



LIVE YOUR DREAM

KŌ

 BALI, INDONESIA

Owning a Kō-Home (or a few)  
is like living in a dreamland.

A holiday home without the  
stress of the upkeep.

At a fraction of the total cost.

In a location that makes those living  
in the 'real' world gasp for air.

It really should be a fantasy... but  
it's not. It's just clever. Ingenious  
actually.

It's Kō.

**LIVE YOUR DREAM.**



## Introducing Kō

Kō is a ground breaking fractionalised ownership platform designed to match owners of luxury assets with prospective buyers.

Kō-ownership results in a more effective balance of equity ownership to relative usage for each Kō-owner. And, provides Kō-owners with the opportunity to invest their divested equity in a second (or third) holiday home, or to exchange their share for time in another luxury property via our partnership with ThirdHome.

## The Process



### BUY

Buy your ideal number of shares and Kō-own a luxurious holiday home with up to 8 owners. Explore our collection to discover your perfect match.



### BOOK

Booking your stays with Kō is fair, flexible, and easy with our seamlessly integrated booking engine (up to 42 days per year for an 1/8 share).



### ENJOY

From property management to administration, to maintenance and furnishings, Kō provides a fully managed and hassle-free experience so you can make the most of your holiday.

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## Upkeep & Maintenance

Remember when we said that Kō-owning a holiday home means the same benefit at a fraction of the cost? We weren't lying. When you become a Kō-owner, house expenses will be evenly shared between owners based on the ownership percentage each holds, with all costs made fully transparent. The ongoing cost for maintenance and upkeep is billed monthly and it includes:

### 01 UTILITIES

This includes your normal bills such as gas, water, electricity, and sewer – all the basics to make your luxury home functional. For some homes, Wi-Fi is complimentary, otherwise, this is also included in the utility costs.

### 02 CLEANING

After each use, professional cleaners will ensure the property is clean and ready for the next owner. They will inspect the stock of consumables supplies and replenish as necessary.

### 03 PROPERTY MANAGEMENT

Kō partners with professional property managers that specialise in the areas where luxury holiday homes are located. The property management team takes care of the day-to-day of your home, so you don't have to.

### 04 PROPERTY TAXES & INSURANCE

We provide full transparency over the taxes and insurance that are paid for as part of the ongoing fees of a Kō-home. These are property and destination dependent.

### 05 REPAIRS RESERVE FUND

Things can break or wear out, that's when a repairs reserve fund comes in handy. If the repairs required are small and routinely, the property management team will see to them without seeking approval from owners. For bigger home improvements, owners will be asked to approve any expenses.

### FULLY MANAGED HOME

The Kō platform fee is \$150 AUD/ Month per owner. The management fee is the same for all homes.

# FAQs

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## HOW DOES KŌ MAKE MONEY?

We charge two fees:

1. 10% of the share's value when you purchase a Kō home. This is a one-off service fee.
2. A platform administration fee of \$150 per month.

## WHAT ARE THE INITIAL AND ON-GOING COSTS INVOLVED FOR KŌ OWNERS?

When you enter a co-ownership agreement with Kō, your first one-off payment covers the cost of your share, closing fees, any home upgrades (if applicable), and Kō's 10% service fee. We also set up a reserve fund, where each owner puts in 6 months of their share of expected operating costs.

Ongoing costs include:

- Your respective portion of the maintenance of the property, such as utilities.
- A monthly fee (\$150 AUD) to cover the maintenance and administration of the home, and usage of the Kō booking app.
- Ad hoc daily cleaning fees during your holiday stay. These vary for each property.

## CAN I PURCHASE MORE THAN 1/8 OF THE HOME?

Yes, you can.

Each home is divided into eight equal shares, and you can choose to purchase as many as you wish.

For example, if you purchase 4/8 shares, you will own 50% of the home – meaning that you will have access to the property for 50% of the year and own more equity in the property, allowing for greater returns if you choose to sell all or some of the shares.

## CAN A KŌ-OWNER MAKE DECISIONS ON BEHALF OF THE GROUP?

Kō is a neutral third party that always acts in the best interest of the group. As such, we make decisions that impact routine maintenance of the homes such as weather proofing and smaller repairs. Bigger decisions need to be brought to a vote. Each share of the home equals a singular vote.

## CAN I SELL MY SHARE(S) OF THE HOUSE?

Yes, you can sell all or part of your shares whenever you wish to do so. Owners also have complete control over the price, and they can choose to list the home privately or sell their shares on the Kō platform.

 BALI, INDONESIA

## Your key to a life of luxury

When one door closes, another soon opens...  
And when the new door is a Kō-door, an  
entirely new experience awaits.

A luxuriously personalised experience in  
your very own home... away from home. Kō is  
your introduction to a lifestyle beyond your  
imagination.

LIVE YOUR DREAM.



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Please **click here** for  
more information.