

FIRST ANNOUNCEMENT of AUCTION

Hereby **PT.CLEMONT FINANCE INDONESIA**, as the First Mortgage Holder based on Article 6 of the Mortgage Execution Regulation, will conduct a public auction sale through DENPASAR State Wealth and Auction Service Office (KPKNL), against the Debtor's collateral on behalf of:

PT SAMUDRA DUNIA POLY JAYA ABADI, in the form of:

1 (one) parcel of land along with buildings and all attached thereto in accordance with SHM No. 7578, covering an area of 980 m², registered under name of KADEK ERANITI, located in Ungasan Village, South Kuta District, Badung Regency, Bali Province.

Limit Value : Rp. 3,300,000,000, - and a security deposit : Rp. 700,000,000, -

Terms of Auction:

1. The auction object above is sold in **as is condition** and **bidders can see auction object since it was announced and are deemed to have known / understood conditions of the auction object, and if there are arrears of water, telephone, electricity and PBB accounts, will be burden by BUYER**;
2. Auction bidding is carried out in writing without the presence of bidders via the internet with the "Open Bidding" method accessed at the domain address www.lelang.go.id The procedure for participating in the auction can be seen in the menu "Important Information: Auction Procedures and Terms and Conditions" on the domain;
3. Bidders must deposit the auction bid security deposit to the Virtual Account (VA) number and must be effectively received by KPKNL no later than 1 (one) calendar day before the auction; Auction bids are submitted via the domain address above.
4. Deadline Auction bids are submitted via the domain address above until :

Day: Wednesday

Date: 11th June 2025

Bidding Time: since the assets being advertised in KPKNL website until 11th June 2025 . 09.15 WIB (server time)

Bidding Deadline: 11th June 2025, at 09:15 WIB (server time)

Domain Address: lelang.go.id

Auction Place: KPKNL Denpasar, GKN I, Jl. Dr. Kusuma Atmaja, Renon, Denpasar City

Winner Determination: after the bid deadline

5. The winner of the auction will be announced to the email address of each participant;
6. The appointed auction winner is obliged to pay the auction price and 2% auction duty no later than 5 (five) working days after the auction, if it does not pay off, it is declared a default and the auction bid security deposit is deposited into the state treasury;
7. Auction bid security deposits from bidders who do not win the auction will be returned in full without deductions and may be subject to transaction fees in accordance with applicable regulations at each bank;
8. For one reason or another, the seller and / or the Auction Officer can cancel the auction of the auction object above and interested parties / auction enthusiasts cannot make demands / objections in any form to the Seller and / or the Auction Officer.

For further information, please contact PT Balai Lelang Mandiri Prasarana Telp. 082158594408 or KPKNL Denpasar Telp. 0361-229151.

Jakarta, May 08, 2025
PT Clemont Finance Indonesia

Makmur Setyadi
DGM LEGAL & COLL.Dept.