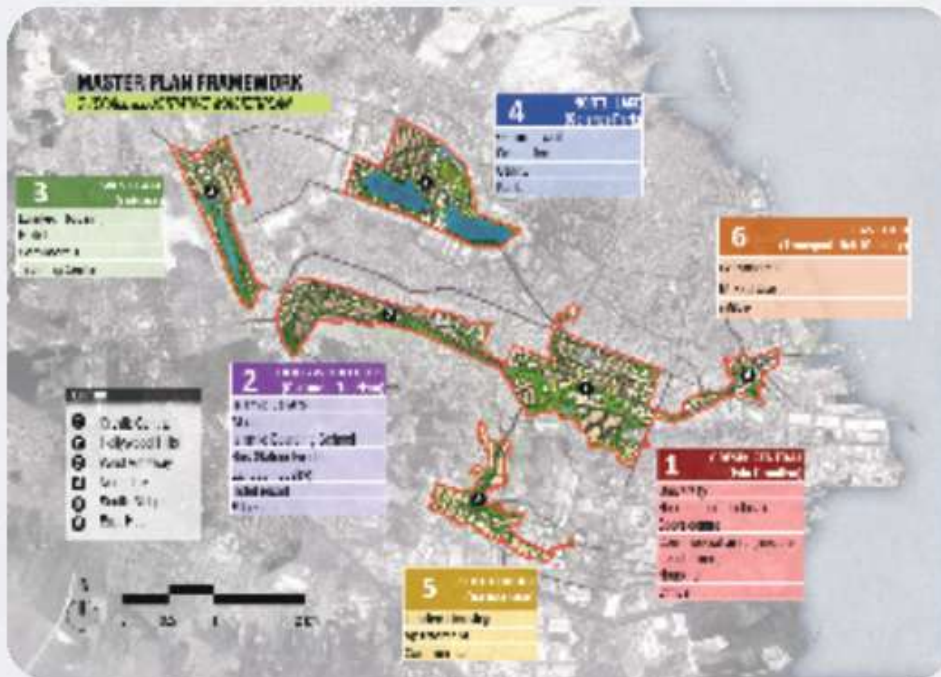


Semen Gresik New Town



► Project Description

Semen Gresik New Town is a new town masterplan of a post-industrial development area owned 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 center 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
Total Area/ Land Status	± 436.76 Ha (Land Management Right)
Business Scheme	Joint Operation, Revenue Sharing, or Build – Operate – Transfer (BOT), Rent/Lease
Est. Investment Value	USD 1.40 B / IDR 21.81 T
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%

This investment project has been profiled by banking institutions i.a.



Contact Person

PT. Sinergi Mitra Investama

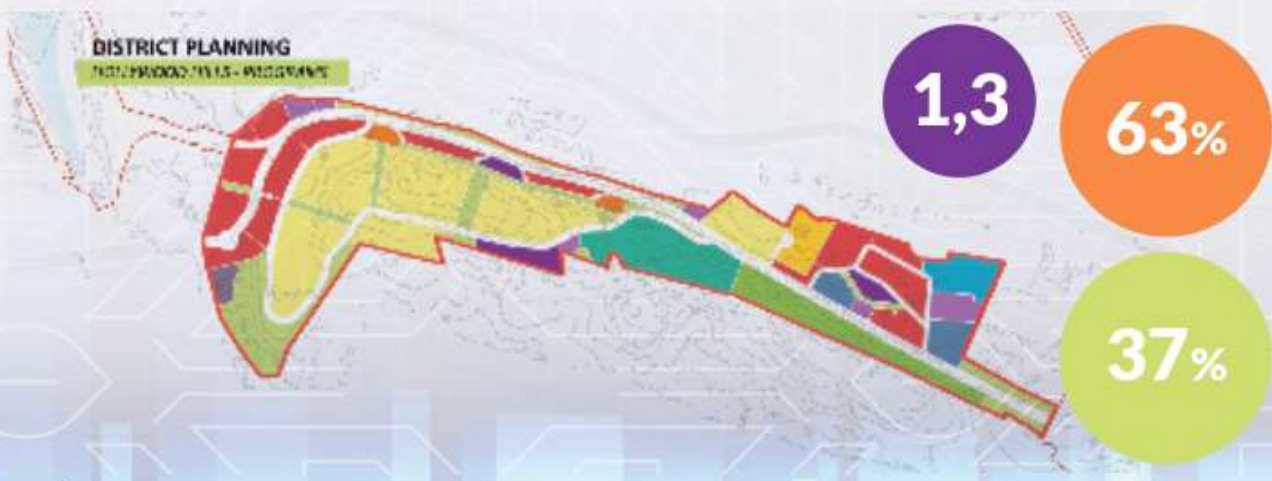
Address: Perumdin PT Semen Indonesia (Persero) Tbk, Jl. Awikoen blok A-7 Segunting, Kebomas, Gresik

*IDR/USD: 15,615



District Planning (Priority)

- | | | |
|------------------------|-------------------|--------------------|
| 1. Landed Housing | 6. Hotel | 11. Retail Village |
| 2. Mid-Rise Apartments | 7. Water Tower | 12. Creative Expo |
| 3. Commercial Gateway | 8. Leisure Park | 13. Forest Trail |
| 4. Shophouses | 9. Islamic Center | 14. Recycle Center |
| 5. Mixed Use | 10. Library | 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%
Hotel Resort	13.92	16.1%
Education	0.70	0.87%
Leisure Park	17.72	20.5%
Cultural	12.36	14.3%
Public Amenities	5.36	6.2%
TOTAL	86.66	100%

Key Investment Highlight		FINANCIAL ASPECT		
Total Area/ Land Status	± 50.5 Ha, owned by PT. Semen Indonesia	No	Investment For	Ammount (IDR Million)
Development Period	10 years	1	Residential & Commercial	1,639,640
Est. Investment Value	USD 251.52 M / IDR 3,927.53 B	2	Mixed Use, Hotel, Education, and Leisure	2,287,889
		Grand Total		3,927,529



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%

Key Investment Highlight		FINANCIAL ASPECT		
Total Area/ Land Status	± 56,, Ha, owned by PT. Semen Indonesia	No	Investment For	Ammount (IDR Million)
Development Period	22 years	1	Residential	2,163,246
Est. Investment Value	USD 251.88 M / IDR 3,933.18 B	2	Commercial	1,769,929
		Grand Total		3,933,175