Investment Agreement

Batukaru Basecamp — The Yurt

Agreement of terms between Investor and Founder Dennis Simontowsky

§ 1 Parties

This agreement is concluded between:

(1) Investor
Name: ____
Address: ____
Email: ____
(hereinafter "Investor")

and

(2) Dennis Simontowsky
Founder of Batukaru Basecamp — The Yurt project
(hereinafter "Founder").

§ 2 Subject

The Investor provides capital to the Founder as a credit for the development and operation of the Batukaru Basecamp Yurt project (Mount Batukaru, Bali). In return, the Investor receives (a) repayment of the credit from project earnings and (b) a lasting equity-style profit share in the project after repayment, as set out below and as individually completed in § 3.

§ 3 Investment terms

The specific package is agreed as follows (complete at signing):

- Investment amount: EUR ______________
- Equity share: ________ % (standard rate: 1.5% per EUR 1,000)
- Package (if applicable): Starter / Core / Anchor / Other: ______________
- Start date: ______________

§ 4 Repayment

During a credit phase of up to four (4) years from the start date, 100% of the Yurt project's attributable earnings are used to repay the Investor's credit. All project-related income counts — including overnight stays as well as meals, sauna visits from guests of other properties, gym and co-working passes, shop and merch sales, and similar extra sales. Repayment is inflation-adjusted by approximately 2% per year so that real value is preserved.

Payout schedule: Repayments are paid out quarterly (every three months), unless the parties expressly agree otherwise in writing.

§ 5 Personal guarantee after 4 years

If, after four (4) years, Yurt earnings have not fully repaid the Investor's capital (including the inflation adjustment described above), the Founder personally pays the remaining outstanding amount to the Investor. The credit does not remain open indefinitely — the Founder closes any unpaid remainder personally.

§ 6 Equity / profit share after repayment

After the credit has been fully repaid, the Investor keeps the agreed project ownership share and participates in ongoing project profits according to that share.

§ 7 Scope of this investment

This investment relates only to the first Yurt and income from the related sales described in § 4. Additional yurts may later be built on the land below. First investors are preferred as partners if new capital is raised for that purpose.

§ 8 Risk sharing

In a total-loss case where the project is abandoned (e.g. legal block, partner dispute, disaster, or tourism collapse), remaining unpaid capital is shared 50% / 50%: the Investor bears loss of half of the remaining capital; the other half becomes personal debt of the Founder. Amounts already repaid are deducted. This risk-sharing rule is separate from the 4-year personal repayment guarantee in § 5.

§ 9 Signatures

Place: _______________ Date: _______________

Investor	Founder Dennis Simontowsky
______________________________ Signature	______________________________ Signature
Name: _________________________	Name: Dennis Simontowsky

Note: This document is a contractual template reflecting the published Batukaru Basecamp investment terms. It does not replace individual legal advice.