

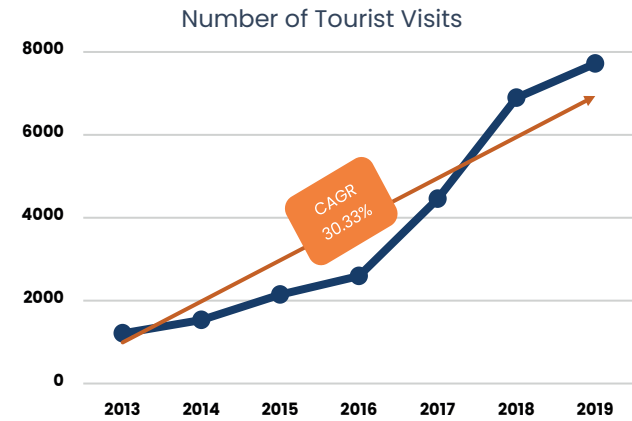
# BREDA PALA RESORT

## BANDA TOURISM AREA, MALUKU PROVINCE

### WHY INVEST ?

#### MARKET OPPORTUNITY

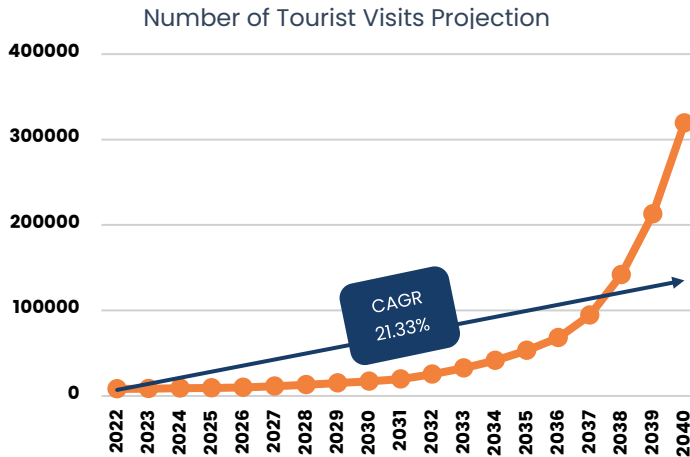
##### EXISTING CONDITION



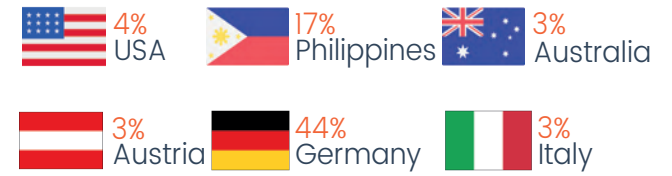
##### Number of Hotels and Rooms

- 54 Hotels (non-star)
- 128 Rooms
- Room Rates: IDR 100,000 - IDR 750,000
- Occupancy: 37.22%

##### PROJECTIONS UP TO 2040



##### TOP 6 FOREIGN TOURISTS ARRIVALS IN BANDA BY COUNTRY



##### Market Potetial of Domestic Tourists



##### SURVEY RESULT

##### Projection of Rooms Needed

2,200 Hotel Rooms

##### Projection of Room Rates

IDR 1,000,000

Length of Stay: 14 Days

35% \* Woman  
65% \* Man

96.4% \*

Main tourist attractions: marine tourism, special interest, and historical tourism

\*based on survey conducted by Sucofindo, 2021

#### PROJECT PROFILE

##### BREDA PALA RESORT

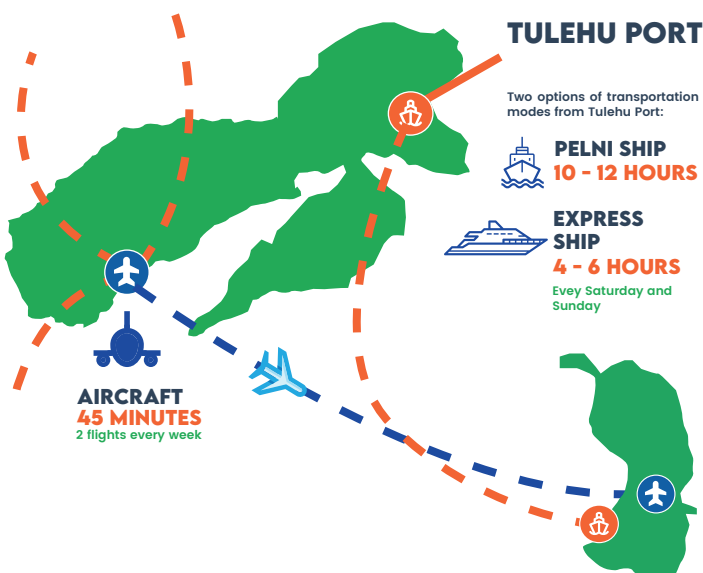
Indonesia Standard Industrial Classification (KBLI)  
KBLI 55110 : Star Hotel

- NUMBER OF ROOMS: 108 Rooms
- PROJECT LOCATION: Rhun Island
- LAND AREA: 15 hectares
- INVESTMENT VALUE: IDR 200.1 billion

#### ACCESSIBILITY

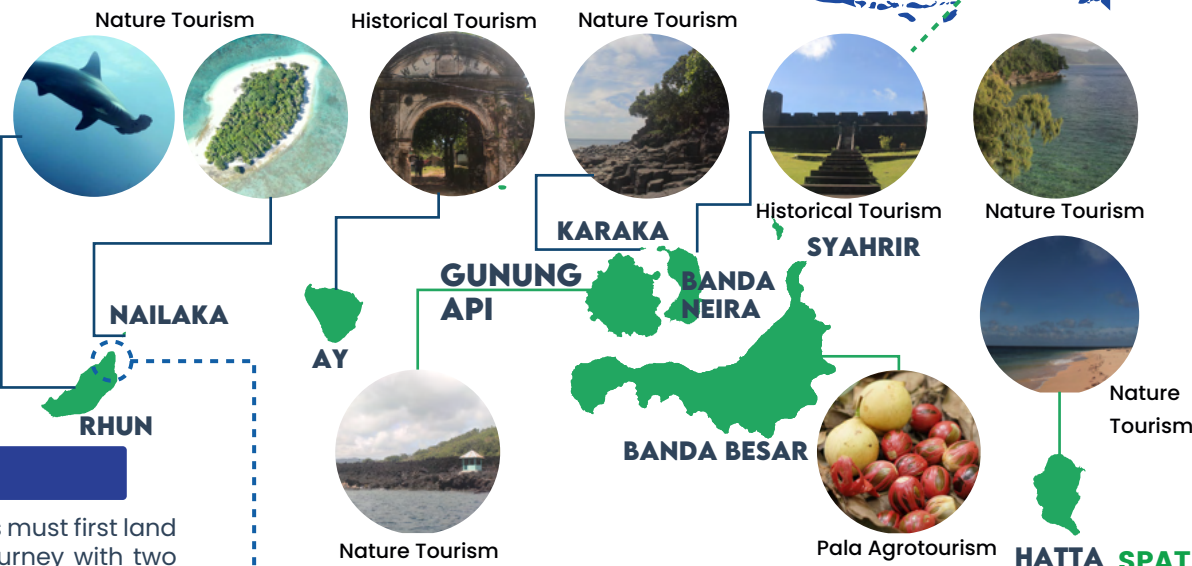
In order to get to Banda Neira, visitors must first land in Ambon City and continue the journey with two (2) options of transportation modes, by airplane or by Pelni ship in Tulehu Port.

MODE	ROUTE	DURATION
AIRPLANE	JAKARTA - AMBON	3 HOURS 40 MIN
	SURABAYA - AMBON	2 HOURS 40 MIN
	MAKASSAR - AMBON	1 HOUR 45 MIN

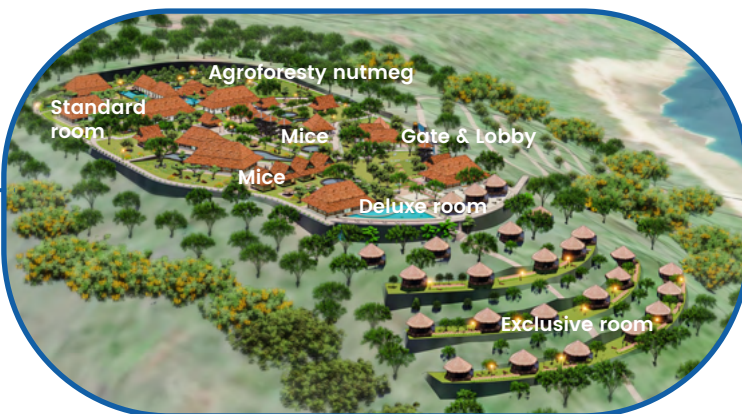


#### BANDA TOURISM

18 Tourist Attractions



#### BREDA PALA RESORT



#### FINANCIAL FEASIBILITY

WEIGHTED AVERAGE COST OF CAPITAL (WACC)

8.72%

NET PRESENT VALUE (NPV)

IDR 83.82 billion

INTERNAL RATE OF RETURN (IRR)

12.15%

PAYBACK PERIOD (PP)

10 Years 11 Months

#### HATTA SPATIAL PLAN

The development of Banda Tourism Area complies the spatial plan as follows:

- National as National Strategic Area and Marine Leading Area
- Maluku Province as Province's Mainstay Area
- Central Maluku Regency as Tourism Area and Nature Tourism Park

The ownership of the land belongs to The Government of Central Maluku Regency

#### INFRASTRUCTURE

#### WORKFORCE

Workforce Absorption

183 People

Regional Minimum Wages of Maluku Tengah Regency  
IDR 2.61 million

#### TRANSPORTATION

Local road (W:1-3 m, L: 1.1 km, rebate concrete and soil)  
1 passenger terminal

WASTE MANAGEMENT  
Have 1 temporary waste dump site and 1 landfill

#### WATER RESOURCES

Source of water from rain water

#### ENERGY RESOURCES

Diesel power plant 40 KW dan 100 KW 6 hours/day

#### TELECOMMUNICATION

Have BTS transmitter and 4G signal

#### GOVERNMENT SUPPORT

##### FISCAL SUPPORT

- IMPORT DUTY EXEMPTION  
PMK No 176/PMK.011/2009

##### NON FISCAL SUPPORT

- BUSINESS LICENSE THROUGH OSS  
Easiness in obtaining a business license through Online Single Submission-Risk Based Approach (OSS RBA)

STARTING POINT	DESTINATION	GENERAL SHIP TIME	DISTANCE
Banda Neira, Gunung Api, Karaka	Ay	2 times in a day	(-) 2.5 km
	Rhun - Nailaka	2 times in a day	(-) 17 km
	Banda Neira	Available every hour	(-) 14.5 km
	Banda Besar	Available every hour	(-) 5 km
	Hatta	2 times in a day	(-) 16 km