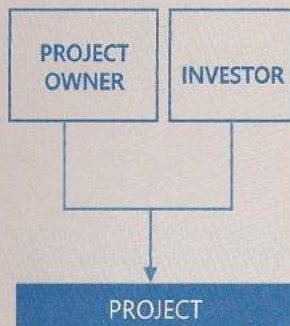




Project Structure

1. Project Owner as the operator of the project and also act as the offtaker
2. Investor as either financial or strategic support to build project
3. Project either in JV or BOOT



DIRECT INVESTMENT

PROJECT CEMENT PLANT "SEMEN PIDIE",
ACEH PROVINCE

PT SEMEN INDONESIA



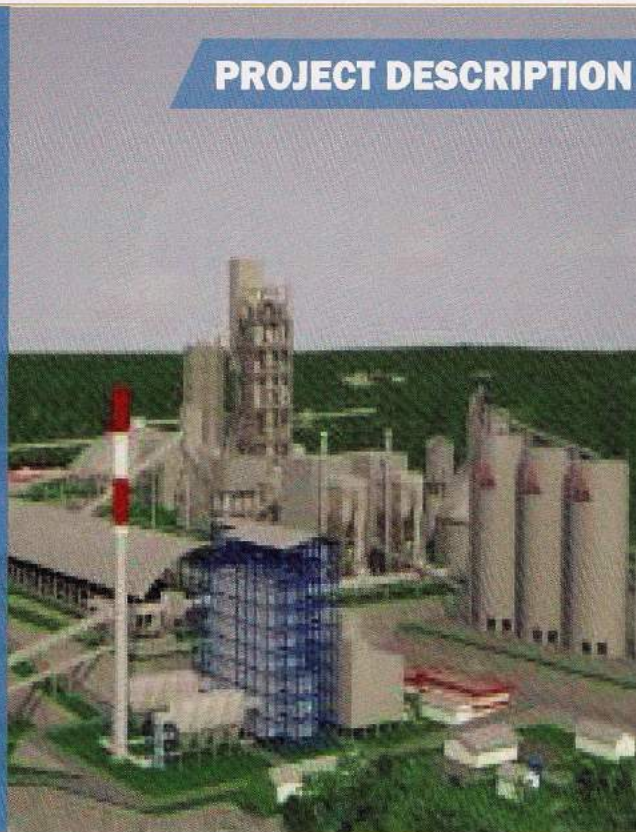
PROJECT COST:
**US\$ 360
Million**



CONSTRUCTION:
4 years

To be reputable
cement company in
region

PROJECT DESCRIPTION



PROJECT INFORMATION

- Company has a vision to be a reputable cement company in the region
- Company has conducted feasibility study of the integrated factory construction with a capacity of 3 million ton per year, located in Pidie, Aceh and joint venture with PT Samana Citra Agung.
- Plan to increase its production capacity with purpose to :
 - Maintain supply cement to clients
 - As part of government plan in fulfilling the annual region demand

INDICATIVE STRUCTURE



Mode of Offer	: Equity Participation or Project Financing
% of Ownership	: Maximum 49% in Joint Venture
Capital Structure of Project	: 30% from equity, 70% from debt for the project funding
Project Cost	: \$ 360 million
Investment Period	: Minimum 12 years
Equity Holders Option	: Callable Equity in year 6
NPV & Payback Period	: \$ 220 millions, payback period after 6 years
Project/Equity IRR	: ~10,00 - 12,00% / ~ 12,00 - 14,00% (both USD)
Exit Strategy	: Partial/Full Divestment
Equity Principal Valuation	Using the investment cost for the project which agreed upon both parties
Shareholders Agreement	<ul style="list-style-type: none"> • Dividend distribution policy agreed upfront in pro-rata distribution • Minority shareholders protection • Agreed nomination rights for BOC and BOD • List of reserved and restricted matters between SOE and Investor • Potential shareholders' carry loan for future equity funding requirements

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