

## DIRECT INVESTMENT

MOJOKERTO SUGAR INDUSTRY, EAST JAVA PROVINCE

PTPN X



### 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)

Project Owner

Investor

1

2

3

PROJECT

### 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 conversion (partnership with Perum Perhutani).
- Potentially be integrated with downstream industries (Co-generation 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

**Investment period** : 4 Years

**Equity holder option** : To be discussed

**NPV /** USD 40,7 Million (indicative value)/

**Pay Back Period** : 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** :

- 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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