

# CONTRACTS USED

The 2 main contracts used for this investment are the Wakalah contract and the Musharakah contract.

## **Financing of Land Development, Development Permit, and Construction of 4 units houses**

- Musharakah is a partnership contract whereby both partners provide the capital for the project. In this campaign, EthisCrowd investors are providing the capital required for the early development stage of the Puri Dhuha Cinere Residence (PDC).
- The execution of the Musharakah will be done by PT EMI on behalf of the investors via a Wakalah (agency) Agreement after securing the collaterals from PT Dhuha Anugerah Indonesia (PT DAI).

## **Additional Arrangements**

- EthisCrowd Investors will first assign PT EMI as their representative to enter into the arrangements above on behalf of investors. Having PT EMI as the contracting party is important as it creates a stronger legal presence for the investors in the project due to its status as a licensed real estate developer registered as a foreign company in Indonesia.
- EthisCrowd Investors will sign a Wakalah (agency) Agreement with PT EMI to authorise it to be the signatory for the Joint ventures agreement between PT EMI and PT DAI.
- After all the milestones of the project are fulfilled by PT EMI, PT EMI will purchase the shares of Ethiscrowd investor from the JV once the project reaches maturity. The purchase price will be determined during the sale of shares after the project ends.

*\*The project contract is being drafted by Ethis Legal Department and will be shared with the interested investors upon completion.*