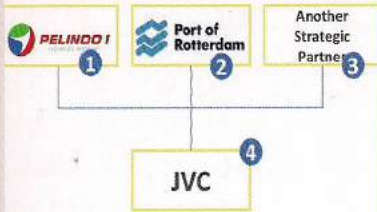




Project Structure

1. Pelindo 1 as Indonesian SOE
2. POR as strategic partner
3. Another strategic partner
4. JVC as Port and Industrial Developer



DIRECT INVESTMENT

KUALA TANJUNG INDUSTRIAL GATEWAY PORT,
KUALA TANJUNG, NORTH SUMATERA
PT PELABUHAN INDONESIA I (PERSERO)



PROJECT COST:
Construction Project Cost:

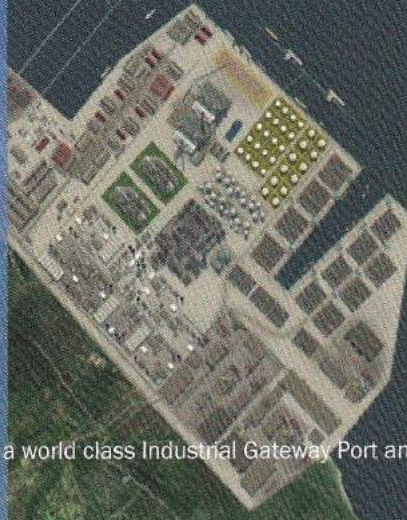
**USD1.7
Billion**



CONSTRUCTION:
6 years

Company has a vision to be a world class Industrial Gateway Port and Transshipment Hub.

PROJECT DESCRIPTION



PROJECT INFORMATION

- Pelindo 1 and Port of Rotterdam will establish Joint Venture Company which has a vision to be a world class Port and Industrial developer
- Industrial complex consists of several clusters which are Petrochemical, Power, Aluminium, Car parts manufacturing, Cement & downstreams, Food & beverages, Palm oil & downstreams, Containers.



INDICATIVE STRUCTURE

Mode of Offer	: Equity Participation in the Joint Venture Co.
Capital Structure of Project	: 30% from equity, 70% from debt for the project funding
Project Cost	: US\$ 1.7 Billion
Investment Period	90 years
NPV & Payback Period	: \$ 100 millions, payback period after 16 years
Project/Equity IRR	~12%
Exit Strategy	-
Equity Principal Valuation	Using the investment cost for the project which agreed upon both parties

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