



WE CREATE... EXPERIENCES



AN AWARD-WINNING INTERNATIONAL  
TRAVEL AND LIFESTYLE BRAND



WE CREATE... EXPERIENCES





- Inducted into R.C.I Hall of Fame in 1998. Continues to be the only Developer in Asia to have received this prestigious award.
- Awarded Philanthropist of the Year (2004) by A.R.D.A.
- Winner of the Ernst & Young 'Entrepreneur of the Year' Award for Australia - November 2010.
- Awarded Entrepreneur of the Year - Perspective Magazine Awards 2012.
- Appointed the Edward P. Bass distinguished Visiting Architecture Fellow, Yale University School of Architecture - 2013.
- Appointed the fourth Australian member of the judging panel for Ernst & Young Entrepreneur of the Year Awards, held in Monaco - 2013.
- Appointed Distinguished Visiting Fellow 2015 - UCLA, Department of Architecture and Urban Design.

# JOHN SPENCE

CHAIRMAN & FOUNDER



*Spreading the 'five star hippy'  
experience from the beaches to the ski  
fields - and recreating what luxury  
means in the process*

As a trailblazer in the global hospitality industry, John Spence sees himself more as an entertainer than a businessman. In the early '80s, John cut his teeth as a music agent in London representing bands such as Culture Club, the Eurythmics and Bananarama before moving into property sales and marketing where he found a true calling. The entrepreneurial chairman and founder of Karma Royal Group now has an impressive portfolio of brands under rapidly expanding and multi-award winning global **Karma Group - Karma Resorts, Karma Retreats, Karma Royal, Karma Estates, Karma Beach, Karma Spa and Karma Boutique** - so clearly, he is not a bad businessman either.

John has been honoured by the Yale University School of Architecture by being appointed the Edward P. Bass Distinguished Visiting Architecture Fellow. Through the fellowship, distinguished leaders in the development community from the public as well as the private sector, such as John, participate as integral

teaching members in Yale University's advanced studios and seminars. "It is a tremendous honour to have been the Edward P. Bass Distinguished Visiting Architecture Fellow at Yale University," said John. "To excel in a given field, you have to love what you do. I thoroughly enjoyed sharing my passion for seeking, recognising and realizing opportunities in some of the most diverse global environments with the students." A book was published through the University about his work with students developing a bodega and related tourism facilities in the Rioja region of Spain.

The University of California (UCLA) has honoured John by awarding him Distinguished Visiting Fellowships in the Department of Architecture and Urban Design. Included in the course work that John presented at the Advanced Topic Studio, "The Island, the Pods and the Glamorous - Contemporary Glamping in Remote Settings" incorporated key finishing touches of actual resorts planned by Karma Resorts. During his tenure



John Spence with Simon Amor, former Captain & current Head Coach of England Rugby Sevens

in the position in 2017, John and Georgina Huljich of P-A-T-T-E-R-N-S Architecture tasked 14 masters students to design an approximately 40 room hotel for a piece of land in Mykonos, Greece, owned by Karma Group. During the course of his Distinguished Visiting Fellowship, John worked closely with the students as they developed their ideas, including helping organize an immersive research trip to Mykonos. "I have been pleased to be invited to participate as a Distinguished Visiting Fellow at UCLA," said John. "I enjoyed my experience as the Edward P. Bass Distinguished Fellow at Yale University and was greatly and honoured that a second top-tier American University awarded me a Fellowship."

John's commitment to sharing his knowledge and experience has recently seen him working with students from the University of Pennsylvania, inspiring them to design plans for a chateau development in Carcassonne. A natural teacher, John has spent his professional life identifying like-minded talent from around the world and inspiring them to become the great entrepreneurs of tomorrow.

In 2016, John and Karma Group announced a joint venture with Mark Fuller, hotel legend and CEO of Sanctum Hotel Group to develop a series of authentic luxury rock styled and orientated hotels in strategic locations around the world, accompanied by an exclusive private membership club. Spence and Fuller

have identified a huge gap in the market for this style of hotel, which will combine the credibility and glamour of being frequented by rock royalty and music industry management. Plans have been developed to build Karma Sanctum Bali, joining Karma Sanctum Soho in London and Karma Sanctum on the Green, Royal Berkshire, in the English countryside.

John Spence has the unique talent to break down as yet unseen barriers, whether spotting and acquiring land in areas still undiscovered that later become global hot spots, from Goa to Uluwatu Bali to Gili Meno, to creating a new five star experience and brand philosophy that has changed what staying in a five star resort means. Now famously referred to as the "Five Star Hippy" lifestyle, Karma clients flock to the experience and other brands aspire to achieve it.

In 1993, when John visited Goa, India, he simply knew he'd found the place where he wanted to develop his first resort property. Purely using a cash injection from his life savings, John founded Royal Resorts to pioneer vacation ownership in India and South East Asia and began by developing their first Resort - The Royal Goan Beach Club in Cavellosim Goa. That was a huge success and diversification outside India followed with projects in Bali and Lombok, Indonesia, Gold Coast of Australia, Chiang Mai and Phuket in Thailand.



*“Your work has got to be taken seriously and earn you money, but it’s also got to be like sport – fun, challenging and something you do for enjoyment,” he says. “If it becomes just about feeding the family then you’re not going to enjoy it. And if it’s not enough of a job, then really it’s not going to be fulfilling. It’s a balance. I genuinely feel that my work is an adventure, every day.”*

Sensing the need to diversify, in 2002 John founded Karma Resorts and introduced the concept of boutique villa resorts in Asia, allowing clients to purchase freehold villas. John’s vision for Karma Resorts pioneered the luxurious private pool villa experience, offering expansive holiday residences with access to five-star amenities and memorable experiences ranging from holistic healing retreats to hedonistic wine tastings – further pushing the “Five Star Hippy” ideal. John’s philosophy that life is a celebration permeates his companies and this cultivated lifestyle is recognized by consistently achieving the industry’s top accolades.

In many ways, John sees the parallels between work and sport. He is a passionate sports fan with his company currently sponsoring the England Men’s Rugby Sevens team. This includes all ten legs of the HSBC Sevens World Series, the Gold Coast Commonwealth Games in 2018, including a training camp at Karma in Bali, and the 2018 Rugby World Cup Sevens in San Francisco. England Rugby players can often be seen ‘recuperating’ by the pool at John’s properties. In 2017, Karma Resorts and Karma Group announced a three-year sponsorship of Rosslyn Park HSBC National Schools Sevens, the world’s largest school rugby tournament, where they launched a fantastic competition for all Rosslyn Park HSBC National Schools Sevens Tournament schools to win the chance to be coached by a former England Player or Coach in the run up to the 2017 tournament,

plus a one week team training camp in a 5-star Karma Resort in Bali. Further cementing its commitment to sports as well as to Rottnest Island and Western Australian Tourism, Karma Group has the naming rights sponsorship of the iconic Rottnest Channel Swim. The iconic sporting event is now known as the Karma Resorts Rottnest Channel Swim.

A former winner of the Ernst and Young World Entrepreneur Of The Year Australia Award, John has also been a member of the award’s global judging panel. Being recognized as a leader by his entrepreneurial peers across all industries worldwide is testament to John’s relentless pursuit of the next great challenge. In February 2018, John was awarded Entrepreneur Of The Year at the 2018 Perspective Magazine Awards announced at the GNEX Conference in Florida.

A Commissioner on the West Australian Tourism Board from 2006 until 2010 and supporter of numerous charities, John was awarded ‘Philanthropist of the Year’ by the American Resort Developers’ Association (ARDA) in 2006. John founded the Group in Bangalore, India and since 1993 has been supporting Christel House, a learning centre for disadvantaged children in Bangalore, which now also supports schools in Venezuela, Mexico City and South Africa. In that time, John’s company has donated more than US\$1 million to them, making Karma Group one of the biggest donors in India. The core premise of ‘karma’ is one John avidly



John Spence at Christel House, Bangalore, India

*“Whatever you give to the universe comes back,” says John. “That’s where the whole ‘karma’ thing comes from. I believe it’s everyone’s duty to do what they can to help the world and this is at the heart of all of our global enterprises.”*

believes in and since Bangalore was the location of the first city centre office for his company, it is no accident that he gives a helping hand to the local community.

His charitable work in Bali through the Bali Life Foundation reflects his respect and love for the Balinese people and this extends to several other organisations on the island as well. Karma Kandara sponsored Puspadi Bali’s classical music concert in 2015, donating a fabulous stay at the resort in the charity auction. Established in 1999, Puspadi Bali is dedicated to empowering people with disabilities through rehabilitation and education. Karma staff members also personally support 25 children to attend school, as part of YKIP’s Kembali project.

Each year, John leads the Penguin Walk, a 30-kilometre hike winding through the hills, fields, forests and beaches near the coast of St. Tropez in France. John’s vision is for the Walk to be a fun, challenging and purpose-filled adventure, fully embracing the mission of improving the lives of the disadvantaged, especially in communities around the world where Karma Group operates. The walk has raised over GBP 30,000 over the last three years for Christel House - enough to place three of their rising academic stars through full university scholarships.

Currently, John oversees three global divisions; Asia and Australia; India and Middle East; and Europe and

Caribbean. The company has zero debt or leverage and is still 100% owned by John. It is the market leader in its field and is poised for dramatic growth with future projects providing a global reach and an array of distinctive destinations beyond any other boutique hotel group in the world today.

John Spence has spent his professional life identifying like-minded talent from around the world and welcoming them to the Karma Group team, gathering a dynamic group of independent thinkers who remain unfettered by a traditional approach and who think of the Karma Group as their own - from his graduate architecture students at Yale and UCLA, to the local employees at any Karma Resort around the world.

“We strive as a company to embody the celebration of life, inspired by beauty and style, fitness and health, in the world’s most beautiful locations,” said John. “This, in turn, inspires our loyal, alpha lifestyle driven guests from all over the world who, much like our team at Karma Group, relish challenging themselves by working hard and playing even harder.”

The future looks bright as John Spence and Karma Group continue to set industry benchmarks driven by his passion and innovation in providing new products to engage its over 60,000 members and loyal clients all over the globe.

MISSION STATEMENT





**WE CREATE...**

OUTSTANDING, UNIQUE AND INNOVATIVE PRODUCTS  
THAT OUR CLIENTS WISH TO EXPERIENCE AND ACQUIRE

**WE CREATE...**

STRONG REVENUE AND HEALTHY PROFIT THROUGH CREATIVE AND  
EFFECTIVE SALES AND MARKETING COMBINED WITH SUPPORTIVE  
COST CONTROL

**WE CREATE...**

CUSTOMER SATISFACTION AND CLIENT LONGEVITY THROUGH  
DELIVERING THE PROMISE AND EXCEEDING EXPECTATIONS



Our vision is that Karma Group will be as  
respected and relevant as it has always been.

*We will continue to uphold our position as  
one of the world's true barefoot luxury brands.*



*K*  
*Karma Group*

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*K*  
*Karma Resorts*

*K*  
*Karma Estates*

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*Karma Retreats*

*K*  
*Karma Royal*

*K&S*  
*Karma Sanctum*

*K*  
*Karma Beach*

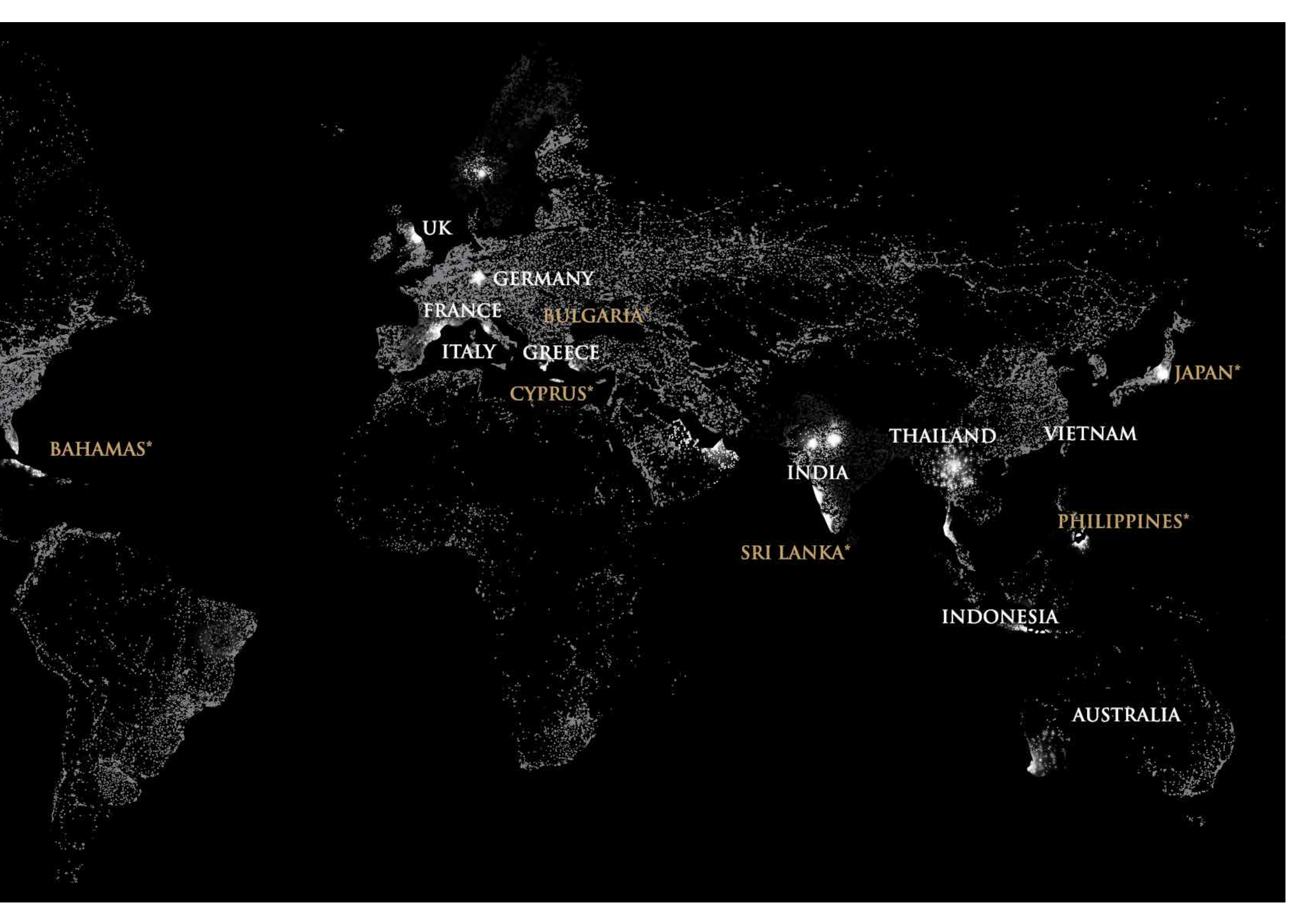
*K*  
*Karma Spa*

*K*  
*Karma Odyssey*

*K*  
*Karma Boutique*

*K*  
*Karma Clubhouse*

*K*  
*Karma Capital*



UK

GERMANY

FRANCE

BULGARIA\*

ITALY

GREECE

CYPRUS\*

BAHAMAS\*

JAPAN\*

THAILAND

VIETNAM

INDIA

PHILIPPINES\*

SRI LANKA\*

INDONESIA

AUSTRALIA



Karma Kandra, Bali, Indonesia



Karma Borgo di Colleoli, Tuscany, Italy

## KARMA RESORTS

Created in 2002 to offer a high-end luxury villa resort experience in Asia, with five Karma Resorts located in Australia, Germany, Italy and Indonesia (2). Karma Group operates the following products: Karma Resorts: Five-star luxury with a laidback vibe. Every one of the four boutique villa resorts offer private pools, designer décor, gourmet dining and bespoke activities, from wine tasting to water sports.

Karma Group started the Karma Resort concept following the identification of a gap in the high-end leisure resort market to provide a product that offered luxury lifestyle accommodation of scale, for all the family, with a seamless service experience from arrival, right through to departure. In doing so, the Company is also able to enhance the attractiveness of the entire vacation ownership product range. The properties are operated as hotels using inventory from villa sales and fractionals.

**Karma Villas :** These are top-end 2-5 bedroom villas, each with a private swimming pool. These properties sell as title based real estate, typically, between \$500K and \$5m, and are marketed to HNWI's (High Net Worth Individuals). The Company leases (or receives in a pool) the properties and utilises them as hotel inventory. Profits are shared with owners either through rental pool agreements or guaranteed return arrangements. Substantial expansion potential as disposable incomes in Asia and aspiration for luxury leisure increase.



Le Preverger, St. Tropez, France



Pelikanos, Mykonos, Greece



Chateau de Samary, Carcassonne, France

## KARMA ESTATES

Karma Estates is Karma Group's elite collection of properties in the world's most exclusive destinations. These beacons of style and sophistication are tailored to a new generation of luxury.

Travellers that demand more than just stellar services and amenities and are looking for unique, heightened experiences when they travel. At Le Preverger, Karma Group's Riviera estate just outside St. Tropez, guests follow in the eminent footsteps of the likes of Jeane Moreau, Brigitte Bardot and Princess Diana, in a cosmopolitan world of jetsetters and celebrities. Yet Le Preverger is rooted in the traditions of the French countryside with a history that goes back further than the Napoleonic Wars.

In Mykonos Island, Greece, the iconic blue on white architecture of Karma Pelikanos straddles a dramatic cliff top high above the Aegean - the perfect luxury gateway to the island's legendary summer party scene.

In 2019 the latest Karma Estate, Chateau de Samary, set in the heart of France's historic Carcassonne region, will open its venerable doors to the public. All Karma Estates are characterised by premium quality designer interiors, bespoke services including 24-hour butler service and personalised itineraries and Michelin standard cuisine.



Karma Reef, Gili Meno, Indonesia



Karma Chakra, Kerala, India



Karma St. Martin's, Isles of Scilly, UK

## KARMA RETREATS

Karma Retreats are exclusive hideaways which embrace the concept that nature, culture, and accessible luxury can combine to faultless effect, offering experiences, and memories, which will last a lifetime.

In Europe, experience the Isles of Scilly in the UK with Karma St. Martin's, a luxury beachfront property with an AA awarded Two Rosette restaurant. In Normandy, France, Karma Manoir Des Deux Amants and Karma Residence Normande nestle alongside the river Seine, offering access to Normandy's rich history and gourmet fare. On the grand Greek island of Crete, Karma Minoan offers unparalleled views of the blue Aegean near the vibrant tourist town of Agios Nikolaos.

In India, experience Karma Exotica in Dharamsala, a tranquil escape set amidst cedar forests in the heart of the spectacular Kangra Valley, Karma Haveli, a former family palace turned into an oasis of calm in Jaipur, India's famed Pink City, and Karma Chakra in Kerala which offers curious travellers the adventure of exploring the region's multitude of waterways in our retreat's traditional woven boat.

In Southeast Asia, experience Karma C y Tre in Vietnam - a riverside haven and your gateway to the UNESCO World Heritage town of Hoi An, while in Indonesia on the island of Bali, Karma Mayura offers access to the cultural town of Ubud. Eastwards along the Indonesian archipelago, on the island of Gili Meno, Karma Reef provides a luxury glamping experience like no other.



Karma Royal Bella Vista, Chiang Mai, Thailand



Karma Royal Haathi Mahal, Goa, India

## KARMA ROYAL

Since its inception, the Karma Royal brand has constantly to pioneered new territory, new products and new services, all geared towards providing the standard of excellence that has placed us at the vanguard of the travel membership industry. Karma Royal's reach is truly global and we are continually bringing more destinations into the Karma Royal fold, while ensuring that our international collection always meets exacting standards in terms of services & amenities. From India's jewel in the south, Goa, to the Island of the Gods, Bali - a world of terraced rice paddies, volcanic beaches and a unique hybrid culture - to Thailand's highlands and islands, Karma Royal brings to life some of East and Southeast Asia's most desirable destinations.

Karma Royal properties offer guests stunning contemporary apartments, world class dining, pools, Karma Spa facilities, 3 Monkeys Kid's Clubs for our younger guests and gyms.



Karma Royal Jimbaran, Bali, Indonesia



Karma Sanctum Soho, London, UK



Karma Sanctum Soho, London, UK

## KARMA SANCTUM

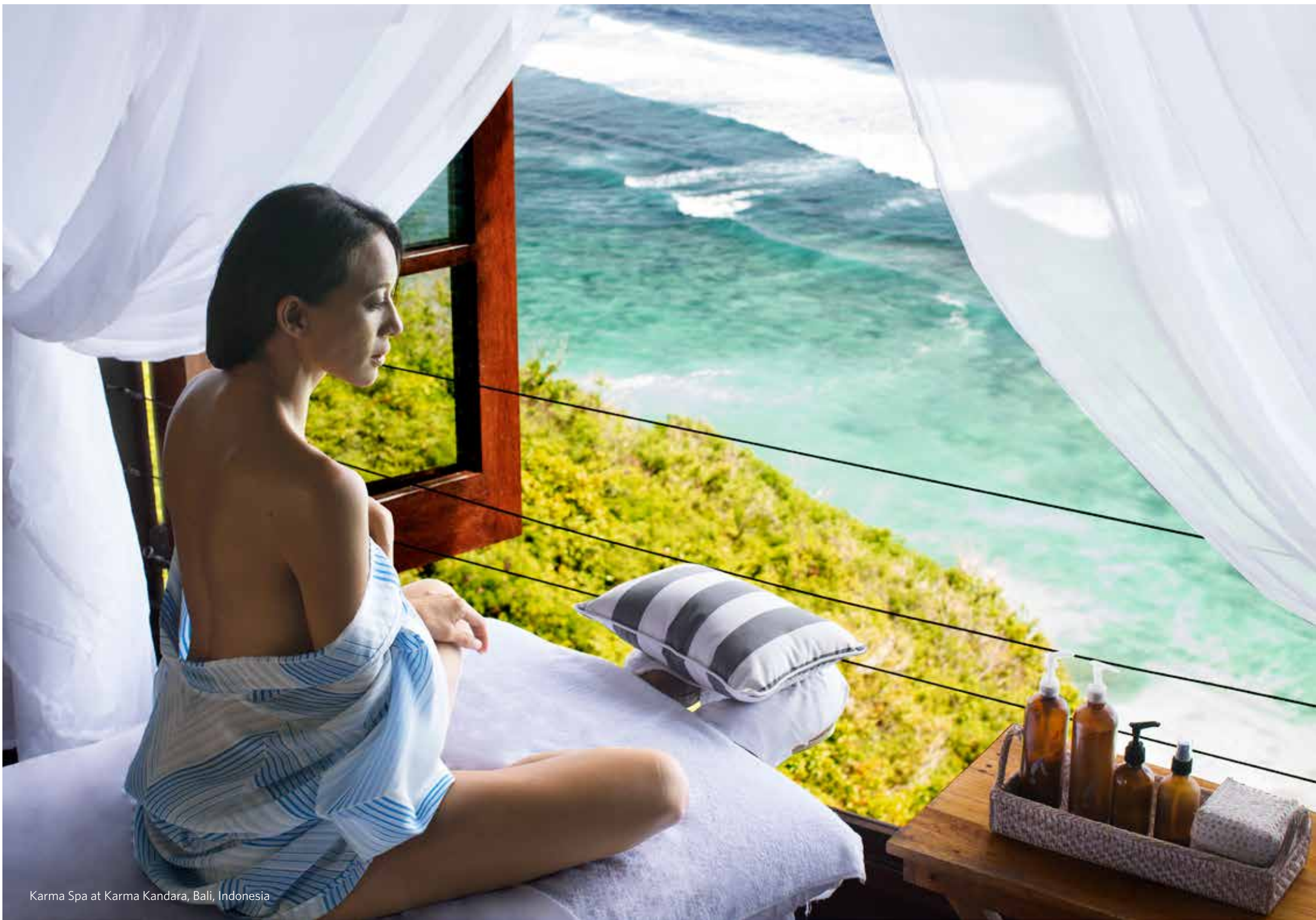
What do you get when you season luxury with hedonism and add a generous dose of excess? The rock & roll lifestyle of course!

Karma Group has teamed up with the Sanctum Hotel Group to bring you exactly that with a series of rock-themed city hotels in the world's most happening capitals including London, New York, Paris & Tokyo – and with them, access to an exclusive world of parties, concerts and private gatherings.

This network of hotels is being designed to appeal to the rock alumni themselves so you never know when you might be rubbing shoulders with a rock star! You'll find the first edition of Karma Sanctum – part owned by none other than Iron Maiden – in the heart of London's legendary Soho district. If you're in the capital, head down for a signature happy hour cocktail and a tour of the decadent rooms!



Karma Sanctum on the Green, Cookham Dean, UK



Karma Spa at Karma Kandara, Bali, Indonesia



## KARMA SPA

Karma Spa is the soul of our resorts and a space to nourish, heal and nurture. Our treatment philosophy is 'It's all about the therapists' and our team of anatomy-trained bodyworkers train year-round in yoga, nutrition and bodywork and deliver treatments slowly to ease one into a state of deep healing.

Experiences include Ayurveda, Balinese Wellness and Yoga Facials to results Oxygen and LED Light Therapy. Our ethos is eighty percent of our treatments curated from ingredients grown and harvested locally. All of our products and treatments are made with organically grown and harvested ingredients.

From complimentary yoga and fitness to healthy wellness cuisine and 2, 3 and 5-night Holistic Escapes, our award-winning Karma Spa is a high-vibration and healing spa brand.





Karma Beach Bali at Karma Kandara, Bali, Indonesia



Karma Beach Gili Meno at Karma Reef, Gili Meno, Indonesia

## KARMA BEACH

The Karma Beach brand defines barefoot luxury – bohemian enclaves built using native materials and innovative minimalist architecture that have evolved into premium party playgrounds that are effortlessly laid back yet luxurious.

Inspired by beach clubs like Club 55 (the food) and Tahiti (the relaxed vibe), Karma Beach clubs in Bali and the offshore island of Gili Meno bring together world class music and entertainment, Mediterranean style cuisine, fine wines and cocktails and a whole range of beach-oriented events and activities, not to mention water sports from kayaking to stand up paddle boarding.

Karma Beach always attracts a cosmopolitan crowd of hedonists and VIP's with its custom-mixed cocktails created by international mixologist Grant Collins, freshly sourced seafood, extravagant sushi bars, succulent Mediterranean fare, carefully curated wine selection, live music and exclusive sets from leading international DJs including celebrity actress, Ruby Rose and a host of Ibiza legends including Chris Coco and Karma residents Jon Sa Trinxà and 'Groovemaster' Hans Havenaar. You can even bring some of the Karma Beach vibe back home from you with our K Music Collection CD.

Karma Beach Bali was also the official venue of the Bestival Bali after party, as the legendary UK festival made its southeast Asia debut in 2017.



Jon Sa trinxà





Karma Sparkling Brut

## KARMA BOUTIQUE

Bring the Karma Experience home with a range of exclusive products carefully selected by our Karma Curators. These include fine wines chosen by our sommeliers, including our very own Karma branded Bordeaux, produced in collaboration with Chateaux Lynch Bages and a Sparkling Brut vintage created with Black Dog Hill as well as a crisp Rosé produced at our Riviera Estate, Le Preverger.

You can also get your hands on a rich single origin olive oil from the Le Preverger's very own olive groves. Browse our curated selection of unique homeware and jewellery by independent designers, including the exquisite ocean inspired collections of celebrated Australian designer Keiko Uno. Our spa & beauty products use the finest organic ingredients and techniques drawn from healing modalities like the Indian Ayurveda and Balinese jamu traditions. Recreate the Karma Beach sunset vibe with your very own K Music Collection CD compilations as well as exclusive resort wear and accessories.

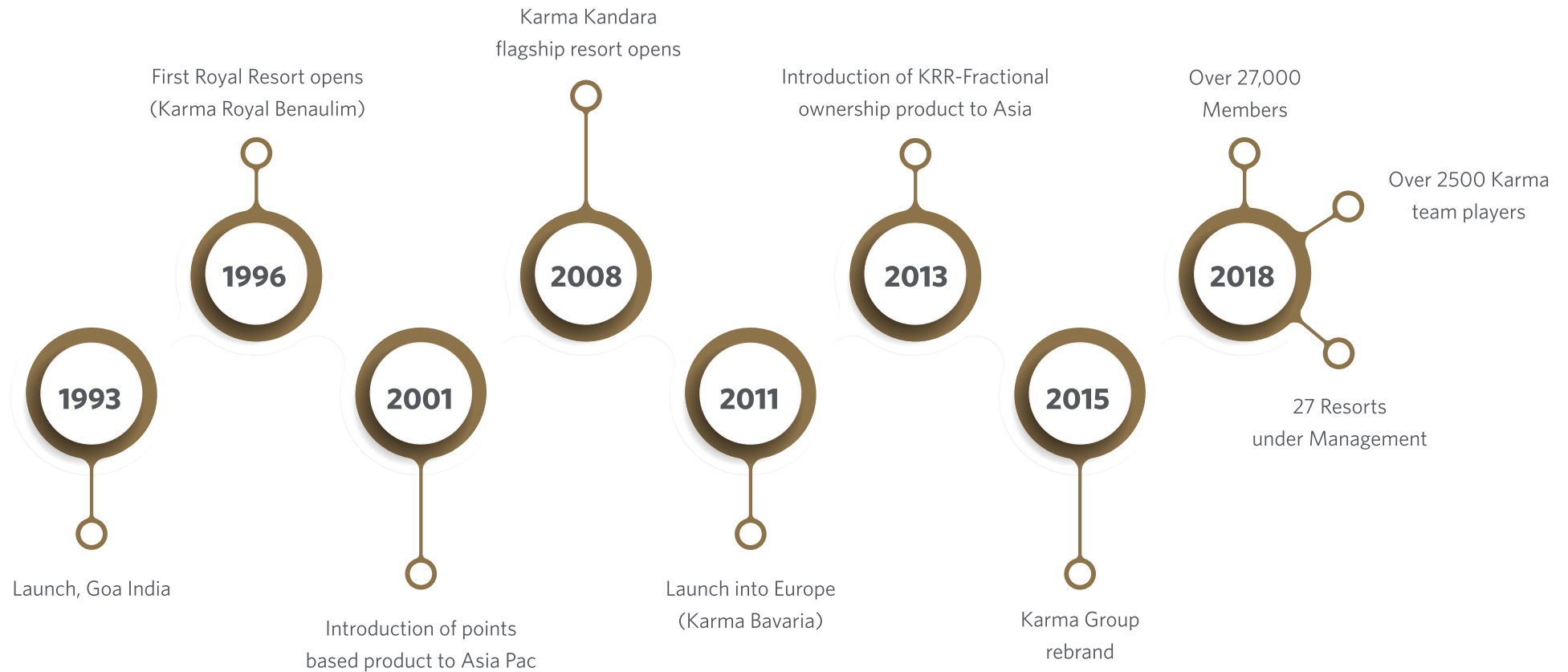


Keiko Uno Jewellery



# LONG & DISTINGUISHED HISTORY

## 25 YEARS OF INDUSTRY LEADING EXPERIENCE



## CELEBRITY WATCH



Our guest book includes famous names from the world of film, music and sports and even the occasional royal. We like to think that they too are spreading the Karma gospel along with our official ambassadors who are encouraging more converts to the cause.



ADAM ASHLEY COOPER

Australian rugby union player

JEREMY PIVEN

Hollywood Movie Star at the Grand Opening Party

RICHIE MCCAW

New Zealand rugby union player

DAMIAN MARTIN

Australian professional basketball player



**MATT GITEAU**  
Australia national rugby union player  
at Karma Kandara, Bali, Indonesia



**TJ PERENARA**  
New Zealand rugby union footballer  
at Karma Kandara, Bali, Indonesia



**GEMMA ATKINSON**  
English Actress, TV personality & Professional model  
at Karma Samui, Thailand



**MARISSA NASUTION**  
Professional model & actress  
at Karma Kandara, Bali, Indonesia



**MISS UNIVERSE WA FINALIST 2011**  
at Karma Kandara, Bali, Indonesia



**SCOTT STANIFORTH**  
Western Force & Wallabies Rugby Legend  
at Karma Kandara, Bali, Indonesia



**SNEZANA MARKOSKI**  
The Bachelor Australia season 3 1st winner  
at Karma Kandara, Bali, Indonesia



**JAMES O'CONNOR**  
Australian professional rugby union footballer  
at Karma Kandara, Bali, Indonesia



**ZARA PHILLIPS**  
Grand daughter of Queen Elizabeth II, Queen of England  
at Karma Kandara, Bali, Indonesia



**FARAH QUINN**  
Indonesian Chef & Celebrity  
at Karma Kandara, Bali, Indonesia



**BOY GEORGE**  
British singer & songwriter  
at Karma Kandara, Bali, Indonesia



**MARIA RAHAJENG**  
Miss Indonesia 2014  
at Karma Kandara, Bali, Indonesia



**EMMA ROSE**  
International Cover Girl, Glamour Model & TV Personality  
at Karma Kandara, Bali, Indonesia



**SONNY BILL WILLIAMS**  
New Zealand rugby player and heavyweight boxer  
at Karma Kandara, Bali, Indonesia



**CONRAD SMITH**  
New Zealand rugby union footballer  
at Karma Kandara, Bali, Indonesia

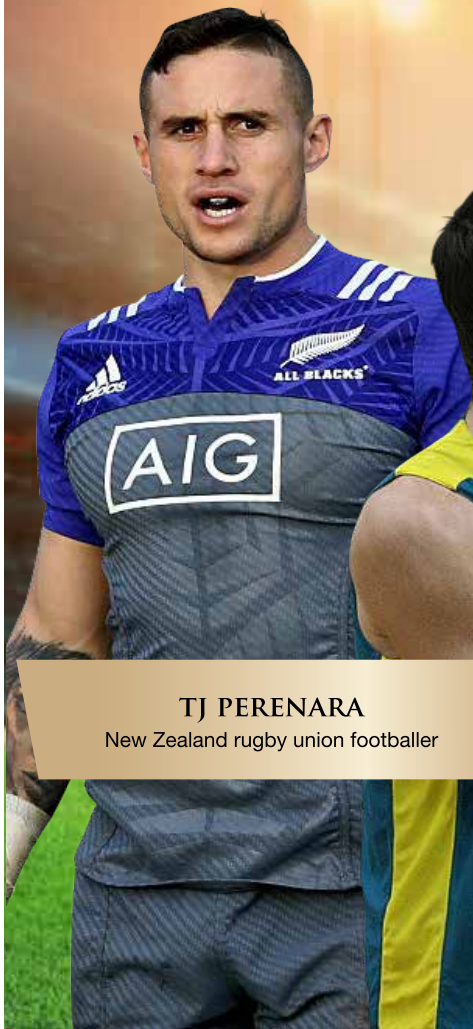


**OLIVIA JENSEN LUBIS**  
Indonesian Celebrity & Model

**ANGGUN C SASMI**  
Indonesian Celebrity & International Singer

**JORGE LORENZO**  
Moto GP Championship Winner (2010 & 2012)

**NICO ROSBERG**  
Williams Formula One driver (enjoyed his holiday)



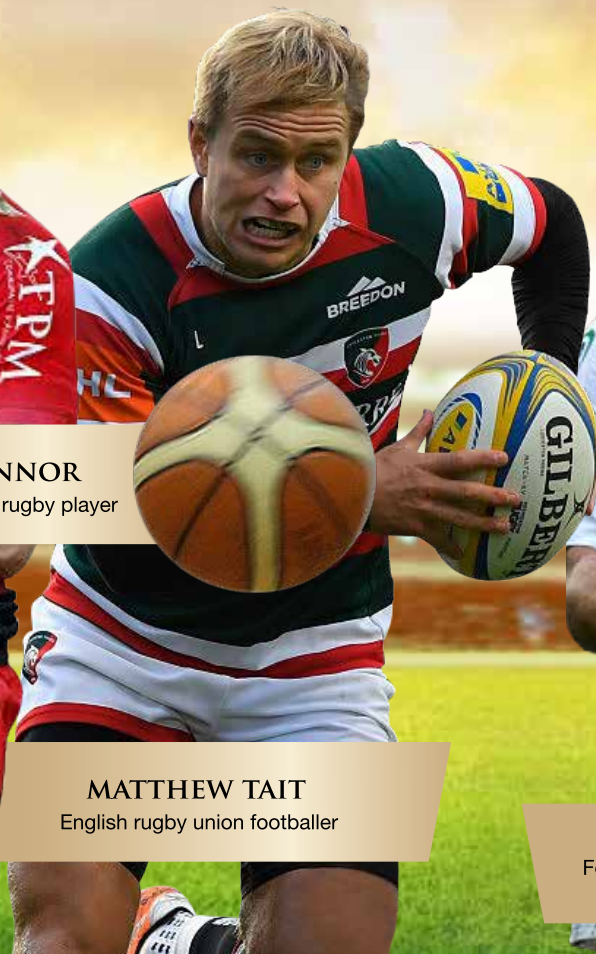
**TJ PERENARA**  
New Zealand rugby union footballer



**DAMIAN MARTIN**  
Australian professional basketball player



**JAMES O'CONNOR**  
Australian professional rugby player



**MATTHEW TAIT**  
English rugby union footballer



**SIMON AMOR**  
Former English rugby union player / Head Coach of England Sevens



## SPONSORSHIPS

*SUPPORTING - AND SUPPORTED BY - SPORTING LEGENDS*

An active lifestyle is one of the cornerstones of Karma's philosophy. That's why we sponsor and support many of the world's top sporting initiatives and identities, including England Rugby, Western Australia's own Western Force Super Rugby team, the Perth Glory and the UK's Rosslyn Park National School 7s Rugby.

Many popular sporting identities have also joined the Karma Group family, including Perth Wildcats and Olympic basketballer, Damien Martin, and TJ Perenara, Hurricanes scrum-half and part of New Zealand's national rugby team, the All Blacks.

Karma's mission remains to inspire the next generation of sporting talent by actively supporting the current crop of players. Our commitment and vision extends to hosting national teams, such as England's rugby team, at many of our Karma properties around the globe. You never know who you may run into pool-side at a Karma Group resort!



Fundraiser at Karma Beach Bali



Penguin Walk, St. Tropez, France



Camp Royal, Goa, India

## KARMA CARES

As our name suggests, Karma Group believes that what goes around comes around. That's why philanthropy and community connection are cornerstones of our business philosophy. In establishing the Karma brand in the world's most desirable destinations, Chairman, John Spence always realises a responsibility to the people and environments that make Karma destinations so special.

Today, Karma supports numerous causes and non-profit organisations around the world:

In India: Christel House

In Bali: Bali Life Foundation, Puspita Bali, Kupu-Kupu Foundation, Bali Children's Project and the YKIP Foundation.

In Vietnam: Children's Hope in Action (CHIA).

Karma Group regularly donates room nights to global events to raise money for charities including the Prince's Trust and Amy Winehouse Foundation in the UK. The annual Penguin Walk is a fun, long distance walk that raises money for Karma causes. A member of Karma Group is a member of our family – a family that cares for others and celebrates diversity & community.





## PRESS

The success and reputation of the Karma brand is reflected in our media profile. Each and every month, some of the world's foremost lifestyle publications run features on Karma products and people, from the resorts to the spas to inspirational chairman John Spence and other prominent figures within the group. Karma Group has received glowing reviews in magazines around the globe, from specialist products like wedding magazines to some of the most admired periodicals in the world, including Harper's Bazaar, Vogue, GQ and newspapers like the Times and Telegraph in the UK and The Australian in Australia. All have run extensive destination features focusing on Karma's resorts in Australia, France, Germany, Greece, India, Indonesia, Thailand, Vietnam, UK and now Crete in the Greek Islands.



*K*

*Karma Group*

AWARDS & ACCOLADES



An aerial photograph of a tropical beach. The water is a vibrant turquoise color, transitioning to a deeper blue further out. The sand is a bright, clean white, with some darker patches and shadows. A few small figures of people are visible on the beach, providing a sense of scale. The overall scene is serene and idyllic, representing a perfect vacation destination.

WE CREATE... DESTINATIONS

# RESORT PORTFOLIO





## KARMA ROYAL PALMS

GOA, INDIA, 1994

Karma Royal Palms is a newly refurbished resort that offers guests modern comfort combined with colonial charm. Modern kitchens, new bathrooms with Italian fittings and tasteful interiors offer all the comfort and charm of a Goan summer escape.

The resort's stylish restaurant, the Benaulim Brasserie, pays homage to Goa's rich cultural history, a mix of southern Indian spice and Portuguese flavours.







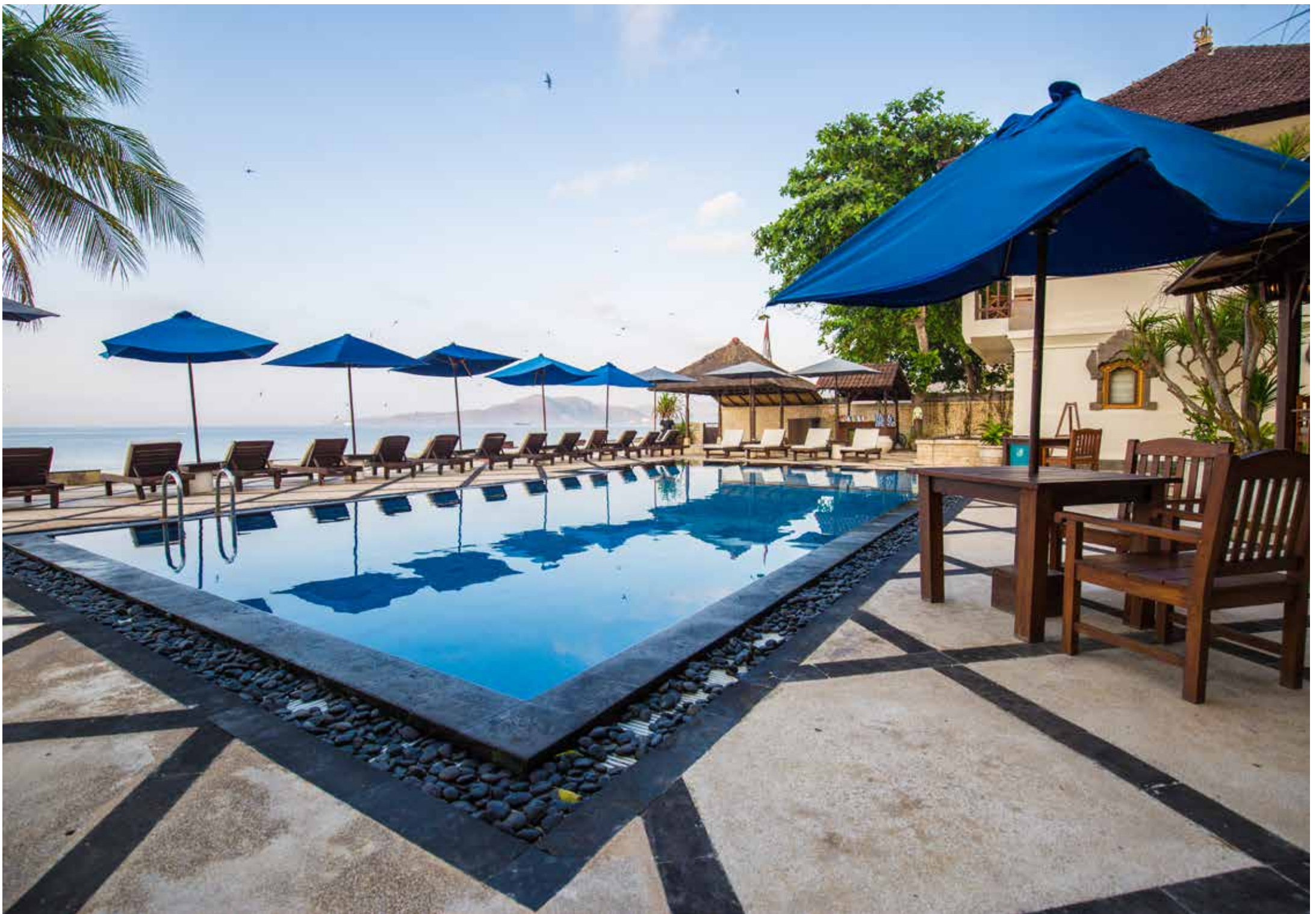
## KARMA ROYAL BENAULIM

GOA, INDIA, 1995

Located in the Goan beach town of Benaulim, with its stunning natural beauty and scenic beaches, the recently refurbished Karma Royal Benaulim features large, self-sufficient apartments for solo travellers, couples and families surrounding a central swimming pool.

Modern amenities and interiors, a swim-up poolside bar, free Wi-Fi and Goan-inspired dining at the resort's Benaulim Brasserie offer guests a relaxed Goan holiday with all the comforts of home.







## KARMA ROYAL CANDIDASA

BALI, INDONESIA, 1996

Situated on the beach, Karma Royal Candidasa is a beach lover's paradise. Wake up and breakfast on a teakwood balcony overlooking the beach, or take a morning stroll along Candidasa's white sands. Inside, the resort boasts a swimming pool, spa, Jacuzzi and health club.

Lovers of food may want to book a session at Candidasa's very own Indonesian cooking school and learn the secrets of Balinese cuisine.







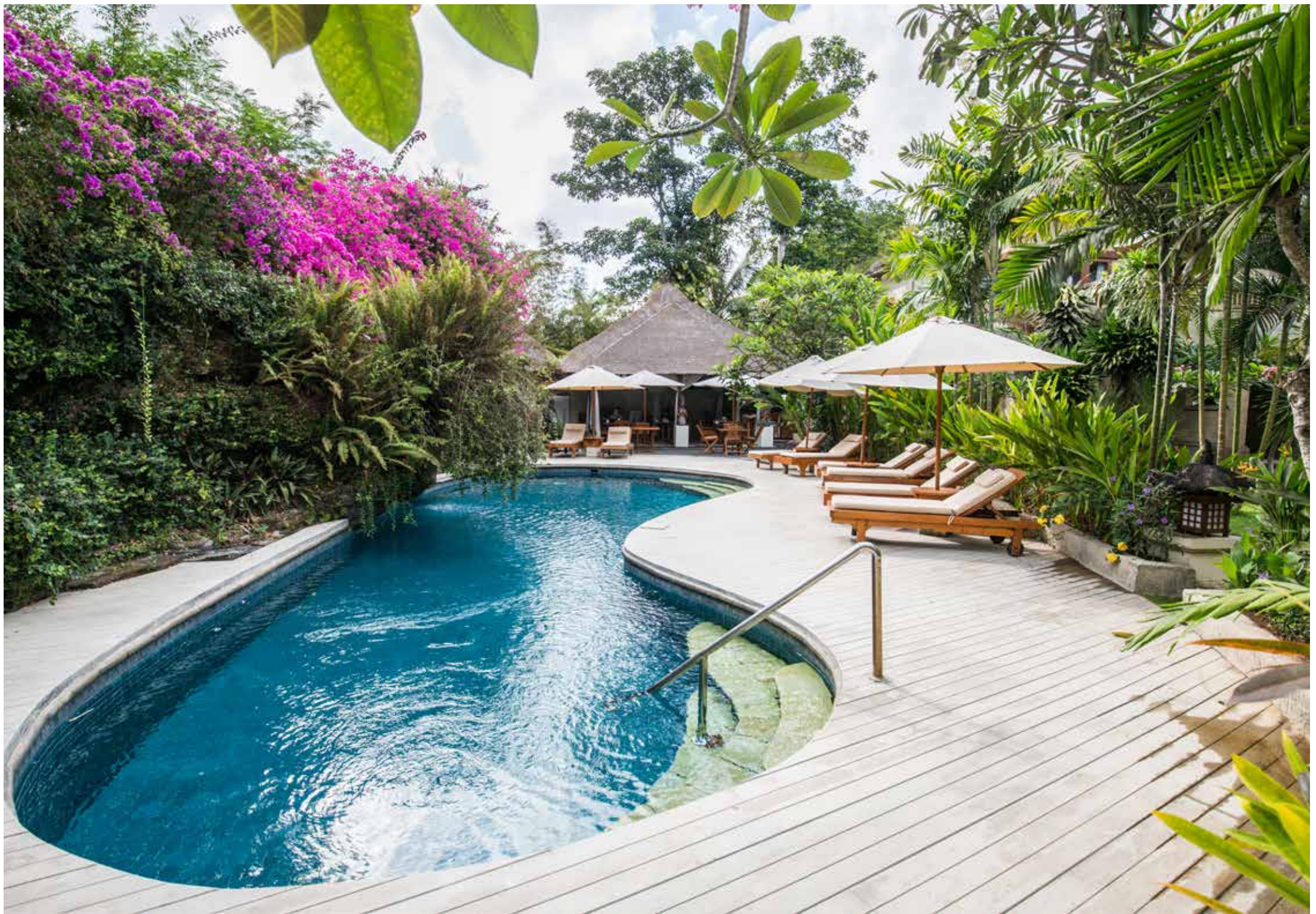
## KARMA ROYAL MONTERIO

GOA, INDI, 1996

Commanding a view of the Baga River, and perched on the slopes of an undulating hillside, Karma Royal MonteRio offers the very best of both worlds. Just a few minutes' stroll from Goa's most vibrant beaches, it's easy to change gears with a night adventure out among the many bars and bustling night markets.

If all you want to do is relax, then MonteRio's luxurious rooms, a great spa and signature restaurant means you'll never have - or want - to leave.







## KARMA ROYAL JIMBARAN

BALI, INDONESIA, 1997

Adjacent to one of Bali's most beautiful beaches, Karma Royal Jimbaran offers members an exotic, intimate retreat from everyday life. The resort's 16 elegantly decorated apartments offer a cool escape from the heat of the day, while the poolside restaurant offers delicious Indonesian cuisine and a range of continental favourites.

During the evening, stroll along Jimbaran Beach and take in quite possibly the best sunset view in all of Bali.







## KARMA ROYAL HAATHI MAHAL

GOA, INDIA, 1997

A short walk from Cavelossim Beach - ranked the 5th top beach in India by TripAdvisor in 2016 - Karma Royal Haathi Mahal is for families and couples who crave the sun, sand and sea.

Relax into the Goan way of life - sample inventive cocktails, dine on locally caught seafood, or lounge on the balcony of your comfortably appointed room, watching the fronds of palm trees sway in the sea breeze.







## KARMA ROYAL LIGHTHOUSE VILLAS

PHUKET, THAILAND, 1999

With its marina setting, smart apartments and chic Club House, Karma Royal Boast lagoon is the perfect base from which to explore the beautiful Thai island of Phuket. Within the resort you can enjoy superb amenities including a swimming pool, spa and restaurants.

Step outside to experience Phuket's golden beaches, tropical forests, vivid culture, idyllic bays and near-deserted islands.







## KARMA ROYAL BELLA VISTA

CHIANG MAI, THAILAND, 1999

Designed like a small village, Karma Royal Bella Vista's cobbled pathways meander between the resort's intimate cottages, two pools and landscaped gardens. Nestled in the hills just outside of Chiang Mai, the resort offers weary travellers everything they need to relax and experience this region of temples, mountains and lush jungles.

Each of the resort's individual cottages are tastefully decorated and feature mini-kitchens, open patios, air-conditioning, entertainment and free Wi-Fi.







## KARMA REEF

LOMBOK, INDONESIA, 2001

Discover the sumptuous simplicity of barefoot luxury at Karma Reef, Gili Meno, a chic island destination for friends and family in search of the ultimate bohemian luxury on the beach experience.

Guests enjoy exclusive beachfront access to indulge in blissful spa treatments, feast on freshly caught seafood or kick back with a cocktail at the DJ chillout sessions.







## KARMA JIMBARAN

BALI, INDONESIA, 2004

Set within lush tropical gardens the expansive luxury pool villas at Karma Jimbaran are elegantly arranged on a gentle slope and only a few footsteps away from the fine white sands and calm waters of one of Bali's most tranquil beaches.

Karma Jimbaran offers just the right balance of hideaway and hospitality at one of Bali's much sought after address.







## KARMA KANDARA

BALI, INDONESIA, 2008

The blissful Balinese retreat of Karma Kandara twins outstanding natural beauty with our legendary luxury. Discover the essence of Karma at Karma Kandara on Bali's Bukit Peninsula, known globally as 'Billionaire's Row'.

Our private pool villas, award-winning Beach Club, Karma Spa and destination restaurant sit harmoniously in a stunning lush greenery landscape offering cliff-side ocean views of tropical beaches.







## KARMA HAVELI

JAIPUR, INDIA, 2009

Built in the golden age of the Maharajas, Karma Haveli started life as a family palace - the nobility of old Jaipur once welcomed and entertained guests with the colour and fire of the sub continent.

Still echoing with all the charm of its illustrious history, spacious rooms and tasteful interiors provide an inviting, cool haven after a day spent wandering the laneways and markets of India's fabled pink city.







## PELIKANOS

MYKONOS, GREECE, 2010

A stand alone white-wash residence with 180 degree views of the azure Aegean sea, Pelikanos is a study in quintessential Greek island luxury. Designed for families and groups, Pelikanos celebrates indoor-outdoor living and the beauty of Greece's most iconic island.

Pelikanos is located a mere five minutes drive from Mykonos airport and ten minutes from the hedonistic epicentre of Mykonos's famous nightlife, yet far enough away to enjoy the peace and tranquility of the Aegean.







## KARMA ROTTNEST

ROTTNEST ISLAND, WESTERN AUSTRALIA, 2011

Secluded beaches, turquoise seas and the friendliest marsupials you'll ever meet: just three good reasons to come to Rottneest Island. Amid these stunning natural surroundings,

Karma Rottneest offers a serene retreat in which to relax, recharge and indulge yourself with sumptuous spa treatments, fine cuisine and exciting discoveries across this beautiful island.







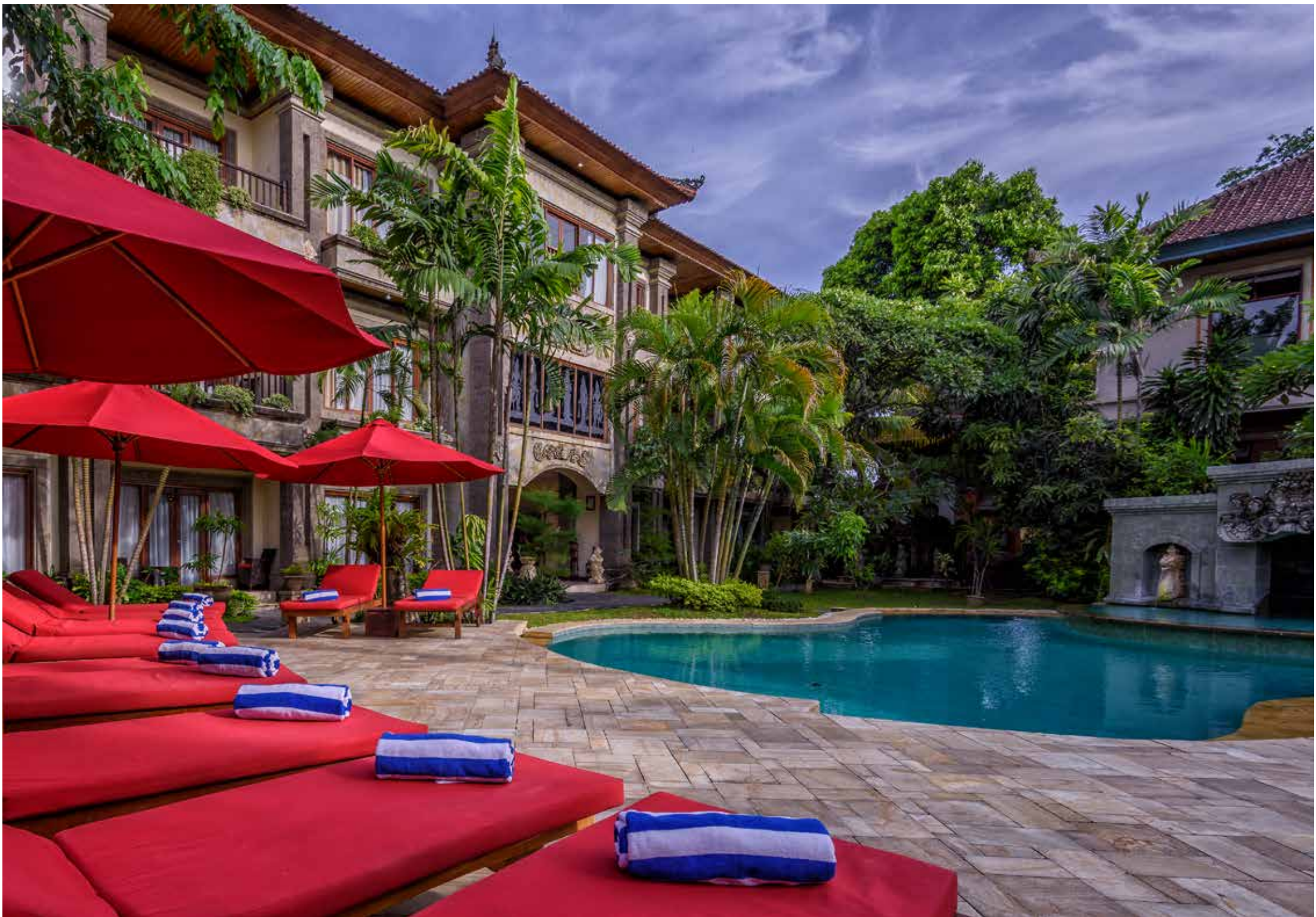
## KARMA BAVARIA

SCHLIERSEE, GERMANY, 2011

Award winning Karma Bavaria takes you into the heartland of Europe's most spectacular mountain range. Placid lakes, snow capped peaks, valleys cloaked in winter snow or spring flowers.

Lose yourself in nature or immerse in the region's folklore, hearty country fare and expertly brewed beer.







## KARMA ROYAL SANUR

BALI, INDONESIA, 2011

Located in the central Balinese hub of Sanur, close to Bali's major beach, dining and nightlife hotspots, Karma Royal Sanur offers guests newly refurbished rooms, verdant grounds and tasty Indonesian cuisine in tropical comfort.

Just a five-minute stroll takes you to Sanur Beach, with its fishermen's shacks, bars and restaurants. Sanur is Bali's largest traditional village and offers a range of activities, including a Balinese spa and authentic dance performances.







## LE PREVERGER

ST. TROPEZ, FRANCE, 2012

Like fine wine, Le Preverger has earned its exclusivity. The former Laura Ashley estate spills across 150 acres of idyllic woodland, olive groves and vineyards in the medieval village of Le Garde Freinet, just a few kilometres from the glitz of St. Tropez.

With 15 bedrooms and numerous reception rooms, the estate provides a welcoming retreat for the most cultivated guests.







## KARMA CHAKRA

KERALA, INDIA, 2013

Suspended over the placid waters of Kerala's largest lake, Karma Chakra feels like slipping into a sweet dream. The unruffled waters invite exploration in our hand woven houseboat, through a maze of tributaries along palm-fringed banks.

Experience it all in the laid back sophistication of Lake Vembanad's finest resort.







## KARMA ST. MARTIN'S

ISLES OF SCILLY, UK, 2014

Karma St. Martin's is your gateway to England's best-kept secret. Rearing cliffs, white beaches and surprisingly turquoise waters are characteristics of the Scilly Isles.

Crouching low and green in the Atlantic these islands are home to seals, puffins and dolphins...and the rustic beachside comforts of our boutique cottage style resort.







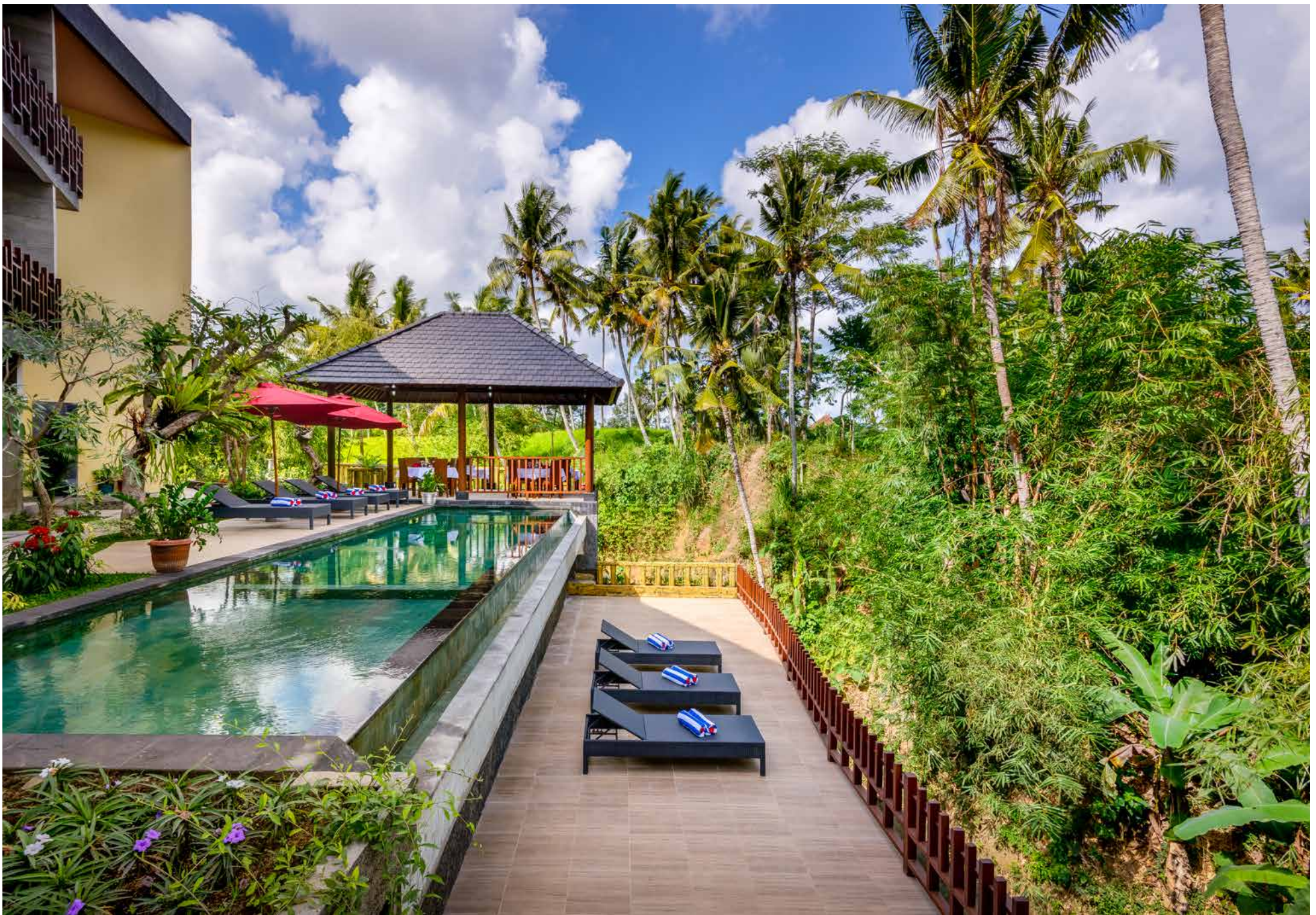
## KARMA ROYAL VILLEA

CRETE, GREECE, 2014

Set amid traditional olive groves and thriving bougainvillea gardens, Karma Royal Villea offers guests an authentic glimpse of Greek island life. Built in the traditional Greek style, the resort features a secluded pool and bar - where you can laze about in the Cretan summer sun and dine on local specialties.

Stroll to the beach - a mere 100m away, or sit at a local taverna and watch the world go by oh-so-slowly.







## KARMA MAYURA

BALI, INDONESIA, 2015

Set on a jungle-fringed riverbank, Karma Mayura nestles amid the age-old pace of Balinese provincial life - traditional rice terraces, towering coconut groves, and mossy stone temples where the gods are almost close enough to touch. This beautiful boutique retreat offers quiet sanctuary only minutes from Bali's thriving spiritual and artistic centre, Ubud, and combines accessible luxury with excellence in service.







## CHATEAU DE SAMARY

CARCASSONNE, FRANCE, 2015

Past and present glories merge in France's most iconic destination. The Carcassonne citadel is one of the best-preserved ancient cities on earth - set in a breathtaking landscape of rolling vineyards, forests and farms.

At its heart, the classical comforts of our stunning French chateau, effortlessly capturing the spirit of the region.







## KARMA CÂY TRE

HOI AN, VIETNAM, 2016

Located along a quiet tributary of the Thu Bon river, Karma Cây Tre is an idyllic new Karma resort in one of the most vibrant and diverse destinations in Southeast Asia - Hoi An. Karma's boutique riverside retreat features 22 Indochine-inspired rooms set in verdant tropical gardens, signature Banana restaurant serving fresh Vietnamese fare, large pool and walk up bar. Sample the delights of provincial Vietnam or simply relax.







## KARMA MINOAN

CRETE, GREECE, 2017

Karma Minoan's 23 sea-facing rooms are a study in the iconic Greek island aesthetic. Whitewash walls, Aegean blue interior touches and, of course, unparalleled views of the sea, combine to produce spaces that are as relaxing as they are breathtaking.

Members will be impressed with the amenities, which include a pool and children's pool, sea-facing yoga deck (and accompanying yogi), the Amphora restaurant which - like its namesake - carries an impressive volume of local and international wines and a large sundeck with spectacular views of the Aegean.







## KARMA EXOTICA

DHARAMSHALA, INDIA, 2018

Surrounded by the lofty peaks of the Himalaya chain in the province of Himachal Pradesh, Dharamsala is famed for being the adopted home of the Dalai Lama and a haven for Tibetan culture in India. Set amidst fragrant cedar forests on a steep hillside high in the Kangra valley about 200km west of Tibet, the city is fringed by the snow-clad mountains of the Dhauladhar ranges, whose peaks reach well over 5000 metres.

Perched on the mountainside amongst cedar forest and tea gardens, Karma Exotica enjoys epic views across the valley and features 25 spacious rooms and suites as well as a dedicated restaurant, swimming pool and gym.







## KARMA BORGO DI COLLEOLI

TUSCANY, ITALY, 2018

Located in the very heart of the Tuscan countryside, equidistant from the splendours of Florence and the historical oddity of Pisa and its leaning tower, Karma Borgo Di Colleoli is a historic manor house which has received a new lease on life as a luxurious country-style stay.

Tuscany's top tourist destinations, including Siena, San Gimignano, Volterra, Pisa, and Florence are within easy driving distance. A few kilometres from our front door lie the renowned beaches of Forte dei Marmi, Pietrasanta, Viareggio, and Cecina.

Guests looking for adventure can take part in a Vespa tour around the Pisan hills, or vintage car tours, truffle hunting, mountain bike tours, and of course outstanding local food and wine tours.







## KARMA MANOIR DES DEUX AMANTS

NORMANDY, FRANCE, 2018

Laying along the meandering banks of the Seine in Normandy, and a mere 80-minute drive from the grand promenades of Paris, Karma Manoir des Deux Amants is a picture of the French country idyll.

Members will marvel at the beautifully manicured grounds, spacious surrounds and the accessible luxury of the resorts holiday-style apartments. Each apartment features sumptuous furnishings, a well-equipped kitchen, and delightful interior touches. Amenities include an outdoor swimming pool a stone's throw from the banks of the Seine, relaxing sauna, and games room.







## KARMA RESIDENCE NORMANDE

NORMANDY, FRANCE, 2018

Sitting adjacent to Karma Manoir des Deux Amants, Karma Residence Normande is an intimate and secluded piece of French country living. Nestled against the banks of the Seine, it's an impressionist's dream come true. One could almost imagine Monet set up on the far bank, wondering how best to capture the autumnal hues and glass-smooth surface of the river.

The residence features private studio, one, and two bedroom holiday-style apartments, kitted out for comfort. Guests will enjoy the view from their river-facing windows no matter the season, while outside the front door Normandy offers travellers of all stripes a wealth of experiences to explore.



HIGHLY EXPERIENCED MANAGEMENT TEAM



## JOHN SPENCE

*Founder & Chairman*

John started off his working career in the early 1980's and made a leap into the property industry in 1984 when he joined Global, a hotel, holiday ownership and property development Company in Tenerife. In 1993, he founded the Royal Group by developing his first resort in Goa, India and grew the business to the current Karma Group.

He has received numerous industry accolades over the years including the holiday ownership Hall of Fame, voted Philanthropist of the Year by the American Resort Developers Association and most recently named Australian Entrepreneur of the Year by E&Y.



## GARY KNOWLES

*Chief Executive Officer | Board Member*

Gary is a Chartered Accountant and has varied experience across multiple industries. He has spent the last 20 years in the tourism and hospitality industry and has operated in the capacity of CFO, Managing Director and CEO for different entities in multiple geographic regions across the Asia Pacific and Africa continents.

He is responsible for driving Group strategy, process efficiencies; merger and acquisition activity, new opportunities and ensuring intra-group synergies and savings are achieved.



## VIC FAULKNER

*President and Managing Director - Europe and Caribbean | Board Member*

A graduate of Cambridge University, Vic has been with the Group for 18 years, and has been primarily concerned with the administrative and operational sides of the Company.

From the Company's offices in Bali, he has overseen the development and growth of the Karma brand, as well as taking responsibility for the administration of the holiday ownership division. He has a legal background having qualified to practice law in the UK, prior to joining the Group.



## MICHAEL WOOD

*President, Sales and Marketing - Southeast Asia & Pacific |  
Board Member*

Having started as a sales representative in Bali in the late nineties, Michael quickly rose to the most senior levels of Karma Group. He is admired by both his peers and sales staff as an example of the 'bottom-up career route to success'. Responsible for driving timeshare sales, fractional ownership and also real estate sales for the Group.

With his team, Michael has managed to drive year-on year growth despite challenging market condition and was awarded Best Industry Leader at the 2015 GNEX Awards organised by Perspective Magazine.



## ESPERANCA PATRICIO

*President & Managing Director - India & Middle East |  
Board Member*

Esperanca Patricio's career trajectory with the Karma Group started 25 years ago in Goa.

The Group's expansion into several territories, has been directly linked to Esperanca's career path, within the Group. She has held a number of key positions, and is renowned for her leadership management and in-depth understanding of the business.



# DEVELOPMENT PIPELINE PORTFOLIO



# STRATEGIC GROWTH



UNGASAN, BALI, INDONESIA



60 unit development

GILI MENO, INDONESIA



70 unit lifestyle retreat

BAHAMAS



60 unit development

JIMBARAN, BALI, INDONESIA



60 unit development

PALAWAN, PHILIPPINES



60 unit lifestyle retreat

HAKUBA, JAPAN



24 unit development

MARGARET RIVER, WA



29 luxury villas

CARCASSONNE, FRANCE



40 unit resort

SRI LANKA



60 unit development

MYKONOS



40 unit development



...EXPERIENCE KARMA

KARMA GROUP

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