

# 1. Probolinggo Port & Integrated Logistic (1 of 2)



Hinterland Port of Probolinggo



## Project Description

- Probolinggo Port is a strategic location as a backup for Tanjung Perak Port (*has already reached its full capacity due to "sedimentation issue"*). A great potential as a Gateway to its Hinterland areas; covers the agricultural sector (food crops), plantations, livestock, fisheries and all the industrial areas surrounds Probolinggo, and other parts of Eastern Indonesia, etc
- Probolinggo Port development mainly on **Jetty 3**. Jetty 1 & 2 (*multipurpose port*) have been commercially operated since 2017 with capacity up to 5 tons/year for bulk carrier.
- Protected from Big Waves :
  - Minimum Sedimentation, Wave max 1.5m
  - Deep Shipping Lane and Port Basin (plan till 18-20 m LWS)
- Integrated Mode of Transportation
  - Connected to Toll Road
  - Railway Line

## Key Investment Highlight

<b>Location</b>	Probolinggo, East Java
<b>Est. Investment Value</b>	USD 518.6 M / IDR 7.9 T
<b>Total Area/Land Status</b>	60 Ha / Land Reclamation (20 Ha has been reclaimed) / Building Use Right (HGB)
<b>Business Scheme</b>	Joint Operating Body (JOB) / Build Operate Transfer (BOT)
<b>Project Owner</b>	PT Petrogas Jatim Utama (regionally-owned enterprise)
<b>Financial Feasibility</b>	<ul style="list-style-type: none"> <li>• Concession Period 64 years</li> <li>• IRR 19.29%</li> <li>• NPV USD 61.63 M / IDR 1 T</li> <li>• BEP/PP 12 years</li> </ul>
<b>Maximum Capacity</b>	600,000 TEUs per annum

## Project Owner Profile

Name	: PT. Petrogas Jatim Utama (regionally-owned enterprise)
Location	: Surabaya, East Java, Indonesia
Service	: Port & Services

## Contact Person

Name	: Buyung Afrianto
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# 1. Probolinggo Port & Integrated Logistic (2 of 2)

## Legal Analysis

The legal basis for the operation of the Port of Probolinggo is a concession agreement, i.e. the granting of rights to carry out port service activities within a certain period of time including development and construction along with the provision of supporting facilities.

Based on the valuation of the assets that have been concessioned, the concession period is 64 years.

At the end of the concession, the port operator will hand over all assets, as well as equipment & vehicles, to the Indonesian government.

## Technical Analysis

### Development Stages:

#### Stage 1 :

- Existing Land of 10 Ha
  - Container Yards
  - CFS
  - Empties
- Extension of Jetty 2 : 550m x 31m
- Facilities and fleet for handling domestic cargo

#### Stage 2 :

- Expanding the Container Yard
- Trestle to Jetty 3
- Construction of Jetty 3: 300m x 81m

#### Stage 3 :

- Expanding the Container Yard
- Extension of the Jetty 3 : 1200m x 81m

#### Stage 4 :

- Expanding the Container Yard
- Extension of the Jetty 3 : 1500m x 81m

## ECONOMIC AND FINANCIAL ANALYSIS

Concession Period	64 years
IRR	19.29%
NPV	USD 64.04 M / IDR 1 T
BEP	12 years

## Industrial Overview



### EXISTING INDUSTRIAL ESTATE

- Jawa Integrated Industrial & Port Estate (JIPE)
- Gresik Industrial Park
- Maspion Industrial Park
- Tuban Industrial Estate
- Ngoro Industrial Park 1 & II
- Pasuruan Industrial Estate Rambang
- Safe N Lock Industry and Warehouse
- Sidoarjo Industrial Estate Berbek
- Surabaya Industrial Estate Rungkut



Aerial view of Surabaya city

### DEVELOPING INDUSTRIAL ESTATE

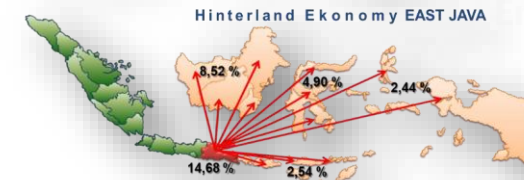
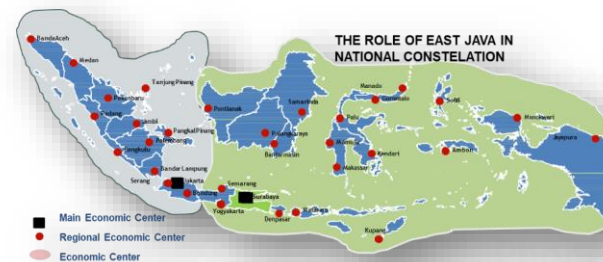
- PT. Jwa Fortis Corp (Jombang) - 400 ha
- PT. Intiland (Jombang) - 400 ha
- Sidayu Gresik Industrial Estate - 400 ha
- Salt Lake Industrial Estate (Gresik) - 285 ha
- South Gresik Agroindustry - 300 ha
- Lamongan Maritime Industrial Estate - 400 ha
- Malang Industrial Estate - 90 ha
- Kampe Industrial Estate (Banyuwangi) - 130 ha
- Madura Seaport Industrial City (MSI) - 800 ha
- Siborian Industrial Estate (Sidoarjo) - 4,000 ha
- Wongsorejo & Kalipuro (Banyuwangi) - 600 ha
- Brondong (Lamongan) - 3,000 ha

## Market Analysis

### Main Commodities of East Java (Tanjung Perak)



### East Java as Economic Hub



36,62%  
Population  
Indonesia

Gate of East Java IBT  
Economics.  
Building East Java Stimulating Activities  
IBT Economics