

# MARINA BAY CITY

## CLIENT BRIEFING

Kinnara Buyout

Fund Diversion

Next Steps

## PURPOSE OF THIS ZOOM



**Briefing for clients affected by LUX Property Group's buyout of Kinnara**

# WHY YOU ARE HERE

**Project: Marina Bay City, Lombok, Indonesia**

**Buyout timing: October 2025**

### Objectives:

- ✔ Explain where client funds went
- ✔ Clarify which entity is legitimate
- ✔ Identify why villas were delayed
- ✔ Provide clear, simple steps for client recovery

**UPDATE FOR  
INVESTORS ON  
LEGAL ISSUES  
FLOWING FROM  
OUR DISPUTE  
WITH KINNARA  
AND ADRIAN  
CAMPBELL –  
JANUARY 2026**

The Marina Bay project is progressing, and we expect the various permit related issues that arose through Kinnara's and Adrian Campbell's initial handling of the approval process will soon be resolved. In the meantime, construction has started and there is no need for people who invested through Lux or directly with PT Marina Bay Investments to be concerned as your position is not affected by the issues playing out between PT. Marina Bay Investments and Kinnara or other shell companies used by Adrian Campbell.

As for others who invested through Kinnara, we are of course all concerned if you have been defrauded by anyone using the Lux Property Investments brand or the name of Bali Real Estate Investments and/or PT Marina Bay Investments, and we will do all we can to help you secure any investment made through Kinnara. But there is no point in contacting us or our staff at this point except to register your view that you are an investor in the Marina Bay Project by attaching: the contract Kinnara presumed to issue you, proof of payment to the bank account nominated by Kinnara, and proof from Kinnara that those funds were paid on to PT. Marina Bay Investments or PT Bali Real Estate Investments.

Any and all such correspondence should be sent to Lux by WhatsApp to:  
+62 877 7924 2054.

That said, we appreciate that there are many concerned individuals who have entered into arrangements with Kinnara, who would like some definitive answers about where their money has gone and about the current state of the development in which Kinnara and other interests associated with Adrian Campbell induced them to ostensibly “invest” without any formal underlying authority.

As our legal team digs deeper and deeper into the mass of documents and accompanying evidence, they have advised that it is becoming increasingly clearer that there are a number of legal issues which will very soon be the subject of both civil action and regulatory/criminal proceedings initiated by PT. Bali Real Estate Investments and PT Marina Bay Investments both in Indonesia and in Australia.

It is of course not our place to publicly express a conclusive opinion about where those investigations will lead and, based on advice from our legal advisors, we are restricted in what we can publicly disclose at this point, with investigations and legal proceedings already underway and others imminent.

However, there are few things we can say based on the legal advice we have received that should be of particular interest to people looking for reassurance and answers.

Adrian Campbell, Kinnara and the web of other shell company used by him, including Marina Bay Lombok Pty. Ltd, and PT Marina Bay Group, at no time had authority to make commitments on behalf PT. Marina Bay Investments and/or PT. Bali Real Estate Investments, or to enter into contracts which on their face purport to be binding on either of those two Indonesian companies.

The funds solicited by Kinnara from investors without formal authority were, on Kinnara's instruction, paid by investors into bank accounts under the sole control of Kinnara, Mr. Campbell, or shell companies controlled by Mr. Campbell. Kinnara, its Chief Financial Officer and other individuals in management positions at Kinnara have been repeatedly asked by us to provide PT. Marina Bay Investments and PT Bali Real Estate Investments with full Bank statements and details of all sums paid by individual investors related to the bank accounts they were directed by Kinnara to pay funds into. Those requests have so far been ignored but our best estimates are that an amount in excess of \$10 million was received by Kinnara from investors. Investors looking for clarity would do well to demand clear written evidence from Kinnara that any funds you have paid were transferred to PT. Marina Bay Investments and/or PT Bali Real Estate Investments and properly accounted for by Kinnara.

The legal advice we have received is that the investor contracts issued by Kinnara without authority are not valid or enforceable under Indonesian Law.

We have been advised by our legal team that the contracts Kinnara presumed to issue to investors in the name of PT Bali Real Estate Investments or PT. Marina Bay Investments were issued without formal authority and do not comply with the legal requirements imposed by Indonesian law, including the manner in which they were ostensibly signed using what were purported to be digital signatures of the Director in PT Bali Real Estate Investments and Marina Bay Investments, and the failure to authenticate investor signatures through the process prescribed process administered by the Indonesian Embassy in Australia. That said, as long as all funds paid to Kinnara are accounted for, any issues relating to the legal formalities involved in making contracts in Indonesia can be addressed by signing off on new contracts that in no way detract from the rights investors ostensibly had under the contracts Kinnara presumed to make with Investors.

Moreover, even if the Investor Contracts issued by Kinnara were lawful and valid, we have been advised that each related payment by investors would have triggered a tax liability of between 5% and 10% of the amount paid, on the part of companies used by Mr. Campbell to receive the funds and, as far as we know, any such tax liability has not been discharged.

That said, investors can take some comfort in fact that PT Bali Real Estate Investments and PT. Marina Bay Investments have said we will endeavour to ensure that all clients receive the units they paid Kinnara for, as long evidence is submitted that their funds were transferred by Kinnara to PT Bali Real Estate Investments and/or PT. Marina Bay Investments, as the case may be, and as long as Mr. Campbell is not successful in any of his ongoing attempts to take full control of the Marina Bay project and/or Marina Bay Investments, or to simply destroy the development project.

We have been advised by our legal team based on their review of the documents that it is extremely unlikely that he can succeed with such a plan although his continuing interference could potentially lead to a decision to wind up the company and put it into liquidation, in which case we will gear up to use PT. Bali Real Estate Investments to complete the project and make good on commitments made to investors whose funds have indeed been transferred to PT. Bali Real Estate Investments or PT Marina Bay Investments.

It is also clear that Campbell is pursuing a campaign of interference through:

Intimidation and implied threats to various people associated with the Lombok project;

Defamation;

Interference with PT Bali Real Estate Investments' contractual relations with other persons unconnected with the Marina Bay project;

Media manipulation; and

Conduct which qualifies as Cyber Crime under Indonesian Law.

We are in the process of reporting these matters to the relevant authorities in both Indonesia and Australia for criminal investigation as well as preparing to commence related civil proceedings.

Towards that end, we are finalising a dossier for submission this week to the Queensland Office of Fair- Trading, documenting what on its face appear to be misleading and deceptive practices engaged in by Kinnara, Mr. Campbell, and his web of shell companies in soliciting investment funds from Australians in connection with the Marina Bay Project. We would also encourage anyone who invested with Kinnara to do the same and we will provide a further update on how to do that once we have submitted our dossier to the Office of Fair Trading.

We have also learned, for what it's worth, that Mr. Campbell has in the past been the subject of several criminal and/or unfair business practices prosecutions in Australia going back to 2009 when he was only 19, and has been convicted at least three times for related offences, including one case in 2018 in which he was ordered to pay over half a million dollars in fines and compensation for running a scheme that the Canberra Times described as "a calculated scam."

Moreover, we have recently received evidence suggesting that Mr. Campbell may have played a key role in another recent sophisticated fraud that has left Australian investors collectively out of pocket about \$23 million. We are currently preparing a dossier containing this information that will be submitted to the relevant Australian authorities for investigation.

Further updates will be provided as information comes to hand and circumstances permit. Until then, there is nothing to be gained by contacting us or our staff with specific enquiries although we would be happy to receive copies of any documentation from individual investors that proves the funds they paid to Kinnara, Mr. Campbell or any company controlled by him were forwarded to PT. Marina Bay Investments or PT. Bali Real Estate Investments.

We reiterate that there is no purpose that can be served by contacting our staff and suggest that any communications from concerned investors be sent to the above noted WhatsApp number.

## THE CORE ISSUE

# ONE QUESTION MATTERS

Was your money transferred to **Marina Bay Investments (MBI)**?

If YES

YOUR VILLA CAN BE BUILT

If NO

YOUR MONEY WAS MISDIRECTED

Everything else is noise and deflection.

THE ONLY LEGITIMATE PROJECT COMPANY



# MARINA BAY CITY LEGAL STRUCTURE

Marina Bay Investments (MBI) is:



The **only** authorised project company



The **only** entity permitted to receive construction funds



Any funds not transferred to MBI were not available to build villas.

THE ONLY LEGITIMATE PROJECT COMPANY



# MARINA BAY CITY LEGAL STRUCTURE

**Marina Bay Investments (MBI)** and Bali Real Estate Investments (BREI, part of the LUX Group) are:



The **only** authorised project companies



The **only** entities permitted to receive construction funds



Any funds not transferred to MBI were not available to build villas.

WHERE MANY CLIENTS PAID

# KINNARA-CONTROLLED PAYMENT PATH

Many clients were instructed to pay funds to:

**PT Marina Bay**  
Lombok Pty Ltd

This entity was:

- **Controlled by Kinnara**
- **Managed by CFO  
Hilton Wood**

Clients reasonably believed:

**Funds would be  
passed on to MBI**

## WHAT ACTUALLY HAPPENED

# THE SHADOW COMPANY

Instead of transferring funds to **MBI**, client money was **diverted** to **PT Marina Bay**.

## CRITICAL FACTS

- Set up secretly and without authority
- 100% owned by Kinnara / Adrian Campbell-controlled entities
- 0% ownership by LUX
- The name closely mirrored the real project designed to deceive and mislead

WHY THIS IS  
CRITICAL



# PT MARINA BAY GROUP HAD NO AUTHORITY

- ✗ **Not** part of the joint venture
- ✗ **Not** authorised to receive client funds
- ✗ **Not** authorised to build

## FUNDS SENT THERE:

- ✗ **Never reached the developer**
- ✗ **Could not be used for construction**

Except the \$494,000 AUD received mostly in December 2025.

# WHAT CLIENTS MUST DEMAND

Every client should formally request:

1

Payment receipts

2

Showing funds transferred from Kinnara-controlled entities directly to MBI

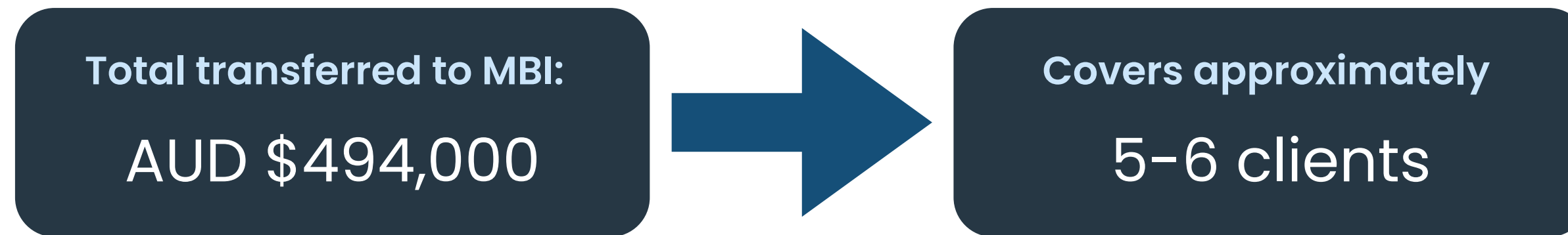
If Kinnara responds with:

- "Confidential information"
- "Both companies must open their books"

That is a **deflection**.

This is your money, and you are entitled to proof.

# WHAT HAS ACTUALLY BEEN PAID TO MBI



THOSE VILLAS WILL BE BUILT BY LUX AS A GOOD-FAITH AND CHARITABLE DECISION.

## CRITICAL FACTS

- Kinnara kept ~50% of those clients' money
- That 50% is pure profit to Kinnara
- LUX received no margin, only build cost coverage

THE REALITY

# WHY FUNDS WERE NOT TRANSFERRED

Kinnara **currently holds 100% of many clients' funds**

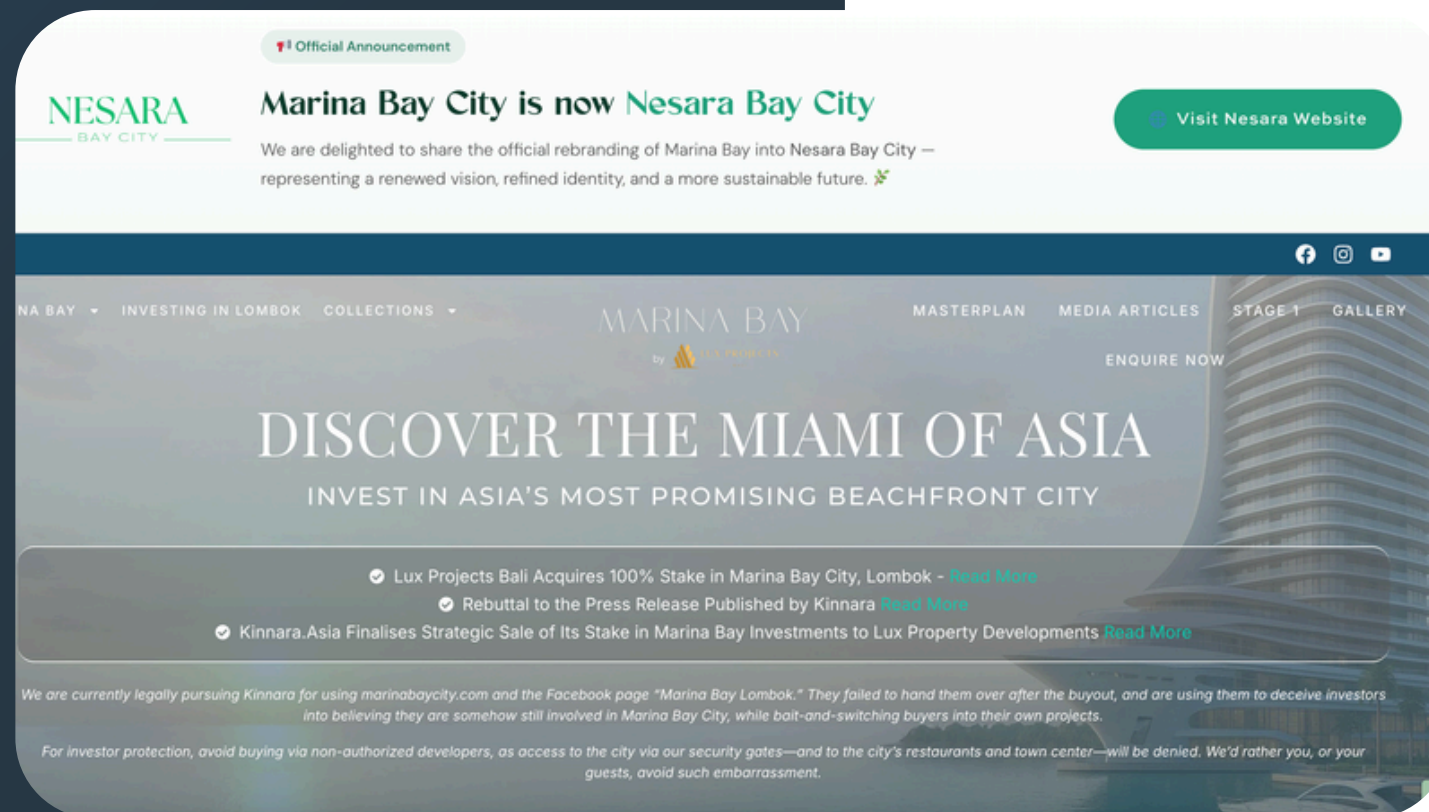
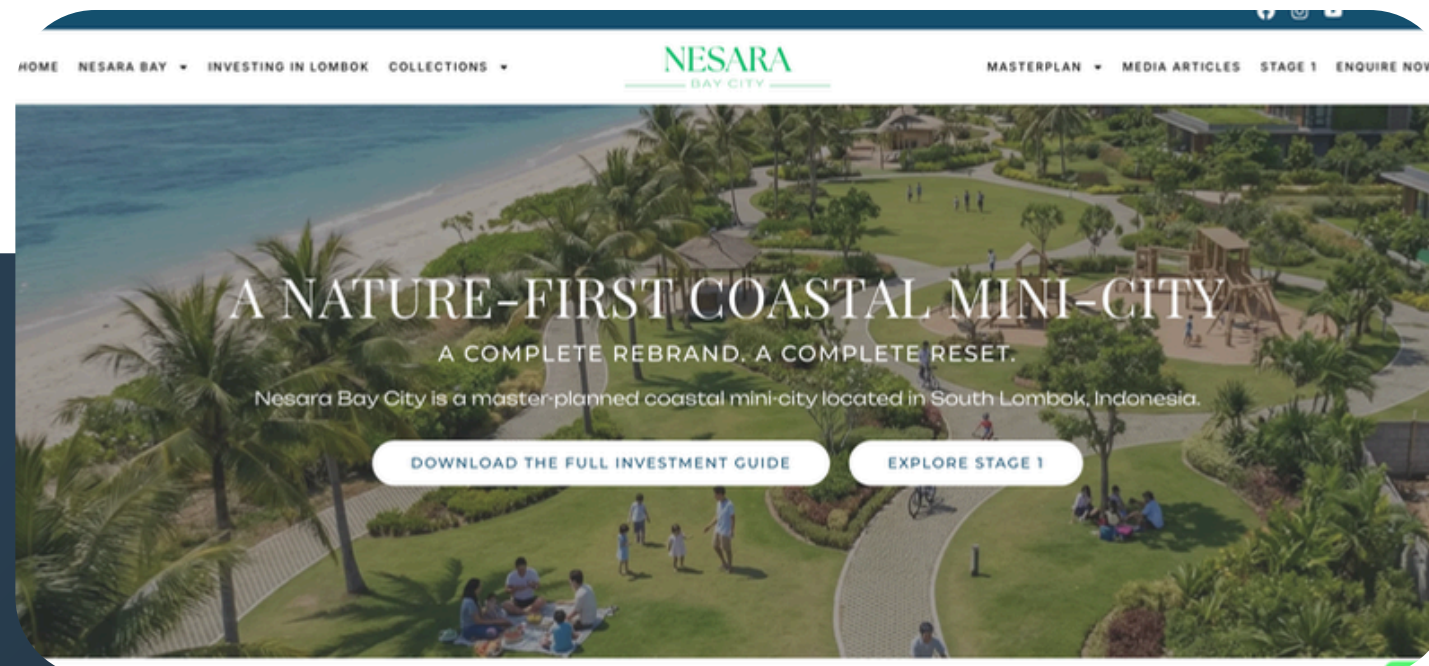
Even where partial funds were transferred, Kinnara **retained 50%**

Transferring funds properly would still allow Kinnara to **walk away with significant profit**

**Instead,** funds were used to:

- Finance PR attacks
- Interfere operationally
- Fund a builder introduced by Kinnara who now owes LUX ~AUD \$1.45 million

# AN UNANSWERED QUESTION SINCE OCTOBER 2025



OUR  
OFFICIAL  
WEBSITES

AS PART OF THE BUYOUT, KINNARA AGREED TO IMMEDIATELY HAND OVER DIGITAL ASSETS. THESE INCLUDED:

Websites

Domains

Social media

Online client channels

**NONE WERE HANDED OVER.**

Why would a party exiting a project refuse to hand over client-facing assets?

# WE DECIDED TO REBRAND THE CITY NESARA BAY CITY AFTER THE **BUY OUT** FROM OCTOBER 2025



## PRESS RELEASE

FOR IMMEDIATE RELEASE  
November 4, 2025

**Kinnara.Asia Finalises Strategic Sale of Its Stake in Marina Bay Investments to Lux Property Developments**

Lombok, Indonesia — November 5, 2025

Kinnara.Asia today announced the completion of a strategic transaction involving the sale of its shareholding in Marina Bay Investments, a joint venture previously formed with Lux Projects Bali, led by Australian businessman Jaime McIntyre.

The sale marks the successful conclusion of Kinnara's objectives within the partnership and represents a natural evolution in the project's progression under Lux's full control.

### **Successful Collaboration Reaches Its Next Phase**

Through Marina Bay Investments, Kinnara.Asia and Lux Projects Bali worked closely to establish a pioneering coastal development framework in Lombok. The collaboration brought together Kinnara's international brand and marketing expertise with Lux's development and delivery capabilities.

**Lux Projects Bali  
Acquires 100% Stake in  
Marina Bay City, Lombok  
- [press release here.](#)**

**Kinnara Asia Finalises  
Strategic Sale of Its Stake in  
Marina Bay Investments to  
Lux Property Developments -  
[press release here.](#)**

# WE DECIDED TO REBRAND THE CITY NESARA BAY CITY AFTER THE BUY OUT FROM OCTOBER 2025



**Nature First.  
Human Scale.  
Long-Term  
Thinking.**

## THE NESARA PHILOSOPHY

Green corridors, landscaped public areas, and natural buffers are woven throughout Nesara Bay City, creating a sense of openness and flow rarely found in coastal developments.

Rather than concentrating activity vertically, the city unfolds horizontally – allowing sunlight, sea breezes, and nature to remain part of daily life.

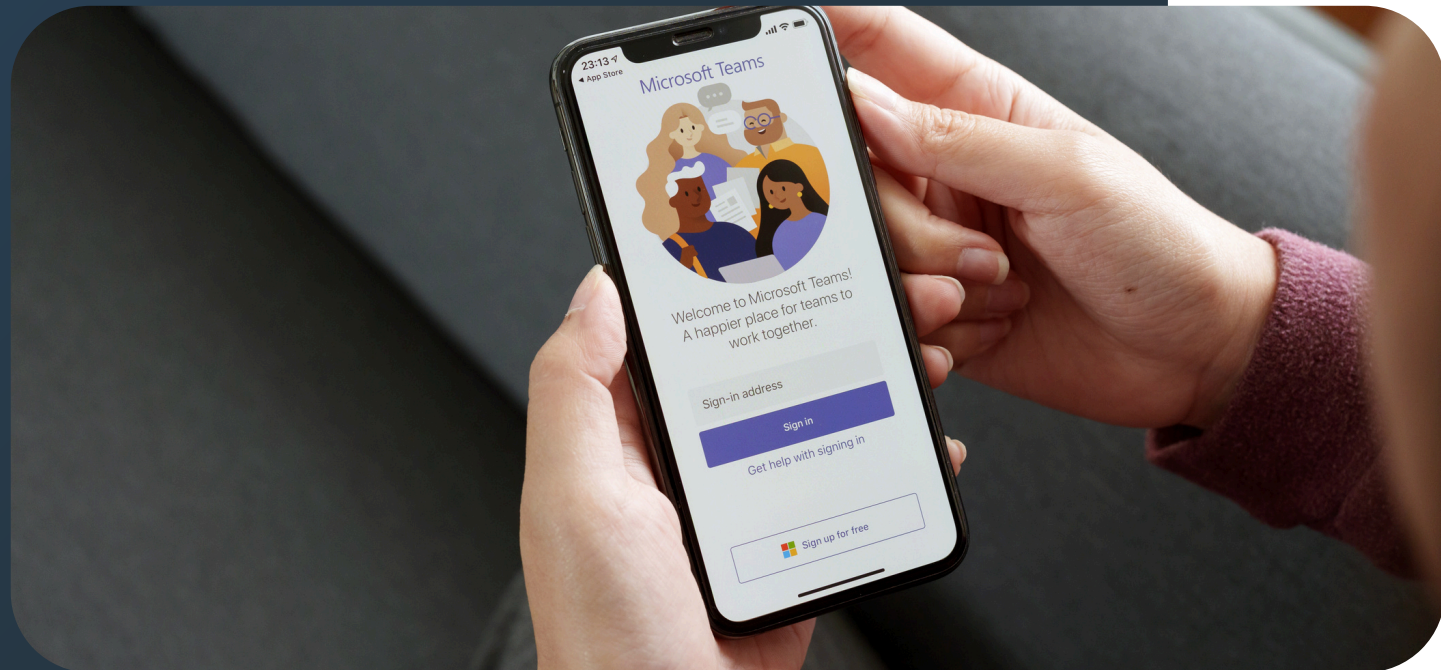
Pedestrian pathways, cycling routes, and shaded streets encourage movement without reliance on cars.

Here, space is not an afterthought. It is the defining feature.

### Under new ownership:

- ✗ 30-storey towers are removed
- ✗ High-density skyline concepts are scrapped
- ✗ Dubai-style mega-city planning is out

## WHY DIGITAL ASSETS MATTER



# CONTROL OF CLIENTS AND NARRATIVE

Digital assets control:

- ✓ Client communication
- ✓ Lead flow
- ✓ Trust

Withholding assets allows:

- Interception of clients
- Confusion
- Damage to LUX and Marina Bay City
- An attempted “white knight” takeover

This is strategic obstruction, not an accident.

THE OBSERVABLE PATTERN

# DESTROY, THEN TAKE OVER

01. Withhold funds

02. Withhold digital assets

03. Attack the developer

04. Disrupt operations

05. Attempt to collapse the project

06. Step in claiming to "save" it

THIS ONLY WORKS IF:

- CLIENTS ARE CONFUSED
- DIGITAL CONTROL IS RETAINED



## WHAT LUX DOES VS KINNARA

# REALITY CHECK

### LUX

- Builds villas, hotels, resorts
- Hundreds of workers on site

### KINNARA

Has never demonstrated a completed development

**KINNARA CLAIMS TO BE A MAJOR PROPERTY DEVELOPER ACROSS SOUTH EAST ASIA.**

**ASK ONE QUESTION:**

**SHOW ONE PROJECT KINNARA HAS BUILT.**

## CLIENT OPTIONS

# YOUR PATH TO RESOLUTION

1

Option

### Demand Transfer

- Demand proof of payment to **MBI**
- Minimum required: 75% of what you paid
- Upon receipt, LUX will build your villa

2

Option

### Legal & Regulatory Action

If proof is refused:

- Escalate legally
- Engage regulators
- Demand accountability

3

Option

### Demand Kinnara Build

If Kinnara claims asset ownership, demand they build your villa, specifically:

- On the new land they claim to have bought nearby
- Using your money

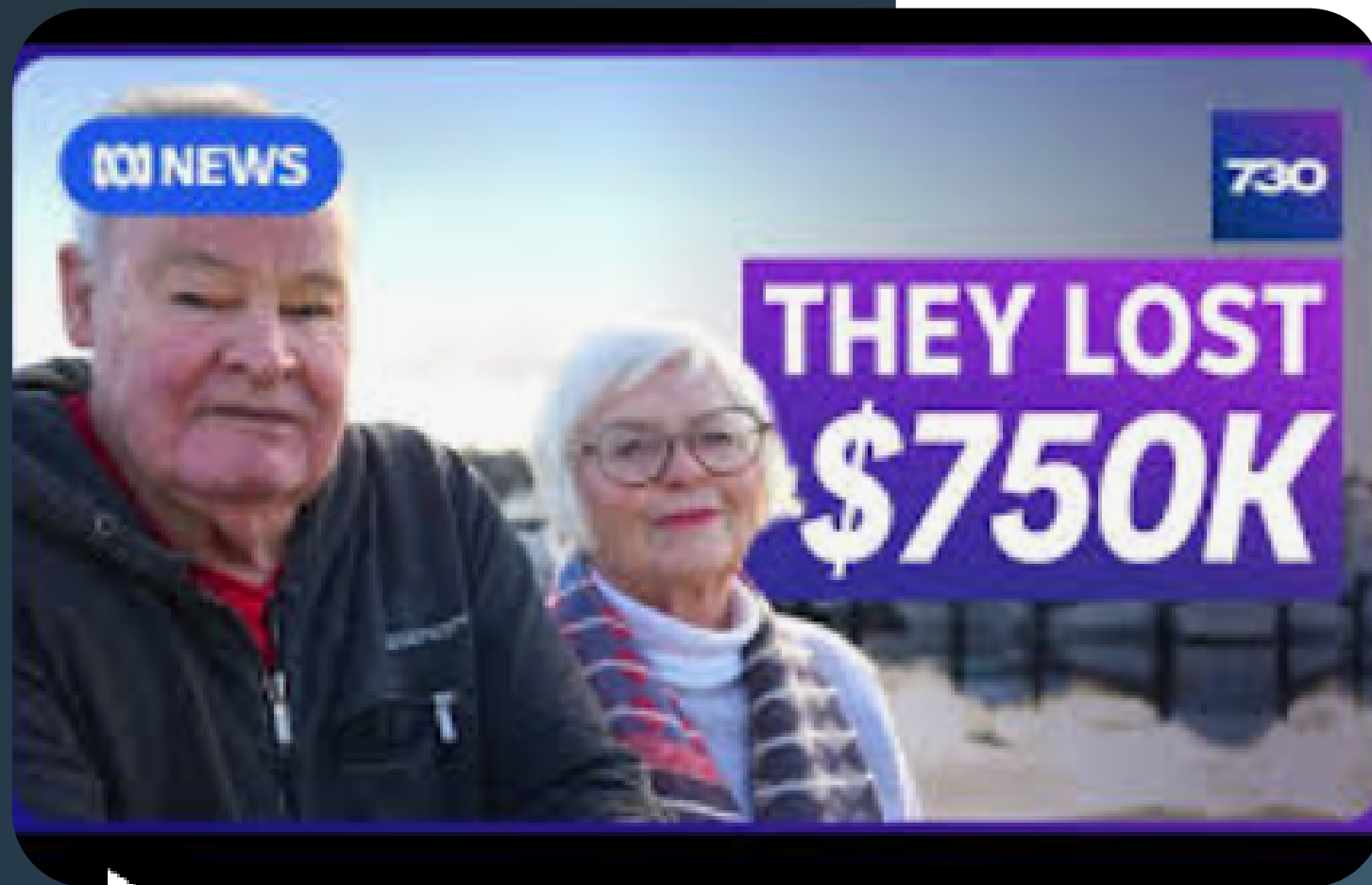
# PAST PATTERN OF BEHAVIOUR

THIS IS NOT ISOLATED. THE CONDUCT SEEN HERE MATCHES A LONG-STANDING PATTERN.

## KEY INDIVIDUALS:

- ADRIAN CAMPBELL – CEO OF KINNARA
- HILTON WOOD – CFO OF KINNARA

## GIM TRADING FRAUD



# SAME PEOPLE. SAME ROLES. SAME PLAYBOOK.

ADRIAN CAMPBELL

### GIM Trading:

- Subject of an ABC investigation
- Allegedly took ~AUD \$23 million from investors

### Overlap:

- Hilton Wood was CFO
- Evidence provided to investigators shows Adrian Campbell was the founder and mastermind
- Same tactic - claim to have "sold" or exited when scrutiny appears

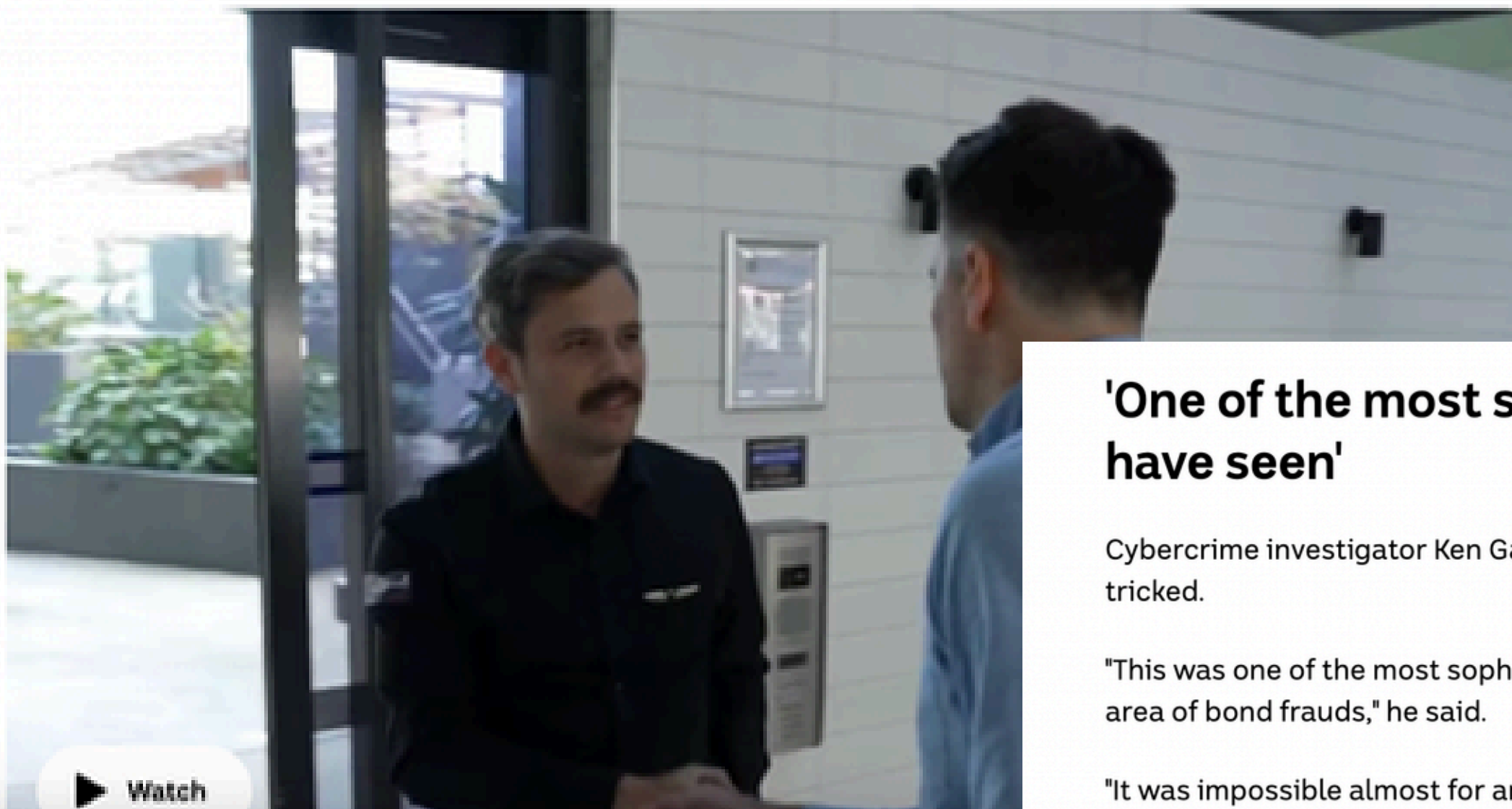
# GIM Trading accused of defrauding millions from ordinary Australian investors with 'low risk' bonds

By national consumer affairs reporter [Michael Atkin](#), 7.30's [Rahni Sadler](#) and the Specialist Reporting Team's [Lucy Kent](#)

7.30

Financial Services

Mon 15 Sep



## 'One of the most sophisticated frauds I have seen'

Cybercrime investigator Ken Gamble believes investors weren't easily tricked.

"This was one of the most sophisticated frauds that I have seen in this area of bond frauds," he said.

"It was impossible almost for any investor doing due diligence to find anything wrong with this company without hiring a professional. Everything appeared to be very legitimate."



# WHY CLIENT COOPERATION MATTERS

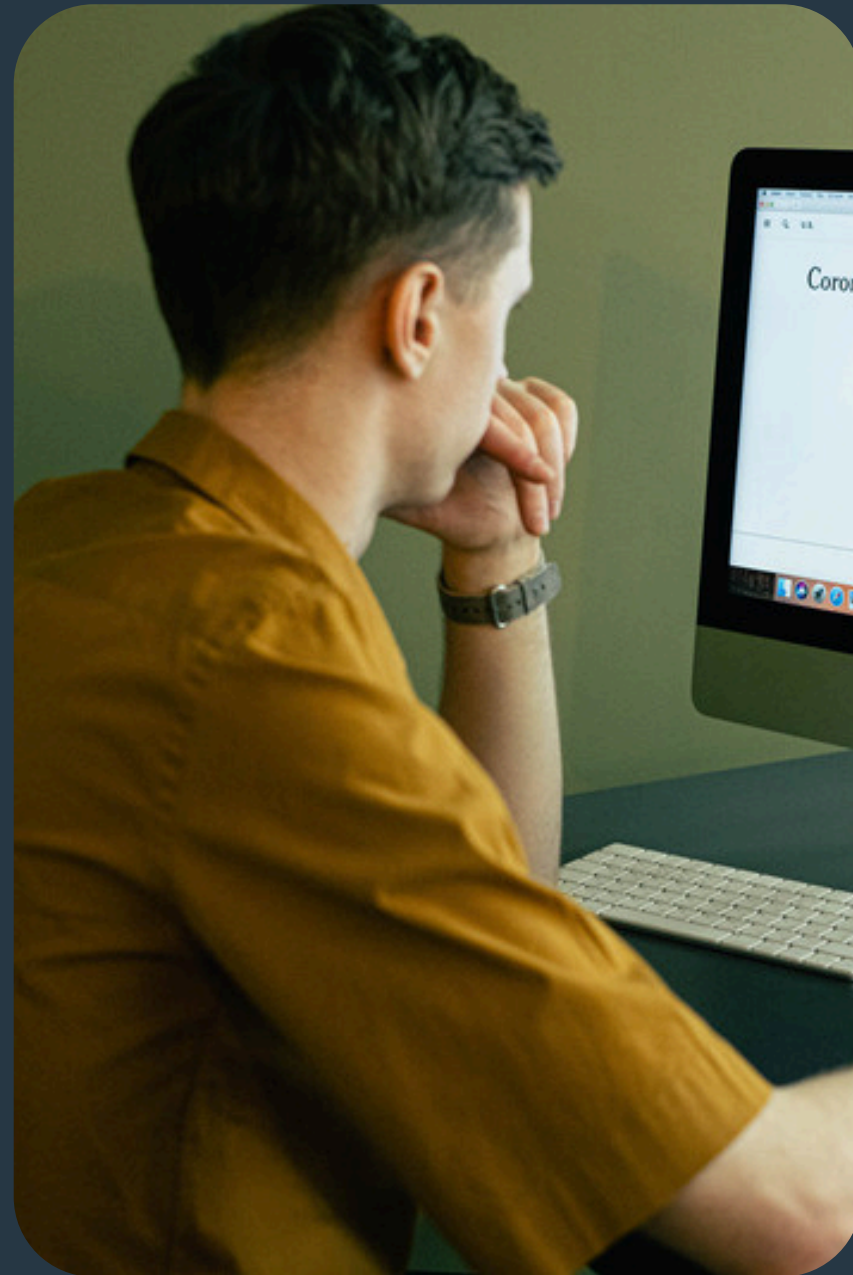
LUX is cooperating with Australian cybercrime investigators.

Evidence indicates:

- **Funds from GIM Trading**
- and **funds diverted from Marina Bay Investments** may be connected through similar structures.

Investigators assisting GIM victims would welcome cooperation from Marina Bay City clients.

# PUBLIC RECORD HISTORY



\*Not Allegations by LUX

## KINNARA CEO

### QUEENSLAND DEPARTMENT OF FAIR TRADING

- Two separate fraud matters
- Significant fines and penalties

#### Matters included:

- Solar system fraud
- Sale of products without valid rights

### VICTORIA POLICE (HISTORIC REPORTING)

- Telstra copper cable theft
- Forged cheques
- Alleged bail non-compliance

#### REPORTED BY:

Brisbane Times

Canberra Times

Border Mail

QLD Department of Fair Trading reports

 **Important Notice:** This website is published in the public interest. All matters referenced are allegations and concerns reported by affected parties. All individuals and entities mentioned are presumed innocent unless and until proven otherwise by a court or regulator.

 **Investor Alert**

[Home](#) [Allegations](#) [Entities](#) [Updates](#) [Submit Info](#)

 **Investor Warning**

# Kinnara.Asia & Gim Trading

## Adrian James Campbell

This site documents serious concerns and allegations raised by Australian and international investors regarding the alleged misappropriation of superannuation funds.

[View Allegations →](#)

[Submit Information ↗](#)

[WWW.THEKINARRASCAM.COM](http://WWW.THEKINARRASCAM.COM)

*Read second article in July 2015 regarding failing to supply goods to consumers. Queensland Office of fair trading.*

**Hume Building Society** *1000000* **Check your \$50 note** **CG 07635973** **SEE PAGE 2 FOR PRIZE**

# The Border Mail

\$1.20 Inc GST [bordermail.com.au](http://bordermail.com.au) Friday, August 7, 2009

**BLACK SATURDAY SIX MONTHS LATER** **SHAKE ON IT**

BRAD WORRALL REPORTS: PART 1 TODAY, PAGE 3 **WATT'S IT ALL ABOUT: FRESH**

**Life's a beach for accused copper cable thief**

## RAIL ON RAIL

A TEENAGER accused of stealing up to \$40,000 worth of Telstra copper wire from underground pits in Wodonga has had part of his bail conditions suspended so he can take a holiday to Bali.

Adrian Campbell, 19, is facing charges of theft, obtaining property by deception and handling stolen goods after 345m of cabling was taken from two Telstra pits in Lawrence Street in last month.

Police allege he and another man, both of Shepparton, stole

more than a tonne of copper and sold it to scrap metal merchants for about \$1550.

Campbell appeared in the Wodonga Magistrate's Court yesterday seeking to suspend part of his bail conditions which required him to be in the company of his mother or father at all times.

The suspension was sought to allow Campbell to take a two-week trip to Bali which was paid for before charges were laid on Thursday, July 16.

Wodonga police opposed the application because Campbell was already on bail for similar offences in Queensland.

Sen-Constable Justin Schulze said Campbell was allegedly involved in the theft of up to \$22,000 worth of cabling from Cairns, and forged cheques.

He said one cheque, changed from \$592 to \$7592, cleared shortly before Campbell purchased the plane tickets to Bali.

"It appears to me the air fare

tickets are the proceeds of crime," he told the court.

Sen-Constable Schulze was also concerned that Campbell could decide to flee overseas rather than face the charges.

"If he leaves the country, there's nothing to compel him to come back," he said.

But Campbell's solicitor Mario Vaccaro argued that if Campbell intended to flee the country, he could have done so without appearing in court yesterday.

He said the Queensland justice system had already agreed to release Campbell's passport.

Magistrate Tom Hassard agreed Campbell was not a flight risk, having no known connections in Indonesia, and it was premature to conclude that the tickets were the proceeds of crime.

He suspended the bail condition between from August 12 to August 31.

Ed told — page 22

The suspension was sought to allow Campbell to take a two week trip to Bali which was paid for before the charges were laid on Thursday July 16.

Wodonga police opposed the application because Campbell was already on bail for similar offenses in Queensland. Senior Constable Justin Schulz said Campbell was allegedly involved in the theft of up to \$22,000 worth of cabling from Cairns, and forged cheques. He said one cheque changed from \$592 to \$7592 cleared shortly before Campbell purchased the plane tickets to Bali.

**Dark day for solar trader**

17 July 2015

A Gold Coast solar company and its directors have been ordered to pay \$76,710 in fines and restitution by the Southport Magistrates Court today (17 July 2015) after the Office of Fair Trading (OFT) brought charges for failing to supply goods to consumers.

Adrian Campbell and Simon Gronow, co-directors of International Solar Solutions Pty Ltd, were jointly found guilty on five counts of wrongly accepting payment for goods and services under the Australian Consumer Law (ACL).

Mr Campbell and Mr Gronow were each fined \$10,000 with two months to pay or 100 days imprisonment in default. International Solar Solutions was fined \$20,000.

Mr Campbell and Mr Gronow were also jointly ordered to repay \$36,710 to affected consumers.

The OFT launched an investigation into the practices of International Solar Solutions after receiving complaints alleging the business had failed to supply and install solar power systems purchased by consumers.

The court heard between August 2013 and May 2014, Mr Campbell and Mr Gronow, as directors of International Solar Solutions, accepted total payments of \$36,710 from five consumers to supply and install the systems, but failed to do so for five months, despite repeated requests from affected consumers.

In sentencing, the court considered Mr Campbell and Mr Gronow had made no attempt to refund any money or cooperate with the OFT's investigation.

Fair Trading Executive Director Brian Bauer warned businesses that failed to supply goods or services to a consumer and ignored their requests for refunds would face the consequences.

"This outcome serves as a reminder to businesses that this kind of conduct is unacceptable and the OFT will pursue it," Mr Bauer said.

"This outcome serves as a reminder to businesses that this kind of conduct is unacceptable and the OFT will pursue it," Mr Bauer said.

"To protect themselves, consumers should specify a delivery date and avoid paying more than a ten per cent deposit when purchasing expensive goods.

"If you experience problems with a business not supplying goods or services you've paid for, don't let the matter drag out. Raise the issue with the trader as soon as possible and if the matter remains unresolved, seek assistance from the OFT."

Consumers who have purchased goods or services from a business but have not received them can lodge a complaint at [www.qld.gov.au/fairtrading](http://www.qld.gov.au/fairtrading).

**Media enquiries**

You can contact our media team directly if you:

- are a journalist or media representative
- work for a newspaper (print or online), magazine, radio or television outlet
- are producing a commissioned article.

The media team does not take enquiries from the general public.

Members of the public can contact us [here](#).

THE PATTERN IS THE POINT

# DECADES OF REPETITION

**01.** Raise investor money

**02.** Divert or misdirect funds

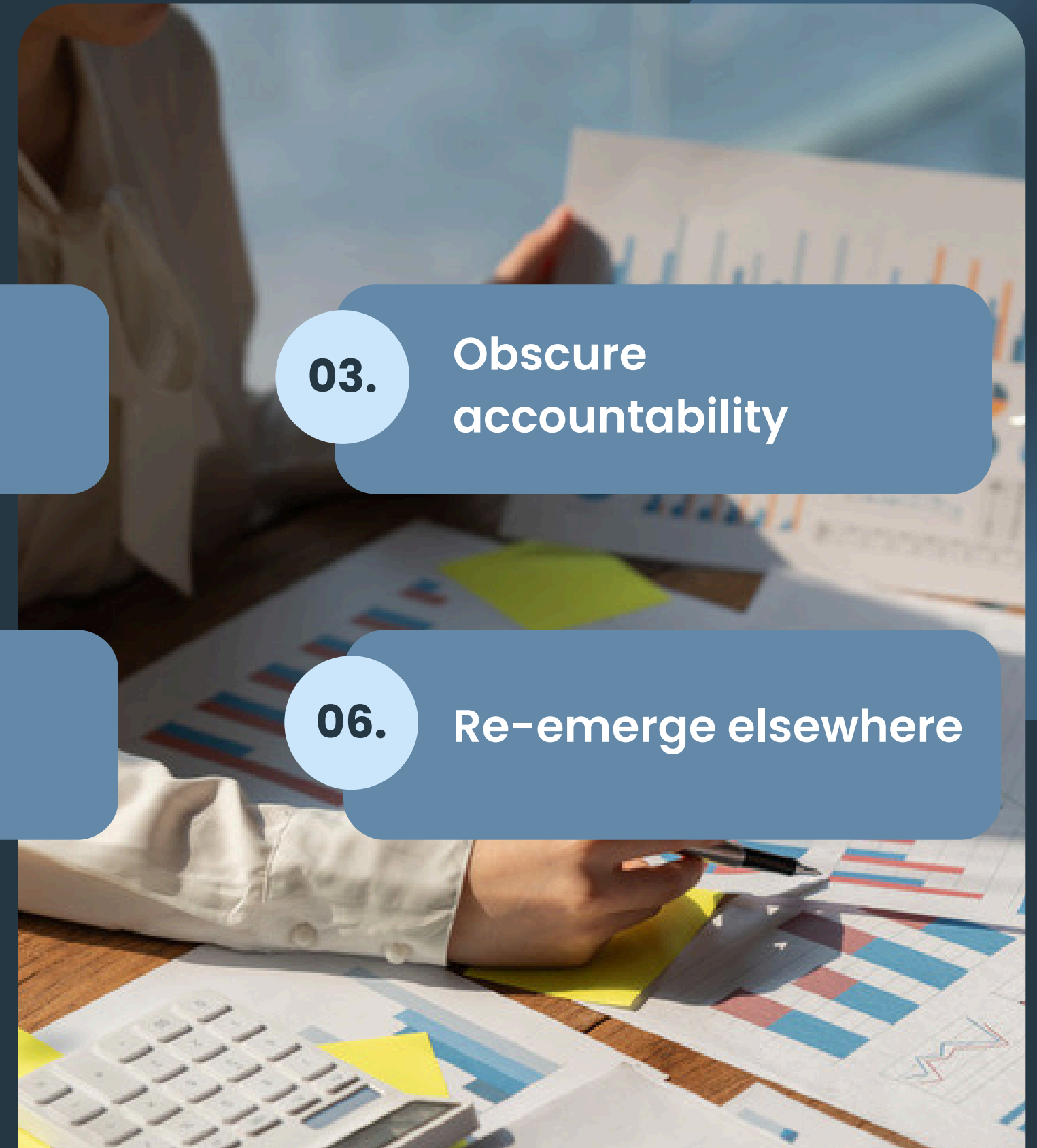
**03.** Obscure accountability

**04.** Claim to have exited

**05.** Leave investors exposed

**06.** Re-emerge elsewhere

MARINA BAY CITY FITS THIS PATTERN EXACTLY.



FINAL CLIENT MESSAGE

**SIMPLE.  
VERIFIABLE.  
ACTIONABLE.**

ASK ONE QUESTION

**WAS MY MONEY TRANSFERRED TO MBI?**

If not:

- Demand proof
- Escalate
- Cooperate with investigators

**LUX BUILDS. KINNARA OBSTRUCTS. RECOVERY STARTS WITH YOU ASSERTING YOUR RIGHTS.**



**THANK YOU**  
FOR YOUR ATTENTION

Whatsapp our LUX Office Number

**+62 877-7924-2054**

 NESARABAYCITY.COM