

SUBANG SMARTPOLITAN



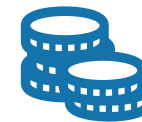
SUBANG
SMARTPOLITAN
BY SURYACIPTA



Large country in South East Asia
(Total area of **1.9mio km²**)

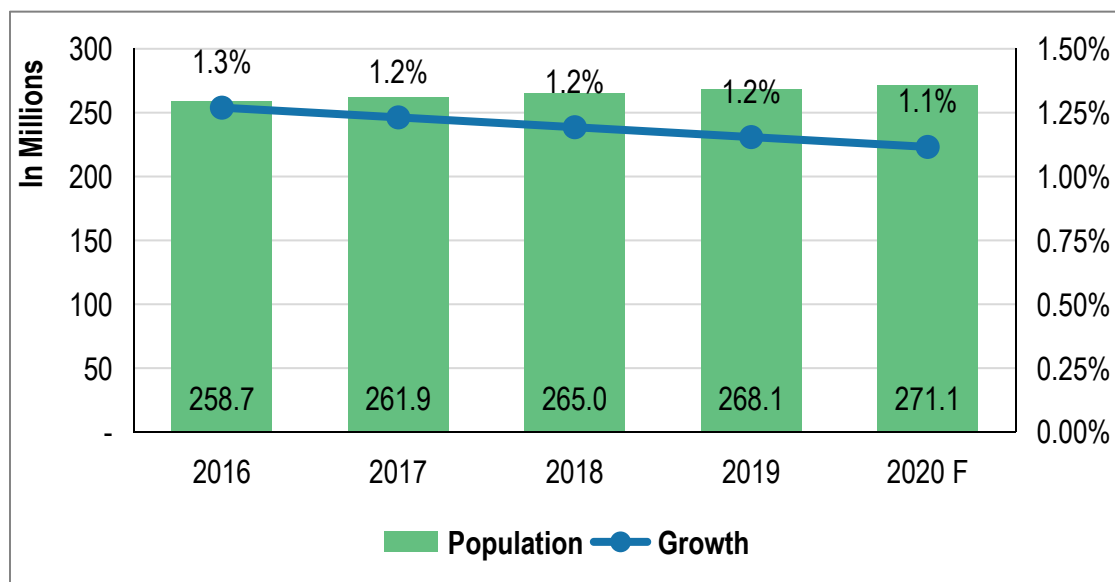


4th largest population in the World
(**271mio** people and **127mio** labour)



Largest economy in Southeast Asia
(GDP of **USD 1.1 trillion**)

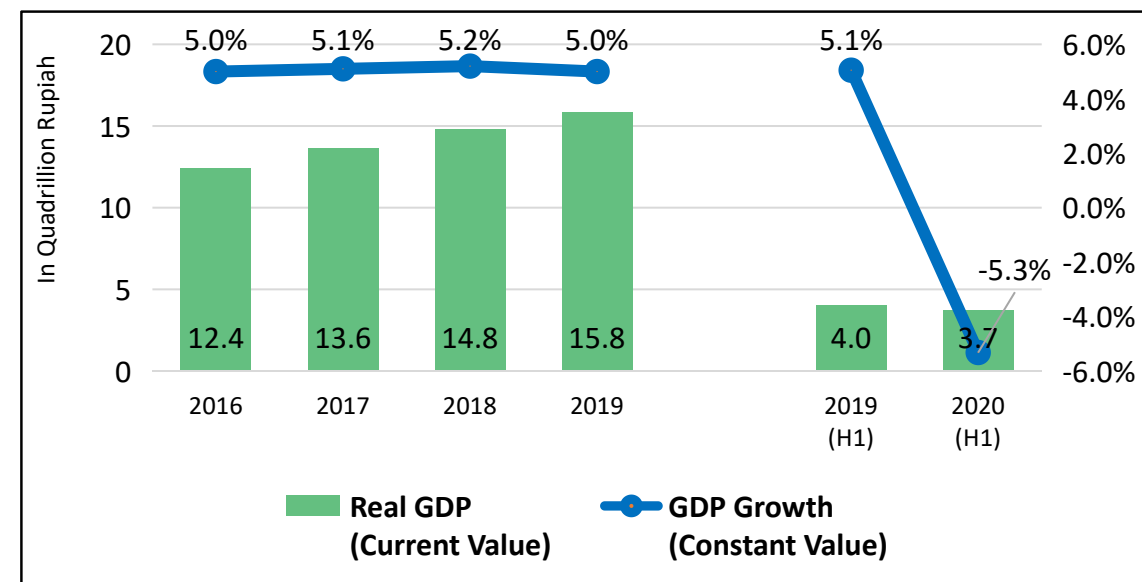
POPULATION (2016 – 2020)



Source: National Bureau of Statistic (BPS)

As of 2020, the World Bank increases the country's classification to upper-middle income class.

GROSS DOMESTIC PRODUCT (2016 – 2020)

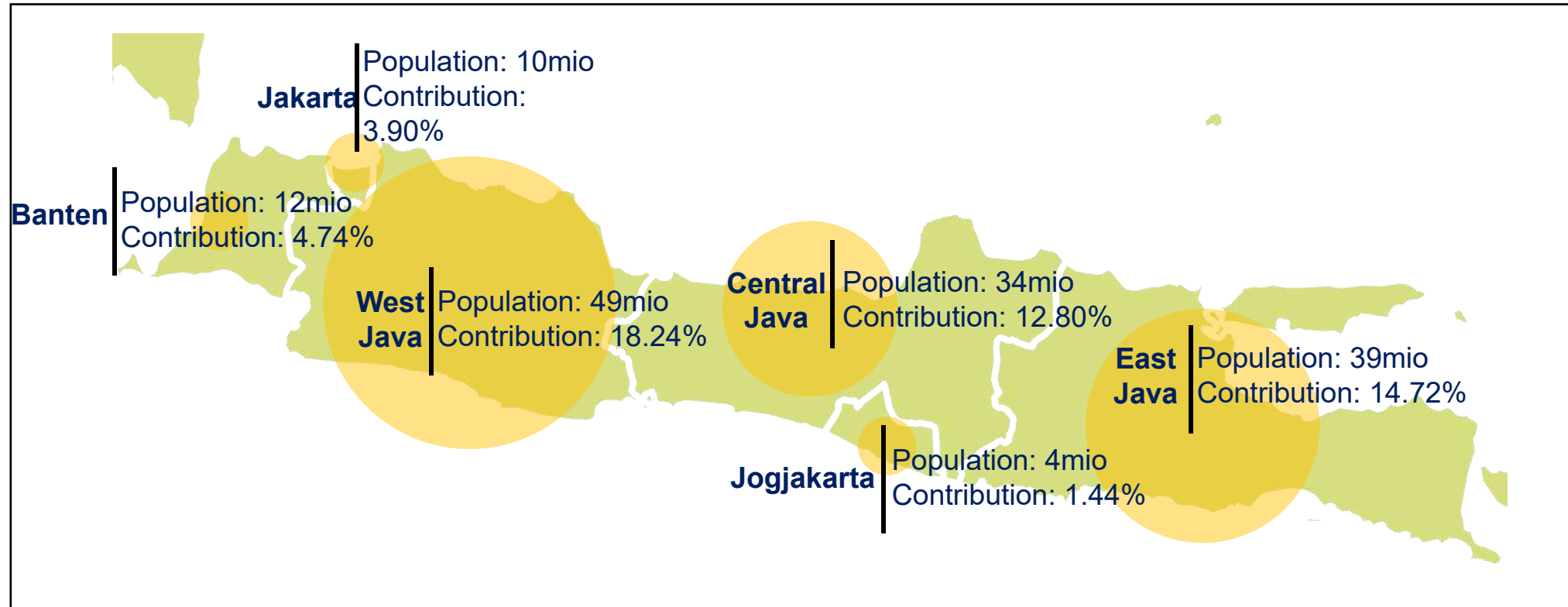


Source: IMF

Note: In Q2 2020, the GDP contracted 5,3% (yoy) mainly contributed due to the Covid-19 pandemic.



No.	Incentive	Regulation	Detail Incentive
1	Tax Holiday	MoF Regulation No. 105/PMK.010/2018	Free CIT for certain period depend on investment value (5-20 years, min investment value IDR100bio)
2	CIT Rate Reduction	Laws (Undang-Undang) No.36/2008	<ul style="list-style-type: none"> Fiscal Loss can be compensated to the annual income for total consecutive 5 years CIT rate is 25%
		Government Regulation (Peraturan Pemerintah) No. 30/2020	CIT Rate Reduction: <ul style="list-style-type: none"> 22% (on 2020 – 2021) and 20% (2022 - onward) Additional 3% CIT rate reduction for public company whose public stock minimum 40%
3	Free Import Duty	<ul style="list-style-type: none"> Regulation of Indonesian Investment Board (BPKM) No 6/2018 MoF Regulation No. 176/PMK.011/2009 	Free import duty for machines, equipment and raw materials for 2 years, and 4 years for locally-produced machines/equipment (min.30%)
4	Tax Reduction for Renewable Energy	MoF Regulation No 21/PMK.011/2018	<ul style="list-style-type: none"> CIT & VAT Reduction Free Import Duty Tax Paid by Government (conditions apply)
5	Bonded Zone	MoF Regulation No. 131/PMK.04/2011	Free Import duty and VAT for raw materials, capital goods, and other goods utilized for manufacturing process, which most of the finished goods are exported
6	Other Benefits	Government Regulation No 45/2019	Additional incentive (reduction on net/gross income) for labor intensive companies, conducts job training, apprenticeship and/or learning center, also R&D facility
		Government Regulation No.78/ 2019	Companies located in certain location/area (17 types of industries located in all area except Jakarta) and certain types of industry (166 types of industries) is entitled to get the following additional incentives: <ul style="list-style-type: none"> Reduction of Net Income by 5% for total 6 years Shorter depreciation & amortization Income Tax of dividend paid to foreigner is ≤ 10% Fiscal Loss can be compensated to the annual income for total consecutive 5 up to 10 years



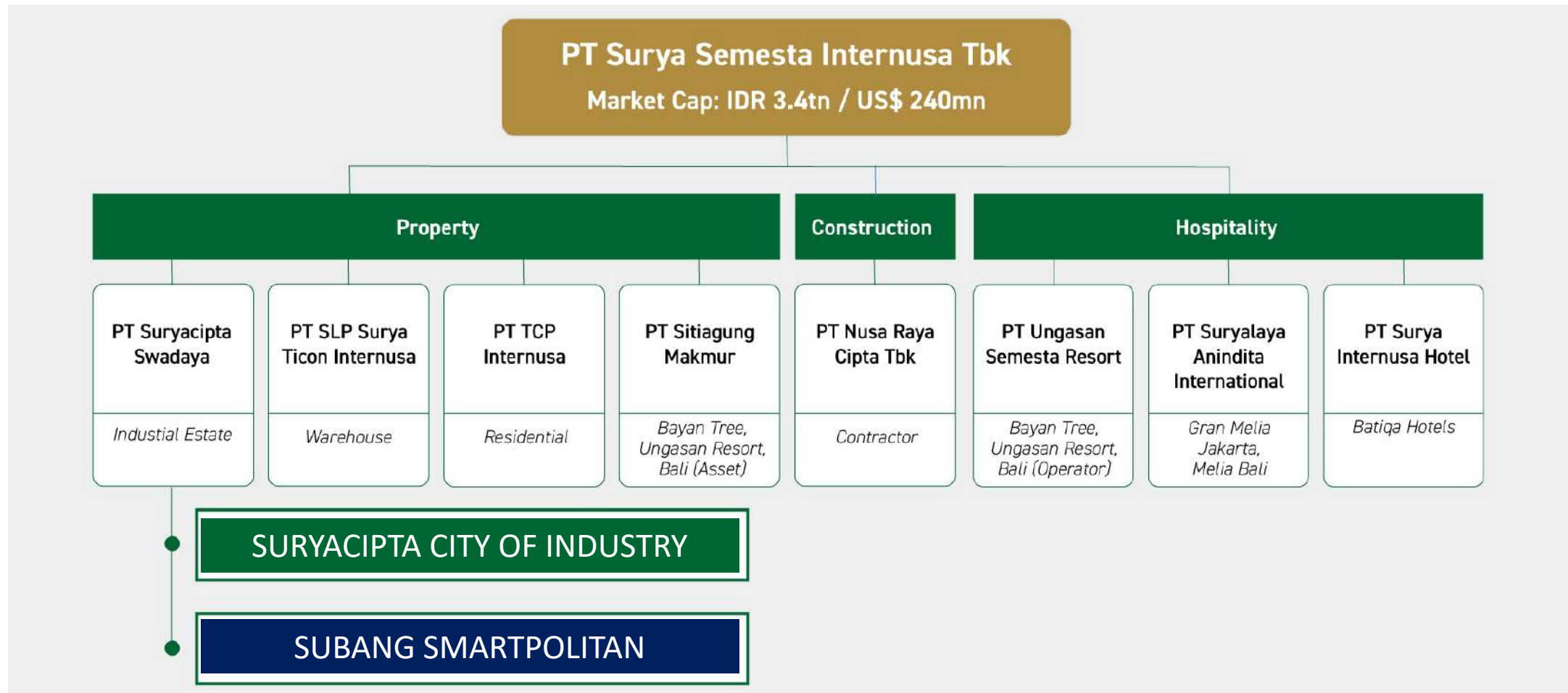
- Indonesia population is approx. 271mio, 56% is concentrated in Java where 27% located in Western part of Java.
- By 2045, the country's population is expected to reach 321mio.
- West Java is anticipated to remain as the most populous province with 90% of its population or 76 million people reside in the Jakarta-Bandung regions.



● Suryacipta City of Industry

● Subang Smartpolitan

- Strategic Location
 - The future of industrial corridor;
 - Within the Rebana Triangle;
 - Direct toll access (via TransJava toll road network);
 - Close to Patimban Seaport;
 - Close to West Java International Airport (Kertajati);
 - Connected via railroad network as well as the planned Jakarta-Surabaya High-Speed-Train;
 - Major cities are reachable within 2 hours (e.g. Jakarta).
- Labour
 - Competitive Labour Cost (2020 = IDR2,965,468)
 - Ample Labour Supply (2019 >15yo = 1.2mio)
- World Class utilities, infrastructures and supporting facilities





Surya Semesta Internusa Tbk
(Stock Code: SSIA)

Main Businesses:

- Real Estate
 - **Industrial Estate**
 - Office Tower
 - Retails
 - Residential
- Construction
 - Nusa Raya Cipta (Stock Code: NRCA)
- Hospitality



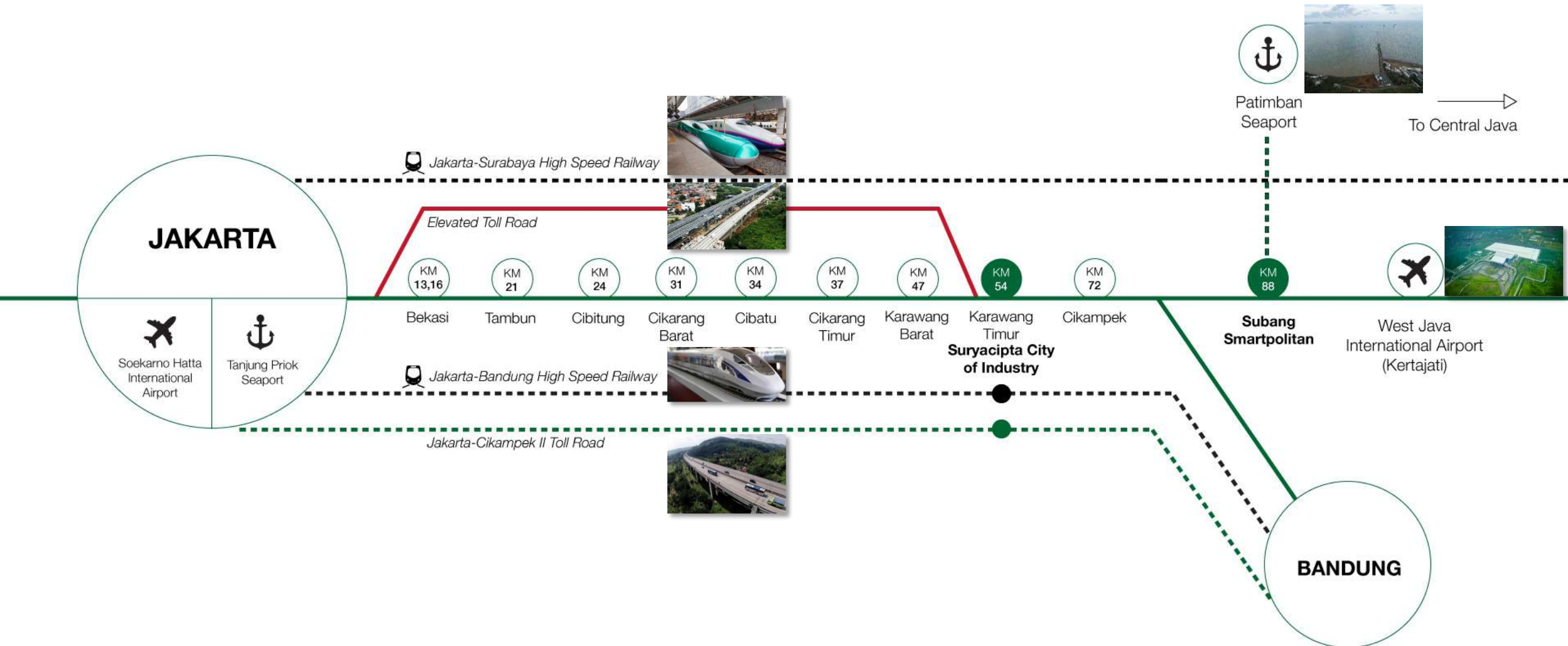
Suryacipta City of Industry (est. 1990), Suryacipta's businesses:

- Industrial estate development and management
 - **Suryacipta City of Industry**, 1,400Ha located in Karawang; and
 - **Subang Smartpolitan**, 2.717Ha located in Subang
- Office Building (**The Manor**).
- Retail Area (**The Promenade**).

Subang Smartpolitan







Masterplan

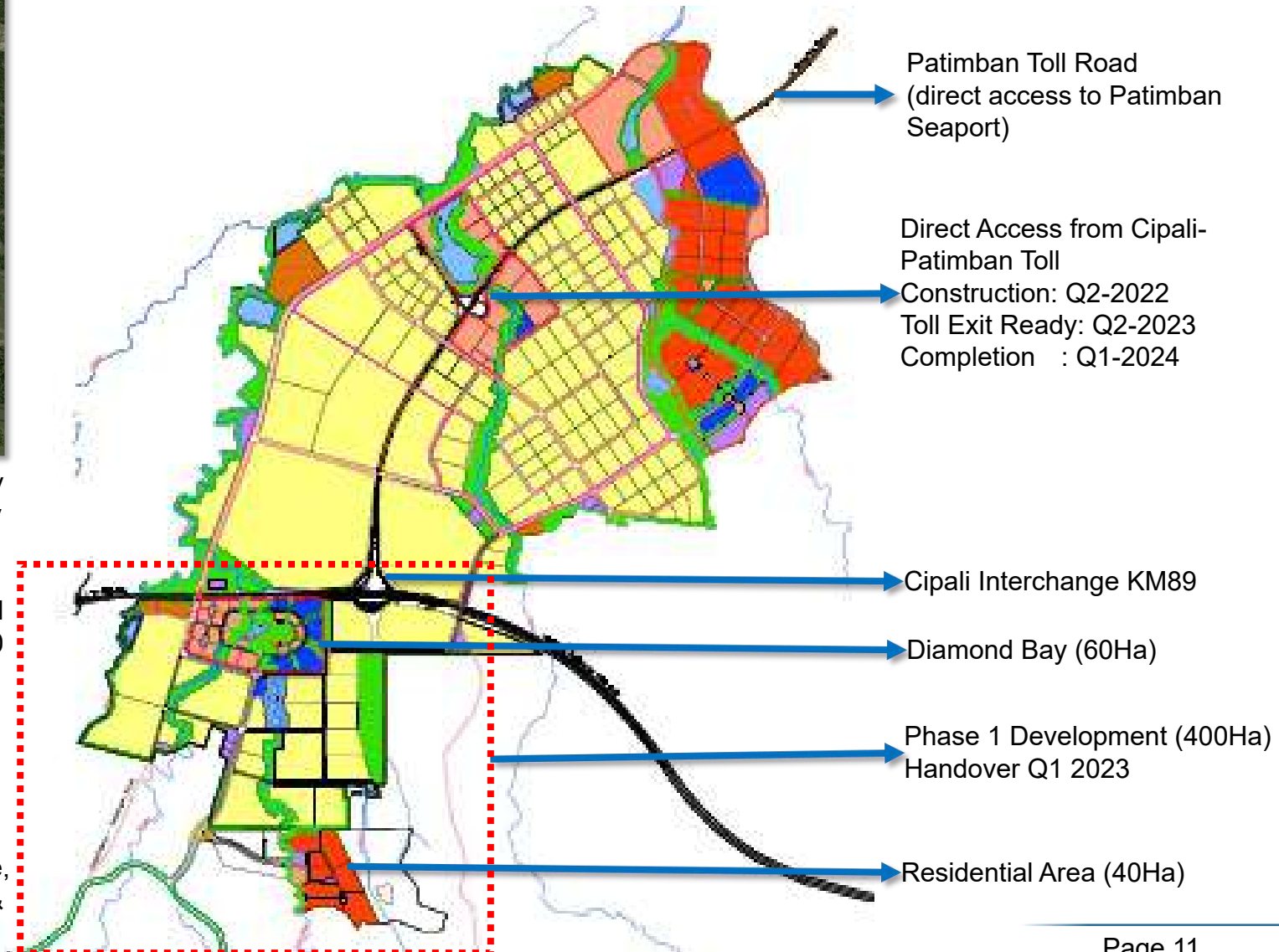


Subang Smartpolitan, the pioneer of smart and sustainable city development that leverages technology and IOT to promote efficiency and security of its tenants.

With total area of 2,717Ha, Subang Smartpolitan shall be developed in 4 phases, whereas the 1st phase development begins Q4 2020 (Ready for handover Q1 2023), including:

- Commercial;
- Industrial;
- Residential;
- Supporting infrastructures and facilities.

Subang Smartpolitan is designed to be accommodative to Automotive, High-Precisions, Consumer Goods, Medical Pharmaceutical, IT & Data Centre industries, as well as logistic activities.

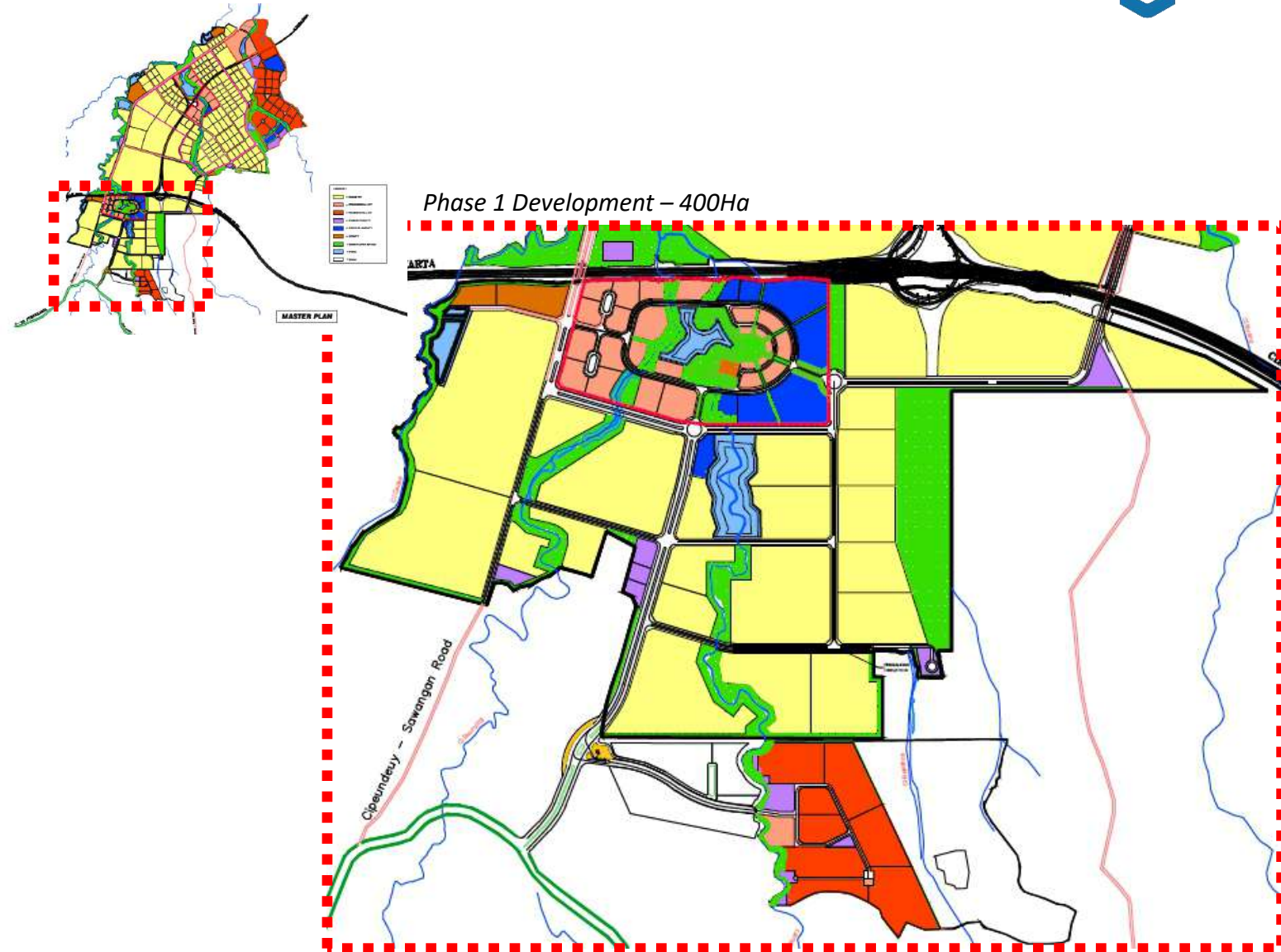


Phase 1 Development (Southern Area)



Industrial Plots

- Land Coverage Ratio (KDB) : 60% of total land size
- Floor Coverage Ratio (KLB) : 240% of total land size
- Building Setback (GSB)
 - Front (Main Road) : 15m
 - Front (Secondary Road) : 12m
 - Side : 6m
 - Back : 8m
- Green Area : 7.5% of total land size
- Max. Building Height : 40m
- ROW
 - Main Road : 60m
 - Secondary Road : 40m
 - Tertiary Road : 30m
- Water : 15,400M³/day (Stage 1)
- Wastewater : 10,300M³/day (Stage 1)
- Gas : Ready
- Electricity : 60MVA (Stage 1)
- Telecommunication & FO : Ready



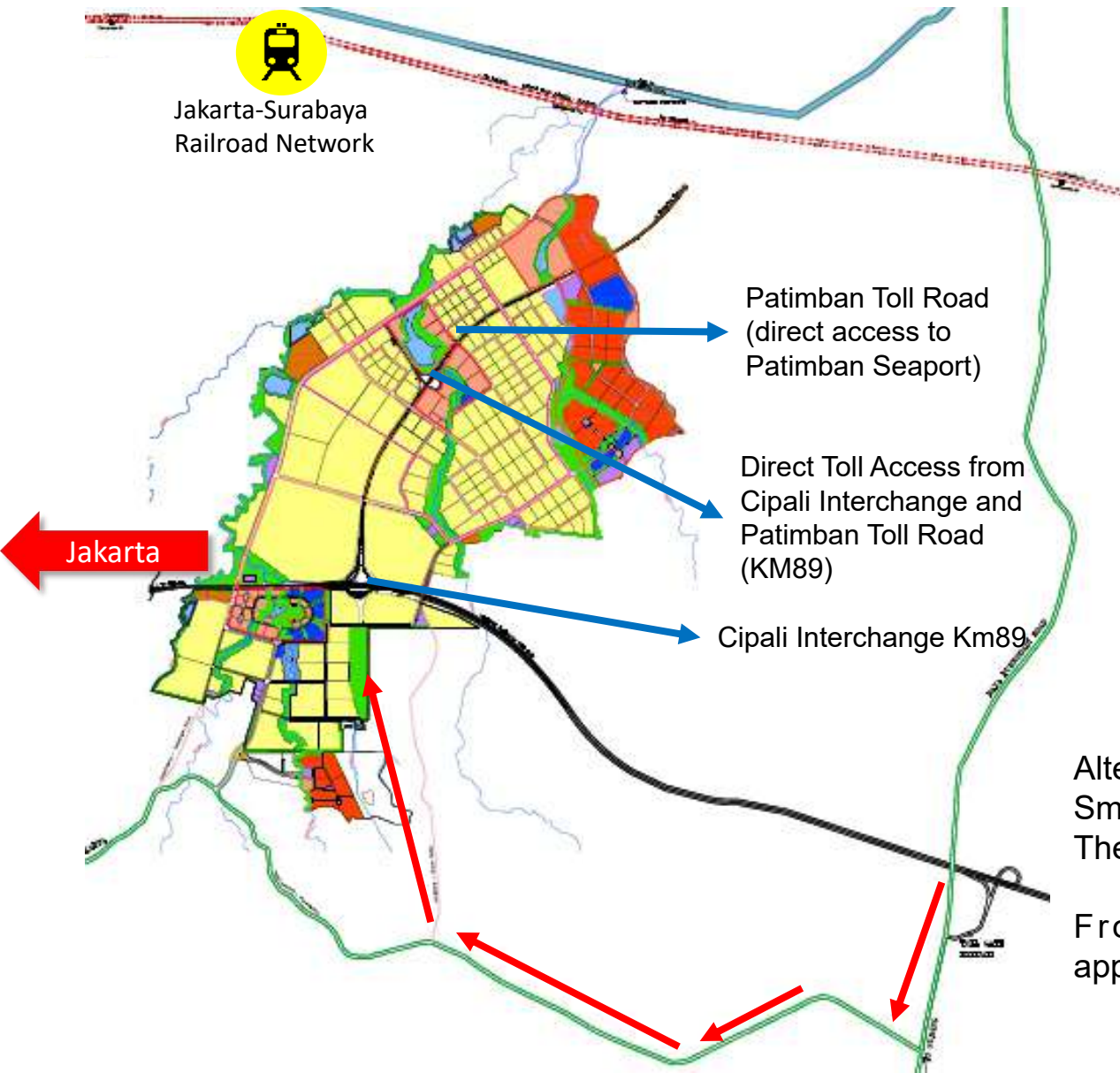


Diamond Bay, a 60Ha development located in the heart of Subang Smartpolitan, host of:

- Business Park & Office Towers;
- Hotel and Apartments;
- Education and R&D Centers;
- Hospitals (Medical Facility);
- Shopping Mall, Factory Outlets and F&B Outlets;
- Theme Park and Recreational Center
- Community Facilities
- Sports & Entertainment

Diamond Bay Particular

- Land Coverage Ratio (KDB) : 60% of total land size
- Floor Coverage Ratio (KLB) : 600% of total land size
- Building Setback (GSB)
 - Front (Main Road) : 10m
 - Front (Secondary Road) : 6m
 - Side : 6m
 - Back : 6m
- Max. Building Height : 100m
- ROW
 - Main Road : 30m
 - Secondary Road : 18m



Subang Smartpolitan is directly accessible via Cipali Toll.
Cipali Interchange at Km89.

Cipali-Patimban Toll construction is about to commence where the dedicated toll exit shall be ready by Q2 2023.

Approximate Distance to Patimban Seaport (from Subang Smartpolitan) is 40Km.

Subang Smartpolitan shall also be accessible using Jakarta-Surabaya railroad whilst Jakarta-Surabaya high speed train is currently being planned.

Railroad network shall be beneficial to improve commuting capability of individuals.

Alternatively to the Direct Toll Access at Patimban Toll, Subang Smartpolitan is accessible via Secondary Access.
The alternative route improves accessibility and security.

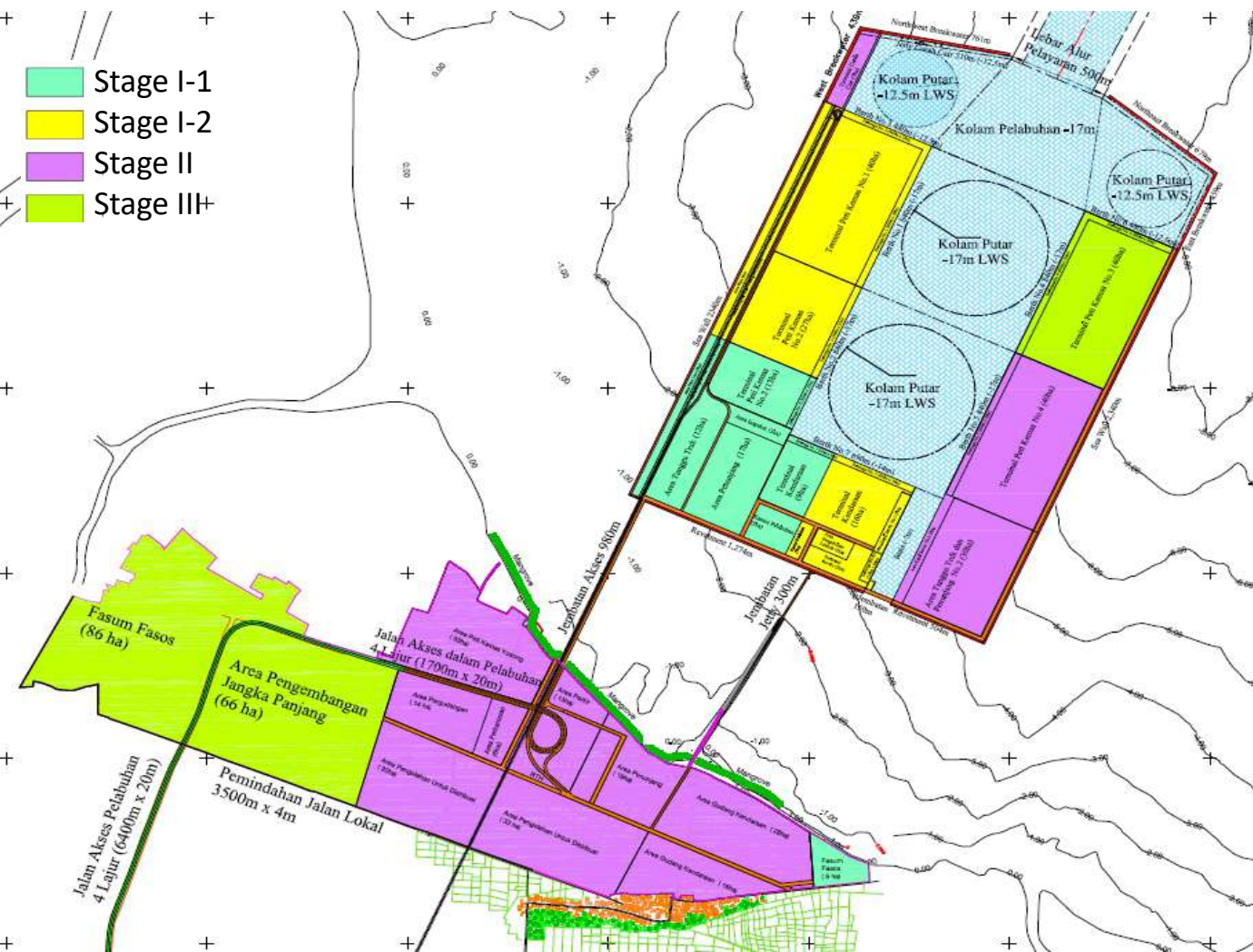
From Kalijati Exit (Km98), Subang Smartpolitan is approximately 13Km (approx. 25mins).

Patimban Seaport Development Progress



Patimban Seaport

Masterplan & Project Information



Location	Patimban, Subang Regency, West Java
Total Capacity	7.5mio TEUs and 600,000CBU
Total Area	665Ha <ul style="list-style-type: none">300Ha - Container & Car Terminal365Ha - Back Up Area (for supporting facilities)
Draft	10-14 mLWS (and expandable to 17mLWS)
Project Value	IDR 43trillion (US\$3.29bio) Financing by JICA (Japan International Cooperation Agency)
Construction Schedule	2018 – 2036 <ul style="list-style-type: none">Package I-1 2018-2020 Capacity 218,000 CBU & 250,000TEUsPackage I-2 2021 – 2023 Increase car terminal capacity to 600,000CBU and 3.75mio TEUs container terminalPackage II 2024 – 2027 Increase container terminal capacity to 5.2mio TEUsPackage III 2028 – 2036 Increase container terminal capacity to 7.5mio TEUs
Contractor	Consortium of Penta-Ocean Construction, TOA Corporation, Rinkai Nissan, PT Wijaya Karya and PT Pembangunan Perumahan.

Construction Progress as of mid-2020



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An abstract graphic on the right side of the slide, consisting of overlapping, semi-transparent blue geometric shapes that create a 3D effect of stacked cubes or rectangular blocks. The colors range from a deep navy blue to a lighter, medium blue.

Thank You