



SBDI CENTER

Sustainable Business Development
and
Innovation Center

Project EcoPro



*Ecologic-professionals
Ecologic-profit*

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1.0. INTRODUCTION

Project EcoPro is a project created by the SBDI Foundation which stands for (Sustainable Business development and Innovation Centre, Foundation) in cooperation with University Islam Malang to create awareness for Bio-organic Agriculture. The project will, as core mission, support the transformation from chemical to organic biologic agriculture, eco-tourism, and support the Sustainable development goals of the United Nation Global compact.



The awareness of the damage of using chemicals in agriculture is low, this is a huge international problem. We understand that by using chemicals in fertilizers and pesticides, we contaminate the ground with chemicals, this destroys the underground and bio-organic and micro diversity that is needed to keep the ground healthy for agriculture. Besides agriculture the chemical, fertilizers and pesticides are polluting our ground water, that is in connection with rivers, lakes and the sea, that becomes a danger for life below water. The world is more and more affected by the problems that are being created. Agriculture harvest is failing, due to bad conservation of the ground, this results in a food cost price explosion. The use of chemical fertilizers and pesticides is responsible for downgrading the nutritional value of our food.

Project EcoPro is creating awareness for natural organic farming by supporting local organic farms, local organic production, as well as Eco Tourism.

What do we do?

1. Creating awareness by presenting lectures and events
2. Share knowledge and experience
3. Investment platform for agriculture investment projects
4. Invest in Eco tourism Indonesia
5. Workshops events, bio agriculture and product development
6. International bio-product sales platform (Farmer 2 Business)
7. Online workshops, video workshops
8. Creating communities, local, national and international
9. Financial calculation templates
10. Website platform with all the needed information
11. EcoPro start-up community shop
12. Fundraise education program
13. Fundraise campaign
14. Crowdfunding campaign

By implementing this practical activity within one platform we are aiming to create awareness for the problems, as well as the opportunities and financial benefits, Bio Agriculture and eco-tourism has to offer.

1.1. PROJECT EcoPro

EcoPro is connecting the dots between supply chain of: Organic fertilizers, pesticides, seeds. Farmers, Local production companies, Universities, Governments, Investors.

By knowledge transfer, technology institutions, international retail and investments, we are creating a circular sustainable environment.

By creating an EcoPro platform we can serve the needy and connect the dots.

To contribute to the sustainable development goals and support economic grow in Indonesia SBDI Foundation setup Project EcoPro. To understand the problems and opportunity we collected data and expertise at the Universities, practical knowledge partners, organic farmers and supply chain of organic production company Alitura Organics, who produce natural organic fertilizers and pesticides made from organic materials from Indonesia.

SBDI foundation, created a partnership in the form of an MoU between Islam University Malang and Alitura Organic, for the purpose of R&D, supporting start-ups, production process, product and ground analyse, and product development. The knowledge and experience and analyse data off this cooperation will be used for Sustainable Business Development within the Agriculture, food production and Eco tourism.

With this cooperation we practice SDG 17 Partnership for the goal.

Our platform will be in the form of a website, where visitors can become free member.

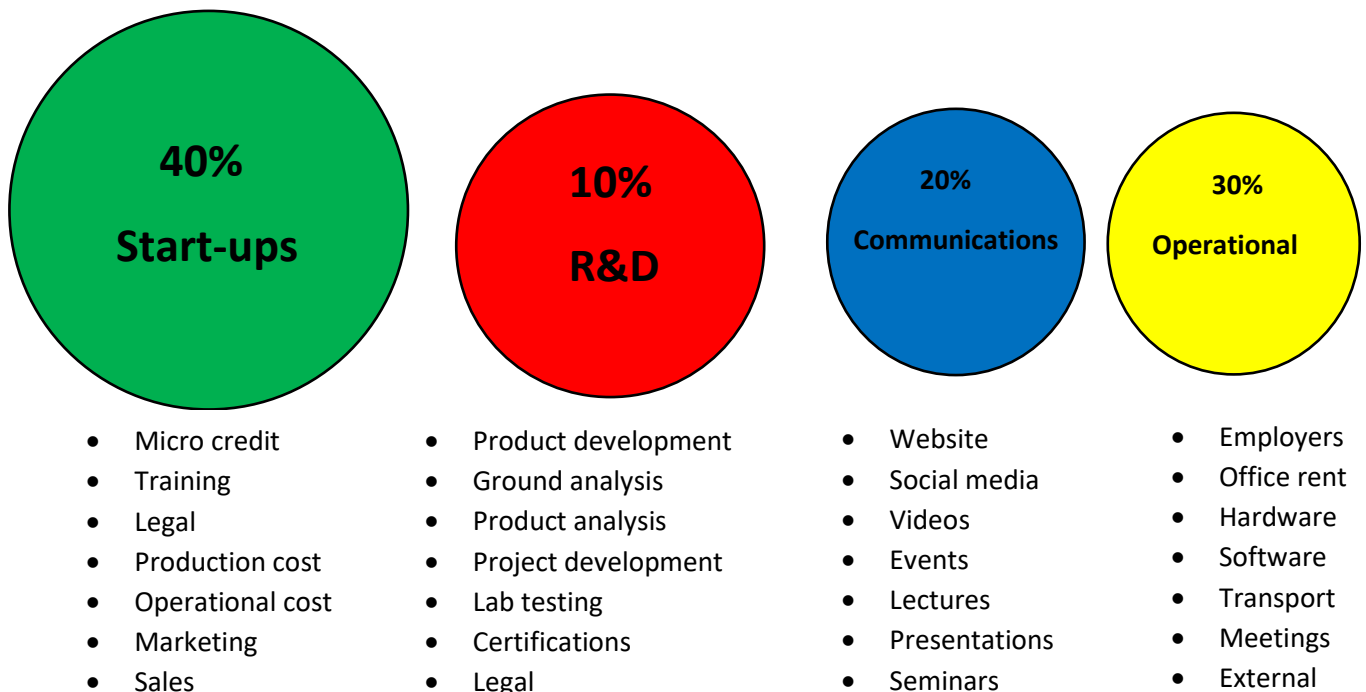
The platform is connected to our communication channels, YouTube, TikTok, Instagram, Facebook, LinkedIn.

The platform is divided in 2 category's

1. Eco-professionals, where you can find (tricks tips) (analyse reports) (online meetings, lectures, seminar) (events) (videos) (Chat, experience and communication tools for farmers in the field of organic farming) (Eco Tourism locations Indonesia)

2. Eco-profit, where you can find, (calculation templates) (financial agriculture news) (Investment opportunities and projects) (international who sale place) (Donations) (Crowdfunding) (EcoPro financial report)

Project EcoPro will use its budget and donations for the following activity's.



1.2. EcoPro START-UPS

EcoPro will help start-ups with their bio-organic agricultural projects, local bio-organic food production, and eco-tourism projects. Due to our cooperation with experienced bio-organic community's in Blitar, Malang, Kepanjen and Batu, universities, supply chain partners, we can support our start-ups with the practical training, knowledge and knowhow, that is needed to start their business.

SBDI will create an investment plan together with the University's (as practical education program) for the start-ups, based on crowdfunding, to create the micro credit that is needed. Due to the cooperation with the University's faculty Business, communication, IT, we supply practical fundraise program's that function as a practical education program for the students, as well as the needed funding for the EcoPro projects and start-ups. The micro-investment is based on harvest sharing, and profit sharing. The investment plan will be calculated based on production cost, operational cost, marketing cost and sales. The profit of the harvest will be shared with the investor, what offers to be a great investment opportunity.

Micro-credits will be based on crowdfunding projects.

Macro-investments will be done in line with international investment programs.

Our EcoPro start-up needs to focus on their bio-organic farming, land, crops and bio-production to get the maximum result. Therefore, the University student and start-ups program retail, of the Universities will focus on the marketing and sales of the products.

1.3. BIO-ORGANIC R&D

With bio-organic R&D we focus on the research as well as the development of our bio-organic products, to support our local production start-ups, to create the maximum results, of high-quality products.

Research: Good research is needed to get the best result of nutrition, and harvest, ground analysis, water analysis is also needed to understand the project situation. Based on that data our supply chain partner Alitura Organics, will guide and advise our start-ups with the treatment of the soil and crops.

Due to our partnerships with universities' faculties of agriculture and ground preservation. We are also able to analyse the ground and water at the end product in the laboratories of the universities.

Development: Indonesia has a huge variation of traditional products that we would like to share with the world, for example: the traditional medical herbal drink Jamu, and medical products like minyak kayu putih. Together with the universities, the faculty of product development, industrial design, bio medical, and business development we would like to develop new bio-organic products, as well as start-ups for the production, and their international retail.

1.4. EcoPro COMMUNICATION

EcoPro communication is needed to create awareness and to share knowledge as well as to create international investment opportunities, for social benefits and economic grow.

The communication will be done online as well as offline.

Online: EcoPro will create a website where, our visitors can find all the information regarding Bio organic farming, product development, and eco-tourism investments, as well as data, analysis and investment opportunities.

On our social media channels we share the progress of our projects, with videos and stories, to create an international community that attracts investors, our online seminars will supply our visitors with knowledge and knowhow.

Offline: EcoPro will arrange events, lectures, presentations and seminars, to upscale the local community, and create support for the EcoPro projects.

In cooperation with Islam University Malang, local government Malang, PT Elite Investment Indonesia and SBDI Foundation Indonesia, EcoPro will organise International Investment Events in Malang, to boost organic agriculture and eco-tourism.

1.5. ECO TOURISM

EcoPro will support and promote, eco-tourism due to the investment of practical education locations true all Indonesia, were international interested tourists can practise the skills of Bio organic farming as well as traditional bio-organic product development workshops and presentations.

An fundraising campaign is needed to set up the facilities for the international tourists.

The development and fundraising campaign will be done in corporations with the universities as practical education program. For the development we work with, the faculty of civil engineering, architecture and agriculture, for the fundraise program we work with the faculty, communication, IT, finance administration, and business development.

1.6. OPERATIONAL

The operations of EcoPro will be executed by volunteers and professionals.

The professionals will function as managers, advisers, trainers, speakers and motivators, for a reasonable compensation.

The volunteers will do the operational tasks within the organisation, the tasks can be text editor, video editor, online communication. This task can be done online, with the help of national as well as international volunteers. Start-ups students will support with the operational field, task, management task, and strategy tasks, this will function as a practical education program to create practical experience for future start-ups.

1.7. HOME BASE

The home base of EcoPro will be in Kepanjen Malang east Java.

The home base function as an information point, and community centre.

The home base will have an office for our management and communication team.

The home base will have an show garden were we demonstrate our crops.

The home base will have an warehouse of Alitura Organics fertilizers, pesticide and organic seeds.

The home base have an start-up project office, were start-ups can apply for an micro credit for their project.

The homebase have a shop where we display and sale local organic products.

Eco tourist will be guide at our homebase as start location of their Eco tour, there they will get instructions and basic trainings regarding bio-organic agriculture, and product development.

The home base will have a presentation and lecture room.



Project EcoPro

EcoPro is executed and established by.

Shareholders project EcoPro.

30% Dr. Imam Wahyudi Karimullah, MA

40% SBD. Jeroen Rijnenberg

30% Dr. Nazril Ilham

Board of management

- Dr. Imam Wahyudi Karimullah, MA
International strategic relations, student recruitment, administration.
- Dr. Nazril Ilham
Operational project and investment adviser.
- SBD. Jeroen Rijnenberg
Sustainable project development, education program, fundraise program.

Board of advisors

- Dr. H.M. Sanusi, M.M
adviser: National political relations
- Prof. Dr. H. Maskuri M. Si
Adviser: Educational relations, educational strategic partnerships.
- Prof. Dr. Noor Shodiq Askandar, SE., M. SI
Adviser: Governmental relation, governmental strategic partnerships.
- Prof. Dr. Junaidi Mistar, PhD
Adviser: Education program, national and international strategic education partners

Operational coordinator

- Dodon Thok Ae
International eco-tourism, project coordinator
- Satriya Nugraha, S.P.
Agriculture project coordinator

EcoPro will have a democratic management system, each shareholder will have his voting rights, regarding management strategy and policies.

Voting rights.

25% Dr. Imam Wahyudi Karimullah, MA

25% SBD. Jeroen Rijnenberg

25% Dr. Nazril Ilham

25% Board of advisors

Investments and reinvestments must be unanimously agreed by the board of management.

2.0. SUSTAINABLE DEVELOPMENT GOALS (SDG)



By creating start-ups in farming as well as product development, retail, and eco-tourism we like to boost the economic grow in Malang Indonesia, to end poverty in all forms!

Due to our start-up crowdfunding investment program, we like to offer international investment opportunities, for mutual benefits. Our circular sustainable business strategy is based on creating jobs for small and medium business, and sustainable supply chain partner for multinationals.



Our goal is to end hunger by promote and secure bio-organic agriculture, land cultivation, research and development to create food with better nutrition, we promote sustainable bio-organic agriculture, to become a new standard in our food supply chain.



Healthy food for is a healthy life, is our slogan, due to our cooperation with universities we are able to research and analyse our soil, water, so we can study on the right bio-organic treatment of our soil and crops, to boost the nutrition within our food.

Nutrition's within our food, are responsible for our healthy diet.

By developing new food products with bio-organic agriculture, we will benefit the life and happiness of people, planet and profit.



Quality education is practical education, experience is the key to education.

Therefor we are investing in practical education programs, starting in Malang Indonesia. Our cooperation with University's, start-ups, business and bio-organic knowledge partners, will create knowledge sharing on all levels, our platform and social media activities as well as our presentations and lectures will create a fast distribution of knowledge and awareness.



Clean drinking water for all. Due to the use of chemical fertilizer and pesticide our drinking water is Highley polluted. By creating awareness of the cause of pollution, and the solution of cleaning our drinking water by using Bio-Organic fertilizer and pesticide, we can restore the damage.



Sustainable economic growth will be the most efficient by creating start-ups, research and development. These ingredients are needed to secure economic growth, social stability and decent work for all.



Sustainable consumption is circular consumption, by using bio-organic fertilizer and pesticide, what is created is created in a sustainable way, through the whole supply chain we participate in a practical way to ensure a sustainable consumption and product development.



Restore nature, balance the earth, on land, water, sea and air. Planting, and agriculture management as well as sustainable production, within all our supply chain is of great important to tackle the problems. Our goal is to create a good environment for our future generations.

Our projects are based on People, planet, profit.



The impact of agriculture on life below sea, is underestimated. A lot of research needs to be done!

Our land is connected with our sea, due to rivers and canals. By using chemical fertilizer and pesticide our sea will encounter chemicals like, phosphate, phosphor what is the cause of blue-green algae. Blue-green algae is a huge danger for life below sea and humans.

With the use of Bio-Organic fertilizer and pesticide, and ground soil, water analyse we like to proof our claims and push our policy makers, that bio-organic will become the new standard.



Our ecosystem is interconnected above the ground as well as in the soil. The roots of a microorganism in the ground are a well-balanced natural wonder, and the cause of healthy flora and fauna.

By using chemical fertilizer and pesticide close to our forest, the rain will move all these chemicals to our forest, this will destabilize our ecosystem. By using natural bio-organic fertilizer and pesticide we can clean our ground with natural bio-organisms to balance the underground and above ground ecosystem.



Project Eco-Pro is a great example of partnerships for the goals, due to our interactive partnerships, with farmers, universities, start-ups, investors, bio-ecologic tourism, supply chain and industry, we proven the mutual benefits for all partners.

By using the 10 principles of the United Nations as inspiration, and the sustainable development goals as building blocks, we can create an example of a sustainable future, for our next generations.

2.1. UNITED NATIONS GLOBAL COMPACT

The United Nations Global Compact is doing a great job to create a better world for future generations. The movement is the biggest movement in the world.

To change international policy's we understand that they need data, analysis, research and academic papers, to convince the policy makers of each country. It's our job to support the United Nations Global Compact with our practical field data, analysis, and research, to show the proof of the sustainable impact, that bio-organic agriculture has on people, planet and profit

We understand that the economy is formed based on supply and demand, therefore we promoting bio-organic products, to push the demand to bio-organic production.

Our strategy is bottom up, from farmer, students, university's, consumer, supply change and multinationals, to create awareness, and give a sign to policy makers, to change the policy, for the use of chemical fertilizer and pesticides, that destroying our nature, our ground, our water our sea and our health!

Policy's need to change the regulations, regarding the use of chemicals in agriculture!

It's our basic human right, to have healthy food and clean drinking water.

Support the United Nations Global Compact Network, with uniting business for a better world.



2.1. UNITED NATIONS GLOBAL COMPACT

The **United Nations Global Compact** is a non-binding United Nations pact to encourage businesses and firms worldwide to adopt sustainable and socially responsible policies, and to report on their implementation. The UN Global Compact is a principle-based framework for businesses, stating ten principles in the areas of human rights, labour, the environment and anti-corruption. Under the Global Compact, companies are brought together with UN agencies, labour groups and civil society. Cities can join the Global Compact through the Cities Programme.

The UN Global Compact is the world's largest corporate sustainability (a.k.a. corporate social responsibility) initiative with 13000 corporate participants and other stakeholders over 170 countries with two objectives: "Mainstream the ten principles in business activities around the world" and "Catalyse actions in support of broader UN goals, such as the Millennium Development Goals (MDGs) and Sustainable Development Goals (SDGs)". Moving forward, the UN Global Compact and its signatories are deeply invested and enthusiastic about supporting work towards the SDGs.

The UN Global Compact was announced by then UN Secretary-General Kofi Annan in an address to the World Economic Forum on 31 January 1999, and was officially launched at UN Headquarters in New York City on 26 July 2000. The **Global Compact Office** works based on a mandate set out by the UN General Assembly as an organization that "promotes responsible business practices and UN values among the global business community and the UN System. The UN Global Compact is a founding member of the United Nations Sustainable Stock Exchanges (SSE) initiative along with the Principles for Responsible Investment (PRI), the United Nations Environment Programme Finance Initiative (UNEP-FI), and the United Nations Conference on Trade and Development (UNCTAD).

2.2. UNITED NATIONS GLOBAL COMPACT NETWORK

Local networks of the Global Compact advance the initiative and its ten principles at a country level. Currently there are approximately 85 Local Networks in total. These networks help companies and non-profit organizations understand what responsible business means within diverse national, cultural, and linguistic contexts. Additionally, there are related programs for topics of interest, such as the Business for Peace initiative, that bring awareness to businesses and other organizations about instability and conflict, such that organizations can help to address these concerns from their own perspective and with the assistance of their local networks. Local connections to supplement the international connections made by the Global Compact at large can help to broaden the engagement and impact of members. Local Networks are independent, self-governed and self-managed entities, and work closely with the UN Global Compact's New York headquarters, and coordinate as points of contact for UN Global Compact signatories in their respective countries.

2.3. THE SUSTAINABLE DEVELOPMENT GOALS IN INDONESIA

The United Nations is committed to working with the Government of Indonesia to building a nation that is prosperous, democratic, and just, where development benefits all people, and where the rights of future generations are protected. True to the promise of the SDGs to "leave no one behind", the UN's approach combines a strong focus on the poorest of the poor, combatting discrimination and rising inequalities and addressing their root causes. "Leaving no one behind" means prioritising people's dignity and placing the progress of the most marginalised and vulnerable communities first. This central and transformative promise has become more important than ever to address the impacts of the COVID-19 pandemic and work towards a sustainable, resilient, and inclusive recovery.

2.4. SUSTAINABLE BIO-ORGANIC AGRICULTURE

Sustainable bio-organic agriculture programs and projects, is one of the solutions to reach the poorest of the poor, and leave no one behind, it creates business opportunities, due to practical education programs. To establish sustainable social bio-organic agriculture projects, we aiming to the support of the United Nation Global Compact Network, as well as crowdfunding and micro-investment opportunities. Due to promoting bio-organic tourism in Malang Indonesia we like to create a new business model for local.

Bio-organic agriculture and bio-organic product development is a possible new eco-tourism attraction for Malang Indonesia. In France and other countries in Europe, this kind of tourism gained popularity, there are a huge variety of tours, to see the production of wine, workshops off making local bio-organic products. Indonesia counts a huge variety of bio-organic production, like tempe, tahu, jamu, kayuputih, dry fruit, thee, coffee and so

on. This will bring huge potential to the market for Malang and create the awareness that is needed to make a change!

3.0. BIO-ORGANIC FARMING VS CHEMICAL FARMING

Bio organic farming

Bio-organic farming, is back to basic.

Bio-organic farming is creating awareness of our surrounding, the bio-diversity on land, water, as well as under the ground, its using the gift of nature to create better crops.

By understanding the flora and fauna, the bio diversity and micro organism that is needed for the crops to grow, we learn to understand and respect nature.

Ecosystem management, is learning how to manage your bio-organic agriculture project to create better crops with more nutrition. With the knowledge and knowhow of flower and plants, that can be used as a natural pesticide to prevent insects and harmful weeds affecting the crops, we are able to create better crops, create healthy ground and keep the water clean. This will boost the bio-diversity of life, above the ground as well as the bio-diversity in the ground.

With this knowledge we understand that bio-organic farming is more than just growing crops, it's a way of life. It's up to us to share this knowledge with our stakeholders, supply chain, and consumers, to create awareness for mutual benefits for, people, planet, and profit.

Due to a better understanding, the consumer will choose bio-organic products above chemical products, even when the price is higher, than chemical products. Once the consumer demand of Bio-organic products is increasing, multinationals are forced to switch from chemical to bio-organic agriculture. This counts for the total supply chain of the international food industry.

Investing in bio-organic agriculture is an investment in the future, multinationals are forced to find more bio-organic supply chain partners, to supply their demand of the consumers.

Therefore a bottom to top communication strategy is needed to make the change.

Chemical farming

Chemical farming is based on profit and profit only. Grow as much and fast crops on a square meter, against low budget. The multinationals control their supply chain, their only goal is profit based business, therefore they developed chemical genetic modified seeds, and chemical fertilizer and pesticide to create cheaper and faster ways of Agriculture and create a fast sale for the supply change of these chemicals, the chemicals are tested as safe, **but safe doesn't mean healthy!** After every harvest you're forced to use more and more chemical to get the same result as before. This way of agriculture has no positive effect on the profit of the farmer, it just affects the profit of the multinationals, the farmer is producing more, against a lower price, at the start, due to bottom exhaustion, the farmer must use more and more chemicals to get the same result. The production will be more and more expensive during the years. The next price factor is the nutrition of the product, low nutrition means a low sales price, it's proven that chemical harms the natural nutrition of the crops.

Soil erosion /soil pollution

It's hard for the farmer to grow crops when the soil erosion and soil pollution accrue due to the overuse of chemicals. The farmer will use more chemicals to feed his crops, what results in more investment of chemical, until the farmer reaches a point that the soil is useless, and he is not able to grow crops on that ground. The farmer must invest in making the soil fertile, this will take some time, the farmer is forced to invest in other ground to keep on farming. The end result is that a huge agricultural area including the surroundings is contaminated with chemicals, this chemical will float due to rain in our ground water, rivers and channels that are destroying the biodiversity above and below water.

Soil Erosion



Soil Pollution



Water pollution



3.1. BIO-ORGANIC PRODUCTS VS CHEMICAL PRODUCTS

Bio-organic products

Bio-organic products are made from bio-organic herbs and crops without chemical additives.

To conserve the products they use conservation techniques that are thousands of years old.

Drying, salting, fermenting, smoking, cooking, frying, are some of the conservation techniques that are used.

The production is mostly made local for local consumption, with the SDG partnership for the goals, and the world wide web we are able to promote local products, to bring these products across the borders. Local to Business (L to B) strategy will bring the local market direct to the international wholesale partner. Due to the investment in local organised production, warehouse, logistic and quality control, we are able to structure the transport and logistic of the local products. This way the local community will gain a fair price for their product, and will have the opportunity to develop their business.

Chemical products

Chemical products are made in huge multinational factories, the products are mixed with chemical for several reasons, E-numbers and products like aspartame, is used for conservation, taste and addictive effects. Its developed on consumption use to gain the highest profit. The products have less natural nutrition and is mostly unhealthy. A good example is soda, fast food, candy, cigarettes, chips etc. They test their products in their laboratories and stamp it as safe. **Safe does not mean healthy!**

Studies and scientific analysis, proven that chemical manipulated food products, is responsible for tons of diseases we are facing today. Cancer, diabetes, overweight, and cholesterol are the most common diseases caused by overconsumption of chemical manipulated food.

3.2. ECO SYSTEM RISK ANALYSE BIO-ORGANIC VS CHEMICAL

	Bio-organic	Chemical
Natural micro-organisms	8	0
Ground preservation	10	0
Insects' variation	5	0
Water purification	5	0
Water pollution	0	6
Natural nutrition	10	0
Chemical nutrition	0	10
Ground pollution	0	8
Eco balancing	8	0

Research and ground analysis learning teaches us that we must take actions and transform our agriculture to a more sustainable bio-organic agriculture to balance and save our eco system.



3.3. FINANCIAL ANALYSE BIO-ORGANIC VS CHAMICAL PRODUCTION

Bio-organic production

bio-organic food production brings, great financial benefit., The market development is based on awareness!

The consequences of the financial benefits are.

- Food awareness
- Health awareness
- Climate actions
- Nature awareness
- Industry knowledge
- Carbon reduction
- Sustainable Development Goals
- Climate change
- Pollution awareness

Food awareness

People are more and more aware of their food consumption, healthy food becomes more a priority, we can see this due to the growing industry of life coaches, and diet advisers.

This triggers the bio-organic food industry, and the bio-organic food development.

Health awareness

People understand that good health starts with a good diet, due to the international communication campaigns against diabetes and obasitas and social media platforms, people want to look good and health. The awareness that good food is responsible for a good skin, boost the demand of bio-organic food.

Climate actions

Climate action, is a hot topic and is a day-to-day discussion, the awareness that the pollution come from huge industry's is well known. This boosts the demand of bio-organic local products, as a public answer to the big cooperate multinationals. This trend of boycott culture will force the multinationals to cooperate with the local bio-organic production industry.

Nature awareness

People are more and more aware of our eco-system, due to climate change they understand better how our eco system works, this result in behaviour change, change in food consumption as well in their daily life. We see a big demand in Eco-tourism in Indonesia that create awareness of our eco system, this awareness stimulates the bio-organic industry.

Industry knowledge

The internet and social media, supply's us with the information about the industry, particular the big multinational cooperation's. They have a bad reputation regarding, nature, human rights, land and water pollution. The consumer is pointing this industry for responsible. This result in a consumption boycott culture of their industrial products. The multinational industry needs to innovate to create consumer loyalty. Therefor they are highly depending on the cooperation with Bio-organic farms, local business and start-ups to boost their image.

Carbon reduction

Carbon reduction is a hot international topic, that is high on the world agenda.

This counts for the total food industry and its supply chain.

To reduce the carbon footprint of the food industry, the food industry must make a change. Bio-organic farming, local production, sustainable food development are some examples of reducing their carbon footprint, this innovation will change the total business model of the multinational corporations, with SDG 17 partnerships for the goals as a pillar in their supply change strategy.

The introduction of the carbon credits will force the multinationals towards this innovation within their supply chain and production.

Sustainable Development Goals

The 17 sustainable development goals of the United Nations Global Compact, and the worldwide activities of the United Nations Global Compact Network, creates awareness for the implementation of the sustainable development goals within their corporations, stakeholders, and supply chain.

The global compact network, shares business experience of the implementation of the goals.

The outcome and effect are creating, huge positive benefits for the multinationals.

The benefits

Social respect = Consumer loyalty = Financial profit = Sustainable business.

To create social respect, they must innovate their supply chain, products and production as well as their social responsibility activities, just a donation to an NGO is not of this time! And will not give the public credibility and image of a social sustainable company.

Investments in local sustainable production, based on SDG 17 partnerships for the goals, will be the new trend, in sustainable business development. This will create social and economic grow in all levels.

Climate change

The world agenda Climate Change effect all people, social, economic, and financial.

All over the globe we see anti climate change demonstrations, due to the fast communication of internet, climate communities keep on growing. The awareness of climate change has a huge impact on our daily life, we start to understand that we as human's are responsible of the climate change, this results in climate actions. This trend is responsible for a huge change of behaviour in our daily life. The awareness of our food and product consumption, waste management, creates a new lifestyle.

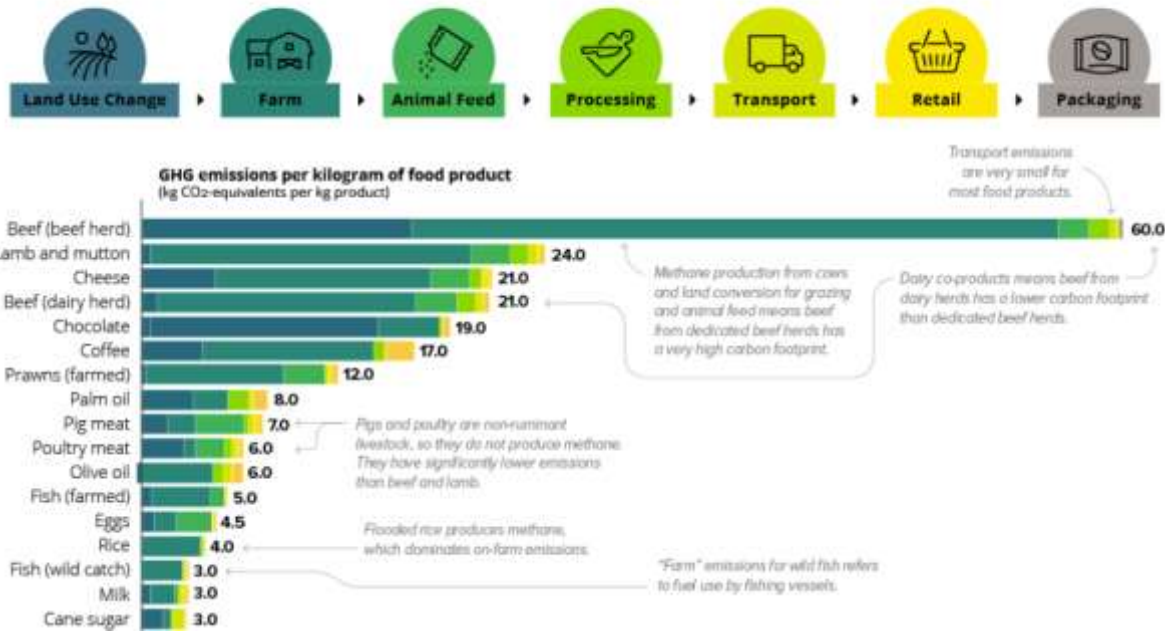
This new sustainable lifestyle, demands new products, bio-organic food productions is one of their demands. This will create a variety of new bio-organic products, and market.

Pollution awareness

Due to the pollution awareness, the recycle industry is growing rapidly, recycle is the new standard in production. The development of new bio-degradable disposables from, sugarcane pulp, rice, paper, bamboo is gaining his popularity, circular economy is the pillar of a new economy. Indonesia is the country who can profit the most of this new trend.

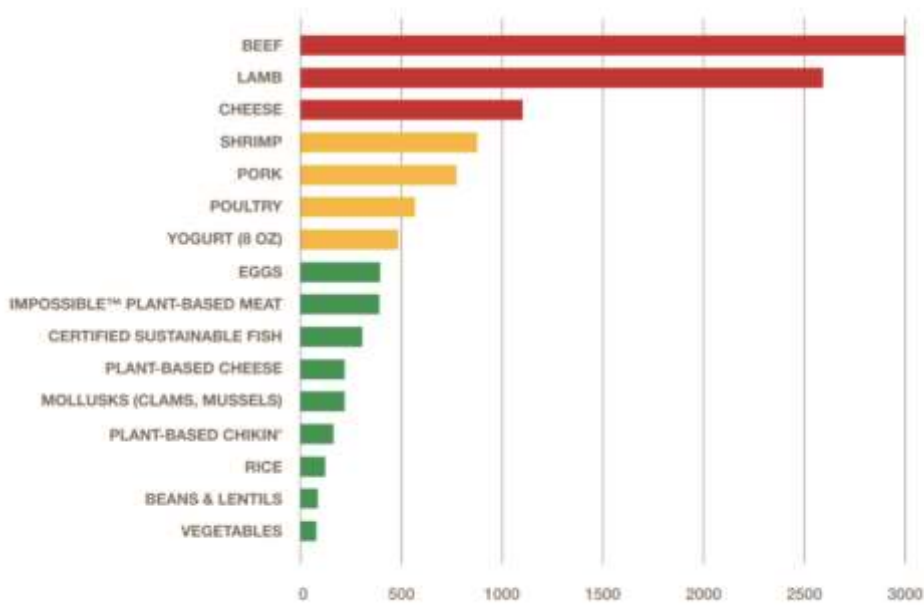
This due to huge amount of raw materials that are needed to produce these products. Therefore, investments in R&D for the development of new circular bio-degradable products are needed in Indonesia. BioPro want to support start-up to enter in this business.

There is a vast difference in greenhouse gases (GHG) that are produced across various food types.



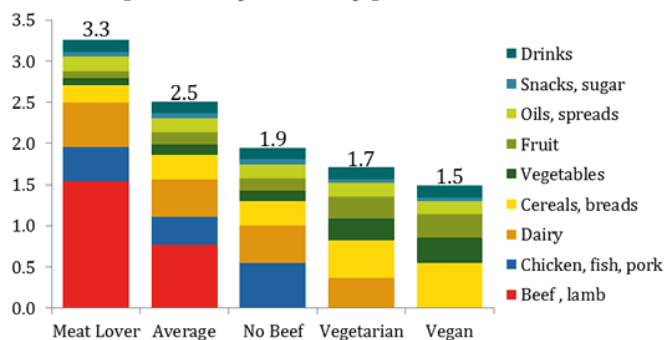
CARBON FOOTPRINT SCORECARD

Greenhouse Gas Emissions per 4 oz. Serving



Data Sources: Heller & Keoleian (2014), Clune et al. (2017), Quantis & Impossible Foods (2019)

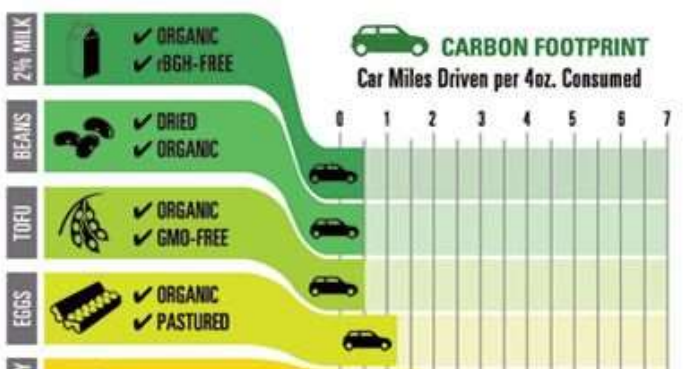
Foodprints by Diet Type: t CO₂e/person



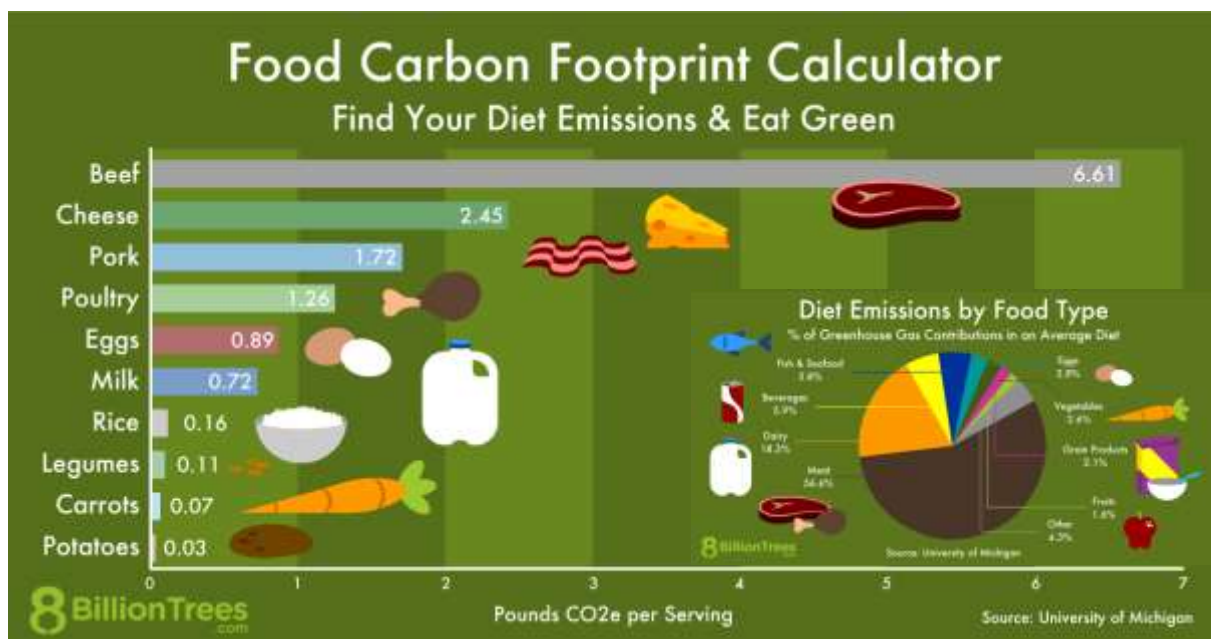
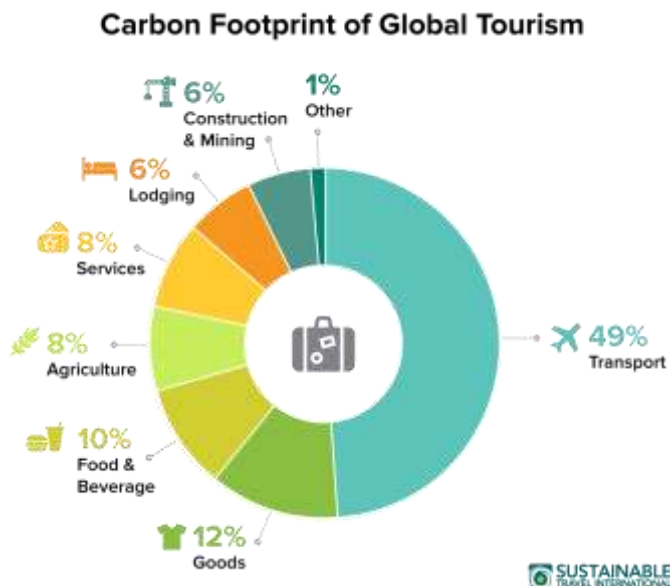
Note: All estimates based on average food production emissions for the US. Footprints include emissions from supply chain losses, consumer waste and consumption. Each of the four example diets is based on 2,600 kcal of food consumed per day, which in the US equates to around 3,900 kcal of supplied food.

EAT SMART. YOUR FOOD CHOICES AFFECT THE CLIMATE.

Different foods have different impacts. Here's how the greenhouse gas emissions (GHGs) of ten common proteins compare:



Chemical production



Chemical production is losing his public trust due to historical events and valuers.

Chemical products are responsible for many diseases like diabetes and cancer.

Cigarettes, alcohol, candy, chips and soda are some of the products that are the cos of this diseases.

This is scientific proven, therefore the public trust in chemicals is low.

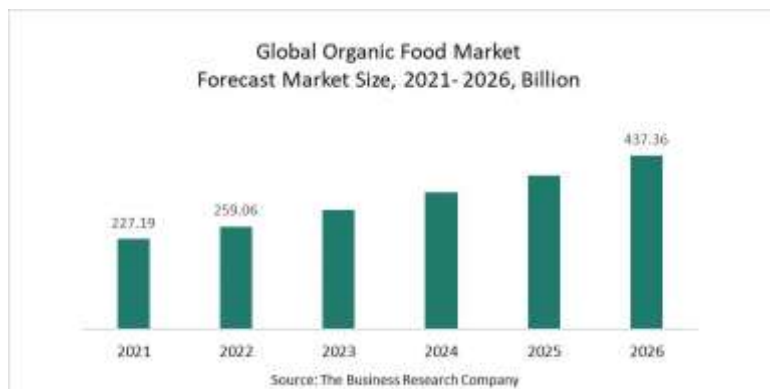
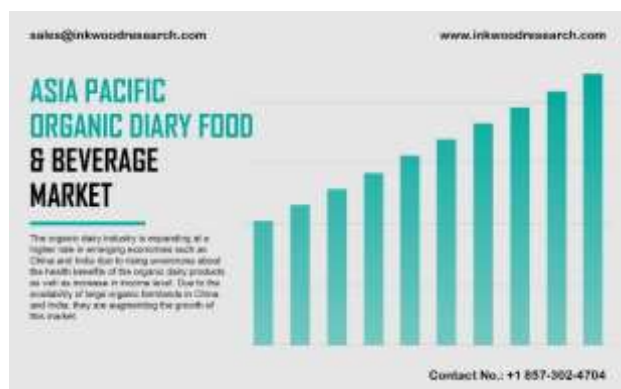
They claim is that there products are save for consumption, but over consumption and long-time consumption is harmful for our health.

The awareness of the cause of consuming this chemical products is growing, the trust, client loyalty and demand is dropping, this result in profit lose.

Therefore we understand that chemical production have no future in our new world.

Investment opportunities

Investment is Sustainable, social and bio-organic production is a must, it becomes the demand of the consumer and a future new standard. Therefore, the chemical production needs to adapt and innovate to this new standard. Investment in eco-tourism, bio-organic agriculture and community production based on SDG 17 partnerships for the goals, is the most sustainable solution for this industry.



4.0. EcoPro PROJECTS

EcoPro is working on several projects to achieve our Sustainable Development Goals.

Projects	Goals
4.1. EcoPro home base	Education, economic grow, partnerships
4.2. Eco beach Malang	Eco tourism, education, economic grow
4.3. Bio-organic eco beach farms	Eco tourism, education, economic grow
4.4. Eco beach park	Eco tourism, education, economic grow
4.5. Eco beach resort	Eco tourism, education, economic grow
4.6. Eco wellness	Eco tourism, education, economic grow
5.0. Partnerships with university's	Education, economic grow, partnerships
5.1. Bio-organic product development	Education, economic grow, partnerships
5.2. Micro investment	Education, economic grow, partnerships
5.3. Micro credit	Education, economic grow, partnerships
5.4. Start-ups	Education, economic grow, partnerships
5.5. Fundraising training	Education, economic grow, partnerships
5.6. Eco tourism	Education, economic grow, partnerships

4.1. INVESTMENT IN EcoPro HOME BASE PROJECT

BioPro is located in Kepanjen Malang east Jawa Timur.

25 min from the local airport Malang.

45 min from the new international airport Kendiri.

90 min from the international airport Surabaya.

10 min from the local train station.

The area Malang region is well known as the heart of east Java

This due to the natural beauty of the area. It attracts 3.5 million eco tourists per year before covid.

Its estimated that in 2023 till 20230 with the opening of his natural beach, the tourist level will increase at least till 5 million tourist per year.

The EcoPro home base will have the following functions

- Bio-Organic community centre
- Education/Presentation room
- Show garden
- Warehouse
- Start-up office
- Micro-credit office
- Local product presentation room
- Marketing communication room



Bio-Organic community centre

In the bio-organic community centre, the community can exchange experience and knowledge regarding bio-organic agriculture and product development and networking.

Its function as an motivation centre for the bio-organic agriculture industry.

Needed investment Rp 20.000.000 USD 1.500

Estimated revenue is based on 100 members, annual fee per year per person is Rp100.000, USD 7,5- Total minimum annual fee per year is Rp 10.000.000 USD 750,-

Total estimated revenue per year: Rp 10.000.000 USD 750,-

ROI, 2 years

Education/Presentation room

The education and presentation room is a space for 50 to 100 people.

The room is equipped with a podium and a beamer to give lectures/ education and presentations.

The room can be used by local business to promote their products, as well as international Eco tourist to give a presentation of their eco-tourism program.

Needed investment Rp 30.000.000 USD 2.000

Estimated revenue

Event and product presentations: Rp. 1.750.000, USD 125, - per event, target 4 events per year. **Estimated revenue per year: Rp7.000.000. USD 500, -**

Location rental: Rp 500.000, USD 35, - per day, target 4 x per year.

Estimated revenue per year: Rp 2.000.000, USD 142, -

Business sponsor package for multi branding: Target 8x sponsor package sales.

Bronze package: Rp 700, - USD 50, - per year. Target 4 package.

Estimated revenue per year: Rp 2.800.000 USD 200, -

Silver package: Rp 2.100.000 USD 150, - per year. Target 2 package.

Estimated revenue per year: Rp 4.200.000 USD 300, - year

Gold package: Rp 3.500.000 USD 250, - per year. Target 2 package.

Estimated revenue per year: Rp 7.000.000 USD 500, - year

Total estimated revenue per year Rp 23.000.000 USD 1.642

ROI 1,2 years

Show garden

The bio-organic show garden function as an tourist attraction, its shows the bio diversity of Indonesia, explain the plants and crops with education sign boards, there are educational puzzles and games, and will be used to give bio-organic workshop and demonstrations.

Our trees, plants and flowers are offered to our public for sales.

Needed investment RP 70.000.000 USD 5.000

Estimated revenue.

Visitors/ Puzzles & Games: Target minimum 10 paid visitors per day, Pp 10.000 USD 0,71 per visitor
3.650 paid visitors per year.

Estimated revenue per year: Rp 36.500.000 USD 2.600,- year

Workshop: Target minimum 20 paid person per workshop, Rp 50.000 USD 3.5, - per person,
12 workshops per year, minimum 240 paid attendees.

Estimated revenue per year: Rp 12.000.000 USD 857, - year

Demonstrations: Target minimum 50 paid visitors per demonstrations. Rp 10.000 USD 0,71 per visitor, 4
demonstration events per year, total of 200 paid visitors per year.

Estimated revenue per year: Rp 2.000.000 USD 143, - year

Garden sales: Target minimum sales of Rp 400.000 USD 28.50, - per day.

Estimated revenue per year: Rp 146.000.000 USD 10,428, - year

Total estimated revenue per year Rp 196.500.000 USD 14.028

ROI 0,3 years

Warehouse

The warehouse is where we store the bio-organic fertilizer, seeds, pesticides and plants and other garden products. A part of the warehouse will be for the use of our bio-organic start-ups.

Needed investment RP 1.540.000.000 USD 110.000

Warehouse bio-organic fertilizer: Target 60,3-ton bio-organic fertilizer and pesticide per year with a sale
percentage of 20%. Wholesale purchase price Rp 968.433.736 USD 69.299.

Sales Rp 1.162.129.483 USD 83.000. net profit Rp 193.686.747 USD 13.835

Estimated revenue per year: Rp 1.162.129.483 USD 83.000

Warehouse bio-organic seeds: Target Wholesale purchase price Rp 250.000.000 USD 17.857 per year.

Sale percentage of 20%. Sales Rp 300.000.000 USD 21.430. net profit Rp 50.000.000 USD 3.570

Estimated revenue per year: Rp 300.000.000 USD 21.430

Total estimated revenue Rp 1.462.129.483 USD 104.430

profit year Rp 300.000.000 USD 21.430

ROI 1 years

Start-up office

The start-up office functions as a location where fresh Bio-Organic start-ups, of bio-organic farming, and bio-organic product development production and sales, can practice their business. The start-ups will be guide by experienced professionals and universities.

The start-ups, will be funded due to crowdfunding program. 10% of our crowdfunding revenue will be used for the start-up of new start-ups and operational cost.

Needed investment for start-up office RP 20.000.000 USD 1.500

Start-ups: Target 4 start-ups per year with a needed start-up capital of Rp 350.000.000 USD 25.000 per start-up,
total crowdfunding target Rp 1.400.000.000 USD 100.000.

10% crowdfunding revenue Rp 140.000.000 USD 10.000

Estimated revenue per year: Rp 140.000.000 USD 10.000

Total estimated revenue per year Rp 140.000.000 USD 10.000

ROI 0.2 years

Micro-credit office

The micro-credit office is for our micro credit business experts, the funding for the micro-credit comes from our donation, and micro investment program, supported by the sales of our bio-organic agriculture products. The investment will be used for medium size, bio-organic agriculture projects, bio-organic production facilities, Eco-tourism projects, with a minimum profit forecast of 60% with a ROI of 3 to maximum 5 years.

Needed investment RP 14.000.000 USD 1.000

Micro-credit: Target 1 micro-credit, medium business project of a minimum of Rp 7.000.000.000

USD 500.000. 5% of the micro credit will be used for the investment of other medium business projects and operational costs.

target Rp 7.000.000.000 USD 500. 000.Rp

5% Re investment and operational Rp 350.000.000 USD 25.000

Estimated revenue per year: Rp 350.000.000 USD 25.000

Total estimated revenue per year Rp 350.000.000 USD 25.000

ROI 0.04 years

Marketing communication room

The marketing communication room is for our marketing communication staff.

All the marketing and communications of EcoPro Projects will be coordinated from this location.

Needed investment RP 42.000.000 USD 3.000

Marketing communication room: Goal: the marketing communication cost will be budgeted at 20% of the total revenue of project EcoPro.

Total estimated revenue EcoPro Rp 1.017.500.000 USD 72.678.571

20% communication budget Rp 203.500.00 USD 14.535

Estimated communication budget for the next year Rp 203.500.000 USD 14.535 per year

Operational cost

The operational cost of one year, exist of maintaining cost, 2 full time, 2 part time, 8 volunteers, 2 security during the night, Nuts, and transport and unexpected costs

Needed investment RP 300.000.000 USD 21.500

Operational costs: Goal: the operational cost will be budgeted at 30% of the total revenue of project EcoPro.

Total estimated revenue EcoPro Rp 1.017.500.000 USD 72.678.571

30% operational budget Rp 305.250.000 USD 21.800

Estimated operational budget for the next year Rp 305.250.000 USD 21.800

Financial overview investment start-up EcoPro Home base 1e 1,5 year 1-7-2022/ 2024

Investment	Costs	Revenue	Total
Bio-Organic community centre	Rp -20.000.000 USD -1.428	Rp +10.000.000 USD +714, -	Rp -10.000.000 USD -714, -
Education/Presentation room	Rp -30.000.000 USD -2.142	Rp 23.000.000 USD 1.642	Rp -7.000.000 USD -500, -
Show garden	Rp -70.000.000 USD 5.000	Rp +196.500.000 USD +14.035	Rp +126.500.000 USD +9.035, -
Warehouse	Rp -1.540.000.000 USD 110.000	Rp +1.462.129.483 USD +104.437	Rp -77.870.517 USD -5.563
Start-up office	Rp -20.000.000 USD -1.428	Rp +140.000.000 USD +10.000	Rp +120.000.000 USD +8.572, -

Micro-credit office	Rp -14.000.000 USD -1.000	Rp +350.000.000 USD +25.000	Rp +336.000.000 USD +24.000
Marketing communication room Marketing operational budget	Rp -42.000.000 USD -3.000		Rp 42.000.000 USD 3.000
Operational budget	Rp -300.000.000 USD -21.428		Rp 300.000.000 USD 21.428
Total	Rp -2.036.000.000 USD -145.426	Rp +2.181.629.483 USD +155.828	Rp +145.629.483 USD +10.402

The estimated calculations are based on the worst-case scenario. The total needed investment for the start-up of the project will be Rp 2.036.000.000 USD 145.426

Due to strategic partnership, fundraise campaigns, and crowdfunding strategies we need to raise the financials of Rp 2.036.000.000 USD 145.426 that is needed for the home base.

We will use the following fundraising campaign strategy.

1. Fundraise within our own international network.
2. Fundraise within the network of the United Nations Global Compact.
3. local public fundraises.
4. Crowdfunding at crowdfunding platforms.
5. Online fundraise social media

Financial overview EcoPro Home base 2e year, with a grow of 20% 2024/2025

Investment	Costs	Revenue	Total
Start balance			Rp +145.629.483 USD +10.402
Property home base	Rp -70.000.000 USD -5.000		Rp -70.000.000 USD -5.000
Bio-Organic community centre start balance Maintaining cost	Rp -10.000.000 USD -750, - Rp -7.000.000 USD -500, -	Rp +12.000.000 USD +857, -	Rp -5.000.000 USD -357, -
Education/Presentation room start balance Maintaining cost	Rp -7.000.000 USD -500, - Rp -7.000.000 USD -500, -	Rp 27.600.000 USD 1.971	Rp 13.600.000 USD 971, -
Show garden Maintaining cost	Rp -70.000.000 USD -5.000	Rp 235.800.000 USD 16.842	Rp 165.800.000 USD 11.842
Warehouse start balance New stock	Rp -77.870.517 USD -5.570 Rp -1.162.420.483 USD -83.030	Rp 1.754.555.379 USD 125.325	Rp 514.264.379 USD 36.725
Start-up office Maintaining cost	Rp -7.000.000 USD -500, -	Rp 168.000.000 USD 12.000	Rp 161.000.000 USD 11.500
Micro-credit office Maintaining cost	Rp -7.000.000 USD -500, -	Rp 420.000.000 USD 30.000	Rp 413.000.000 USD 29.500
Marketing budget	Rp 203.500.000 USD 14.535		Rp -203.500.000 USD -14.535

Operational budget	Rp 305.250.000 USD 21.800		Rp -305.250.000 USD -21.800
Sub Total	Rp 1.934.041.000 USD 138.185	Rp 2.617.955.379 USD 186.995	Rp 683.914.379 USD 48.810
Start balance			Rp 145.629.483 USD 10.402
Total			Rp 829.543.862 USD 59.212

Financial overview EcoPro Home base 3e year, with a grow of 20% 2025-2026

Investment	Costs	Revenue	Total
Start balance			Rp 829.543.862 USD 59.212
Property home base	Rp -70.000.000 USD -5.000		Rp -70.000.000 USD -5.000
Bio-Organic community centre start balance. Maintaining cost	Rp -5.000.000 USD -357, - Rp -8.400.000 USD -600, -	Rp 14.400.000 USD 1.028, -	Rp 1.000.000 USD 71, -
Education/Presentation room Maintaining cost	Rp -8.400.000 USD -600, -	Rp 33.120.000 USD 2.365	Rp 24.720.000 USD 1.765, -
Show garden Maintaining cost	Rp -84.000.000 USD -6.000	Rp 282.960.000 USD 20.211	Rp 198.960.000 USD 14.211
Warehouse start balance. New stock	Rp -1.394.904.579 USD -99.636	Rp 2.105.466.454 USD 150.390	Rp 710.561.875 USD 50.754
Start-up office Maintaining cost	Rp -8.400.000 USD -600, -	Rp 201.600.000 USD 14,400	Rp 193.200.000 USD 13.800
Micro-credit office Maintaining cost	Rp -8.400.000 USD -600, -	Rp 504.000.000 USD 36.000	Rp 495.600.000 USD 35.400
Marketing budget	Rp 244.200.000 USD 17.442		Rp 244.200.000 USD 17.442
Operational budget	Rp 366.300.000 USD 26.146		Rp 366.300.000 USD 26.146
Sub Total	Rp 2.198.004.579 USD 156.981	Rp 3.141.546.454 USD 224.394	Rp 943.541.875 USD 67.413
Start balance			Rp 829.543.862 USD 59.212
Total			Rp 1.773.085.737 USD 126.625

Forecast home base 5 years EcoPro based on 20% yearly grow

1-7-2022/ 2024	
Start investment	Rp 2.036.000.000 USD 145.426
revenue	Rp 2.181.629.483 USD 155.828
turnover	Rp +145.629.483 USD +10.402

2024/ 2025	
Start Balance	Rp 145.629.483 USD 10.402
cost	Rp 1.934.041.000 USD 138.185
revenue	Rp 2.617.955.379 USD 186.995
turnover	Rp +829.543.862 USD +59.212

2025/ 2026	
Start Balance	Rp 829.543.862 USD 59.212
cost	Rp 2.198.004.579 USD 156.981
revenue	Rp 3.141.546.454 USD 224.394
Turnover	Rp +1.773.085.737 USD +126.625

2026/ 2027	
Start Balance	Rp 1.773.085.737 USD 126.625
cost	Rp 2.637.605.494 USD 188.400
revenue	Rp 3.769.855.744 USD 269.275
Turnover	Rp +2.905.335.987 USD +207.523

2027/ 2028	
Start Balance	Rp 2.905.335.987 USD 207.523
cost	Rp 3.165.126.592 USD 226.080
revenue	Rp 4.523.826.892 USD 323.130,49
Turnover	Rp +4.264.036.287 USD +304.573,49

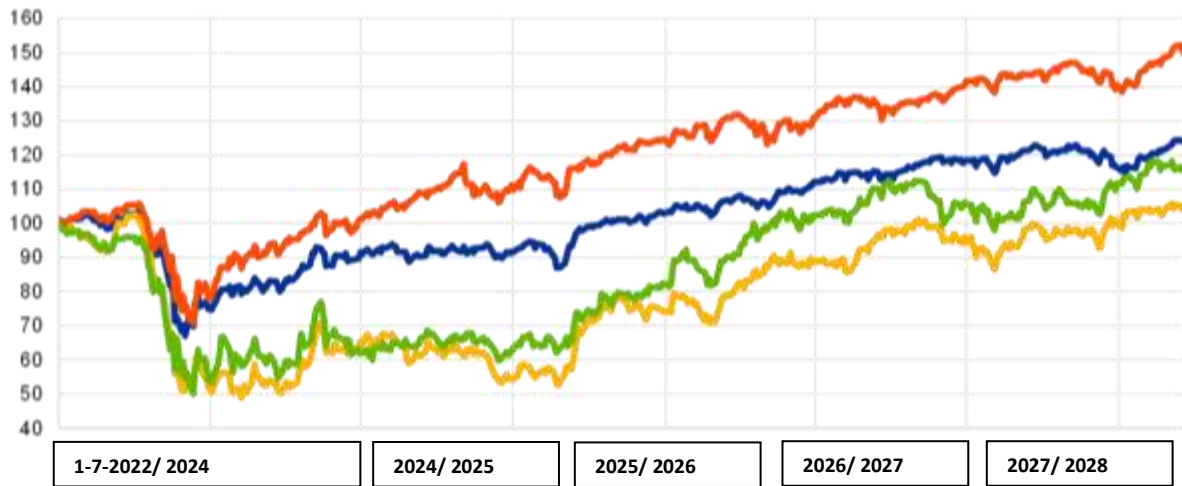


Bio-Organic community
Education/Presentation

Show garden

Warehouse

Start-up office
Micro-credit office



5.0. ECO BEACH MALANG PILOT PROJECT

pilot project Eco beach Malang, is a sustainable, pilot project located at the south beach of Malang. This project will have the following goals.

1. Promote Malang as world best Eco tourism location.
2. Promote the Javanese culture of east Java.
3. Promote traditional Javanese natural healing.
4. Promote Bio-organic agriculture and products.
5. Practical education project.
6. Attract national and international eco-tourism.
8. Economic grow.
9. Support start-ups.

Location



The eco beach Malang will have the following facilities

1. 4Ha Eco beach farm
 2. 6Ha Eco beach park
 3. 2Ha Eco beach resort
 4. 1Ha Eco wellness
- Total 13Ha



The eco beach project is a cooperation based on SDG 17

Project partners:

EcoPro, project management.

KTH, operational.

PT Elite Investment Indonesia, land authorisation, investment.

University Islam Malang, student.

SBDI Foundation, Practical education program.

International funder

Eco beach will be the 1e, sustainable, circular, ecologic, beach in the world.

Thanks to the 17 sustainable development goals guidelines, we understand better on how to develop this area together with all our partners. We are now able to build it with the people for the people as example for the world. **Join us in this pilot project and become a Sustainable pioneer.**

5.1. BIO-ORGANIC ECO BEACH FARMS

Bio-organic ECO farm is located in Pantai Slatan south beach east Jawa, the farm will be developed by the help of the bio-organic cooperation in Blitar, that have generations experience in bio-organic farming.

In cooperation with the students of the faculty agriculture and ground preservation of the University Islam Malang, and our supply chain partner of bio-organic fertilizer and pesticides, we gain the analysis knowledge, and knowhow, that we can transfer to the local farmer, who will manage the area.

1. The farm

The farm exists of bio-agriculture: crops, herbs, fruit, vegetables, and flowers.

Next to bio-agriculture, there is product development, of some amazing bio-organic products, Like, thee, Jamu, herbs, fruit drinks, tahu and tempe. The farm function as supply change for the resorts, shops, and restaurants located at the beach.

The investment and management of the bio-organic farm project, will be done by SBDI Foundation as Sustainable Business Development and Innovation centre, for the creation of the practical education program to support start-ups. EcoPro will setup the fundraise program, in cooperation with the rectors of the University Islam Malang and their students, to create practical international fundraise experience for their students.

Our goal is

- Create awareness of bio-organic agriculture
- Boost the Eco-tourism Malang east Java
- Promote local bio-organic products Malang
- Economic grow of the area Malang
- Increase the EcoPro community
- Share knowledge of Bio-agriculture and Eco tourism
- Share knowledge of local product development



Our target donation for the investment of the agriculture crops, trees and herbs is Rp 700.000.000 USD 50.000

The 4Ha farming area will be divided in fruit, vegetables, herbs, cereals, with a tool barn, restaurant, workshop Joglo, public toilet & shower, biogas, of grid solar system, off-grid solar lights, and landscape development. with a total investment of

Farm barn



This is the location where we store all the tools for the farmers, students and, eco tourists, the barn is built from bamboo and wood, and will have a traditional look, the investment is incl. farming tools and landscape.

Our target investment will be Rp 210.000.000 USD 15.000

Bio-Organic restaurant /Shop



In the bio-organic restaurant, we prepare fresh bio-organic food and drinks. At the shop we display and sale, our home-made bio-organic products.

The terrace is located to give a great view of the fruit trees, and crop fields.

The target investment will be Rp 350.000.000 USD 25.000

Workshop, product development, education, presentation, and event room



The traditional Joglo is for workshops, product development education, presentations, and event. Our Eco tourists can learn the secrets of the traditional Javanese dishes, and products.

The target investment will be RP 280.000.000 USD 20.000

Biogas system



Off-grid solar energy



The biogas system has 2 functions, 1 is to create biogas for the workshop Joglo and restaurant. 2. Is to create bio-organic fertilizer.

The 3kw off-grid solar system is needed to supply the area with the energy needed

The target investment will be RP 120.000.000 USD 8.571

Solar lightning



The solar off-grid garden lights will be needed to illuminate the area during the night.

The target investment will be RP 91.000.000 USD 6.500

Public toilet



The public toilet/shower will have an off-grid solar roof for the energy and water pump.

The target investment will be RP 56.000.000 USD 4.000

Landscape



Walking pad and flora landscape development

The target investment will be RP 140.000.000 USD 10.000

Operational and maintaining costs

The yearly operational and maintaining costs of the total bio-organic beach farm project is budgeted on

Rp 584.000.000 USD 41.714

Total costs, fundraise target

The farm bio-organic agriculture	Rp 700.000.000	USD 50.000
Farm barn, plus tools	Rp 210.000.000	USD 15.000
Restaurant/ shop	Rp 350.000.000	USD 25.000
Workshop, education, Joglo	Rp 280.000.000	USD 20.000
Biogas system/ Off-grid solar	Rp 120.000.000	USD 8.571
Solar lightning	Rp 91.000.000	USD 6.500
Public toilet	Rp 56.000.000	USD 4.000
Landscape	Rp 140.000.000	USD 10.000
Operational cost/Maintaining	Rp 584.000.000	USD 41.714

Total	Rp 2.531.000.000	USD 180.785
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Due to strategic partnership, fundraise campaigns, and crowdfunding strategies we will raise the financials that is needed for the bio-organic education farm.

Turnover

The turnover of the bio-organic eco beach farm, is based on the estimated number of visitors, and product sale to the beach resorts and restaurants. The calculations are based on the worst case scenario, with a grow of 20 % per year.

The farm bio-organic agriculture

At the farm we give Bio-Organic agriculture workshops to eco-tourists, and local schools.

The revenue is calculations on minimum 50 visitors per day, 18.250 visitors per year.

Revenue is based on public donations, workshops for eco-tourists and schools.

Public donations is estimated on 10% of the visitors with the donation of Rp 5.000 USD, 0,35 per visitor.

Total estimated donations revenue per year Rp 9.125.000 USD 651,-

Eco-tourism bio-organic agriculture workshops, is estimated on 2 workshops per day, Rp 50.000 USD 3,57 per workshop.

Total estimated donations revenue per year Rp 36.500.000 USD 2.607

Schools' education, is estimated on 50 students per month, Rp 10.000 USD 0,71 per student.

Total estimated school revenue per year Rp 6.000.000 USD 428, -

Product sales is calculated on 65% above of the total investment of the farm

Total estimated revenue per year Rp 1.155.000.000 USD 82.500, -

Total estimated revenue Rp 1.206.625.000 USD 86.186

Farm barn and tools

The farm barn yearly tools replacement is budgeted on Rp 21.000.000 USD 1.500

Restaurant/shop

The restaurant shop is calculated based on 20 paid guests per day of Rp 50.000 USD 3,57 per guest.

Total estimated revenue per year Rp 365.000.000 USD 26.071

Total estimated revenue Rp 365.000.000 USD 26.071

Workshop, education Joglo

The workshop education, event Joglo, is based on cooking lessons, 1 per week with a group of 20 people, for the price of Rp 150.000 USD 10,71 per person, and one presentation event per month for 100 persons for the price of Rp 20.000 USD 1,42 per person.

Total estimated revenue per year cooking lessons Rp 144.000.000 USD 10.285

Total estimated revenue per year presentation events Rp 24.000.000 USD 1.714

Total estimated revenue Rp 168.000.000 USD 12.000

Biogas system/ Off-grid solar

The yearly maintaining costs is budgeted on Rp 7.000.000 USD 500, -

Solar lightning

The yearly maintaining costs is budgeted on Rp 3.500.000 USD 250, -

Public toilet

The public toilet is calculated on 40% of our yearly visitors that use our toilet, the cost is Rp 5.000 per visitor

Total estimated revenue per year toilet and shower is Rp 26.500.000 USD 2.607

Total estimated revenue Rp 36.500.000 USD 2.607

Landscape

The landscape budget is to maintain the surrounding landscape.

The yearly maintaining costs is budgeted on Rp 28.000.000 USD 2.000, -

Operational and maintaining costs

The yearly operational and maintaining costs of the total bio-organic beach farm project is budgeted on Rp 584.000.000 USD 41.714

Financial start forecast bio-organic eco beach farm 2023/2024

Investment	Costs	Revenue	Total
The farm bio-organic agriculture	Rp -700.000.000 USD -50.000	Rp +1.206.625.000 USD +86.187	Rp +506.625.000 USD +36.187
Farm barn, plus tools	Rp -210.000.000 USD -15.000		Rp -210.000.000 USD -15.000
Restaurant/ shop	Rp -350.000.000 USD -25.000	Rp +365.000.000 USD +26.071	Rp +15.000.000 USD +1.071
Workshop, education, Joglo	Rp -280.000.000 USD -20.000	Rp +168.000.000 USD +12.000	Rp -112.000.000 USD -8.000
Biogas system/ Off-grid solar	Rp -120.000.000 USD -8.571		Rp -120.000.000 USD -8.571
Solar lightning	Rp -91.000.000 USD -6.500		Rp -91.000.000 USD -6.500
Public toilet	Rp -56.000.000 USD -4.000	Rp +36.500.000 USD +2.607	Rp -19.500.000 USD 1.393
Landscape	Rp -140.000.000 USD -10.000		Rp -140.000.000 USD -10.000
Operational and maintaining	Rp -584.000.000 USD -41.714		Rp -584.000.000 USD -41.714
Total	Rp -2.531.000.000 USD -180.785	Rp +1.776.125.000 USD +126.866	Rp -754.875.000 USD -53.919

Financial forecast 20% grow, bio-organic eco beach farm 2024/2025

Facility	Costs	Revenue	Total
Start balance			Rp -754.875.000 USD -53.919
The farm bio-organic agriculture	Rp -840.000.000 USD -60.000	Rp +1.737.540.000 USD +124.110	Rp +897.540.000 USD +64.110
Farm barn, tools replacement budget	Rp -21.000.000 USD -1.500		Rp -21.000.000 USD -1.500
Restaurant/ shop Maintaining budget	Rp -14.000.000 USD -1.000	Rp +438.000.000 USD +31.285,5	Rp +424.000.000 USD +30.285
Workshop, education, Joglo Maintaining budget	Rp -14.000.000 USD -1.000	Rp +201.600.000 USD +14.400	Rp +187.600.000 USD +13.400
Biogas system/ Off-grid solar, maintaining budget	Rp -7.000.000 USD -500, -		Rp -7.000.000 USD -500, -
Solar lightning Maintaining budget	Rp -3.500.000 USD -250, -		Rp -3.500.000 USD -250, -
Public toilet Maintaining budget	Rp -7.000.000 USD -500, -	Rp +43.800.000 USD +3.128,5	Rp +36.800.000 USD +2.628
Landscape Maintaining budget	Rp -28.000.000 USD -2.000		Rp -28.000.000 USD -2.000
Operational and maintaining	Rp -700.800.000 USD -50.057		Rp -700.800.000 USD -50.057
Sub total	Rp -1.635.300.000 USD -116.807	Rp +2.420.940.000 USD +172.924	Rp +785.640.000 USD +56.117
Start balance			Rp -754.875.000 USD -53.919
Total			Rp +30.765.000 USD +2.198

Financial forecast 20% grow, bio-organic eco beach farm 2025/2026

Facility	Costs	Revenue	Total
Start balance			Rp +30.765.000 USD +2.198
The farm bio-organic agriculture	Rp -1.008.000.000 USD -72.000	Rp +2.085.048.000 USD +148.932	Rp +1.077.048.000 USD +76.932
Farm barn, tools replacement budget	Rp -25.200.000 USD -1.800		Rp -25.200.000 USD -1.800
Restaurant/ shop Maintaining budget	Rp -16.800.000 USD -1.200	Rp +525.600.000 USD +37.542.85	Rp +508.800.000 USD +36.342,85
Workshop, education, Joglo Maintaining budget	Rp -16.800.000 USD -1.200	Rp +241.920.000 USD +17.280	Rp +225.120.000 USD +16.080
Biogas system/ Off-grid solar, maintaining budget	Rp -8.400.000 USD -600, -		Rp -8.400.000 USD -600, -
Solar lightning Maintaining budget	Rp -4.200.000 USD -300, -		Rp -4.200.000 USD -300, -
Public toilet Maintaining budget	Rp -8.400.000 USD -600, -	Rp +52.560.000 USD +3.754,28	Rp +44.160.000 USD +3.154,28
Landscape Maintaining budget	Rp -33.600.000 USD -2.400		Rp -33.600.000 USD -2.400
Operational and maintaining	Rp -840.960.000 USD -60.068,57		Rp -840.960.000 USD -60.068,57
Sub total	Rp -1.962.360.000 USD -140.168,57	Rp +2.905.128.000 USD +207.509,13	Rp +942.768.000 USD +67.340,56
Start balance			Rp +30.765.000 USD +2.198
Total			Rp +973.533.000 USD +69.538,56

5 years forecast eco-beach farm, based on 20% yearly grow

2023/ 2024	
Start investment	Rp -2.531.000.000 USD -180.785
revenue	Rp +1.776.125.000 USD +126.866
turnover	Rp -754.875.000 USD -53.919

2024/ 2025	
Start Balance	Rp -754.875.000 USD -53.919
cost	Rp -1.635.300.000 USD -116.807
revenue	Rp +2.420.940.000 USD +172.924
turnover	Rp +30.765.000 USD +2.198

2025/ 2026	
Start Balance	Rp +30.765.000 USD +2.198
cost	Rp -1.962.360.000 USD -140.168,57
revenue	Rp +2.905.128.000 USD +207.509,13
turnover	Rp +973.533.000 USD +69.538,56

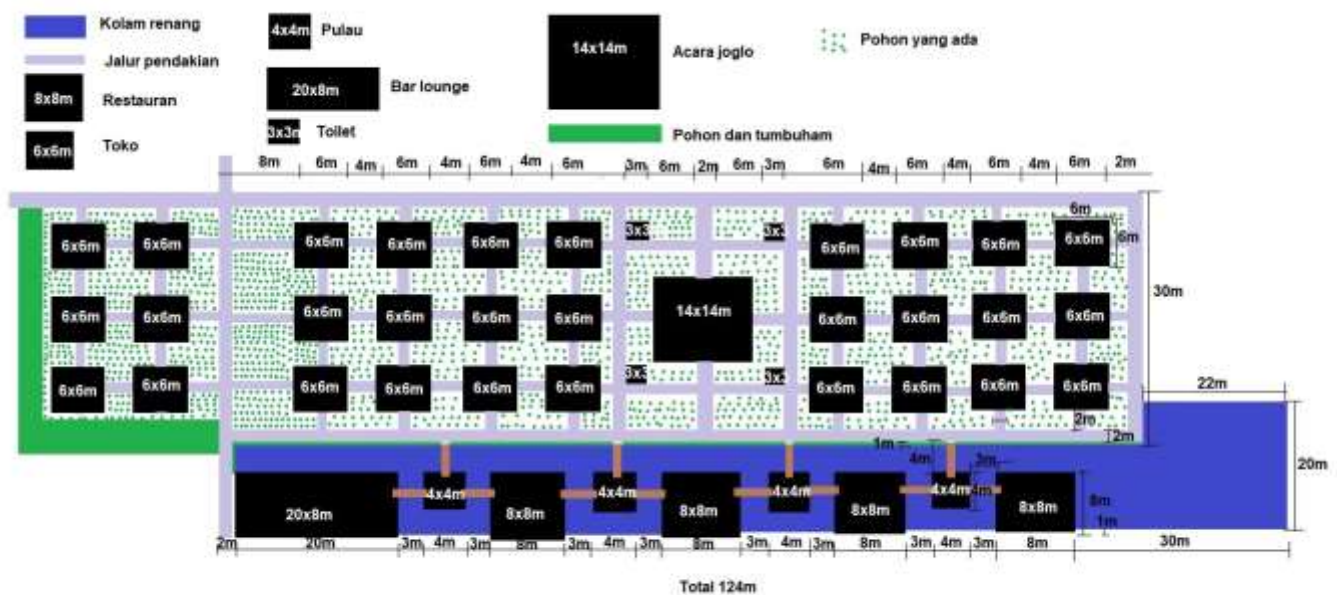
2026/ 2027	
Start Balance	Rp +973.533.000 USD +69.538,56
cost	Rp -2.354.832.00 USD -168.202,28
revenue	Rp +3.486.153.600 USD +249.010
turnover	Rp +2.104.854.600 USD +150.346,28

2027/ 2028	
Start Balance	Rp +2.104.854.600 USD +150.346,28
cost	Rp -2.825.798.400 USD -201.842,74
revenue	Rp +4.183.384.320 USD +289.813,16
turnover	Rp +3.462.440.520 USD +247.317,18

5.2 ECO-BEACH PARK

The layout of eco Beach Park is developed to give our visitors the feeling of discovery, from the entrance until the beach area, you will discover each meter something new. The shops and workshops are covered by beautiful flowers, plants and tree's with give you the feeling of walking in the middle of an exotic paradise. The beach swimming pool, with slide, a jet massage and bubble bad, surrounded by food and beverage location, located at the ocean view, is a place to enjoy, and relax.

The total needed investment is calculated at **Rp 37.2268.300.000. USD 2.662.038,13**



Beach Park gate



Beach Park parking



Beach Park garden pad



Beach Park Garden



Beach park event Joglo



Beach park restaurants



Beach Park beach gazebo



Beach Park gift shops/ workshop



Beach Park water slide



Beach Park Island gazebo



Beach Park beach pool



Beach Park beach pool



The Beach Park will have a natural atmosphere, it blends perfectly in the natural surroundings.

The Beach Park will be the first Beach Park in east java.

With the Beach Park we like to attract local and international tourists to the area of the south beaches of Malang. The area south beach has tons of natural unexplored beaches, with the support of the University's the local community KTH, the local government of Malang, and the national government, we like to develop the total area for eco-tourism.



Total investment calculations Eco-Beach Park

Investment main road	Cost in Rp	Cost in USD
500m Main Road to Eco-beach	425.000.000	30.357,14
50 x Off-grid light system main road	552.500.000	39.464,28
Flora & Fauna main road	85.000.000	6.071,42
Total	1.062.500.000	75.892,83

Investment ticket entrance building	Cost in Rp	Cost in USD
6x4 Ticketing entrance building Joglo	68.000.000	4.857,14
1x 500w Off-grid energy system ticketing	42.500.000	3.035,71
Flora & Fauna ticketing area	8.500.000	607,14
Total	119.000.000	8.499,99

Investment entrance gate	Cost in Rp	Cost in USD
L12m H 4m, Gate	13.600.000	971,42
6x 200w Off-grid lighting system gate	20.400.000	1.457,14
Flora and Fauna Entrance gate	8.500.000	607,14
Total	42.500.000	3.053,70

Investment parking	Cost in Rp	Cost in USD
2x Construction parking	136.000.000	9.714,28
Trees parking	255.000.000	18.214,28
30x Off-grid lighting system +camara	459.000.000	32.785,71
Total	850.000.000	60.714,27

Investment walking pad Eco-beach park	Cost in Rp	Cost in USD
Construction walking pad	170.000.000	12.142,85
200x Off-grid lighting system walking pad	680.000.000	48.571,42
Flora & Fauna walking pad	425.000.000	30.357,14
Total	1.275.000.000	91.071,41

Investments shops	Cost in Rp	Cost in USD
15x 6x6m construction shops	2.040.000.000	145.714,28
15x 500w Off-grid energy system shops	637.500.000	45.535,71
Flora & Fauna shops	51.000.000	3.642,85
Decoration Shop	76.500.000	5.464.28
Start-up shop products	1.275.000.000	91.071,42
Total	4.080.000.000	291.428,54

Investment workshops	Cost in Rp	Cost in USD
15x 6x6m construction work shops	2.040.000.000	145.714,28
15x 500w Off-grid energy system workshops	637.500.000	45.535,71
Flora & Fauna workshops	51.000.000	3.642,85
Decoration workshops	76.500.000	5.464.28
Tools workshops	127.500.000	9.107,14
Total	2.932.500.000	209.464,26

Investment event Joglo	Cost in Rp	Cost in USD
1x 14x14m construction Joglo	255.000.000	18.214,28
Decoration Joglo	25.500.000	1.821,42
5000w Off-grid energy system Joglo	255.000.000	18.214,28
Sound system Joglo	42.500.000	3.035,71
Off-grid light system Joglo	51.000.000	3.642,85
Flora & Fauna Joglo	13.600.000	971,42
Total	642.600.000	45.899,96

Investment toilet Eco-beach park	Cost in Rp	Cost in USD
4x 3x3 construction toilet house	170.000.000	12.142,85
4x septic tank	40.800.000	2.914,28
16 x toilet, incl. tiles and floor	24.800.000	1.771.42
8x sink	27.200.000	1.942,85
1x water pump	4.250.000	303,57
Pluming	1.700.000	121,42
300w Off-grid energy system toilet	25.500.000	1.821,42
4x Off-grid lighting system toilet	5.440.000	388,57
Total	299.690.000	21.406,38

Investment swimming pool	Cost in Rp	Cost in USD
1.562m2 construction pool	1.105.000.000	78.928,57
Solar Waterpump pool	93.500.000	6.678,57
Water filtering system pool	25.500.000	1.821,42
Pluimig pool	8.500.000	607,14
Solar power Bubbel system pool	59.500.000	4.250
8 x Massage jet pool	81.600.000	5.828,57
Water playground slide	306.000.000	21.857,14
100 x Off-grid lightning system pool	76.400.000	5.457,14
Flora & Fauna, decoration pool	68.000.000	4.857,14
Total	1.824.100.000	130.285,69

Investment coffee & Tea bar	Cost in Rp	Cost in USD
1x 8x8 construction coffee & Tea bar	161.500.000	11.535,71
Interior coffee & Thea bar	102.000.000	7.285,71
Decoration coffee & The bar	10.200.000	728,57
5000wOff-grid energy system coffee & The bar	204.000.000	14.571,42
12x Off-grid light system coffee & The bar	12.240.000	874,28
Water system pump + filter coffee & The bar	9.350.000	667,85
Sink coffee & The bar	2.550.000	182,14
Pluming coffee & The bar	3.400.000	242,85
Flora & Fauna	5.100.000	364,28
Start-up cost Coffee & The bar	42.500.000	3.035,71
Total	552.840.000	39.488,52

Investment sea food restaurant	Cost in Rp	Cost in USD
1x 8x8 construction Sea food restaurant	161.500.000	11.535,71
Interior sea food restaurant	102.000.000	7.285,71
Decoration sea food restaurant	10.200.000	728,57
Off-grid energy system sea food restaurant	204.000.000	14.571,42
Off-grid light system sea food restaurant	12.240.000	874,28
Water system sea food restaurant	9.350.000	667,85
Kitchen sea food restaurant	102.000.000	7.285,71
Pluming sea food restaurant	3.400.000	242,85
Aquariums Sea food restaurant	42.500.000	3.035,71
Flora & Fauna Sea food restaurant	5.100.000	364,28
Start-up cost sea food restaurant	51.000.000	3.642,85
Total	703.290.000	50.234,94

Investment Jus cocktail bar	Cost in Rp	Cost in USD
1x 8x8 construction Cocktail bar	161.500.000	11.535,71
Interior Cocktail bar	102.000.000	7.285,71
Decoration Cocktail bar	10.200.000	728,57
Off-grid energy system Cocktail bar	204.000.000	14.571,42
Off-grid light system Cocktail bar	12.240.000	874,28
Water system Cocktail bar	9.350.000	667,85
Sink Cocktail bar	2.550.000	182,14
Pluming Cocktail bar	3.400.000	242,85
Flora & Fauna	5.100.000	364,28
Start-up cost Cocktail bar	42.500.000	3.035,71
Total	552.840.000	39.488,52

Investment traditional restaurant	Cost in Rp	Cost in USD
1x 8x8 construction traditional restaurant	161.500.000	11.535,71
Interior traditional restaurant	102.000.000	7.285,71
Decoration traditional restaurant	10.200.000	728,57
Off-grid energy system Traditional restaurant	204.000.000	14.571,42
Off-grid light system traditional restaurant	12.240.000	874,28
Water system traditional restaurant	9.350.000	667,85
Kitchen sea traditional restaurant	102.000.000	7.285,71
Pluming traditional restaurant	3.400.000	242,85
Flora & Fauna traditional restaurant	5.100.000	364,28
Start-up cost traditional restaurant	51.000.000	3.642,85
Total	660.790.000	47.199,22

Investment lounge bar	Cost in Rp	Cost in USD
1x 20x8 construction Lounge bar	212.500.000	15.178,57
Interior lounge bar	110.500.000	7.892,85
Decoration lounge bar	10.200.000	728,57
Off-grid energy system lounge bar	297.500.000	21.250
Off-grid light system lounge bar	21.250.000	1.517,85
Sound system Lounge bar	25.500.000	1.821,42
Water system lounge bar	9.350.000	667,85
Kitchen lounge bar	102.000.000	7.285,71
Pluming lounge bar	3.400.000	242,85
Flora & Fauna beach	5.100.000	364,28
Start-up cost Lounge bar	51.000.000	3.642,85
Total	848.300.000	60.704,67

Investment beach furniture	Cost in Rp	Cost in USD
Furniture beach 300 seats	170.000.000	12.142,85
25x Off-grid light system beach	148.750.000	10.625
Total	318.750.000	22.767,85

Investment pool islands	Cost in Rp	Cost in USD
4x 4x4 construction pool island	34.000.000	2.428,57
12 x bridge from island to restaurant / eco culture park	40.800.000	2.914,28
4x toilet and shower house	170.000.000	12.142,85
8 x toilet	119.000.000	8.500
8 x shower	6.800.000	485,71
8x sink	20.400.000	1.457,14
Pluming	6.800.000	485,71
4x septic tank	40.800.000	2.914,28
4x Water pump	17.000.000	1.214,28
Total	455.600.000	32.542,82

Investment staff accommodations	Cost in Rp	Cost in USD
Office facility	640.000.000	45.714,28
Cleaning facility / waste management	2.400.000.000	171.428,57
Garden tools	140.000.000	10.000
Security facility	1.600.000.000	114.285,71
Meeting facility	400.000.000	28.571,42
Sleeping facility	960.000.000	68.571,42
Tools storage, warehouse	720.000.000	51.428,57
Food & beverage storage	480.000.000	34.285,71
Cleaning, products, storage	480.000.000	34.285,71
Electric transportation	960.000.000	68.571,42
Sustainable off-grid solar - energy systems/ charge stations	3.500.000.000	250.000
Total	12.280.000.000	877.142,81

Total investment Eco- Beach Park	Cost in Rp	Cost in USD
Construction cost main road	1.062.500.000	75.892,83
Construction ticketing entrance	119.000.000	8.500
Entrance gate	42.500.000	3.053,71
Parking	850.000.000	60.714,28
Walking pad eco-beach park	1.275.000.000	91.071,42
Shops	4.080.000.000	291.428,57
Workshops	2.932.500.000	209.464,28
Event Joglo	642.600.000	45.900
Toilet eco-beach park	299.690.000	21.406,42
Swimming pool	1.824.100.000	130.292,85
Coffee & Tea bar	552.840.000	39.488,57
Sea food restaurant	703.290.000	50.235
Jus cocktail bar	552.840.000	39.488,57
Traditional restaurant	660.790.000	47.199,28
Lounge bar	848.300.000	60.592,85
Beach furniture	318.750.000	22.767,85
Pool islands	455.600.000	32.542,85
staff accommodations	12.280.000.000	877.142,85
Total	29.500.300.000	2.107.182,18

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Operational cost by 200.000 visitors per year	Cost per Year Rp	Cost per year USD
Maintaining and cleaning cost Swimming pool	340.000.000	24.285,71
Staff swimming pool 6x 2.000.000 pp. per month	144.000.000	10.285,14
Staff Restaurant 200.000 customers per year	3.000.000.000	214,285,71
Staff Restaurant 32x 3.000.000 pp. per month	1.152.000.000	82.285,14
Park cleaning staff 8x 2.000.000 pp. per month	384.000.000	27.428,57
Parking staff 4x 2.000.000 pp. per month	192.000.000	13.714,28
Ticketing staff 4x 2.000.000 pp. per month	192.000.000	13.714,28
Security staff 6x 2.500.000 pp. per month	180.000.000	12.857,14
Beach staff 8x 2.000.000 pp. per month	384.000.000	27.428,57
Eco- Beach Park staff facilities per year	640.000.000	45.714,28
Total cost	6.608.000.000	471.998,82

Management cost by 200.000 visitors per year	Cost per year Rp	Cost per year USD
Communication budget	680.000.000	48.571,42
Management cost 4x 10.000.000 pp. per month	480.000.000	34.285,71
Total cost	1.160.000.000	82.857,13

Total investment Eco- Park + operations	Per Year Rp	Per year USD
Construction costs Eco- Park	29.500.300.000	2.107.182,18
Operational cost	6.608.000.000	471.998,82
Management cost	1.160.000.000	82.857,13
Total	37.2268.300.000	2.662.038,13

The estimated revenue is based on 200.000 visitors 2023/2025

Estimated revenue 200.000 person per year	Revenue Rp	Revenue USD
Entrance Ticket Rp 20.000 p.p.	Rp 4.000.000.000	285.714,28
Parking 30.00 cars Rp 10.000 per car. 80.000 motors Rp 5.000 per motor	Rp 700.000.000	50.000
Shops Rp 50.000 persons Rp 50.000 p.p.	Rp 2.500.000.000	178.571,42
Workshops Rp 20.000 persons Rp 100.000 p.p.	Rp 2.000.000.000	142.857,14
Event Joglo 50.000 person Rp 10.000 p.p.	Rp 500.000	35.714,28
Toilet eco-beach park 150.000 person Rp 5.000 pp.	Rp 750.000	53.571,42
Swimming pool 100.000 persons Rob 10.000 p.p.	Rp 1.000.000.000	71.428,57
Coffee & Tea bar 20.000 persons 30.000 Rp p.p.	Rp 600.000.000	42.857,14
Sea food restaurant 15.000 persons Rp. 60.000 p.p.	Rp 900.000.000	64.285,71
Jus cocktail bar 20.000 persons Rp 30.000 p.p.	Rp 600.000.000	42.857,14
Traditional restaurant 15.000 persons Rp 60.000 p.p.	Rp 900.000.000	64.285,71
Lounge bar 30.000 persons Rp 40.000 p.p.	Rp 1.200.000.000	85.714,28
Beach furniture 300 seats. 15.000 Rp per seat per day 60% rented per day. Per year 65.700 seats	Rp 985.500.000	70.392,85
Total	+ 15.386.750.000	+1.188.249,94

Eco beach park revenue calculations 2023/2025

Revenue calculations	Cost	Revenue	Total
Main road	Rp -1.062.500.000 USD -75.892,85		Rp -1.062.500.000 USD -75.892,85
Ticketing entrance	Rp -119.000.000 USD -8.500	Rp +4.000.000.000 USD +285.714,28	Rp +3.881.000.000 USD +277.214,28
Entrance gate	Rp -42.500.000 USD -3.035,71		Rp -42.500.000 USD -3.035,71
Parking	Rp -850.000.000 USD 60.714,28	Rp +700.000.000 USD +50.000	Rp -150.000.000 USD -10.714,28
Walking pad eco-beach park	Rp -1.275.000.000 USD -91.071,42		Rp -1.275.000.000 USD -91.071,42
Shops	Rp -4.080.000.000 USD -291.428,57	Rp +2.500.000.000 USD +178.571,42	Rp -1.580.000.000 USD -112.857,14
Workshops	Rp -2.932.500.000 USD -209.464,28	Rp +2.000.000.000 USD +142.857,14	Rp -932.500.000 USD -66.607,14
Event Joglo	Rp -642.600.000 USD -45.900	Rp +500.000.000 USD +35.714,28	Rp -142.600.000 USD -10.185,71
Toilet eco-beach park	Rp -299.690.000 USD -21.406,42	Rp +750.000.000 USD +53.571,42	Rp +450.310.000 USD +32.165
Swimming pool	Rp -1.824.100.000 USD -130.292,85	Rp +1.000.000.000 USD +71.428,57	Rp -824.100.000 USD -58.864,28
Coffee & Tea bar	Rp -552.840.000 USD -39.488,57	Rp +600.000.000 USD +42.857,14	Rp +47.160.000 USD +3.368,57
Sea food restaurant	Rp -703.290.000 USD -50.235	Rp +900.000.000 USD +64.285,71	Rp +196.710.000 Rp +14.050,71
Jus cocktail bar	Rp -552.840.000 USD -39.488,57	Rp +600.000.000 USD +42.857,14	Rp +47.160.000 USD +3.368,57
Traditional restaurant	Rp -660.790.000 USD -47.199,28	Rp +900.000.000 USD +64.285,71	Rp +239.210.000 USD +17.086,42
Lounge bar	Rp -848.300.000 USD -60.592,85	Rp +1.200.000.000 USD +85.714,28	Rp +351.700.000 USD +25.121,42
Beach furniture	Rp -318.750.000 USD -22.767,85	Rp +985.500.000 USD +70.392,85	Rp +666.750.000 USD +47.625
Pool islands	Rp -455.600.000		Rp -455.600.000

	USD -32.542,85		USD -32.542,85
staff accommodations	Rp -12.280.000.000 USD 877.142,85		Rp -12.280.000.000 USD 877.142,85
Operational cost	Rp -6.608.000.000 USD -472.000		Rp -6.608.000.000 USD -472.000
Management cost	USD -1.160.000.000 USD -82.857,14		USD -1.160.000.000 USD -82.857,14
Total	Rp -37.268.300.000 USD -2.662.021,34	Rp +16.635.500.000 USD +1.188.249,94	Rp -20.632.800.000 USD -1.473.771,40

Eco beach park revenue calculations 2025/2026 based on a grow of 20%

Revenue calculations	Cost	Revenue	Total
Start balance			Rp -20.632.800.000 USD -1.473.771,40
Main road, maintaining cost	Rp -70.000.000 USD -5.000		Rp -70.000.000 USD -5.000
Ticketing entrance, maintaining cost	Rp -20.000.000 USD -1.428,57	Rp +4.800.000.000 USD +342.857,14	Rp +4.780.000.000 USD +341.428,57
Entrance gate, maintaining cost	Rp -7.000.000 USD -500, -		Rp -7.000.000 USD -500, -
Parking, maintaining cost	Rp -40.000.000 USD -2.857,14	Rp 840.000.000 USD 60.000	Rp +800.000.000 USD +57.142,86
Walking pad eco-beach park, maintaining cost	Rp -42.000.000 USD -3.000		Rp -42.000.000 USD -3.000
Shops, maintaining cost	Rp -150.000.000 USD -10.714,28	Rp +2.500.000.000 USD +178.571,42	Rp +2.350.000.000 USD +167.857,14
Workshops, maintaining cost	Rp -150.000.000 USD -10.714,28	Rp +3.000.000.000 USD +214.285,71	Rp +2.850.000.000 USD +203.571,43
Event Joglo, maintaining cost	Rp -70.000.000 USD -5.000	Rp +600.000.000 USD +42.857,14	Rp +530.000.000 USD +37.857,14
Toilet eco-beach park, maintaining cost	Rp -40.000.000 USD -2.857,14	Rp +900.000.000 USD +64.285,71	Rp +860.000.000 USD +61.428,57
Swimming pool, maintaining cost	Rp -350.000.000	Rp +1.200.000.000	Rp +850.000.000

	USD -25.000	USD +85.714,28	USD +60.714,28
Coffee & Tea bar, maintaining cost	Rp -25.000.000 USD -1.785,71	Rp +600.000.000 USD +42.857,14	Rp +575.000.000 USD +41.071,43
Sea food restaurant, maintaining cost	Rp -50.000.000 USD -3.571,42	Rp +900.000.000 USD +64.285,71	Rp +850.000.000 Rp +60.714,29
Jus cocktail bar, maintaining cost	Rp -25.000.000 USD -1.785,71	Rp +720.000.000 USD +51.428,57	Rp +695.000.000 USD +49.642,86
Traditional restaurant, maintaining cost	Rp -50.000.000 USD -3.571,42	Rp +1.080.000.000 USD +77.142,85	Rp +1.030.000.000 USD +73.571,43
Lounge bar, maintaining cost	Rp -30.000.000 USD -2.142,85	Rp +1.440.000.000 USD +102.857,14	Rp +1.410.000.000 USD +100.714,29
Beach furniture, maintaining cost	Rp -70.000.000 USD -5.000	Rp +985.500.000 USD +70.392,85	Rp +915.500.000 USD +65.392,85
Pool islands, maintaining cost	Rp -200.000.000 USD -14.285,71		Rp -200.000.000 USD -14.285,71
staff accommodations, maintaining cost	Rp -250.000.000 USD -17.857,14		Rp -250.000.000 USD -17.857,14
Operational cost	Rp -7.929.600.000 USD -566.400		Rp -7.929.600.000 USD -566.400
Management cost	USD -1.392.000.000 USD -99.428,57		USD -1.392.000.000 USD -99.428,57
Sub total	Rp -10.960.600.000 USD -782.899,94	Rp +19.565.500.000 USD +1.397.535,66	Rp +8.604.900.000 USD +614.635,72
Start balance			Rp -20.632.800.000 USD -1.473.771,40
Total			Rp -12.027.900.000 USD -859.135,68

Eco beach park revenue calculations 2026/2027 based on a grow of 20%

Revenue calculations	Cost	Revenue	Total
Start balance			Rp -12.027.900.000 USD -859.135,68
Main road, maintaining cost	Rp -84.000.000 USD -5.000		Rp -84.000.000 USD -5.000
Ticketing entrance, maintaining cost	Rp -24.000.000 USD -1.714,28	Rp +5.760.000.000 USD +411.428,57	Rp +5.736.000.000 USD + 409.714,29
Entrance gate, maintaining cost	Rp -8.400.000 USD -600, -		Rp -8.400.000 USD -600, -
Parking, maintaining cost	Rp -48.000.000 USD -3.428,57	Rp +1.008.000.000 USD +72.000	Rp +960.000.000 USD +68.571,43
Walking pad eco-beach park, maintaining cost	Rp -50.400.000 USD -3.600		Rp -50.400.000 USD -3.600
Shops, maintaining cost	Rp -180.000.000 USD -12.857,14	Rp +3.000.000.000 USD +214.285,71	Rp +2.820.000.000 USD +201.428,57
Workshops, maintaining cost	Rp -180.000.000 USD -12.857,14	Rp +3.600.000.000 USD +257.142,85	Rp +3.420.000.000 USD +244.285,71
Event Joglo, maintaining cost	Rp -84.000.000 USD -6.000	Rp +720.000.000 USD +51.428,57	Rp +636.000.000 USD +45.428,57
Toilet eco-beach park, maintaining cost	Rp -48.000.000 USD -3.428,57	Rp +1080.000.000 USD +77.142,85	Rp +1.032.000.000 USD +73.714,28
Swimming pool, maintaining cost	Rp -420.000.000 USD -30.000	Rp +1.440.000.000 USD +102.857,14	Rp +1.020.000.000 USD +72.857,14
Coffee & Tea bar, maintaining cost	Rp -30.000.000 USD -2.142,85	Rp +720.000.000 USD +51.428,57	Rp +690.000.000 USD +49.285,72
Sea food restaurant, maintaining cost	Rp -50.000.000 USD -3.571,42	Rp +900.000.000 USD +64.285,71	Rp +850.000.000 Rp +60.714,29
Jus cocktail bar, maintaining cost	Rp -25.000.000 USD -1.785,71	Rp +720.000.000 USD +51.428,57	Rp +695.000.000 USD +49.642,86
Traditional restaurant, maintaining cost	Rp -60.000.000 USD -4.285,71	Rp +1.296.000.000 USD +92.571,42	Rp +1.236.000.000 USD +88.285,71
Lounge bar, maintaining cost	Rp -36.000.000 USD -2.571,42	Rp +1.728.000.000 USD +123.428,57	Rp +1.692.000.000 USD +120.857,15

Beach furniture, maintaining cost	Rp -84.000.000 USD -6.000	Rp +985.500.000 USD +70.392,85	Rp +901.500.000 USD +64.392,85
Pool islands, maintaining cost	Rp -240.000.000 USD -17.142,85		Rp -240.000.000 USD -17.142,85
staff accommodations, maintaining cost	Rp -300.000.000 USD -21.428,57		Rp -300.000.000 USD -21.428,57
Operational cost	Rp -9.515.520.000 USD -679.680		Rp -9.515.520.000 USD -679.680
Management cost	USD -1.670.400.000 USD -119.314,28		USD -1.670.400.000 USD -119.314,28
Sub total	Rp -13.137.720.000 USD -938.408,51	Rp +22.957.500.000 USD +1.639.821,38	Rp +9.819.780.000 USD +701.412,87
Start balance			Rp -12.027.900.000 USD -859.135,68
Total			Rp -2.208.120.000 USD -157.722,80

5 years forecast eco-beach park, based with 20% yearly grow

2023/ 2025	
Start investment	Rp -37.268.300.000 USD -2.662.021,34
revenue	Rp +16.635.500.000 USD +1.188.249,94
turnover	Rp -20.632.800.000 USD -1.473.771,40

2025/ 2026	
Start Balance	Rp -20.632.800.000 USD -1.473.771,40
cost	Rp -10.960.600.000 USD -782.899,94
revenue	Rp +19.565.500.000 USD +1.397.535,66
turnover	Rp -12.027.900.000 USD -859.135,68

2026/ 2027	
Start Balance	Rp -12.027.900.000 USD -859.135,68
cost	Rp -13.137.720.000 USD -938.408,51
revenue	Rp +22.957.500.000 USD +1.639.821,38
turnover	Rp -2.208.120.000 USD -157.722,80

2027/ 2028	
Start Balance	Rp -2.208.120.000 USD -157.722,80
cost	Rp -15.765.264.000 USD -1.126.090,28
revenue	Rp +27.549.000.000 USD +1.967.785,71
turnover	Rp +9.575.616.000 USD +683.972,63

2028/ 2029	
Start Balance	Rp +9.575.616.000 USD +683.972,63
cost	Rp -18.918.316.800 USD -1.351.308,34
revenue	Rp +33.058.800.000 USD +2.361.342,85
turnover	Rp +23.716.099.200 USD +1.694.007,14

5.3. ECO-BEACH RESORT

The Eco-beach resort, family earth guest houses, is built with natural products of the surroundings. The goal is that the houses and resort must blend in his surrounding and become one with the nature. By using as much natural products as possible. The challenge is to construct the resort with as less carbon pollution as possible. Therefor we will calculate, the carbon footprint of the construction of the resort.

Together with the students at the University's faculty of architecture and civil engineering we will design the earth houses as a practical education program. Together with the KTH and locals we will build the earth houses of the resort.

In the first stage we are planning to build 24 earth houses.



The resort is in the middle of the valley, surrounded by green hills.

The earth family houses are located on a lake surrounded by tropical trees, plants and flowers



With this earth family guest house, we like to bring our guests back to nature, with modern luxury.

The family guest houses will be built in different variety's.

1. 8x 2 persons lux/ 4x 2 persons XL lux/ 2x 2 persons Royal Lux

2. 4x 4persons Lux/ 2x 4 persons XL lux/ 1x 4 persons Royal Lux

3. 1x6persons Lux/ 1x 6 persons XL lux/ 1x 6 persons Royal Lux

- The rental is included, milk, serials, fresh jus, fruit, coffee tea and vegetables.
- In the luxury kitchen our guest can cook their own bio-organic meals.
- The rental is with free entrance to the Beach Garden and Beach resort.

We give our guests the option to rent our chef cook, to prepare there 1e class meals.

Rental price

Family Earth house	Rp per day	USD per day
2 persons Lux	Rp 950.000	USD 67,85 1.664.400.000
2 persons XL Lux	Rp 1.250.000	USD 89,28 1.095.000.000
2 persons Royal Lux	RP 1.5.50.000	USD 110,71 678.900.000
4 persons Lux	Rp 1.650.000	USD 117,85 1.445.400.000
4 persons XL Lux	Rp 1.950.000	USD 139,28 854.100.000
4 persons Royal Lux	Rp 2. 250.000	USD 160,71 492.750.000
6 persons Lux	Rp 2.950.000	USD 210,71 646.050.000
6 persons XL Lux	Rp 3.250.000	USD 232,14 711.750.000
6 persons Royal Lux	Rp 3. 550.000	USD 253,57 777.450.000

The resort will have the following facilities.

- | | |
|------------------------------------|--|
| 1. 1x Resort office | 10. Lake |
| 2. 1x Laundry room | 11. Tropical trees, plants and flowers |
| 3. 1x Storage room | 12. Walking pads |
| 4. 1x Spa | 13. 2x Electric golf car |
| 5. 1x Sauna | 14. 1x Garden tool storage |
| 6. 1x Fitness/ Yoga / Massage room | 15. 150x Off-grid resort lighting |
| 7. 1x Restaurant / bar | 16. 30x Off-grid energy systems |
| 8. 24x Family Earth houses | 17. 1x Waste management/ biogas |
| 9. 1x Parking | 18. 1x Shop |

Construction of the family Earth houses



Building with natural materials has the advantage that it is cheap and does not emit CO₂ during processing or production. We choose Bamboo because bamboo is flexible and has strong fibers which is a perfect replacement for steel, for building reinforced walls.

Rice weed straw will be burned after the harvest of rice.
This creates a lot of carbon Co₂ pollution.
We like to use the rice weed for the construction of our Earth houses.
This way we like to proof that rice weed straws can be perfectly used
as alternative construction materials.



We will collect the rice weed straws after the harvest and dry the rice weed straws in the sun.
The rice weed straws are dipped in a mixture of clay and water and woven between the bamboo stems. This is then dried in the sun, after drying, the structure is smeared with clay.

After drying, the Earth house is plastered and provided with a waterproof coating, it is then covered with earth, grass and plants, to create a natural look.

Total investment Eco-Beach resort	Cost in Rp	Cost in USD
Resort office	140.000.000	10.000
Laundry room	210.000.000	15.000
Storage room	70.000.000	5.000
Fitness/ Yoga / Massage / Spa/ Sauna, rooms	420.000.000	30.000
Restaurant / bar/ meeting room	350.000.000	25.000
8x 2 persons lux Rp 112.000.000, USD 8.000 per house.	896.000.000	64.000
4x 2 persons XL lux Rp 140.000.000, USD 10.000 per house.	560.000.000	40.000
2x 2 persons Royal Lux Rp 175.000.000, USD 12.500 per house.	350.000.000	25.000
4x 4persons Lux Rp 140.000.000, USD 10.000 per house.	560.000.000	40.000
2x 4 persons XL lux Rp 175.000.000, USD 12.500 per house.	350.000.000	25.000
1x 4 persons Royal Lux Rp 210.000.000 USD 15.000 per house.	210.000.000	15.000
1x6 persons Lux Rp 175.000.000, USD 12.500 per house.	175.000.000	12.500
1x 6 persons XL lux Rp 210.000.000, USD 15.000 per house.	210.000.000	15.000
1x 6 persons Royal Lux Rp 280.000.000 USD 20.000 per house.	280.000.000	20.000
Parking	70.000.000	5.000
Lake	168.000.000	12.000
Tropical trees, plants and flowers	140.000.000	10.000
Garden tool storage	35.000.000	2.500
150x Off-grid resort lighting	315.000.000	22.500
30x Off-grid energy systems	1.050.000.000	75.000
1x Waste management/ biogas	70.000.000	5.000
Shop	84.000.000	6.000
2x Electric golf car Rp 210.000.000 USD 14.000	420.000.000	28.000
Walking pads and street	280.000.000	20.000
Total	7.377.000.000	527.500

operational cost Eco-Beach resort	Cost in Rp	Cost in USD
Resort office 2 persons Rp 73.000.000, USD 5.214,28 per year	73.000.000	5.214,28
Laundry room 1 person Rp 29.200.000 USD 2.085.71 per year	29.200.000	2.085.71
House cleaning 2 persons Rp 58.400.000, USD 4.171,42 per year	58.400.000	4.171,42
Spa rooms 1 person Rp 29.200.000 USD 2.085.71 per year	29.200.000	2.085.71
Restaurant 3 persons Rp 109.500.000 USD 7.821,42 per year	109.500.000	7.821,42
Security 2 persons Rp 73.000.000 USD 5.214,28 per year	73.000.000	5.214,28
Gardener 2 persons Rp 58.400.000 USD 4.171,42 per year	58.400.000	4.171,42
Administration 1 person Rp 43.800.000 USD 3.128,57 per year	43.800.000	3.128,57
Communication 1 person Rp 36.500.000 USD 2.607,14 per year	36.500.000	2.607,14
Manager 1 person Rp 54.750.000 USD 3.910,71 per year	54.750.000	3.910,71
Handy man 1 person Rp 32.850.000 USD 2.346,42 per year	32.850.000	2.346,42
Stock F&B calculated at 20% of the houses rent. 40% profit by sales.	1.673.160.000	119.511,42
Total	2.271.760.000	162.268,57

2023/ 2025 Revenue calculation Eco-Beach resort with an occupancy rate of 60%	Cost	Revenue	Total
Resort office	Rp -140.000.000 USD -10.000		Rp -140.000.000 USD -10.000
Laundry room/ Storage room	Rp -280.000.000 USD -20.000.000		Rp -280.000.000 USD -20.000.000
Fitness/ Yoga / Massage / Spa/ Sauna, rooms Massage / jog net profit Rp100.000, USD 7,14 per person. Yearly 1.800 guests	Rp -420.000.000 USD -30.000	Rp +180.000.000 USD +12.857,14	Rp -240.000.000 USD -7.142,86
Restaurant / bar/ meeting room	Rp -350.000.000 USD -25.000	Rp +1.561.616.000 USD +111.544	Rp +1.211.616.000 USD +86.544
14x 2 persons Earth houses	Rp -1.806.000.000 USD -129.000	Rp +3.438.300.000 USD +245.592.85	Rp +1.632.300.000 USD +116.592.85

7x 4persons Earth houses	Rp -1.120.000.000 USD -80.000	Rp +2.792.250.000 USD +199.446,42	Rp +1.672.250.000 USD +119.446,42
3x6 persons Earth house.	Rp -665.000.000 USD -47.500	Rp +2.135.250.000 USD +152.517,85	Rp +1.470.250.000 USD +105.017,85
Parking	Rp -70.000.000 USD -5.000		Rp -70.000.000 USD -5.000
Lake	Rp -168.000.000 USD -12.000		Rp -168.000.000 USD -12.000
Tropical trees, plants and flowers	Rp -140.000.000 USD -10.000		Rp -140.000.000 USD -10.000
Garden tool storage	Rp -35.000.000 USD -2.500		Rp -35.000.000 USD -2.500
150x Off-grid resort lighting	Rp -315.000.000 USD -22.500		Rp -315.000.000 USD -22.500
30x Off-grid energy systems	Rp -1.050.000.000 USD -75.000		Rp -1.050.000.000 USD -75.000
1x Waste management/ biogas	Rp -70.000.000 USD -5.000		Rp -70.000.000 USD -5.000
Shop	Rp -84.000.000 USD -6.000	Rp +780.808.000 USD +55.772	Rp +696.808.000 USD +49.772
2x Electric golf car Rp 210.000.000 USD 14.000	Rp -420.000.000 USD -28.000		Rp -420.000.000 USD -28.000
Walking pads and street	Rp -280.000.000 USD -20.000		Rp -280.000.000 USD -20.000
operational cost	Rp -2.271.760.000 USD -162.268,57		Rp -2.271.760.000 USD -162.268,57
Total	Rp -9.648.760.000 USD -689.197,14	Rp +10.888.224.000 USD +777.730,26	Rp + 1.239.464.000 USD + 88.533,12

2025/ 2026 Revenue calculation Eco-Beach resort with a growth of 20%	Cost	Revenue	Total
Start balance			Rp + 1.239.464.000 USD + 88.533,12
Resort office, maintaining cost	Rp -7.000.000 USD - 500		Rp -7.000.000 USD - 500
Laundry room/ Storage room maintaining cost	Rp – 14.000.000 USD -1.000		Rp – 14.000.000 USD -1.000
Fitness/ Yoga / Massage / Spa/ Sauna, rooms Massage / jog, maintaining cost. net profit Rp100.000, USD 7,14 per person. Yearly 2.160 guests	Rp -35.000.000 USD -2.500	Rp +216.000.000 USD +15.428,57	Rp +181.000.000 USD +12.928,57
Restaurant / bar/ meeting room, maintaining cost	Rp -21.000.000 USD -1.500	Rp +1.8.73.939.200 USD +133.852,80	Rp +1.852.939.200 USD +132.352,80
14x 2 persons Earth houses, maintaining cost	Rp -98.000.000 USD -7.000	Rp +4.125.960.000 USD +294.711,42	Rp +4.027.960.000 USD +287.711,42
7x 4persons Earth houses, maintaining cost	Rp -49.000.000 USD -3.500	Rp +3.350.950.000 USD +239.353,57	Rp +3.301.950.000 USD +235.853,57
3x6 persons Earth house, maintaining cost	Rp -42.000.000 USD -3.000	Rp +2.562.300.000 USD +183.021,42	Rp +2.520.300.000 USD +180.021,42
Parking	Rp -14.000.000 USD -1.000		Rp -14.000.000 USD -1.000
Lake	Rp -28.000.000 USD -2.000		Rp -28.000.000 USD -2.000
Tropical trees, plants and flowers	Rp -42.000.000 USD -3.000		Rp -42.000.000 USD -3.000
Garden tool storage	Rp -35.000.000 USD -2.500		Rp -35.000.000 USD -2.500
150x Off-grid resort lighting	Rp -21.000.000 USD -1.500		Rp -21.000.000 USD -1.500
30x Off-grid energy systems	Rp -56.000.000 USD -4.000		Rp -56.000.000 USD -4.000
1x Waste management/ biogas	Rp -11.200.000		Rp -11.200.000

	USD -800		USD -800
Shop	Rp -14.000.000 USD -1.000	Rp +936.969.600 USD +66.926,40	Rp +922.969.600 USD +65.926,40
2x Electric golf car Rp 210.000.000 USD 14.000	Rp -42.000.000 USD -3.000		Rp -42.000.000 USD -3.000
Walking pads and street	Rp -28.000.000 USD -2.000		Rp -28.000.000 USD -2.000
operational cost	Rp -2.726.112.000 USD -194.772,28		Rp -2.271.760.000 USD -162.268,57
Sub total	Rp -3.283.312.000 USD -234.522,28	Rp +13.066.118.800 USD +933.294,20	Rp + 9.782.806.800 USD + 698.771,92
Balance			Rp + 1.239.464.000 USD + 88.533,12
Total			Rp + 11.022.270.800 USD + 787.305.04

2026/ 2027 Revenue calculation Eco-Beach resort with a growth of 20%	Cost	Revenue	Total
Start balance			Rp + 11.022.270.800 USD + 787.305.04
Resort office, maintaining cost	Rp -8.400.000 USD - 600		Rp -8.400.000 USD - 600
Laundry room/ Storage room maintaining cost	Rp – 16.800.000 USD -1.200		Rp – 16.800.000 USD -1.200
Fitness/ Yoga / Massage / Spa/ Sauna, rooms Massage / jog, maintaining cost. net profit Rp100.000, USD 7,14 per person. Yearly 2.160 guests	Rp -42.000.000 USD -3.000	Rp +259.200.000 USD +18.514,28	Rp +217.200.000 USD +15.514,28
Restaurant / bar/ meeting room, maintaining cost	Rp -25.200.000 USD -1.800	Rp +2.248.727.040 USD +160.623,36	Rp +2.223.527.040 USD +158.823,36
14x 2 persons Earth houses, maintaining cost	Rp -117.600.000 USD -8.400	Rp +4.951.152.000 USD +353.653,71	Rp +4.833.552.000 USD +345.253,71

7x 4persons Earth houses, maintaining cost	Rp -58.800.000 USD -4.200	Rp +4.021.140.000 USD +287.224,28	Rp +3.962.340.000 USD +283.024,28
3x6 persons Earth house, maintaining cost	Rp -50.400.000 USD -3.600	Rp +3074.760.000 USD +219.625,71	Rp +3.024.360.000 USD +216.025,71
Parking	Rp -20.160.000 USD -1.440		Rp -20.160.000 USD -1.440
Lake	Rp -33.600.000 USD -2.400		Rp -33.600.000 USD -2.400
Tropical trees, plants and flowers	Rp -50.400.000 USD -3.600		Rp -50.400.000 USD -3.600
Garden tool storage	Rp -42.000.000 USD -3.000		Rp -42.000.000 USD -3.000
150x Off-grid resort lighting	Rp -25.200.000 USD -1.800		Rp -25.200.000 USD -1.800
30x Off-grid energy systems	Rp -67.200.000 USD -4.800		Rp -67.200.000 USD -4.800
1x Waste management/ biogas	Rp -13.440.000 USD -960		Rp -13.440.000 USD -960
Shop	Rp -16.800.000 USD -1.200	Rp +1.124.363.520 USD +80.311,68	Rp +1.107.563.520 USD +79.111,68
2x Electric golf car Rp 210.000.000 USD 14.000	Rp -50.400.000 USD -3.600		Rp -50.400.000 USD -3.600
Walking pads and street	Rp -33.600.000 USD -2.400		Rp -33.600.000 USD -2.400
operational cost	Rp -3.271.334.400 USD -233.666,74		Rp -3.271.334.400 USD -233.666,74
Sub total	Rp -3.943.334.400 USD -281.666,74	Rp +15.679.342.560 USD +1.119.953.02	Rp + 11.736.008.160 USD + 838.286,28
Balance			Rp + 11.022.270.800 USD + 787.305.04
Total			Rp + 22.758.278.960 USD + 1.625.591,32

5 years forecast eco-beach resort, based with 20% yearly grow

2023/ 2025	
Start investment	Rp -9.648.760.000 USD -689.197,14
revenue	Rp +10.888.224.000 USD +777.730,26
turnover	Rp + 1.239.464.000 USD + 88.533,12

2025/ 2026	
Start Balance	Rp + 1.239.464.000 USD + 88.533,12
cost	Rp -3.283.312.000 USD -234.522,28
revenue	Rp +13.066.118.800 USD +933.294,20
turnover	Rp + 11.022.270.800 USD + 787.305.04

2026/ 2027	
Start Balance	Rp + 11.022.270.800 USD + 787.305.04
cost	Rp -3.943.334.400 USD -281.666,74
revenue	Rp +15.679.342.560 USD +1.119.953.02
turnover	Rp + 22.758.278.960 USD + 1.625.591,32

2027/ 2028	
Start Balance	Rp + 22.758.278.960 USD + 1.625.591,32
cost	Rp -4.732.001.400 USD -338.000,10
revenue	Rp +18.815.211.072 USD +1.343.943,64
turnover	Rp +36.841.488.632 USD +2,631.534,86

2028/ 2029	
Start Balance	Rp +36.841.488.632 USD +2.631.534,86
cost	Rp -5.678.401.680 USD -405.600,12
revenue	Rp +22.578.252.286 USD +1.612.732,37
turnover	Rp +53.741.339.238 USD +3.838.667,11



5.4 ECO BEACH WELLNESS

The Eco-beach wellness is a unique wellness resort located inside the hill on the beach.

It's the world first cave wellness resort, with sea view.

Our professions, will make sure that, the wellness is an unforgettable experience, we guarantee our guest the best care. Our goal is to transform you, in a new person full of energy.

The wellness has a variety of wellness therapies based on ancient Asian traditions.

Boddy wellness

Acupuncture
Massage package
Spa therapy
Skin therapy
Beauty wellness
Beauty salon

Mind wellness

Crystal stone, hot stone therapy sessions
Meditation sessions
Yoga sessions
Sound natural sound sessions
Frequency, luminous sound sessions
Aroma therapy



Sustainable construction

The wellness will be carved inside the existing hill, located at the beach. We like to use as much natural products as possible and use the natural surrounding as basis inspiration for our development.

By using the hills as wellness resort, we are one with the surroundings without destroying the beauty of the nature. Our goal is, to redecorate the existing nature without harming it.

With this concept we not only think about the nature, but it will save a lot of construction cost and construction materials. Therefore the project Eco-Beach wellness, will have a low Co2 carbon footprint with this development.



the cave is excavated by professionals and reinforced with reinforcement arches and steel safety nets to prevent collapse. The arches and safety nets are concealed with reinforced concrete and given a natural shape.

In collaboration with the University's faculty of architecture and civil engineering, we will design the cave wellness.

The interior of the cave has been designed as much as possible, with rocks carved as tables, benches, cabinets, walls and rooms, to create a natural look and to save as much as possible on external building materials.

Total investment Wellness-Beach resort	Cost in Rp	Cost in USD
Cave carving	3.500.000.000	250.000
Entrance, reception, waiting room	210.000.000	15.000
Acupuncture room	70.000.000	5.000
8x Massage room	280.000.000	20.000
Spa, hot pool, cold pool, aroma sauna, jet massage	700.000.000	50.000
Skin therapy room	70.000.000	5.000
Beauty wellness/ make up room	140.000.000	10.000
Beauty salon/ barber/ nails	140.000.000	10.000
Christal, hot stone therapy room	70.000.000	5.000
Meditation sea view room	168.000.000	12.000
Yoga top hill, sea view location	168.000.000	12.000
Natural sound room	84.000.000	6.000
Frequency, luminous sound room	112.000.000	8.000
Aroma therapy room	70.000.000	5.000
Restaurant / bar	280.000.000	20.000
Dressing rooms, toilet + shower	91.000.000	6.500
Entrance toilet	21.000.000	1.500
Lounge seats	35.000.000	2.500
Off-grid energy system	630.000.000	45.000
Water system	63.000.000	4.500
Waste management system	217.000.000	15.500
Total	7.119.000.000	508.500

operational cost Eco-Beach wellness	Cost in Rp	Cost in USD
Reception 2 persons Rp 73.000.000, USD 5.214,28 per year	73.000.000	5.214,28
Laundry, 1 person Rp 29.200.000 USD 2.085.71 per year	29.200.000	2.085.71
4x Cleaning persons Rp 58.400.000, USD 4.171,42 per year	116.800.000	8.342,85
Spa rooms 1 person Rp 29.200.000 USD 2.085.71 per year	29.200.000	2.085.71
Restaurant 3 persons Rp 109.500.000 USD 7.821,42 per year	109.500.000	7.821,42
Security 2 persons Rp 73.000.000 USD 5.214,28 per year	73.000.000	5.214,28
Administration 1 person Rp 43.800.000 USD 3.128,57 per year	43.800.000	3.128,57
Communication 1 person Rp 36.500.000 USD 2.607,14 per year	36.500.000	2.607,14
Manager 1 person Rp 54.750.000 USD 3.910,71 per year	54.750.000	3.910,71
Handy man 1 person Rp 32.850.000 USD 2.346,42 per year	32.850.000	2.346,42
Stock F&B calculated at 20% of the total profit	1.035.780.000	73.984.28
Total	Rp 1.634.380.000	USD 116.741,42

The cost of our professional therapists and wellness trainers is based on revenue sharing, they earn 30% of every paying customer. the remaining 70% is used for operating costs, material costs, location costs, cleaning costs and profit. The massage is based on 60% for the professional massage therapist.

Advantages.

- The specialists do not have to invest in a location.
- The specialists work in a worldwide unique environment, which guarantees customers.
- The specialists enter a clean and unique space, where they can immediately start their work.
- Mutual benefit, our specialists can bring their own clientele and expand their clientele with international clients.
- Our communication professionals take care of international communication, so our professionals have no communication costs.

2023/ 2025 Revenue calculation Wellness-Beach resort	Cost	Revenue	Total
Cave carving	Rp 3.500.000.000 USD 250.000		Rp 3.500.000.000 USD 250.000
Entrance, reception, waiting room	Rp 210.000.000 USD 15.000		Rp 210.000.000 USD 15.000
Acupuncture, based on 6 client per day, Rp 350.000 USD 25, - per session. Net profit Rp 245.000 USD 17,50 per person.	Rp 70.000.000 USD 5.000	Rp 536.550.000 USD 38.325	Rp 466.550.000 USD 33.325
8x Massage room, annual Rp 150.000 USD 10,71 Estimated massage 48 per day. per massage, net profit Rp 60.000 USD 4,28 per person.	Rp 280.000.000 USD 20.000	Rp 1.051.200.000 USD 75.085,71	Rp 771.200.000 USD 55.058,71
Spa, hot pool, cold pool, aroma sauna, jet massage. Rp 100.000 USD 7.14 per client. Estimated clients 30 per day.	Rp 700.000.000 USD 50.000	Rp 1.095.000.000 USD 78.214,28	Rp 395.000.000 USD 28.214,28
Skin therapy room, Estimated clients 4 per day. Annual Rp 350.000 USD 25 per client Net profit Rp 245.000 USD 17,50 per client	Rp 70.000.000 USD 5.000	Rp 357.700.000 USD 25.550	Rp 287.700.000 USD 20.550
Beauty wellness/ make up room Estimated clients 6 per day. Annual Rp 150.000 USD 10,71 per client Net profit Rp 105.000 USD 7,50 per client	Rp 140.000.000 USD 10.000	Rp 229.950.000 USD 16.425	Rp 229.950.000 USD 6.425
Beauty salon/ barber/ Nails Estimated client 8 per day. Annual Rp 100.000 USD 7.14 per client Net profit Rp 70.000 USD 5, - per client	Rp 140.000.000 USD 10.000	Rp 204.400.000 USD 14.600	Rp 64.400.000 USD 4.600
Christal, hot stone therapy room Estimated client 4 per day. Annual Rp 150.000 USD 10,71 per client Net profit Rp 105.000 USD 7,50 per client	Rp 70.000.000 USD 5.000	Rp 153.300.000 USD 10.950	Rp 83.300.000 USD 5.950
Meditation sea view room Estimated client 14 per day. Annual Rp 50.000 USD 3.57 per client Net profit Rp 35.000 USD 2,5 per client	Rp 168.000.000 USD 12.000	Rp 178.850.000 USD 12.775	Rp 10.850.000 USD 775

Yoga top hill, sea view location Estimated client 16 per day. Annual Rp 50.000 USD 3.57 per client Net profit Rp 35.000 USD 2,5 per client	Rp 168.000.000 USD 12.000	Rp 204.400.000 USD 14.600	Rp 36.400.000 USD 2.600
Natural sound room, Lounge	Rp 84.000.000 USD 6.000		Rp 84.000.000 USD 6.000
Frequency, luminous, sound room, Lounge	Rp 112.000.000 USD 8.000		Rp 112.000.000 USD 8.000
Aroma therapy room Lounge	Rp 70.000.000 USD 5.000		Rp 70.000.000 USD 5.000
Restaurant / bar/ meeting room Estimated client 40 per day. Annual Rp 80.000 USD 5.71 per client	Rp 280.000.000 USD 20.000	Rp 1.168.000.000 USD 83.428,57	Rp 888.000.000 USD 63.428,57
Dressing rooms, toilet + shower	Rp 91.000.000 USD 6.500		Rp 91.000.000 USD 6.500
Entrance toilet	Rp 21.000.000 USD 1.500		Rp 21.000.000 USD 1.500
Lounge seats	Rp 35.000.000 USD 2.500		Rp 35.000.000 USD 2.500
Off-grid energy system	Rp 630.000.000 USD 45.000		Rp 630.000.000 USD 45.000
Water system	Rp 63.000.000 USD 4.500		Rp 63.000.000 USD 4.500
Waste management system	Rp 217.000.000 USD 15.500		Rp 217.000.000 USD 15.500
operational cost	Rp 1.634.380.000 USD 116.741,42		Rp 1.634.380.000 USD 116.741,42
Total	Rp -8.753.380.000 USD -625.241,42	Rp +5.179.350.000 USD +369.953,57	Rp -3.574.030.000 USD -255.287,85

2025/2026 Revenue calculation Wellness-Beach resort with a grow of 20%	Cost	Revenue	Total
Start balance			Rp -3.574.030.000 USD -255.287,85
Cave carving, maintaining cost	Rp 70.000.000 USD 5.000		Rp 70.000 USD 5.000
Entrance, reception, waiting room	Rp 11.200.000 USD 800, -		Rp 11.200 USD 800, -
Acupuncture room, maintaining cost	Rp 7.000.000 USD 500, -	Rp 643.860.000 USD 45.990	Rp 636.860.000 USD 45.490
8x Massage room, maintaining cost	Rp 56.000.000 USD 4.000	Rp 1.261.440.000 USD 90.102,85	Rp 1.205.440.000 USD 86.102,85
Spa, hot pool, cold pool, aroma sauna, jet massage, maintaining cost	Rp 42.000.000 USD 3.000	Rp 1.314.000.000 USD 93.857,14	Rp 1.272.000.000 USD 90.857,14
Skin therapy room, Maintaining cost	Rp 7.000.000 USD 500, -	Rp 429.240.000 USD 30.660	Rp 422.240.000 USD 30.160
Beauty wellness/ make up room Maintaining cost	Rp 7.000.000 USD 500, -	Rp 275.940.000 USD 19.710	Rp 268.940.000 USD 19.210
Beauty salon/ barber/ Nails Maintaining cost	Rp 14.000.000 USD 1.000	Rp 245.280.000 USD 17.520	Rp 231.280.000 USD 16.520
Christal, hot stone therapy room Maintaining cost	Rp 7.000.000 USD 500, -	Rp 183.960.000 USD 13.140	Rp 176.960.000 USD 12,640
Meditation sea view room Maintaining cost	Rp 14.000.000 USD 1.000	Rp 214.620.000 USD 15.330	Rp 200.620.000 USD 14.330
Yoga top hill, sea view location Maintaining cost	Rp 21.000.000 USD 1.500	Rp 245.280.000 USD 17.520	Rp 224.280.000 USD 16.020
Natural sound room, Lounge Maintaining cost	Rp 7.000.000 USD 500, -		Rp 7.000.000 USD 500, -
Frequency, luminous, sound room, Lounge Maintaining cost	Rp 7.000.000 USD 500, -		Rp 7.000.000 USD 500, -
Aroma therapy room Lounge Maintaining cost	Rp 7.000.000 USD 500, -		Rp 7.000.000 USD 500, -

Restaurant / bar/ meeting room	Rp 28.000.000	Rp 1.401.600.000	Rp 1.373.600.000
Maintaining cost	USD 2.000	USD 100.114,28	USD 98.114,28
Dressing rooms, toilet + shower	Rp 14.000.000		Rp 14.000.000
Maintaining cost	USD 1.000		USD 1.000
Entrance toilet	Rp 2.100.000		Rp 2.100.000
Maintaining cost	USD 150,-		USD 150,-
Lounge seats	Rp 3.500.000		Rp 3.500.000
Maintaining cost	USD 250,-		USD 250,-
Off-grid energy system	Rp 21.000.000		Rp 21.000.000
Maintaining cost	USD 1.500		USD 1.500
Water system	Rp 7.000.000		Rp 7.000.000
	USD 500		USD 500
Waste management system	Rp 17.500.000		Rp 17.500.000
Maintaining cost	USD 1.250		USD 1.250
operational cost	Rp 1.961.256.000		Rp 1.961.256.000
	USD 140.089,71		USD 140.089,71
Sub total	Rp -2.331.556.000	Rp +6.215.220.000	Rp +3.883.664.000
	USD 166.539,71	USD +443.944,28	USD +277.404,57
Balance			Rp -3.574.030.000
			USD -255.287,85
Total			Rp +309.634.000
			USD +22.116,72

2026/2027 Revenue calculation Wellness-Beach resort with a grow of 20%	Cost	Revenue	Total
Start balance			Rp +309.634.000 USD +22.116,72
Cave carving, maintaining cost	Rp 84.000.000 USD 6.000		Rp 84.000.000 USD 6.000
Entrance, reception, waiting room	Rp 13.440.000 USD 960, -		Rp 13.440.000 USD 960, -
Acupuncture room, maintaining cost	Rp 8.400.000 USD 600, -	Rp 772.632.000 USD 55.188	Rp 764.232.000 USD 54.588
8x Massage room, maintaining cost	Rp 67.200.000 USD 4.800	Rp 1.513.728.000 USD 108.123,42	Rp 1.446.528.000 USD 103.323,42
Spa, hot pool, cold pool, aroma sauna, jet massage, maintaining cost	Rp 50.400.000 USD 3.600	Rp 1.576.800.000 USD 112.628,57	Rp 1.526.400.000 USD 109.028,57
Skin therapy room, Maintaining cost	Rp 8.400.000 USD 600, -	Rp 515.088.000 USD 36.792	Rp 506.688.000 USD 36.192
Beauty wellness/ make up room Maintaining cost	Rp 8.400.000 USD 600, -	Rp 331.128.000 USD 23.652	Rp 322.728.000 USD 23.052
Beauty salon/ barber/ Nails Maintaining cost	Rp 16.800.000 USD 1.200	Rp 294.336.000 USD 21.024	Rp 277.536.000 USD 19.824
Christal, hot stone therapy room Maintaining cost	Rp 8.400.000 USD 600, -	Rp 220.752.000 USD 15.768	Rp 212.352.000 USD 15.168
Meditation sea view room Maintaining cost	Rp 16.800.000 USD 1.200	Rp 257.544.000 USD 18.396	Rp 240.744.000 USD 17.196
Yoga top hill, sea view location Maintaining cost	Rp 25.200.000 USD 1.800	Rp 294.336.000 USD 21.024	Rp 269.136.000 USD 19.224
Natural sound room, Lounge Maintaining cost	Rp 8.400.000 USD 600, -		Rp 8.400.000 USD 600, -
Frequency, luminous, sound room, Lounge Maintaining cost	Rp 8.400.000 USD 600, -		Rp 8.400.000 USD 600, -
Aroma therapy room Lounge Maintaining cost	Rp 8.400.000 USD 600, -		Rp 8.400.000 USD 600, -

Restaurant / bar/ meeting room Maintaining cost	Rp 33.600.000 USD 2.400	Rp 1.681.920.000 USD 120.137,14	Rp 1.648.320.000 USD 117.737,14
Dressing rooms, toilet + shower Maintaining cost	Rp 16.800.000 USD 1.200		Rp 16.800.000 USD 1.200
Entrance toilet Maintaining cost	Rp 2.520.000 USD 180,-		Rp 2.520.000 USD 180,-
Lounge seats Maintaining cost	Rp 4.200.000 USD 300,-		Rp 4.200.000 USD 300,-
Off-grid energy system Maintaining cost	Rp 25.200.000 USD 1.800		Rp 25.200.000 USD 1.800
Water system	Rp 8.400.000 USD 600		Rp 8.400.000 USD 600
Waste management system Maintaining cost	Rp 21.000.000 USD 1.500		Rp 21.000.000 USD 1.500
operational cost	Rp 2.353.507.200 USD 168.107,65		Rp 2.353.507.200 USD 168.107,65
Sub total	Rp -2.797.867.200 USD 199.847,65	Rp +7.458.264.000 USD +532.733,14	Rp +4.660.396.800 USD +332.885,49
Balance			Rp +309.634.000 USD +22.116,72
Total			Rp +4.970.030.800 USD +355.002,21

5 years forecast eco-beach Wellness, based with 20% yearly grow

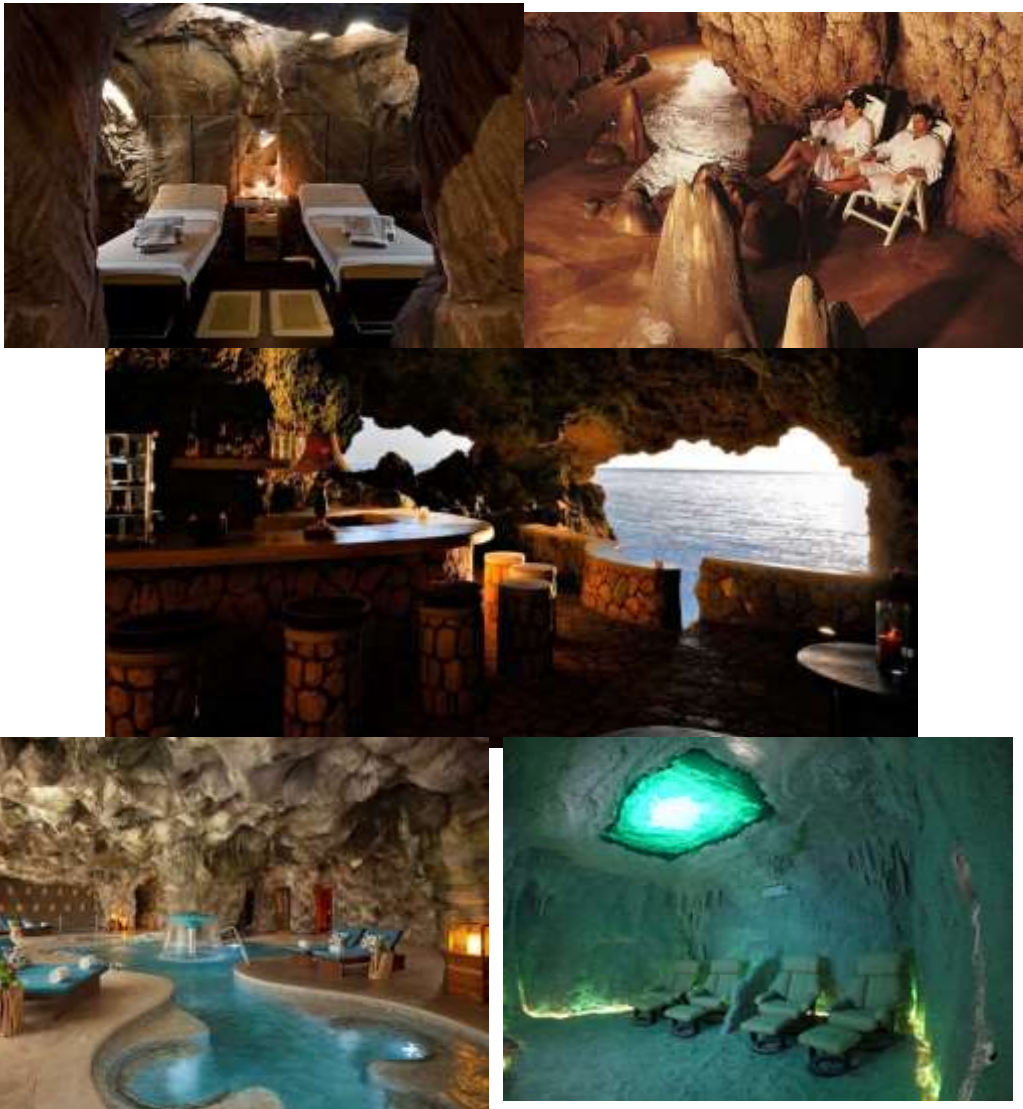
2023/ 2025	
Start investment	Rp -8.753.380.000 USD -625.241,42
revenue	Rp +5.179.350.000 USD +369.953,57
turnover	Rp -3.574.030.000 USD -255.287,85

2025/ 2026	
Start Balance	Rp -3.574.030.000 USD -255.287,85
cost	Rp -2.331.556.000 USD 166.539,71
revenue	Rp +6.215.220.000 USD +443.944,28
turnover	Rp +309.634.000 USD +22.116,72

2026/ 2027	
Start Balance	Rp +309.634.000 USD +22.116,72
cost	Rp -2.797.867.200 USD 199.847,65
revenue	Rp +7.458.264.000 USD +532.733,14
turnover	Rp +4.970.030.800 USD +355.002,21

2025/ 2026	
Start Balance	Rp +4.970.030.800 USD +355.002,21
cost	Rp -3.357.440.640 USD -239.817,18
revenue	Rp +8.949.916.800 USD +639.279,77
turnover	Rp + 10.562.506.960 USD + 754,464,80

2025/ 2026	
Start Balance	Rp + 10.562.506.960 USD + 754,464,80
cost	Rp -3.939.974.400 USD -281.426,74
revenue	Rp +15.679.342.560 USD +1.119.953,04
turnover	Rp + 22.301.875.120 USD + 1.592.991,10



5.5 FINANCIAL PLAN PROJECT, BioPro & PT Elite Investment Indonesia

Project description	Cost in Rp	Cost in USD
Eco-Pro HOME BASE	Rp 2.036.000.000	USD 145.426
ECO-ORGANIC BEACH FARMS	Rp 2.531.000.000	USD 180.785
ECO-BEACH PARK	Rp 37.268.300.000	USD 2.662.021,34
ECO-BEACH RESORT	Rp 9.648.760.000	USD 689.197,14
ECO-BEACH WELNESS	Rp 8.753.380.000	USD 625.241,42
	Rp 60.237.440.000	USD 4.302.670,90

EcoPro home base 5-year forecast				
2022/2024	2024/2025	2025/2026	2026/2027	2027/2028
Investment	Start balance	Start balance	Start balance	Start balance
Rp 2.036.000.000 USD 145.426	Rp +145.629.483 USD +10.402	Rp +829.543.862 USD +59.212	Rp +1.773.085.737 USD +126.625	Rp +2.905.335.987 USD +207.523
Revenue	Revenue	Revenue	Revenue	Revenue
Rp +2.181.629.483 USD +155.828	Rp +2.617.955.379 USD +186.995	Rp +3.141.546.454 USD +224.394	Rp +3.769.855.744 USD +269.275	Rp +4.523.826.892 USD +323.130,49
Investment	Yearly costs	Yearly costs	Yearly Cost	Yearly Costs
Rp -2.036.000.000 USD -145.426	Rp -1.934.041.000 USD -138.185	Rp -2.198.004.579 USD -156.981	Rp -2.637.605.494 USD -188.400	Rp -3.165.126.592 USD -226.080
Turnover	Turnover	Turnover	Turnover	Turnover
Rp +145.629.483 USD +10.402	Rp +829.543.862 USD +59.212	Rp +1.773.085.737 USD +126.625	Rp +2.905.335.987 USD +207.523	Rp +4.264.036.287 USD +304.573,49
Eco-Organic Beach Farm 5-year forecast				
2022/2024	2024/2025	2025/2026	2026/2027	2027/2028
Investment	Start balance	Start balance	Start balance	Start balance
Rp 2.531.000.000 USD 180.785	Rp -754.875.000 USD -53.919	Rp +30.765.000 USD +2.198	Rp +973.533.000 USD +69.538,56	Rp +2.104.854.600 USD +150.346,28

Revenue	Revenue	Revenue	Revenue	Revenue
Rp +1.776.125.000 USD +126.866	Rp +2.420.940.000 USD +172.924	Rp +2.905.128.000 USD +207.509,13	Rp +3.486.153.600 USD +249.010	Rp +4.183.384.320 USD +289.813,16
Investment	Yearly costs	Yearly costs	Yearly costs	Yearly costs
Rp -2.531.000.000 USD -180.785	Rp -1.635.300.000 USD -116.807	Rp -1.962.360.000 USD -140.168,57	Rp -2.354.832.00 USD -168.202,28	Rp -2.825.798.400 USD -201.842,74
Turnover	Turnover	Turnover	Turnover	Turnover
Rp -754.875.000 USD -53.919	Rp +30.765.000 USD +2.198	Rp +973.533.000 USD +69.538,56	Rp +2.104.854.600 USD +150.346,28	Rp +3.462.440.520 USD +247.317,18
Eco-Beach Park 5-year forecast				
2023/2025	2025/2026	2026/2027	2027/2028	2028/2029
Investment	Start balance	Start balance	Start balance	Start balance
Rp 37.268.300.000 USD 2.662.021,34	Rp -20.632.800.000 USD -1.473.771,40	Rp -12.027.900.000 USD -859.135,68	Rp -2.208.120.000 USD -157.722,80	Rp +9.575.616.000 USD +683.972,63
Revenue	Revenue	Revenue	Revenue	Revenue
Rp +16.635.500.000 USD +1.188.249,94	Rp +19.565.500.000 USD +1.397.535,66	Rp +22.957.500.000 USD +1.639.821,38	Rp +27.549.000.000 USD +1.967.785,71	Rp +33.058.800.000 USD +2.361.342,85
Investment	Yearly costs	Yearly costs	Yearly costs	Yearly costs
Rp -37.268.300.000 USD -2.662.021,34	Rp -10.960.600.000 USD -782.899,94	Rp -13.137.720.000 USD -938.408,51	Rp -15.765.264.000 USD -1.126.090,28	Rp -18.918.316.800 USD -1.351.308,34
Turnover	Turnover	Turnover	Turnover	Turnover
Rp -20.632.800.000 USD -1.473.771,40	Rp -12.027.900.000 USD -859.135,68	p -2.208.120.000 USD -157.722,80	Rp +9.575.616.000 USD +683.972,63	Rp +23.716.099.200 USD +1.694.007,14
Eco-beach resort 5-year forecast				
2023/2025	2025/2026	2026/2027	2027/2028	2028/2029
Investment	Start balance	Start balance	Start balance	Start balance
Rp 9.648.760.000 USD 689.197,14	Rp + 1.239.464.000 USD + 88.533,12	Rp + 11.022.270.800 USD + 787.305.04	Rp + 22.758.278.960 USD + 1.625.591,32	Rp +36.841.488.632 USD +2.631.534,86
Revenue	Revenue	Revenue	Revenue	Revenue
Rp +10.888.224.000	Rp +13.066.118.800	Rp +15.679.342.560	Rp +18.815.211.072	Rp +22.578.252.286

USD +777.730,26	USD +933.294,20	USD +1.119.953,02	USD +1.343.943,64	USD +1.612.732,37
Investment	Yearly costs	Yearly costs	Yearly costs	Yearly costs
Rp -9.648.760.000 USD -689.197,14	Rp -3.283.312.000 USD -234.522,28	Rp -3.943.334.400 USD -281.666,74	Rp -4.732.001.400 USD -338.000,10	Rp -5.678.401.680 USD -405.600,12
Turnover	Turnover	Turnover	Turnover	Turnover
Rp + 1.239.464.000 USD + 88.533,12	Rp + 11.022.270.800 USD + 787.305,04	Rp + 22.758.278.960 USD + 1.625.591,32	Rp +36.841.488.632 USD +2,631.534,86	Rp +53.741.339.238 USD +3.838.667,11
Eco-beach wellness 5-year forecast				
2023/2025	2025/2026	2026/2027	2027/2028	2028/2029
Investment	Start balance	Start balance	Start balance	Start balance
Rp 8.753.380.000 USD 625.241,42	Rp -3.574.030.000 USD -255.287,85	Rp +309.634.000 USD +22.116,72	Rp +4.970.030.800 USD +355.002,21	Rp + 10.562.506.960 USD + 754,464,80
Revenue	Revenue	Revenue	Revenue	Revenue
Rp +5.179.350.000 USD +369.953,57	Rp +6.215.220.000 USD +443.944,28	Rp +7.458.264.000 USD +532.733,14	Rp +8.949.916.800 USD +639.279,77	Rp +15.679.342.560 USD +1.119.953,04
Investment	Yearly costs	Yearly costs	Yearly costs	Yearly costs
Rp -8.753.380.000 USD -625.241,42	Rp -2.331.556.000 USD 166.539,71	Rp -2.797.867.200 USD 199.847,65	Rp -3.357.440.640 USD -239.817,18	Rp -3.939.974.400 USD -281.426,74
Turnover	Turnover	Turnover	Turnover	Turnover
Rp -3.574.030.000 USD -255.287,85	Rp +309.634.000 USD +22.116,72	Rp +4.970.030.800 USD +355.002,21	Rp + 10.562.506.960 USD + 754,464,80	Rp + 22.301.875.120 USD + 1.592.991,10

5.6 ECO-TOURISM MALANG

Eco-tourism is an important tourism target, for Indonesia.

This because of the natural beauty and the cultural diversity Indonesia have to offer.

Eco-tourism is high on the world agenda and is strongly promoted as an investment target.

Big organisations like UNESCO: <https://whc.unesco.org/en/tourism/>



The UNESCO World Heritage and Sustainable Tourism Programme represents a new approach based on dialogue and stakeholder cooperation where planning for tourism and heritage management is integrated at a destination level, the natural and cultural assets are valued and protected, and appropriate tourism developed.

A key goal of the UNESCO WH+ST Programme is to strengthen the enabling environment by advocating policies and frameworks that support sustainable tourism as an important vehicle for managing cultural and natural heritage. Developing strategies through broad stakeholder engagement for the planning, development and management of sustainable tourism that follows a destination approach and focuses on empowering local communities is central to UNESCO's approach.

Eco-Tourism Malang

Strategically Malang is one of the best Eco-tourism locations that Indonesia has to offer.

Malang has world famous volcanic mountains Bromo, it has numerous beautiful natural waterfalls and the most beautiful natural beaches imaginable. Malang has plenty of attractions for eco-tourists. Malang is multicultural and very accessible. Malang has a local airport and is 1.5 hours from Surabaya International Airport. The unique natural beaches of Malang are 45 minutes from the new international airport in Kendiri.

Malang is Indonesia's student city with 64 universities and high schools.

Malang is a growing economy, with international ambitions.

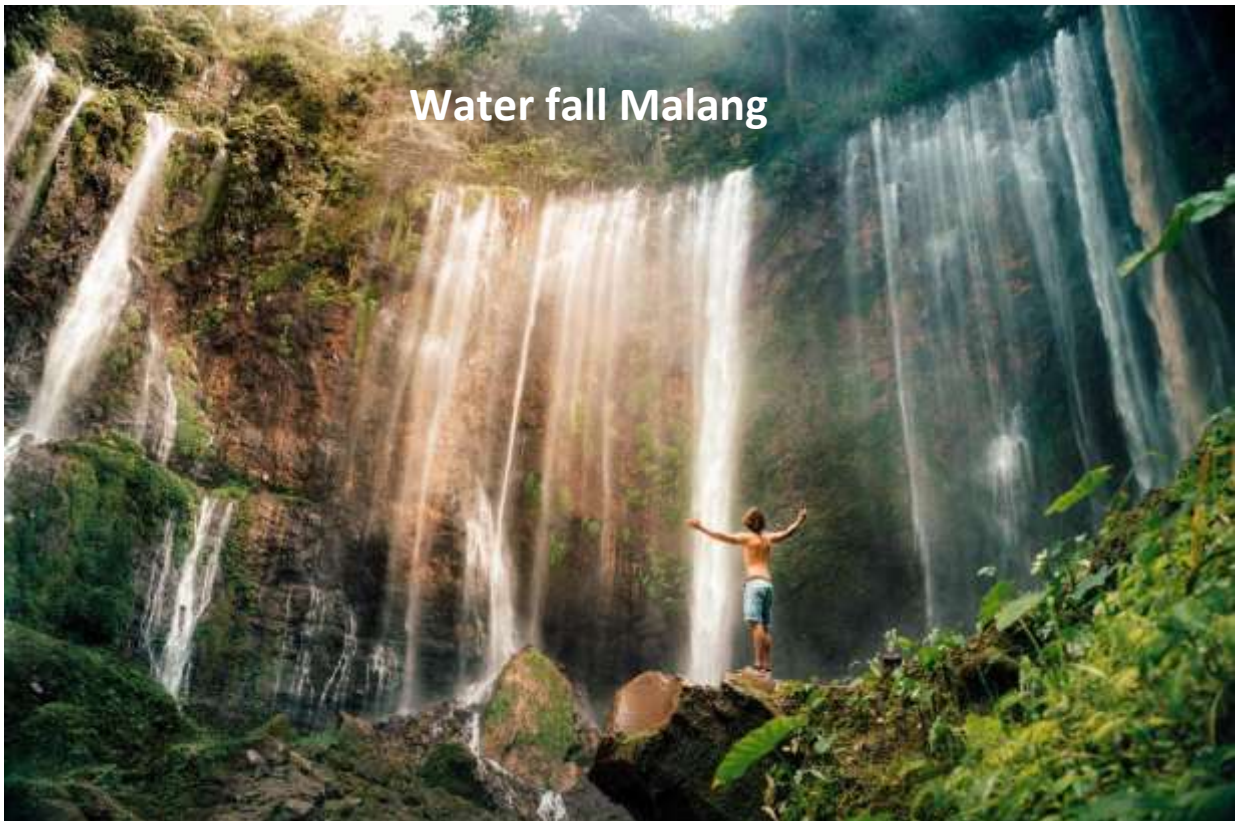
Malang is attractive to investors because of its good infrastructure, human capital and beautiful natural environment.



Water fall Malang



Water fall Malang





What is Eco-tourism

Eco-tourism is an adventure, the discovery of a new world, the experience of cultures, the taste of Bio organic traditional food, the knowledge of local food production, traditional product development. We like to invest in locations where our tourist can experience this activity's. By investing in locals, bio-organic agriculture, bio-organic product development and Ecologic tourist locations in Malang we like to put Malang one the world map as world best Eco-tourism location.

What is an Eco- tourist

An eco-tourist is a curious tourist, a person who love the nature, who like to discover other cultures, the eco-tourist is more sustainable, he like to keep in contact with the people he meets, with the culture he tastes. He shares his story of discovery with the world.
He often comes back to the locations he likes to discover more.

Eco-Investment Malang

Together with the local and national government, University's, SBDI foundation, EcoPro and PT-Elite Investment Indonesia, we like to develop Malang Eco tourism in a sustainable and ecologic way for mutual benefits.

We like to start with the pilot project mentioned in this paper, as an example of sustainable ecologic development. We reach out to parties and organizations that are interested in participating in our joint project, mission and vision for mutual benefits.

Funding Eco-Investment Malang

With our fundraise program, created by SBDI Foundation in partnership with the local government and the university, we will race the funding needed for our projects.
we will apply the following fundraising strategies for our projects.

- Crowdfunding
- Micro investments
- International fundraising social media campaign
- Governmental
- Strategic partnerships
- International macro investments
- International Eco-Investment Events

Our fundraise projects will be executed in cooperation with the local government of Malang and the University. The fundraise program function as a practical education project, to create practical experience for our students and future start-ups.



6.0 PARTNERSHIPS WITH UNIVERSITY'S

SBDI Foundation and the University Islam Malang signed an MoU agreement, to develop practical sustainable business development programmes.

Therefor SBDI Foundation will create a practical business development program for potential start-ups of the University. SBDI will start with the basis of the program by the development of an open faculty Practical Sustainable Business Development. At the Practical Sustainable Business Development, we connect project to students. The create Sustainable business plans, project planning and fundraising campaigns. Our students will practically learn how fundraising and project development works. The real-life projects, of Bio-organic agriculture, bio-organic product development or Eco-tourism projects, will be offered to our student, under the guidance of professionals we will work on a sustainable business and project plan. The project plan will be executed by the students, under guidance of professionals and potential partners.

The students can earn study points, by successfully executing their projects.

By creating practical projects for our students, we like to give them the experience that will help them with their future start-up. The creation of a practical sustainable business plan, project planning, networking and lobby, the execution of the project, are some of the experiences that will upscale the success raid of their future start-up.

It will create mutual benefits for all parties involved and creates economic grow for the region of Malang. With the open faculty of Practical Sustainable Business Development, we like to evolve and innovate, Islam University Malang to an international standard university.

The success stories of the projects will be a legacy for the students as well as the university.



6.1 FUNDRAISE TRAINING

Fundraise training is an essential subject in our Open Practical Sustainable Business Development faculty.

Most start-ups these days, will get their start-up fundings due to fundraising.

Especially online fundraising is popular, to make a successful fundraise campaign it requires education, practical education! A good business plan, and project plan is required.

The function of the business plan, is a navigation for your business, on short and long term.

A project plan is the practical operational plan to execute your project.

There are more fundraise strategy's and every fundraise campaign have his own target.

Fundraise targets.

- 1. Government**
- 2. NGO's**
- 3. Business**
- 4. Investors**
- 5. Public**

Every target needs a different approach and strategy.

At our fundraise program we segmentate the targets, matching with the practical projects of the students to create the maximal result.

We create innovative fundraise strategy's and test them on real life public.

We create sponsor package, attractive sustainable investment offers, sponsor deals, and donation campaigns.

We analyse crowdfunding platforms, adoption plans and micro investments, to understand the communication strategy, and target approach.

We study and analyse start-up, and their success story's to understand the new approach of entrepreneurship.

With the experience of practical fundraising, we like to tricker our students to look at alternative opportunities for the financial needs of their future start-up or projects.

Crowdfunding

Crowdfunding is a popular international way to create fast fundings for a Start-up.

Crowdfunding means ask the support of funding, to an international public.

Crowdfunding can be done via crowdfunding platforms.

1. **Best Overall:** [Kickstarter](#)
2. **Second Best Overall:** [Indiegogo](#)
3. **Best for Creators:** [Patreon](#)
4. **Best for Shopify Stores:** [Crowdfunder](#)
5. **Best for Personal:** [GoFundMe](#)
6. **Best for Small Businesses:** [Fundable](#)
7. **Best for UK and Europe:** [Crowdcube](#)
8. **Best for Seed-Stage Companies:** [Crowdfunder](#)
9. **Best for Nonprofits:** [Mightycause](#)
10. **Best for High-Growth Start-ups:** [SeedInvest](#)

Next to existing crowdfunding platforms, Facebook, Instagram, YouTube and linked in are good communication platforms to start your crowdfunding campaign.

In crowdfunding the challenge is to reach as much people as possible, **raising human capital.**

6.2 MICRO INVESTMENTS

Micro investments are small investment deals for common people, that is they target an investment from 100 till 10.000 USD. This are mostly short-term investments with a return of investment of 3 years.

Micro investments is a good alternative to raise financial investment for your project.

Bio-organic agriculture micro investment example

In the example bio-organic agriculture.

We like to change the agriculture industry from chemical to bio-organic.

To achieve this goal, the farmer needs money! There for we create bio-organic agriculture micro investment platforms. International micro investors can invest in the farmer and shares the harvest profit with the micro investor for a period of 3 till maximal 5 years.

This way of investment is a save investment for the micro investor, invest in food and bio-organic agriculture can become a new hype, and the micro investor is guaranteed of a return of investment with the minimum amount of profit. In this kind investment, communication is the key to the concept. Sustainability, Eco, Bio organic, social, healthy, nature are keywords in the communication strategy.

Eco tourism park micro investment example

In the example Eco tourism resort, we offer our micro investors to invest in the development of an eco-tourism resort. The investor can invest in a resort house, for a period, the investor will get an ownership certificate of the house and have the authorisation to spend their holiday in the resort house for a maximum time of 2 weeks per year, the rest of the year we will rent the house to tourists, and share the profit with the micro investor, until the agreed return of investment with profit is reached.

Why micro investments

Micro investment can be a new way of investments.

The interest rates of banks are low and, in some countries, even minus, therefore the public trust in banks is dropping.

With micro investments we can give our micro investor a guaranteed return of investment and profit.

This way we create new opportunities for the investors and projects in a sustainable way, with mutual benefits.

In our Open Practical Sustainable Business Development faculty, we study and develop micro investment platforms, and strategy's. To develop their own micro investments platform and strategies to fund their projects. This knowledge and experience is for great important, in their future career. Our goal is to show by experience that there are tons of ways to finance your start-up or project, without the involvement of regular investment institutions like banks.

6.3 MICRO CREDITS

Micro credits are small credits that are needed for start-ups, upscales or small projects.

Traditionally a micro credit is supported by the bank, or other financial institutions at a minimum interest rates.

Mostly the microcredit is part of their social responsibility project.

At our Open Practical Sustainable Business Development faculty, we study and analyse this typical way of micro credit investment, to understand the strategy and benefits of this institutions and banks as well as the benefits for the micro credit taker.

By understand this way of investments, our students will have a better view of the opportunities for their start-up or projects.

The challenge is to set up their own micro credit line, to support start-ups and projects across Malang.

This can be done with Investors, Crowdfunding strategy, or other fundraising programs.

6.4 SUSTAINABLE BUSINESS DEVELOPMENT

Sustainable business development is developing your business on a sustainable way; this means that your business is developed to exist forever.

To understand what sustainable means we teach our students at the Open Practical Sustainable Business Development faculty, the basic principles of sustainable business development.

Business analyses

by analysing multinationals, their successes but also their downfalls, our students get a better picture of reality.

Sustainable Development Goals of the United Nations Global Compact.

The United Nations Global Compact has a major impact on business with its 17 sustainable development goals, also known as SDGs. Companies are undergoing a major transformation by implementing these SDGs in their business operations. This implementation is necessary for the large companies to keep their company sustainable.

To understand this, we will have to look at the future of our planet and the world economy.

Cooperation's like the United Nations, World Economic Forum, and events like the G20, G22 will give us a great view in the future, this because their, world economic policy's is creating the future.

You can see this change happening all around us, there following world economic policies are responsible for this big change.

- **Climate change**
- **Energy transition**
- **Carbon credit's introduction**
- **Sustainable development goals**

This are some of the major international accepted policies that are responsible for a huge worldwide change, in all levels of our society.

To create a sustainable business, we must understand the effects and impact of the international policies on our society. Traditional business development is not working anymore, therefore we must develop new sustainable business strategy's and understand the opportunity's these new policies are creating.

At the Open Practical Sustainable Business Development faculty, this will be a major topic, to prepare our students and future start-ups, for a sustainable future.

By our practical projects program, we not only educate our student theoretically, but at a practical way, to create the practical experience they need, to operate their future business.

The Open Practical Sustainable Business Development faculty is open for all students of all faculty' By joining our program our students will have the change to setup real projects with, other students from other faculty's, they are learning how to cooperate.

It's important to understand that a project, just like a business, needs a lot of specialisms, and cannot run by one person. We practice the roll of CEO, CCO, CFO, EOO, CTO within each project.

students from different faculties are needed to fulfil these roles.



6.5 BIO-ORGANIC PRODUCT DEVELOPMENT

Bio organic product development will have a great future, the consumer demand of bio-organic products is bigger than the offer, therefore the consumer price of bio-organic products is 2 to 4 time bigger than, chemical produced products. Indonesia counts tons of bio-organic products that are hidden for the world.

Ancient old traditional products, with natural conservation and production techniques are common in the diversity of cultures. There are at least 300 ethnic groups in Indonesia, each with their own set of customs and distinctive cultural objects.

We like to investigate and invest in local traditional production, to redevelop this product to create new healthy bio-organic products for the international market.

Example product

jamu is an ancient drink, made from herbs and spices, every region in Indonesia has its own recipe, it has been drunk for centuries to promote health and prevent ailments. This drink has great potential to penetrate the global market.



The Open Practical Sustainable Business Development faculty will teach our students to focus on new markets. With the right Sustainable business development plan, supported by the right fundraise program, we are aiming to market these ancient old products and share their secrets with the world.

With this investment strategy, we are aiming to create a sustainable supply, chain of bio-organic local produced products, for international consumers, to create economic grow and welfare.

Crowdfunding

For the Funding of this project, product and production, a crowdfunding strategy will be the best solution.

Therefore we are aiming to teach our students several crowdfunding strategy's to fund the projects.

Next to crowdfunding its of most important to have a good relationship with the production location, locals and supply chain of the raw materials to keep the business sustainable.

Transparency of the total process is of great importance, for our internal strategy as well as for our consumer communication.

Eco tourism

The location of bio-organic agriculture and production location, can have a double function!

It can function as an Eco-tourist attraction, where tourist can see the traditional production of the products.

They can follow workshops, by making the products, or participate in a tasting event.

This way we are able to promote the Indonesian products and culture to an international public.

Future

We see a great, future in bi- organic agriculture, bio-organic product development, as well as the investment in local production for the international market.

We like to set up an example for all Indonesia, to promote their local products in the international market.

6.6 START-UP'S

Start-ups are the future of business. They're small companies that have big ideas, and they're often more innovative than large corporations. Start-ups provide a lot of jobs as well as new products and services to help grow our economy.

For these reasons, we need to understand that start-ups will find opportunities for success in this growing industry.

Start-ups are essential because they break moulds, fix problems, and empower individuals to build the future. They provide us with fresh innovations and services, which may be more relevant to the world's needs.

Start-ups are a great way to shape business and global dynamics. Let's examine ten more reasons why start-ups are essential:

1. Entrepreneurship helps maintain a fast-paced environment where innovation is constantly being explored and encouraged.
2. Start-ups are innovative because they can adapt to changes in the market or new technologies easily, not many, big companies have the agility that start-ups have. Changing marketplace demand does not sound alarms within a company as it would with a Start-up team, that is keen on staying one step ahead of the competition.
3. Start-ups serve as a creative outlet for employees that have or desire to push the boundary a bit or find professional satisfaction in following their own dreams instead of meeting someone else's expectations.
4. They can give you more freedom at work than what is conventionally offered by bigger companies because start-ups usually offer non-typical office hours (e.g., flex time) high control at work.
5. More opportunities for networking with young entrepreneurs can help accelerate the learning curve which has benefits over time, especially considering how competitive the job market has become.
6. Creativity and brainstorming sessions bring out new ideas and concepts for established companies on how to improve on an idea or rethink existing ones but this is often impossible in smaller-sized groups often time due to limitations of resources which allow for less flexibility on thinking outside mainstream thought processes.
7. Start-ups allow a large adjustment in the short term to economic downturns. When a big company gets hit by a recession, it takes much longer for them to adjust because of commitments and other reasons.
8. It helps bring diversity into spaces where there might not be any before. In the way start-ups look at problems, they're more inclined to think outside the box and try something different than what a company may have been doing for years if not centuries.
10. Start-ups provide a change from the status quo, and this is necessary for the evolution of human society.

Start-ups encourage workplace innovation with an informal workplace where creativity can thrive, and innovation can be propagated from one person to several others quickly. The risk involved in starting a business is small enough that even if many ideas or products fail it won't hurt the company's lifeblood too badly.

Start-ups create jobs, new ideas, and innovations for the economy.

Three points to sum up your awareness:

- Start-up founders will be challenged by other start-ups in their market which can help them innovate to stay ahead of competitors.
- Fundraise strategies for start-ups so that they have more capital to start and grow their sustainable business.
- If the start-up fails, it's not a total loss as employees may get hired at another company or find work elsewhere in the industry. Start-up failures often spur innovation within different industries helping society thrive through creativity and entrepreneurship.

With the establishment of the Open Practical Sustainable Business Development faculty.

We like to stimulate start-ups and give them practical experience before they start their start-up, to up scale their success rate.

It's for great important for Malang and the universities, that we train our students to become new start-ups to create employment and economic grow, the start-up is the new foundation for our economy.

We like to create a fair competition with the rest of the world, so our local and national economy can match up with the international market.

Partnerships for the goals

To realise this, we must invest in practical education programs, to motivate our students an upscale the success rate, of their future start-ups.

It of most important to cooperate, that's why we reach out our hand to every potential partner to support the Open Practical Sustainable Business Development faculty.

With the help of God, the University's, local and national governments, SBDI foundation, PT Elite Investment Indonesia, the public and other participants, we are convinced that we can create tons of successful start-ups during the years that are coming, that will create welfare and economic grow.

7.0 SUMERY

This paper is made to create awareness, of the potentials Malang has to offer, it gives you a small overview of our future activities that we like to establish.

It shows you the costs, and profits of the projects. The project will be established due to our fundraise program that is part of the Open Practical Sustainable Business Development faculty, created and under the guidance of the SBDI foundation, in cooperation with University Islam Malang.

Some of the projects can be executed, due to external investment partners, of the company PT Elite Investment Indonesia.

8.0 THE END

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