PRESS RELEASE
PT BUKIT ULUWATU VILLA TBK. STRENGTHENS EXPOSURE TO BALI'S ENTERTAINMENT AND LIFESTYLE SECTOR

Jakarta, 23 September 2026

PT Bukit Uluwatu Villa Tbk ("BUVA" or the "Company"), an Indonesian hospitality company listed on the Indonesia Stock Exchange, reaffirms its strategic exposure to the ongoing transformation of Bali's entertainment and lifestyle sector through its investment in PT Kharisma Jawara Abadi ("KJA") and KJA's majority shareholding in PT Kharisma Anugerah Jawara Abadi ("KAJA Group").

Through this investment, BUVA holds an indirect interest in KAJA Group. KAJA Group is an entertainment and lifestyle group whose portfolio includes Zumana, a newly launched destination on Bali's Kuta coast developed in partnership with Savaya Group.

Zumana: A New Chapter for Kuta

KAJA Group officially opened Zumana on 19 August 2026 at Sunset Bay Kuta. This large-scale entertainment and lifestyle destination brings together music, art, dining, architecture and entertainment.

Designed by internationally acclaimed Rockwell Group, Zumana is built on a site of approximately 3,500 square metres. Its concept combines daytime beachfront activities, dining experiences, poolside leisure, live music performances and nightlife, creating a destination that transitions seamlessly from sunset into the night.

Zumana is scheduled to host its Grand Opening Weekend on 25–26 September 2026, featuring an international music line-up headlined by The Martinez Brothers and Satori.

The project represents a significant addition to the development of Kuta as one of Bali's leading tourism destinations.

BUVA's Strategic Exposure

BUVA currently holds an investment in KJA, which is accounted for as an associate. BUVA's effective ownership in KJA is 16.27%. KJA, in turn, holds 58.36% of the shares in PT Kharisma Anugerah Jawara Abadi.

BUVA views this investment as complementary to its strategy of building exposure to high-quality assets in the entertainment, food and beverage, and lifestyle sectors in Indonesia, particularly in destinations with strong recognition among international travellers.

"Bali remains one of the most important tourism and entertainment markets in Southeast Asia, and the development of Kuta presents a significant opportunity for a new generation of entertainment and lifestyle offerings," said Satrio, CEO of PT Bukit Uluwatu Villa Tbk.

"Our investment in KJA provides BUVA with strategic exposure to an Indonesian hospitality platform that develops and participates in differentiated lifestyle destinations. The launch of Zumana demonstrates the potential of combining strong local platforms with internationally recognised operators, designers and creative partners," added Satrio.

From Hospitality Assets to Destination Creation

BUVA believes that the future of Indonesia's tourism, entertainment and lifestyle sector will increasingly extend beyond traditional accommodation towards integrated destinations encompassing hotels, restaurants, beach clubs, entertainment, wellness, culture and lifestyle experiences.

The Company's investment in KJA and its exposure to KAJA Group are aligned with this broader strategic direction.

Savaya Group has described Zumana as a new destination designed to bring together music, art, dining and design along Kuta's coastline. The project was developed in partnership with KAJA Group and represents a collaboration between Indonesian hospitality expertise and international creative and operational capabilities.

For BUVA, such developments can create opportunities to participate in the growth of Bali's tourism economy while diversifying its exposure across multiple segments of the hospitality value chain.

Supporting Bali's Development

Bali remains one of Indonesia's most internationally recognised tourism destinations, while Kuta has historically played an important role in introducing Bali to international visitors.

The development of new, design-led lifestyle destinations along the Kuta coastline forms part of the area's evolution towards higher-value, experience-driven tourism.

BUVA believes that the combination of strategic local ownership, international partnerships, differentiated concepts and strong destination fundamentals can contribute to the long-term development of Bali's tourism ecosystem.

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