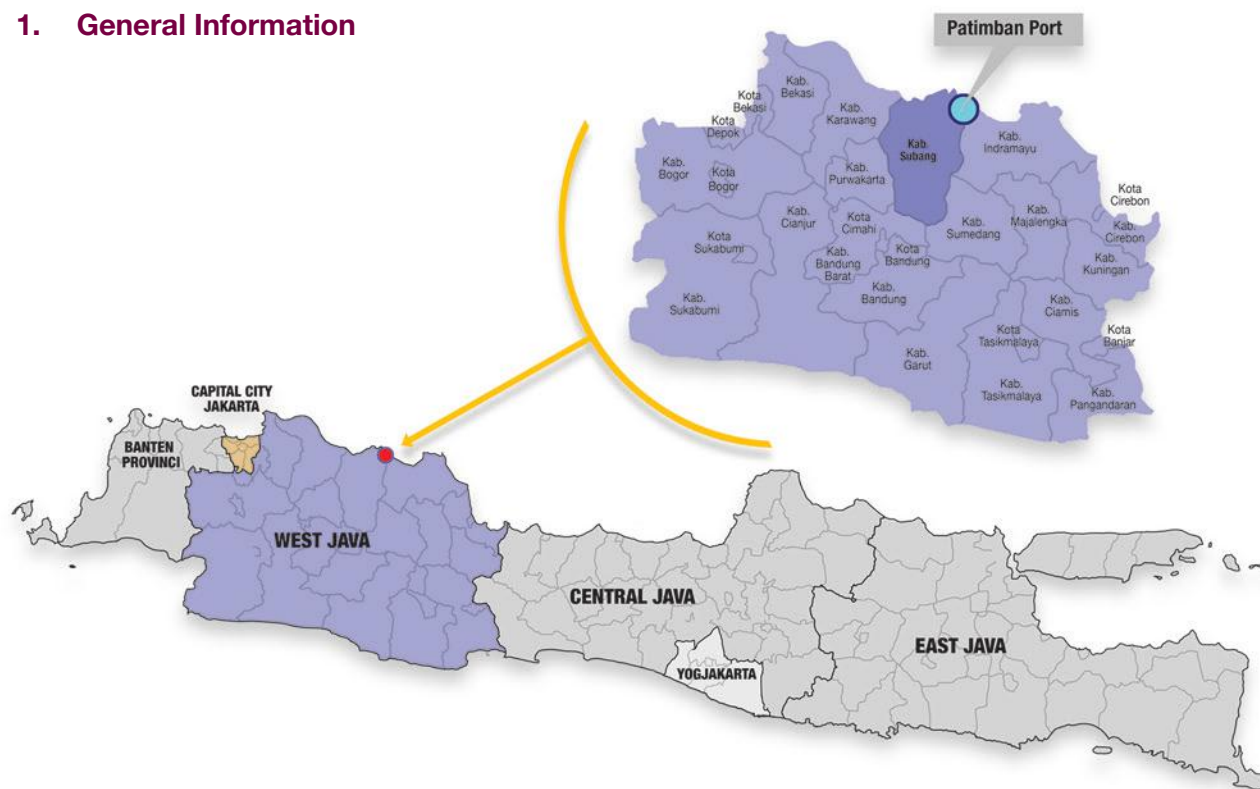


DEVELOPMENT OF PATIMBAN PORT, WEST JAVA

1. General Information



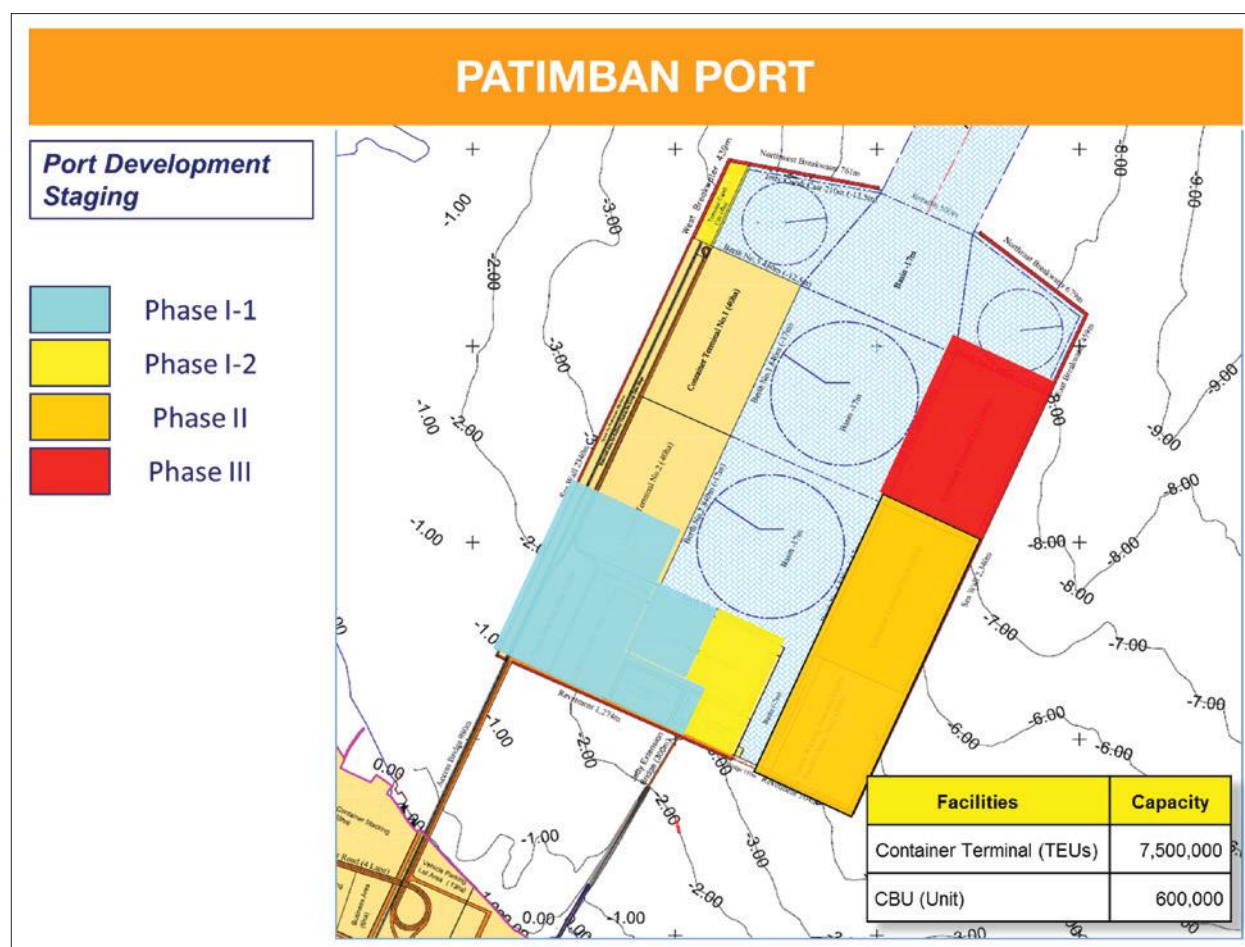
Government Contracting Agency	: Ministry of Transportation
Implementing Unit	: Directorate General of Sea Transportation
Preparation Agency	: Ministry of Transportation
Estimated Project Cost	: USD 3,203.00 million
Estimated Concession Period	: 40 years
Location	: Subang, West Java

2. The Opportunity

2.1. Project Background

Government of Indonesia has officially declared the Patimban Port in Subang (West Java) as a national strategic project through Presidential Decree No. 47/2016, signed by Indonesian President Joko Widodo. This declaration implies that the project is regarded as priority project that benefits the economy and society as a whole. The priority status further means that all ministers, government agencies and governors need to support the development of the project.

The decree also mandates Indonesia's Ministry of Transportation to handle the development of the USD \$3.1 billion seaport project in collaboration with a port operator.



2.2. Project Description

The new seaport in Patimban, a two-hour drive from the Cikarang industrial complex, thus superseded an earlier plan to build a deep sea port in nearby Cilamaya. Cilamaya is 30 minutes closer to Cikarang, but government change the plan to build a port as the construction work may interfere with oil and gas lines in and around the area.

The proposed Patimban port will have a capacity of 7.5 million twenty feet equivalent units (TEUs) by 2037, providing support for trading activities in Java, the country's most populated island and center of its manufacturing activities.

2.3. Project Objectives

The development will provide added value to the economy of West Java, particularly Subang, as it would provide employment opportunities. Consequently, industrial players in West Java will also get an alternative port and this will cut transport costs compared transportation from the Port of Tanjung Priok.

3. Business Entity's Opportunity

The future Patimban Port will be located about 70 kilometers from the Karawang Industrial Estate and Bekasi in West Java. It will have a container capacity of 1.5 million 20-foot equivalent

units (TEUs) once it is partly completed by 2019 and will be expanded to 7.5 million TEUs by 2027, which is half of the Tanjung Priok Port’s capacity. Private partner may contribute to finance, design and construction of the project.

4. Project Technical Specification

PHASE 1 (STAGE 1)	PHASE 1 (STAGE 2)	PHASE 2	PHASE 3
<ul style="list-style-type: none"> ▪ CONTAINER TERMINAL 300 M (CAPACITY 250,000 TEUS) ▪ CAR TERMINAL 250 M (CAPACITY 217,391 CBU) ▪ BACKUP AREA 356 HA 	<ul style="list-style-type: none"> ▪ CONTAINER TERMINAL 1860 M OF TOTAL 2160 M (CAPACITY 3,500,000 OF TOTAL 3,750,000 MILLION TEUS) ▪ CAR TERMINAL 440 M OUT OF 690 M (CAPACITY 382,609 OF TOTAL 600.000 CBU) ▪ RORO TERMINAL 200 M ▪ STATE SHIPS 	<ul style="list-style-type: none"> ▪ CONTAINER TERMINAL 840 M OF TOTAL 3000 M (CAPACITY 1,458,333 OF TOTAL 5.208.333 TEUS) ▪ STATE SHIPS TERMINAL 630 M OF TOTAL 980 M 	<ul style="list-style-type: none"> ▪ CONTAINER TERMINAL 1320 M OF TOTAL 4,320 M (CAPACITY 2,291,667 OF TOTAL 7.500.000 TEUS)

5. Environmental Impact Assessment (AMDAL) Findings

Based on the points concerning the sea transportation sector, this project is classified to require an Environmental Impact Assessment (AMDAL), Environmental Management Plan and Public Consultation.

6. Land Acquisition and Resettlement Action Plan

From the results of studies of the Land Acquisition Planning Document Preparation Patimban Port Development, it is known that the land in the Port Patimban consists of fields, rice paddies, ponds, roads, cemeteries, settlements, irrigation and river.

7. Project Structure

INVESTMENT	Phase 1 (Stage 1)	USD 1,306.00 million
	Phase 1 (Stage 2)	USD 1,049.00 million
	Phase 2	USD 562.00 million
	Phase 3	USD 286.00 million
	Total Investment	USD 3,203.00 million
Indicative debt to equity ratio		
	- Debt level	80%
	- Equity level	20%
	- FIRR	10.35%

8. Government Support and Government Guarantee

Based on study, indicated Government financial support need from Capital Expenditure. The necessity and applicability of the specific government support and guarantee will be identified and specified in the subsequent studies.

9. Project Implementation Schedule



10. Contact Information

Name : Mauritz H.M Sibarani
Position : Director of Ports Affair
Directorate of Ports Affair, Ministry of Transportation
Address : Jl. Medan Merdeka Barat No 8 Jakarta
Phone : +6221 3506964
Fax : +6221 3848963
Email : mauritz.sibarani@dephub.go.id
pelpeng15@gmail.com