

COMPONENT INDUSTRIES OF MOTOR VEHICLE'S BRAKE SYSTEM AND SUSPENSION SYSTEM

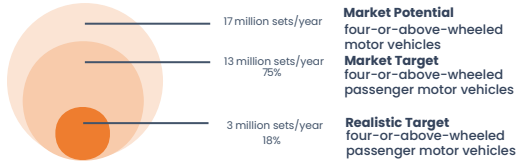
GREENLAND INTERNATIONAL INDUSTRIAL CENTER (GIIC)
BEKASI REGENCY, WEST JAVA PROVINCE

WHY INVEST ?

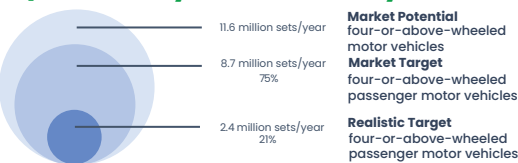


MARKET OPPORTUNITY

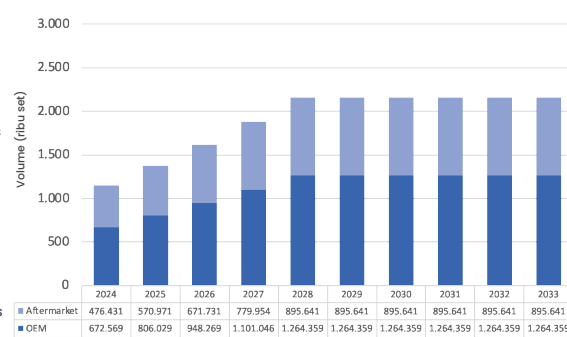
Brake System Industry



Suspension System Industry



Suspension System Industry

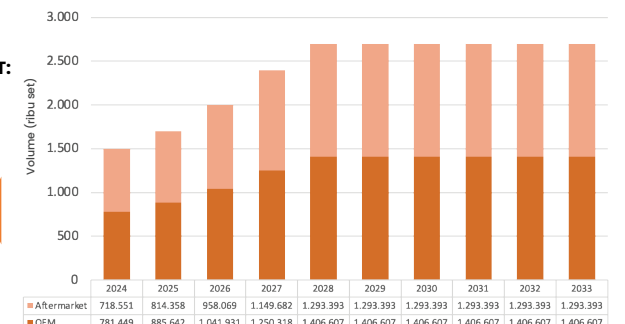


SUSPENSION SYSTEM MARKET:
OEM: 59%
AFTERMARKET: 41%

BRAKE PAD MARKET:
OEM: 52%
AFTERMARKET: 48%



MARKET OPPORTUNITY PROJECTION



PROJECT PROFILE

Brake System Industry

Standard Classification of Indonesian Business Fields (KBLI 29300)

- Production Capacity : 3 million sets/year
- Land Area : 2.4 ha
- Investment Value : IDR 1,141.38 billion

Industri Suspension System

Standard Classification of Indonesian Business Fields (KBLI 29300)

- Production Capacity : 2.4 million sets/year
- Land Area : 3 ha
- Investment Value : IDR 1,140.93 billion

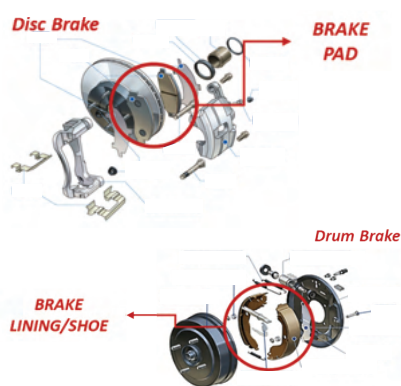


PROJECT LOCATION

Greenland International Industrial Center (GIIC)
Industrial Estate
Deltamas, Bekasi Regency, West Java Province
Land availability ±150 ha (Building Rights)

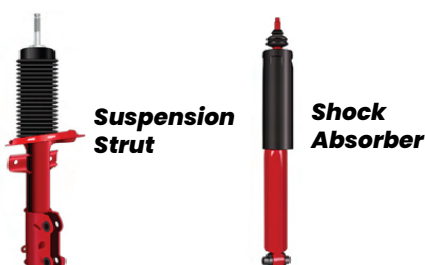
BRAKE SYSTEM

Product : Brake Pad and Brake Lining/Shoe



SUSPENSION SYSTEM

Product : Shock Absorber and Suspension Strut



ACCESSIBILITIES

AIRPORTS

- Halim Perdana Kusuma Airport (37 km)
- Soekarno-Hatta Airport (62 km)
- Kertajati Airport (139 km)

PORTS

- Tanjung Priok Port (43 km)
- Patimban Port (100 km)

HIGHWAYS

- Jakarta – Cikampek KM 34 Cibatu
- Jakarta – Cikampek KM 37 Central Cikarang
- Jakarta – Cikampek KM 41 (Planned)
- Jakarta Selatan – Cikampek II KM 31 (Under Construction)



FINANCIAL FEASIBILITY

Brake System Industry

- Weighted Average Cost of Capital (WACC) : 12.07%
- Net Present Value (NPV) : IDR 99.44 billion
- Internal Rate of Return (IRR) : 14.50%
- Payback Period : 7 years 3 months

Suspension System Industry

- Weighted Average Cost of Capital (WACC) : 12.07%
- Net Present Value (NPV) : IDR 131.55 billion
- Internal Rate of Return (IRR) : 13.95%
- Payback Period : 7 years 6 months



WORKFORCE

The workforce requirement for Brake System industry reaches 582 employees and for Suspension System industry reaches 723 employees.

Bekasi Regency Minimum Wage 2022
IDR 4,791,834



INFRASTRUCTURE



POWER SOURCE
3,000 MVA Capacity



Waste Water
WWTP Capacity
12,400 m³/day



GAS Capacity
from 10.000 m³ /mth to infinity



WATER CAPACITY
6 WTP Capacity
24,700m³/day



TELECOMMUNICATION
Telkom and My Rep



INCENTIVES AND INVESTMENT FACILITIES

TAX ALLOWANCE (KBLI : 29300)

SUPER TAX DEDUCTION OF VOCATIONAL ACTIVITIES
AND HUMAN RESOURCES DEVELOPMENT

SUPER TAX DEDUCTION OF VOCATIONAL ACTIVITIES
AND RESEARCH AND DEVELOPMENT (R&D)

EXEMPTION OF IMPORT DUTIES ON MACHINERIES, GOODS AND MATERIALS
FOR INDUSTRIAL CONSTRUCTION OR DEVELOPMENT IN THE FRAMEWORK OF
INVESTMENT

GREEN LINE FACILITIES

RISK-BASED ONLINE SINGLE SUBMISSION (OSS)

INCENTIVES AND INVESTMENT FACILITIES BY REGIONAL GOVERNMENT