



Project Structure

1. Project Owner as the operator of the project
2. Investor as strategic partner
3. Project in JV



PROYEK CEMENT
PLANT SEMEN
KUPANG 3

DIRECT INVESTMENT

PROJECT CEMENT PLANT "SEMEN KUPANG 3",
SOUTH SUMATRA PROVINCE

PT SEMEN INDONESIA



PROJECT COST:
**US\$ 268
Million**



CONSTRUCTION:
2 years

To be reputable
cement company in
region



PROJECT DESCRIPTION

PROJECT INFORMATION

- Construction of railway line for shuttles trains to coal and coal from the Port of Tanjung Enim to Kertapati, including its port facilities.
- PTBA and PT KAI has completed a feasibility study of the development of railway transport pathway and development of the port of Craftsmen
- This project can increase the capacity of coal transportation and coal expenditure of 13 million tons / year

INDICATIVE STRUCTURE



Mode of Offer	: Equity Participation in the Joint Venture Co.
% of Ownership	: Maximum 30% in Joint Venture Co.
Capital Structure of Project	: 30% from equity, 70% from debt for the project funding
Project Cost	: \$ 268 million
Investment Period	: Minimum 12 years
Equity Holders Option	: Available for further discuccion
NPV & Payback Period	: \$ 28 thousand, payback period 11 years, 8 month
Project/Equity IRR	: 10,68%
Exit Strategy	: Partial/Full Divestment
Equity Principal Valuation	Using the investment cost for the project which agreed upon both parties
Shareholders Agreement	• Open for discussinon on key issues such as dividend distributiin, Board nomination right and other issue.

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