

4-STAR RESORT & CONVENTION CENTER

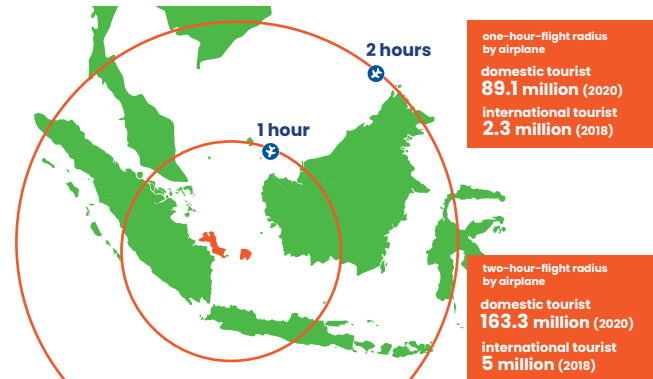
BANGKA BELITUNG PRIORITY TOURISM DESTINATION

BANGKA REGENCY, BANGKA BELITUNG ISLANDS PROVINCE

WHY INVEST ?

MARKET OPPORTUNITY

REGIONAL MARKET POTENTIAL



PROJECT PROFILE

Indonesia Standard Industrial Classification (KBLI) **55110** Star Hotel

128 rooms

MICE: 1,300 pax/day

The construction of this resort is directed to capturing market share of **leisure tourism** and **business tourism** (MICE events) with international standards.

PROJECT LOCATION
Sungailiat District, Bangka Regency

LAND AREA
2.50 ha

MANAGEMENT
PT Pantai Timur Sungailiat

INVESTMENT VALUE
IDR 307.32 billion

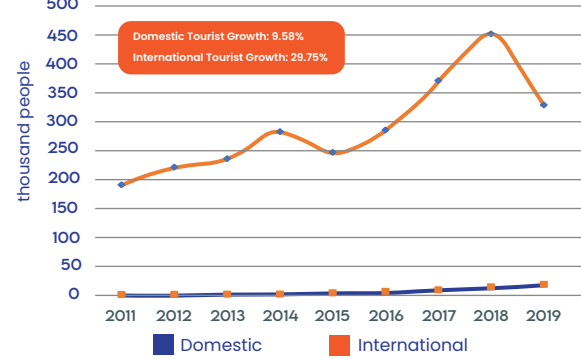
KBLI : Standard Classification of Indonesian Business Fields

DEVELOPMENT CONCEPT

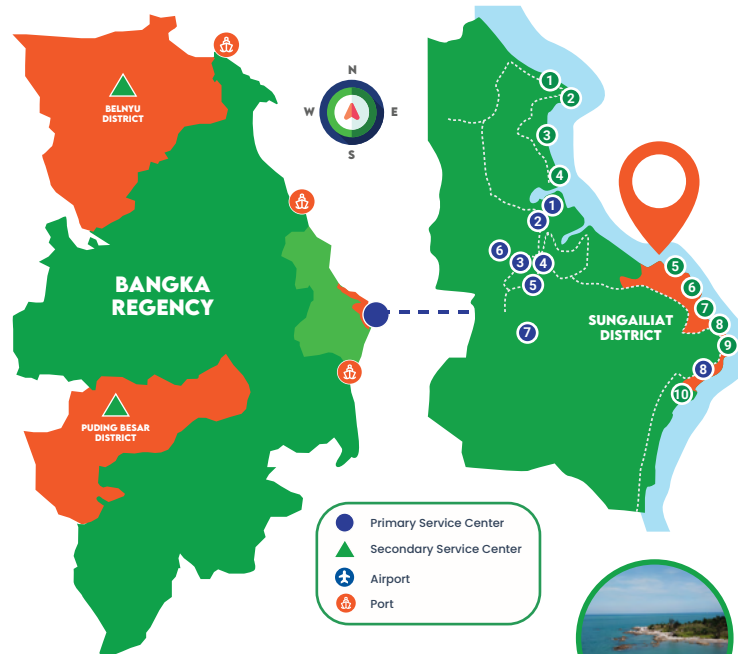
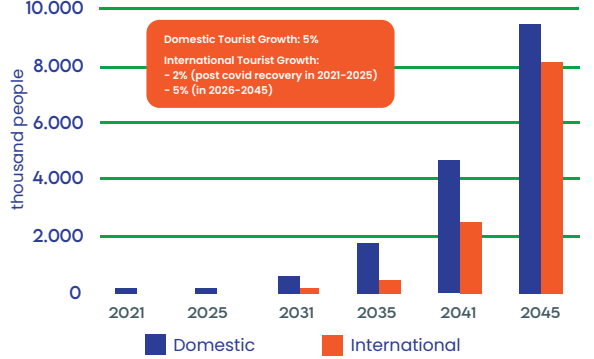


Source : Result of Hotel Construction Plan Visualization, 2021

Total Tourist Visiting Bangka Belitung



Projection of Total Tourist Visiting Bangka Belitung



TOURIST ATTRACTIONS

- Nature Tourism**
 1. Matras Beach
 2. Parai Tenggiri Beach
 3. Batu Bedaun Beach
 4. Tonggaci Beach
 5. Rambak Beach
 6. Teluk Uber Beach
 7. Tanjung Pesona Beach
 8. Jati Pesona Beach
 9. Tikus Emas Beach
 10. Rebo Beach
 - Cultural Tourism**
 1. Otto Toorop Monument
 2. Cakra Ancient House
 3. Sri Menanti Dutch Cemetery
 4. Great Mosque
 5. Sepintu Sedulang Building
 6. Forest Nature Reserve
 7. Fatin San Mahayana
 8. Puri Tri Agung
- Source : Analysis Results, 2021

AMENITIES

- 9** SOUVENIR SHOPS
- 129** RESTAURANTS
- 18** TRAVEL AGENTS/AGENCIES
- 4** PUBLIC HOSPITALS

DEMAND FORECAST

Projected accomodation demand in **Bangka Island** to **2045**
13,456 rooms

ANNUAL OPPORTUNITY FORECAST

Bangka Island **Leisure Tourism**
90,714 visits

Project Location
Resort **27,214** people

MICE (Business Tourism)
166,150 visits

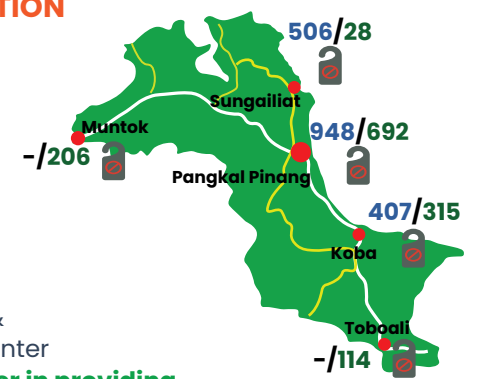
MICE **49,845** people

Source: Analysis Results, 2021

ACCOMODATION

Total Room of Star Hotel **1,861**

Non-Star Hotel **1,355**



4-Star Resort & Convention Center will be a **pioneer in providing MICE facilities on the beach**, currently unavailable in Bangka or Pangkalpinang.

Source : Visioning Masterplan of DPP Bangka Belitung, DPP Manado Likupang, DPP Raja Ampat, 2020

FINANCIAL FEASIBILITY

NET PRESENT VALUE (NPV)
IDR 266.69 billion

INTERNAL RATE OF RETURN (IRR)
13.18%

WEIGHTED AVERAGE COST OF CAPITAL (WACC)
8.37%

PAYBACK PERIOD (PP)
7 years 3 months

ACCESSIBILITY



INFRASTRUCTURE

- Rural SPAM with a capacity of **10 – 20 liters/second**
- Power grid with a capacity of **30 MVA**. There are steam and gas power plants with a capacity of **135 MW**
- Integrated communal wastewater treatment plant (WWTP)
- PT Telkom

WORKFORCE

Workforce Needs
256 employees

Provincial Minimum Wage (UMP) Year of 2022
IDR 3.26 million

GOVERNMENT SUPPORT

- ★ **FISCAL INCENTIVE**
Masterlist import duty exemption (Masterlist Minister of Finance Regulation No.176/PMK.011/2009 jo. No. 188/PMK.010/2015)
- ★ **NON-FISCAL INCENTIVE**
Ease of business licensing via Online Single Submission Risk-Based Approach (OSS-RBA)