

INDONESIA'S PRIVATE INVESTMENT PROJECTS OFFERING

PROPERTY, AGRIBUSINESS AND AIRCRAFT PROJECTS



As of 29th May 2019

INDONESIA'S PRIVATE INVESTMENT PROJECTS OFFERING (1/3)

No	Project Name	Location	Investment Cost	Project Owner	Notes
PROPERTY PROJECTS					
1	@Home Jimbaran (3-star condotel)	Jimbaran, Bali	IDR 45 – 100 billion (USD 3.2 – 7 million)	PT. TribangunJaya Mandiri(TJM)	Currently under construction, and to be operated by Horison. For (partial) sale, in return of 45% (IDR 45 billion or USD 3.2 million) to 100% (IDR 100 billion or USD 7 million) share in the JVC.
2	Pramapada Jimbaran Beach Hotel (4-star hotel)	Jimbaran, Bali	IDR 150 billion (USD 10.4 million)	TJP Group	Operating asset for sale. Currently operated by Tauzia Management with brand "Fox Harris".
3	Hemangini Hotel (3-star hotel)	Bandung, West Java	IDR 12 million	xxx	Operating asset for sale.
4	The Scene Hotel & Residences (4-star hotel)	Batam, Riau Islands	USD 20 million	TJP Group	Currently under construction, for sale. Hotel with cinematic theme and to be operated by Tauzia Management.
5	Sudimara Forest Walk (affordable apartment, retail and forest walk)	Ciputat, Banten	*USD 25.5 million	PP Urban	Greenfield investment with project cost (exc. land) of USD 170 million (75% equity, 25% loan). *Investment of USD 25.5 million is in return of 20% share in the JVC (remaining 80% for PP Urban).

Note: 1 USD = IDR 14,500

INDONESIA'S PRIVATE INVESTMENT PROJECTS OFFERING (2/3)

No	Project Name	Location	Investment Cost	Project Owner	Notes
6	Kota Swarnabumi Cikunir (apartment)	Bekasi, West Java	USD 33.1 million	PT. Kopel Lahan Andalan or KOPELLAND	Flexible investment schemes (Acquisition, JV/Merger, Loan). Currently under construction with IRR=21% & Annual ROI=14.7%.
7	The Arundaya Surabaya (apartment)	Surabaya, East Java Province	USD 42 million	KOPELLAND	Flexible investment schemes (Acquisition, JV/Merger, Loan). Currently under construction with IRR=24 % & Annual ROI=12%.
8	Cibubur Development (mix-used)	Cibubur, West Java	*USD 54.7 million	PP Properti	Greenfield investment with project cost (incl. land) of USD 303.8 million (30% equity, 70% loan). *Investment of USD 54.7 million is in return of 60% share in the JVC (remaining 40% for PP Properti).
9	Aston Priority Simatupang Hotel (4-star-plus hotel)	South Jakarta	USD 90 million	xxx	Operating asset for sale.
10	The Arkadia Green Park (mix-used)	South Jakarta	*USD 184 million	PT. LMIR	Operating asset for partial sale with total asset value is USD 216 million. *Investment of USD 184 million in return of 85% share in the JVC.

Note: 1 USD = IDR 14,500

INDONESIA'S PRIVATE INVESTMENT PROJECTS OFFERING (3/3)

No	Project Name	Location	Investment Cost	Project Owner	Notes
AGRIBUSINESS PROJECTS					
1	Tropical Fruits Farming: - 31.8 ha longan farm - 98.8 ha banana farm - 27.41 ha avocado farm - 500 ha dates farm - 64.9 ha orange farm - 100 ha agarwood farm - 600 ha durian farm	West Java and Banten	USD 0.85 million USD 0.96 million USD 1.2 million USD 1.5 million USD 2.4 million USD 5 million USD 17.1 million	PTPN VIII	Joint venture or joint operation with PTPN VIII (as land owner).
2	Sustainable Corn Estate (10,000 ha)	Pandeglang, West Java	*IDR 600 billion (USD 41.4 million)	PT Gemah Ripah Berkah (GRP)	GRP as farm management company will cooperate with land owner and prospective investor, under negotiated profit sharing scheme. *Investment cost will be according to the total agreed farm area.
AIRCRAFT PROJECT					
1	R80 Turboprop	Kertajati or Batam	*USD 1.6 billion	PT. Regio Aviasi Nusantara (RAI)	RAI is looking for Strategic Partners, Financial Investors and Risk-sharing Partners. *Full equity investment (IRR=14%, FIRR=12%) aiming for the issuance of type certificate on 2025, before serial production can be commenced.

Note: 1 USD = IDR 14,500