

WAMENA ARABICA SPECIALTY ROASTED COFFEE BEAN & CENDERAWASIH PAPUA GROUND COFFEE

JAYAPURA REGENCY PAPUA PROVINCE

WHY INVEST ?

MARKET OPORTUNITY

TARGET MARKET PROFILE



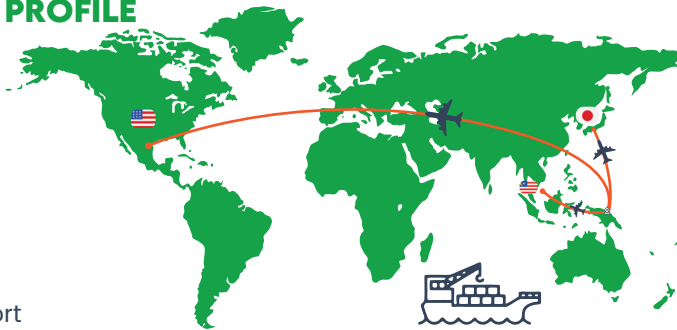
WAMENA ARABICA COFFEE (COFFEE BEAN)

70%

Exports (Potential export destination countries: America, Japan, Malaysia)

30%

National (A particular segment for coffee connoisseurs in Java)



PAPUA GROUNDED COFFEE

80%

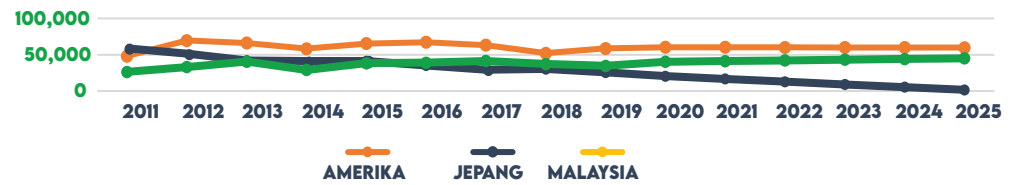
National (Java, Kalimantan, Sumatra, Sulawesi, Bali, Nusa Tenggara)

20%

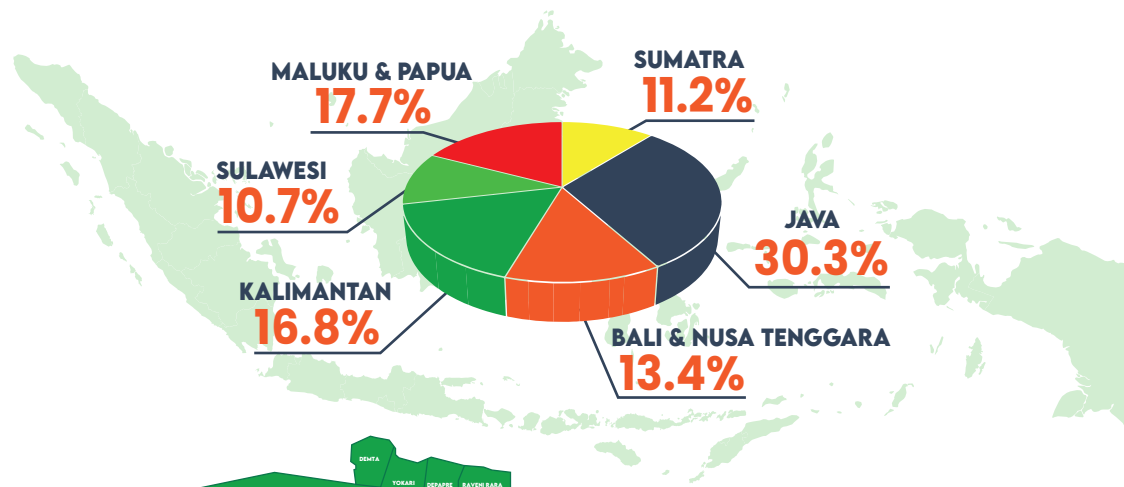
Local (Papua and surrounding areas)

EXPORT MARKET CONDITIONS

TRENDS OF COFFEE EXPORT DESTINATION COUNTRIES (TONS) 2011-2025



NATIONAL-LOCAL MARKET CONDITIONS



PROJECT PROFILE

TOTAL PROJECT COST

IDR 351 Billion

Capital Structure :

60% Owned Capital, 40% Loan



PRODUCT

- Scenario 1: Wamena Arabica Specialty Roasted Coffee Bean
- Scenario 2: Papan Ground Coffee



INDONESIA STANDARD INDUSTRIAL CLASSIFICATION (KBLI)

Code 10761 Coffee Processing Industry



PROJECT LOCATION

Boggrang Industrial Estate in Kemtuk District (±98.8 Ha)



INDUSTRIAL ESTATE

Land for Rent : 5 Ha
Factory Area : 2.7 Ha



INDUSTRIAL CAPACITY

- Total Capacity: 960 tons/year
- Specialty Wamena: 240 tons/year
- Cenderawasih Grounded Coffee: 720 tons/year

ACCESSIBILITY

BOGGRANG INDUSTRIAL ESTATE - DEPAPE PORT

30 km

BOGGRANG INDUSTRIAL ESTATE - SENTANI AIRPORT

26 km

GOVERNMENT SUPPORT

- ✓ Provision of investment opportunity information
- ✓ Provision of facilities and infrastructure
- ✓ Land/location facilities
- ✓ Technical support
- ✓ Simplification of Licensing
- ✓ Marketing access

EASE

- ✓ Ease of direct investment in construction
- ✓ Invest in strategic areas
- ✓ Safe and comfort investment
- ✓ Certification and standardization
- ✓ Access to workforce
- ✓ Assurance of raw materials

“COFFEE IS AS ONE OF THE PLANTATION COMMODITIES THAT HAS AN IMPORTANT ROLE IN GENERATING FOREIGN EXCHANGE”

PROJECT DESCRIPTION

- ✓ Arabica coffee from the Papua mountains has distinctive taste
- ✓ Arabica coffee from the Papua mountains has sweeter aroma than other regions
- ✓ International and national market demand for Papan specialty coffee is quite high
- ✓ Investment opportunity for downstream coffee processing industry

COFFEE ADVANTAGES

- ✓ Indonesia is one of the world's largest coffee exporters
- ✓ The quality of Indonesian robusta coffee is recognized as superior to that of Vietnamese robusta coffee
- ✓ Papan coffee has a distinctive coffee taste
- ✓ Papan Arabica coffee is sweeter
- ✓ Indonesia is one of the countries that have the most types of coffee origin
- ✓ There are two well-known types of coffee in Papan coffee, namely Arabica and Robusta

FINANCIAL FEASIBILITY

TOTAL ESTIMATION OF INVESTMENT VALUE

- WACC 9.54%
- NPV IDR 158.15 Billion
- IRR 11.66%
- PAYBACK PERIOD 6 Years 3 Months

PAPUA PROVINCE MINIMUM WAGE

YEAR 2022
IDR 3,561,932

WORKFORCE

68 People :
46% Direct Workforce
54% Indirect Workforce

INFRASTRUCTURE



FACTORY AREA

2.7 Ha

SUPPORTING INFRASTRUCTURE

- ✓ Main road: 16 m width
- ✓ Water Capacity: 250 liters/second
- ✓ Wastewater Treatment Plant (WWTP)
- ✓ Electrical power support: 20 MV of Orya Hydroelectric power plant