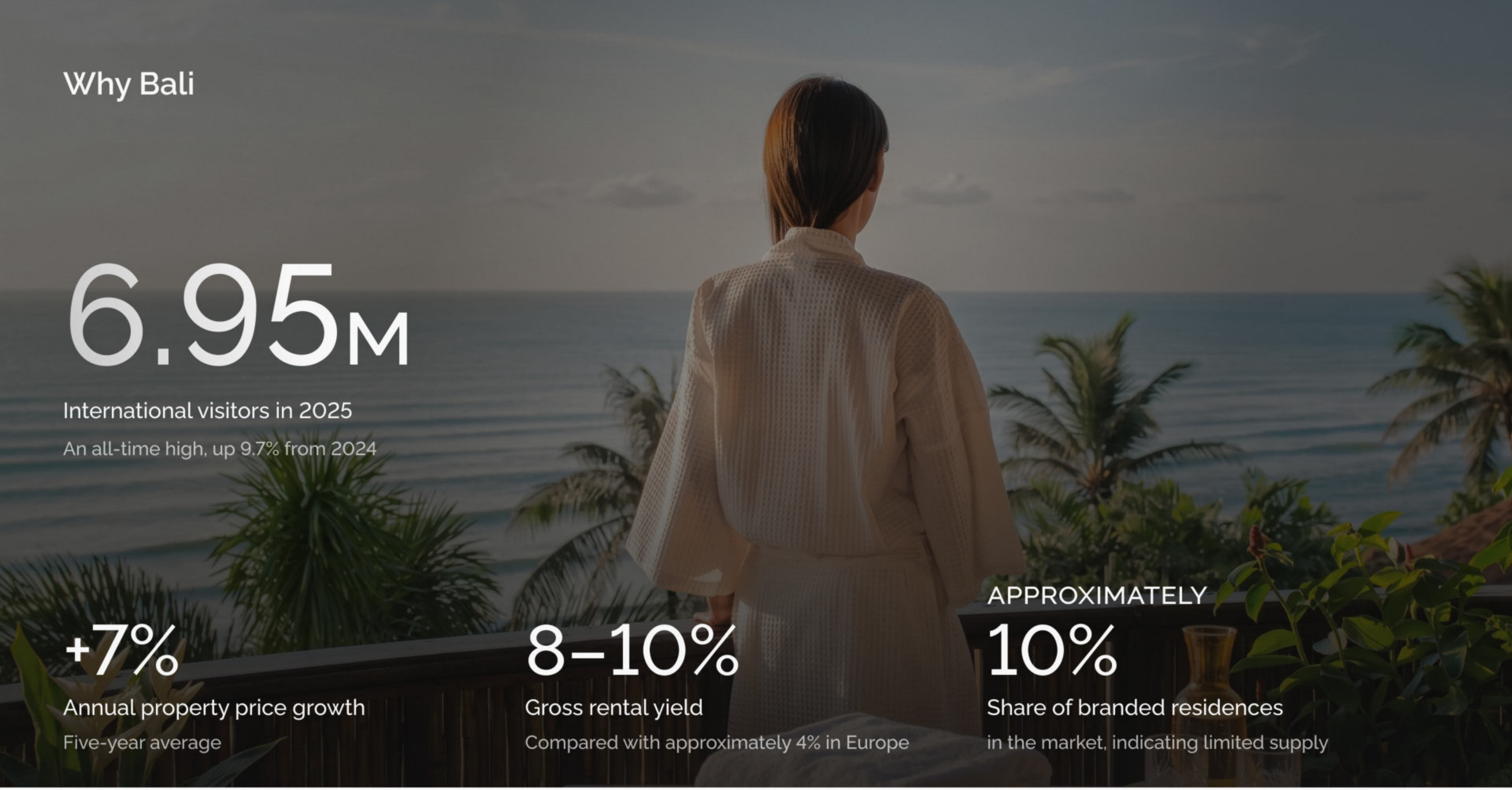







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Why Bali



6.95M

International visitors in 2025

An all-time high, up 9.7% from 2024

+7%

Annual property price growth

Five-year average

8–10%

Gross rental yield

Compared with approximately 4% in Europe

APPROXIMATELY 10%

Share of branded residences

in the market, indicating limited supply

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Bali Is Becoming More Accessible and Transparent



24 → 32 M

Airport capacity

Expansion of Bali's main airport, measured in passengers per year

50 M

Capacity of the new airport in North Bali

Buleleng, two runways, passengers per year; construction expected around 2027

39,000

Unlicensed villas will lose access to booking platforms

Stricter market regulation takes effect on 31 March 2026

471

Golden Visa applications approved in under 5 months

Indonesia is the world's fastest-growing ultra-wealthy market

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International Quality at Local Cost

COST CONTROL

9–15 hours

Each estimate undergoes 9–15 hours of review, reducing construction costs by 30–50%

BIM MODELLING

3D model

3D visualisation of all structures and utilities during the design documentation stage

DAILY SUPERVISION

2–3 times per day

Daily inspections at the construction site

EXPERT REVIEW

Audit

Key structural solutions undergo an additional review by specialised experts

EXTENDED WARRANTIES

10 years

10 years for load-bearing structures and the pool shell; 12 months for finishes

IN-HOUSE MEP TEAM

In-house

In-house design and full control of engineering systems

LEGAL COMPLIANCE

100%

Full compliance with Indonesian law

COLLIERS ANALYTICS

Data-driven

In-depth analysis of demand and the target audience for every project

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Assurance at Every Stage

01

Construction

10 years
Load-bearing structures and pool shell

12 months
Warranty on the interior finishes of all premises

27 MPa
Concrete strength and two independent expert reviews

02

Engineering

In-house MEP
In-house design and supervision team

ABB & KONE
Premium electrical systems, lifts and backup generators

Dual systems
Separate wastewater and stormwater drainage systems

03

Legal Framework

100% compliance
Full compliance with statutory requirements

AMDAL / PBG
All key permits in place

Three-stage review
Reviews by independent lawyers and notaries

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Three Global Operators Have Chosen HQC

HQC projects with international operators undergo audits for compliance with engineering and service standards before construction begins. HQC is the only foreign developer in Bali accredited by Accor.

PROJECT: **ARDHANA**

WYNDHAM HOTELS & RESORTS

45+ years
In the market

9,200+
Hotels in 95+ countries

1,800
Hotels across Asia Pacific

PROJECT: **SATORI**

ACCOR

50+ years
In the market

No. 1
Hotel operator in Asia

5,600+
Hotels across 45 brands

PROJECT: **BLOOM**

Radisson

75+ years
In the market

1,700+
Hotels in 120+ countries

Jin Jiang
Owned by Jin Jiang, the world's second-largest hotel group

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Why Projects with International Operators Outperform

Hotel occupancy

Branded **71%**

Unbranded **55%**

Occupancy is 16 percentage points higher thanks to global loyalty programmes and sales channels.

- **Management:** five-star service standards
- **Income:** established rental programme

764+

Operational branded residences worldwide

2.3-fold growth since 2015

APPROXIMATELY

1,700 PROJECTS

Forecast by 2030

More than 90 countries; four out of five projects are developed under hotel brands

TOP 10

Indonesia ranks among the world's leading markets

Bali accounts for approximately 25% of the country's branded real estate value

2×

Year-on-year growth in interest

New brands entering Badung include Raffles, Anantara and Radisson

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SATORI
NUSA DUA RESORT



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Ardhana Residence

WYNDHAM FRANCHISE · OPERATED BY HQC

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ARDHANA
RESIDENCE





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Ardhana Residence

A residence with the infrastructure of a five-star hotel. Three neighbourhoods: the hotel, luxury villas and Feng Shui villas. Asian architecture with references to Balinese legends. Ten minutes from Melasti Beach, with a private shuttle service.

ARDHANA
RESIDENCE

SCALE AND LOCATION

23 villas + 58 rooms
Development composition: hotel + villas

10 minutes
To Melasti Beach by private shuttle

10 minutes
Walk to GWK Cultural Park

PROJECT STATUS

2025
Villas completed

Q3 2027
Hotel launch

10 years
Warranty on structural elements and the pool shell.

PARTNERS AND INFRASTRUCTURE

Wyndham
Franchise brand · operated by HQC

30+ / 12+ / 5+
30+ restaurants, 12+ shops and 5+ pharmacies in the surrounding area

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Bloom by Radisson Individuals

MANAGED BY RADISSON

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BLOOM

BY RADISSON INDIVIDUALS



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Aravita Residence

MANAGED BY HQC

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ARAVITA
RESIDENCE



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