

Lamongan Oil Tank Terminal (LOTT)



> Project Description

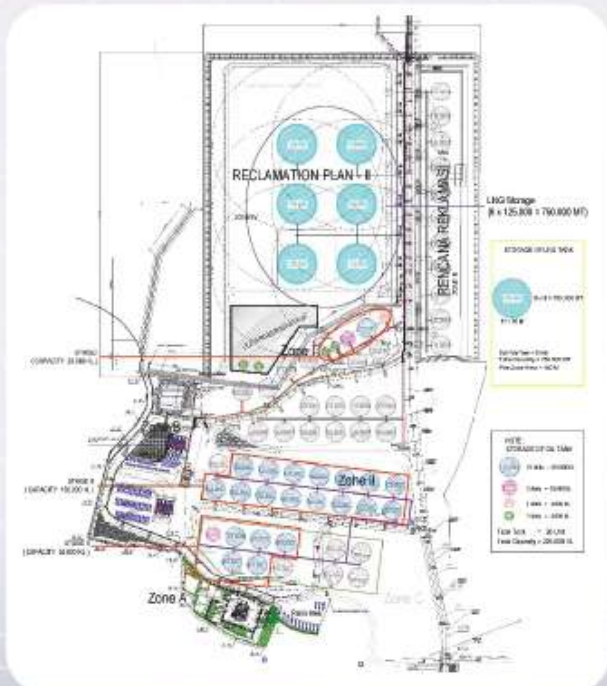
The Integrated Tank Storage Project was built for both Liquid and Gas Fuel trading activities, Liquid and Gas Chemicals, as well as supporting logistics and distribution activities. The location of this project is very strategic, close to large companies such as PT

Holcim, PT Semen Tuban, PT. Trans Pacific Petrochemical Center (TPPI), PT. Pertamina Rosneft, Pertamina Hulu Energi-Jimbaran Tiung Biru (JTB), which are very likely to be supporting facilities for both the product and the energy needed as well as the need for raw materials needed for the production process and additives.

With the construction of LNG Receiving at LOTT Terminal Lamongan, in the future it can support Semarang Gresik Gas Transmission (GERSEM), both as a booster station and supplying gas needs with TIE-IN on the main line of the Gas Network.

Apart from the ultimate goal being a refinery, it is also to prepare for the exploration of Indonesia's oil and gas reserves in the Masela block, which will require millions of storage in the next 10 years.

Market Aspect: For drumming area will still be provided if the customer requires, the packaging will be placed in the drum and then be delivered to the customer. Tank effluent will be provided and can be



enabled to collect waste from leaching tanks NATPAC ITST or receive sewage from ships or tank truck customers were cleaned in the area NATPAC ITST. Each tank will be equipped with a pumping system independently to keep uncontaminated and speed up the process of loading and unloading both to the tank truck or ship.

Environmental Aspect: Permits related to the environment have been owned by the owner/manager of the investment project, such as AMDAL, UKL-UPL, etc.

Key Investment Highlight	
Location	Km. 83 of Trans Java National Street (Daendels St) Sedayulawas, Brondong, Lamongan Regency (± 85 km northwest of Surabaya)
Est. Investment Value	USD 297.35 M / IDR 5.3 T (for capacity of 225,000 KL)
Total Area/Land Status	± 250,000 m ² (25 Ha), owned by PT Natpac Graha Arthamas
Business Scheme	Divestment (80%) / Take Over (100%)
Project Owner	PT. Natpac Graha Arthamas
Aspects Analysis	Market: Support National Stock of Indonesia 21 Days Potential Customers: Already have a contract agreement of 60,000 up to 95,000 KL per month
Financial Feasibility	Stage 1 up to Stage 3 for HSD Trading & Storage Capacity 157,000 KL • PP: 7 years • NPV: USD 26,076,026 / IDR 407.18 B • IRR: 17.07% above cost of capital 12.15% • B/C Ratio: 1.34
Production Capacity	100,000 KL Trading Tanks 57,000 KL Storage and LNG 625,000 m ³ Other business line: chemical trading

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ACCESSIBILITY

