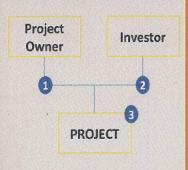




#### **Project Structure**

- 1. PTPN X offering the investment scheme to the investor.
- 2. Establishing partnership between PTPN X and investor
- 3. Business partnership option (JV, Join Operation and Business partnership)



# **DIRECT INVESTMENT**

MOJOKERTO SUGAR INDUSTRY, EAST JAVA PROVINCE PTPN X

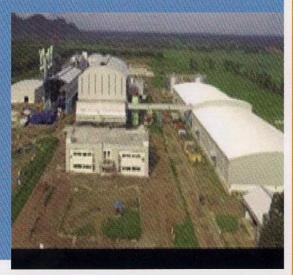
# Project information

Project value : USD 131 Million

Construction period : 3 years

Factory Capacity: 8.000 TCD Expandable 10.000 TCD

### PROJECT DESCRIPTION



## **Project Information**

- ➤ Sugar factory construction in order to replace the 2 existing Sugar Factories of PTPN X (Kremboong SF dan Lestari SF) with total capacity 6.500 TCD supported by existing area ± 12.255 Hectares.
- ➤ Located in the center of Sugarcane Plantation with potentially developed to ± 8.000 Hectares by smallholders land extencification and land convertion (partnership with Perum Perhutani).
- > Potentially be integrated with downstream industries (Cogeneration and Bioethanol)



#### **INDICATIVE STRUCTURE**

Mode of offer	: JV, Join Operation or business partnership
% ownership	: PTPN X minimal 51%
Capital Structure of project	: 40% equity, 60% loan
Project Cost	: USD 131 Million
Invesment period	: 4 Years
Equity holder option	: To be discussed
NPV / Pay Back Period	: USD 40,7 Million (indicative value)/ : 7 Years 1 month
Project/Equity IRR	: 13,03%
Exit Strategy	: To be discussed
Equity principal valuation	Using the investment cost for the project which agreed upon both parties
Shareholder agreement	<ul> <li>Dividend distribution policy agreed upfront in pro-rata distribution</li> <li>Minority shareholders protection</li> <li>Agreed nomination rights for BOC and BOD</li> <li>List of reserved and restricted matters between SOE and Investor</li> <li>Potential shareholders' carry loan for future equity funding requirements</li> </ul>

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