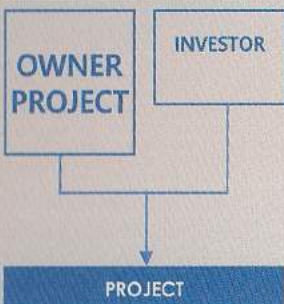




**Project Structure**

1. Project Owner as the infrastructure developer and operator of the project and also act as the off taker
2. Investor as either financial or strategic (providing assets or technology) and co-operator
3. Project either in JV or BOOT



# DIRECT INVESTMENT

## NEW PRIOK PORT DEVELOPMENT

### PRODUCT TERMINAL (PT) 1 AND 2, JAKARTA PROVINCE

#### PT PELABUHAN INDONESIA II (PERSERO)

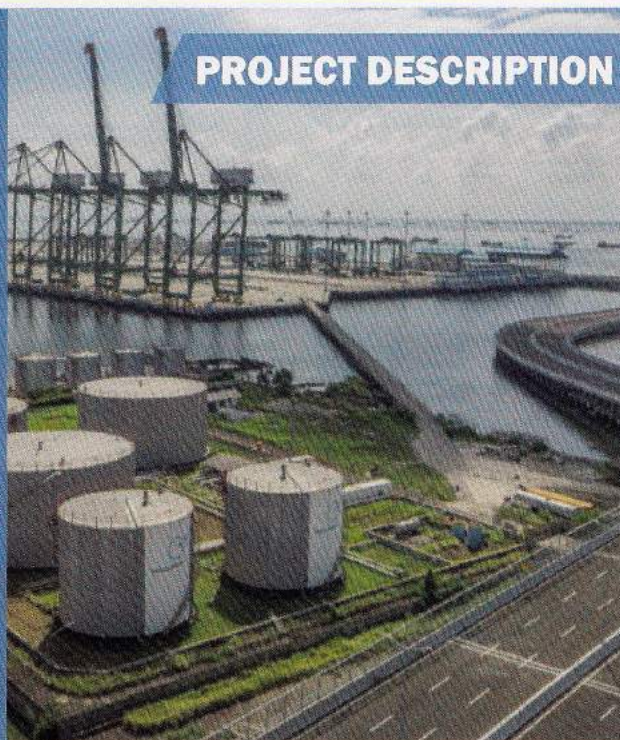


**PROJECT COST:**  
**US\$ 730**  
**Millions**



**CONSTRUCTION:**  
**3 years**

Designed to increase oil and gas products storage capacity in Indonesia, in order to reducing logistics cost



### PROJECT DESCRIPTION

### PROJECT INFORMATION

Container Terminal (CT)1 contract awarded to Operator, and CT2 and 3 Final Tender process to select Operator. Future domestic demand for petroleum product have been derived, indicating strong continued growth of gasoline, LPG, Stable demand for fuel, oil and kerosene, Growth in Other Product (such as naphtha) in line with overall growth and continued growth diesel, although slower than overall product growth. PT 1 and PT 2 plans to build with a capacity of 500.000 CBM (cubic meter) for each terminal and designed for AFRA Max tanker.

### INDICATIVE STRUCTURE



Mode of Offer	: Equity Participation in the Joint Venture Co.
% of Ownership	: Maximum 49% in Joint Venture Co.
Capital Structure of Project	: 30% from equity, 70% from debt for the project funding
Construction Project Cost	: USD 730 Million ( Infrastructure and suprastructure)
Investment Period	Minimum 10 years
NPV & Payback Period	USD 6,8 Mn payback period min 15 years ( Including New Priok Container Terminal 1,2,3). Specific calculation for PT 1 and 2 to be determined
Project/Equity IRR	9,1%
Exit Strategy	Non Call Option
Equity Principal Valuation	Using the investment cost for the project which agreed upon both parties

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