

3. Semen Gresik New Town (1 of 7)



Project Description

Semen Gresik New Town is a new town masterplan of a post-industrial development area own by PT. Semen Indonesia as multinational company in a provider of building material. The Semen Gresik new town is envisioned to be the new heart of Gresik City by weaving back the legacies of the city: The industrial, natural and cultural legacy. Semen Gresik New Town divided into six parts of distinctive district:

- 1) Gresik Central district is the post-industrial district that will transformed to vibrant ambience of education, creativity, business, commerce, and city-core living,
- 2) Hollywood Hills district that will transformed to a cultural activities centre and commercial gateway development
- 3) West Gateway district for training camps or to improve one's wellbeing
- 4) North Lake district's as a newest main features in town with a lake promenades, urban parks and commercial centers,
- 5) South Ridge district as eco-living residential housing area,
- 6) East Hub district as a transport hub in Gresik Water Front that integrated with the cultural park, heritage trail and F&B street

Key Investment Highlight

Location

Sudimoro, Gending, Singosari, Kawisanyar, Ngargosari Village Gresik

Est. Investment Value

USD 1.40 B / IDR 21.81 T

Total Area/Land Status

± 436.76 Ha (Land Management Right)

Business Scheme

Joint Operation or Revenue Sharing

Project Owner

PT. Sinergi Mitra Investama (SMI) subsidiary of PT Semen Indonesia (SOE)

Financial Feasibility

- Discount Rate/WACC: 10.35%
- NPV: USD 321.41 M / IDR 5.02 T
- IRR: 20.00%

Contact Person

PT. Sinergi Mitra Investama

Address: Perumdin PT Semen Indonesia (Persero) Tbk,
Jl. Awikoen blok A-7 Segunting, Kebomas, Gresik

*IDR/USD: 15,615

3. Semen Gresik New Town (2 of 7)

GRESIK CENTRAL DISTRICT



District Planning

1. Landed Housing
2. Dormitory
3. Shophouses
4. Commercial Gateway
5. Hospital
6. Business Park
7. Mixed Use
8. University
9. MICE/Creative Hub
10. Start-up office / Co-working
11. Sport Center
12. Mid-Rise Apartements
13. Community Mall



Key Investment Highlight

Est. Investment Value	USD 375.45 M / IDR 5,862.77 B
Total Area/Land Status	± 137.5 Ha, owned by PT. Semen Indonesia
Development Period	20 years

FINANCIAL ASPECT

No	Investment For	Amount (IDR Million)
1	Residential & Commercial	4,310,910
2	Mixed Use, Hotel, Education, Medical Support	1,551,864
Grand Total		5,862,774

LANDUSE	TOTAL PLOT AREA (Ha)	%
DEVELOPABLE AREA	100	70%
Commercial	16.02	11.2%
Residential Low-rise	32.33	22.6%
Residential Mid-Rise	5.78	4.0%
Mixed Use	13.84	9.7%
Office	7.20	5.0%
Education	7.82	5.5%
Sport Facilities	7.81	5.5%
Public Amenities	8.98	6.3%
NON-DEVELOPABLE	43.03	30%
Road	13.14	9.2%
Utility	2.30	1.6%
Green & Blue Area	27.58	19.3%
Open Space	16.40	11.5%
Forest Trail	10.62	7.4%
Waterbody	0.56	0.4%
TOTAL	142.80	100%

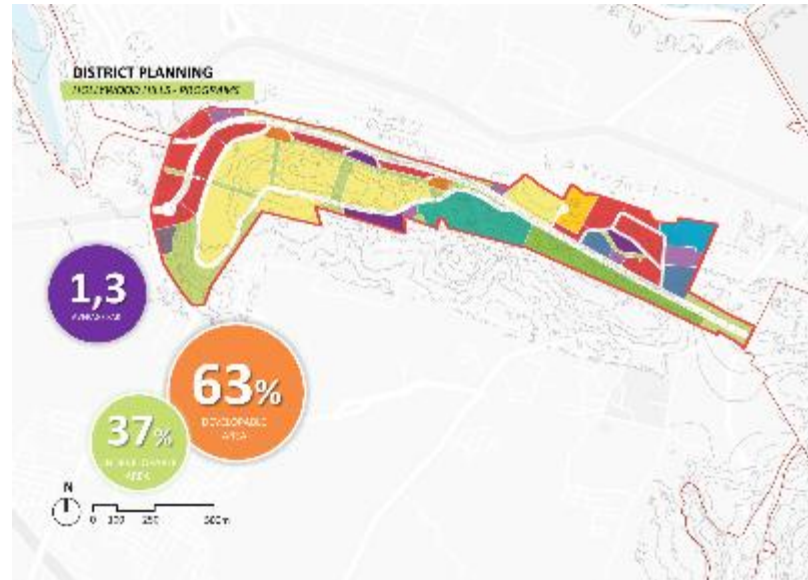
3. Semen Gresik New Town (3 of 7)

HOLLYWOOD HILLS DISTRICT



District Planning

1. Landed Housing
2. Mid-Rise Apartments
3. Commercial Gateway
4. Shophouses
5. Mixed Use
6. Hotel
7. Water Tower
8. Leisure Park
9. Islamic Center
10. Library
11. Retail Village
12. Creative Expo
13. Forest Trail
14. Recycle Center
15. Family Lodge



LANDUSE	TOTAL PLOT AREA (Ha)	%
DEVELOPABLE AREA	54.32	63%
Commercial	13.95	16.1%
Residential Low-rise	22.54	26.0%
Residential Mid-Rise	1.72	2.0%
Mixed Use	0.87	1.0%
Hotel Resort	2.37	2.7%
Education	2.18	2.5%
Leisure park	5.83	6.7%
Cultural	2.31	2.7%
Public Amenities	2.55	2.9%
NON-DEVELOPABLE	32.34	37%
Road	13.92	16.1%
Utility	0.70	0.8%
Green Area	17.72	20.5%
Open Space	12.36	14.3%
Forest Trail	5.36	6.2%
TOTAL	86.66	100%

Key Investment Highlight

Est. Investment Value	USD 251.52 M / IDR 3,927.53 B
Total Area/Land Status	± 50.5 Ha, owned by PT. Semen Indonesia
Development Period	10 years

FINANCIAL ASPECT

No	Investment For	Amount (IDR Million)
1	Residential & Commercial	1,639,640
2	Mixed Use, Hotel, Education, and Leisure	2,287,889
Grand Total		3,927,529

3. Semen Gresik New Town (4 of 7)

WEST GATEWAY DISTRICT



District Planning

1. Landed Housing
2. Corporate Hotel
3. Training Center
4. Town House
5. Commercial Gateway
6. Wellness Center
7. Youth Center



LANDUSE	TOTAL PLOT AREA (Ha)	%
DEVELOPABLE AREA	36,04	56%
Commercial	12,56	20%
Residential Low-rise	17,35	27%
Wellness Center	4,65	7%
Public Amenities	1,48	2%
NON-DEVELOPABLE	28,37	44%
Road	7,52	12%
Utility	0,63	1%
Green Area	20,22	31%
Open Space	11,76	18%
Waterbody	8,46	13%
TOTAL	64,41	100%

Key Investment Highlight

Est. Investment Value	USD 179.93 M / IDR 2,809.58 B
Total Area/Land Status	± 61.4 Ha, owned by PT. Semen Indonesia
Development Period	20 years

FINANCIAL ASPECT

No	Investment For	Amount (IDR Million)
1	Residential & Commercial	2,107,187
2	Mixed Use, Hotel, and Wellness Center	702,396
Grand Total		2,809,583

3. Semen Gresik New Town (5 of 7)

NORTH LAKE DISTRICT



District Planning

- 1. Warehouses
- 2. Lake side Commercial
- 3. Retail Village
- 4. Shophouses
- 5. Parkside Commercial
- 6. Herbal Garden
- 7. Lakeside Lifestyle Center
- 8. Edu Park
- 11. Research & Development
- 12. Eco Park
- 13. Community Center
- 14. Skate Park
- 15. Event Space



LANDUSE	TOTAL PLOT AREA (Sqm)	TOTAL PLOT AREA (Ha)	%
DEVELOPABLE AREA	494,959	49.50	43%
Commercial	387,434	46.71	40.5%
Research Development	24,968	2.50	2.2%
Education	3,263	0.33	0.3%
Botanical Garden	33,992	3.40	3.0%
Public Amenities	7,812	0.78	0.7%
NON-DEVELOPABLE	647,637	64.76	57%
Road	37,923	3.79	3.3%
Utility	21,751	2.18	1.9%
Green Area	253,040	25,30	22,1%
Waterbody	334,923	33,49	29,3%
TOTAL	1,142,596	114.26	100%

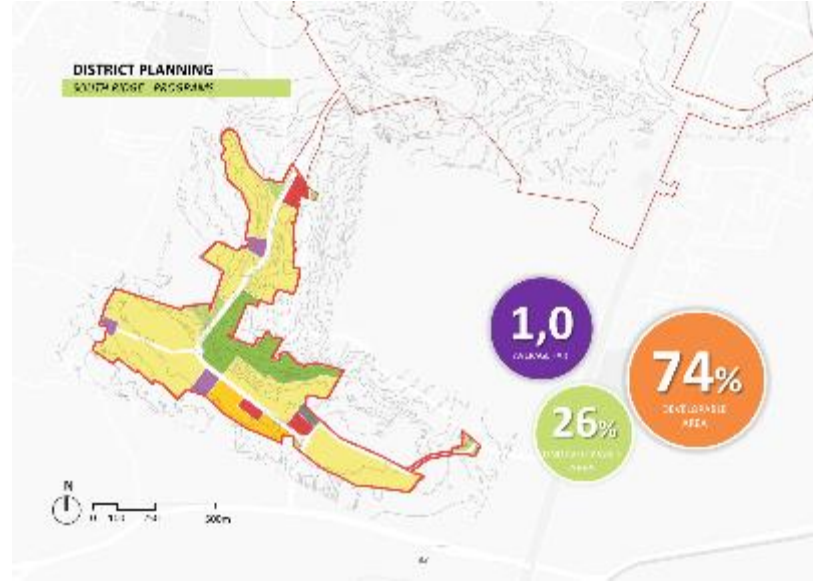
Key Investment Highlight	
Est. Investment Value	USD 185.98 / IDR 2,904.15 B
Total Area/Land Status	± 107.7 Ha, owned by PT. Semen Indonesia
Development Period	5 years

FINANCIAL ASPECT

No	Investment For	Amount (IDR Million)
1	Warehouse, Industrial Park, Business Park	2,239,489
2	Education, Commercial, and Leisure	664,657
Grand Total		2,904,146

3. Semen Gresik New Town (6 of 7)

SOUTH RIDGE DISTRICT



LANDUSE	TOTAL PLOT AREA (Ha)	%
DEVELOPABLE AREA	40.27	74%
Commercial	1.91	3%
Residential Low-rise	33.96	62%
Residential Mid-Rise	2.78	5%
Public Amenities	1.62	3%
NON-DEVELOPABLE	14.32	26%
Road	4.54	8%
Utility	0.42	1%
Green Area	9.27	17%
Open Space	2.21	4%
Forest Trail	7.15	13%
TOTAL	54.58	100%

District Planning

1. Landed Housing
2. Mid Rise Apartments
3. Gateway Commercial
4. Forest Trail
5. Affordable Housing

Key Investment Highlight

Est. Investment Value	USD 251.88 M / IDR 3,933.18 B
Total Area/Land Status	± 56, Ha, owned by PT. Semen Indonesia
Development Period	22 years

FINANCIAL ASPECT

No	Investment For	Amount (IDR Million)
1	Residential	2,163,246
2	Commercial	1,769,929
Grand Total		3,933,175

3. Semen Gresik New Town (7 of 7)

EAST HUB DISTRICT



District Planning

1. Industrial Retail Park
2. Hotel
3. Office Tower
4. F & B Street Walk
5. Train Station
6. Cruise Terminal
7. Cruise Port
8. Forest Line Park
9. Heritage Trail
10. Cultural Park
11. Training Center & Mid-Rise Apartment
12. Public Park



LANDUSE	TOTAL PLOT AREA (Ha)	%
DEVELOPABLE AREA	18.83	66%
Commercial	6.49	22.7%
Commercial (FNB)	5.61	19.7%
Commercial	0.88	3.1%
Mixed Use	3.28	11.5%
Training Center & Apartement	2.36	8.3%
Cruise Terminal & Apartement	0.92	3.2%
Hotel Resort	0.62	2.2%
Office	1.09	3.8%
Transport Hub	2.89	10.1%
Train Station	2.89	10.1%
Cultural	4.45	15.6%
NON-DEVELOPABLE	9.72	34%
Road	3.76	13.2%
Utility	0.19	0.7%
Green Area	5.77	20.2%
Open Space	5.77	20.2%
TOTAL	28.54	100%

Key Investment Highlight

Est. Investment Value	USD 151.74 M / IDR 2,369.47 B
Total Area/Land Status	± 22.6 Ha, owned by PT. Semen Indonesia
Development Period	25 years

FINANCIAL ASPECT

No	Investment For	Amount (IDR Million)
1	Residential, Business Park	1,886,721
2	Hotel, Commercial	482,744
Grand Total		2,369,465