

ISAM DAIRY PRODUCT PROJECT

Project Description



Through the professional experiences with massive trusted local & multi-national companies, currently PT ISAM has a plan to expand the ISAM brand. PT ISAM expects to increase our brand product (ISAM brand) in aseptic brik carton packages with a target capacity of 30 ton/day which equals to 900 ton/month. PT ISAM will supply for the consumer around 7 million pcs/month as a form of our additional

support for providing ready to drink beverages especially dairy UHT products. Our focus is on consumer satisfaction, and this project has an essential concern to provide the products to be more affordable, therefore people in Indonesia can afford nutritional beverages. This project is intention to manifest our vision and referring to sustainability development goals (SDG) 2030 especially in the points of good health & well-being also decent work and economic growth.

Key Investment Highlight

Location	Jalan Rumah Sakit Number 114, Bandung - West Java
Estimated Investment Value	IDR 104,036,584,591 billion
Total Area/Land Status	SHGB GKSI Land area 12.449 m2, Building area 7.792 m2
Project Owner	Gabungan Koperasi Susu Indonesia & PT Industri Susu Alam Murni
Financial Feasibility	IRR : 17,2%, NPV : IDR 62,156,734,769 Billions Payback Period 6 years, RoI : 4,1 %



Company Profile

PT ISAM (Industri Susu Alam Murni) as a business unit of GKSI (Gabungan Koperasi Susu Indonesia) currently produces various types of ready to drink beverages especially in dairy products, for instance in packaging of aseptic brik carton packages and plastic bottles for producing orders from our customers. Products by PT ISAM (ISAM brand) of plastic bottle 65 mL already produced around 40 ton/month currently on progress to increase the productions. Professionally experienced with massive trusted local & multi-national companies, PT ISAM has no doubt to be a leader for supplying ready to drink beverages especially in dairy UHT products in Indonesia. Along with the support of all teams, we committed to produce the high quality and halal products.

Contact Person

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Description	ISAM
Plant Location	Jl. Rumah Sakit No.114, Pakemitan, Kec. Cinambo, Kota Bandung, Jawa Barat 40294
Year Started	2002
Land Area (m ²)	12,496 m ²
Building Area (m ²)	7,792 m ²
Product Category	Milk & Beverages Processing
No. of Head Counts	125
NIB	8120201813216
Production Capacity	LAB / Bottle : 70 ton / day Paper / Aseptic Brik Carton : 60 - 70 ton / day
Utilization Capacity	Lab / Bottle : 10 ton / day Paper / Aseptic Brik Carton : 60 - 70 ton / day
Our Partners	Fonterra, Greenfields, ACB, Sari Husada, Danone Dairy Indonesia, Indokuat Current Partners : Garuda Food, Kalbe Nutritionals, & Pacific Batam Perkasa



**Jl. Rumah Sakit No.114, Pakemitan,
Kec. Cinambo, Kota Bandung, Jawa Barat
40294**



Pasteurization Fresh Milk
Turbo Mixer
Cooker tank
Mixing tank
CIP Kitchen Tetra Pak

Line Brix Process :

UHT Tetra Pak
Homogenizer Tetra Pak
Aseptic Tank Tetra Pak

Line Bottle Process :

UHT Nanhua
Homogenizer Nanhua
UCT Tank
2 Units Pasto Tunnel



Aseptic Brix Carton

- 1 Unit Aseptic Brix Tetra Pack 200 ml
- 2 Units Aseptic Brix Greatview 125 ml
- 3 Units Straw Applicator

LAB Bottle

- 1 Unit LAB Filler Zhongya & Ningbo
- 2 Units Pasto Tunnel





GABUNGAN KOPERASI SUSU INDONESIA
DAERAH JAWA BARAT



PT. Industri Susu Alam Murni

WAREHOUSE FACILITY, GENERAL SUPPLY UTILITY, & WATER WASTE TREATMENT PLANT





Proper Certificate:
“Blue” award for 6
times



Zero Accident Award
for 8 times



Platinum Category for Covid
Prevention & Control

ACHIEVEMENTS EHS (Environmental, Health, & Safety)



Halal Assurance System



Halal Certificate

ACHIEVEMENTS QUALITY



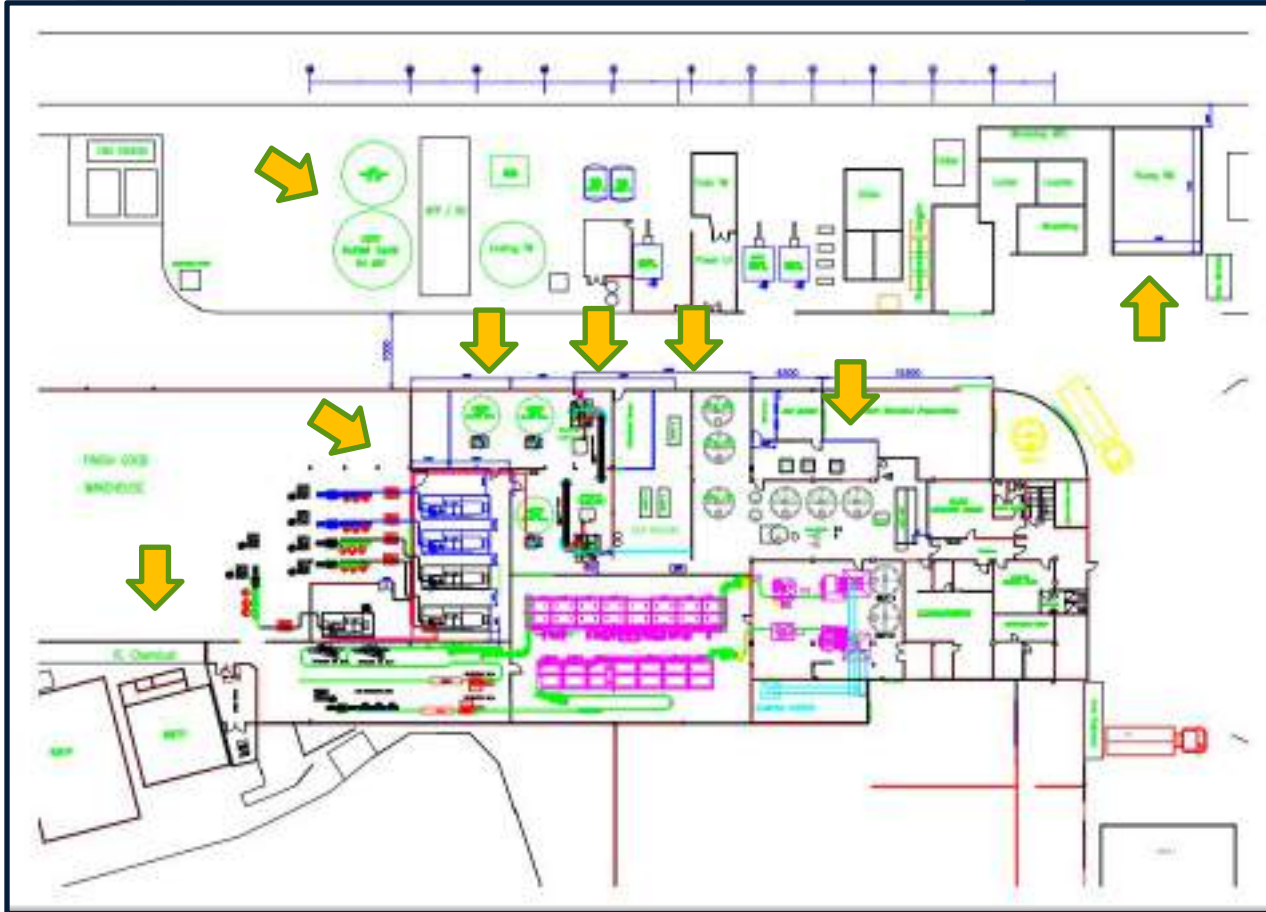
Good Food Processing Method

WEST JAVA INVESTMENT SUMMIT 2022 PROJECT

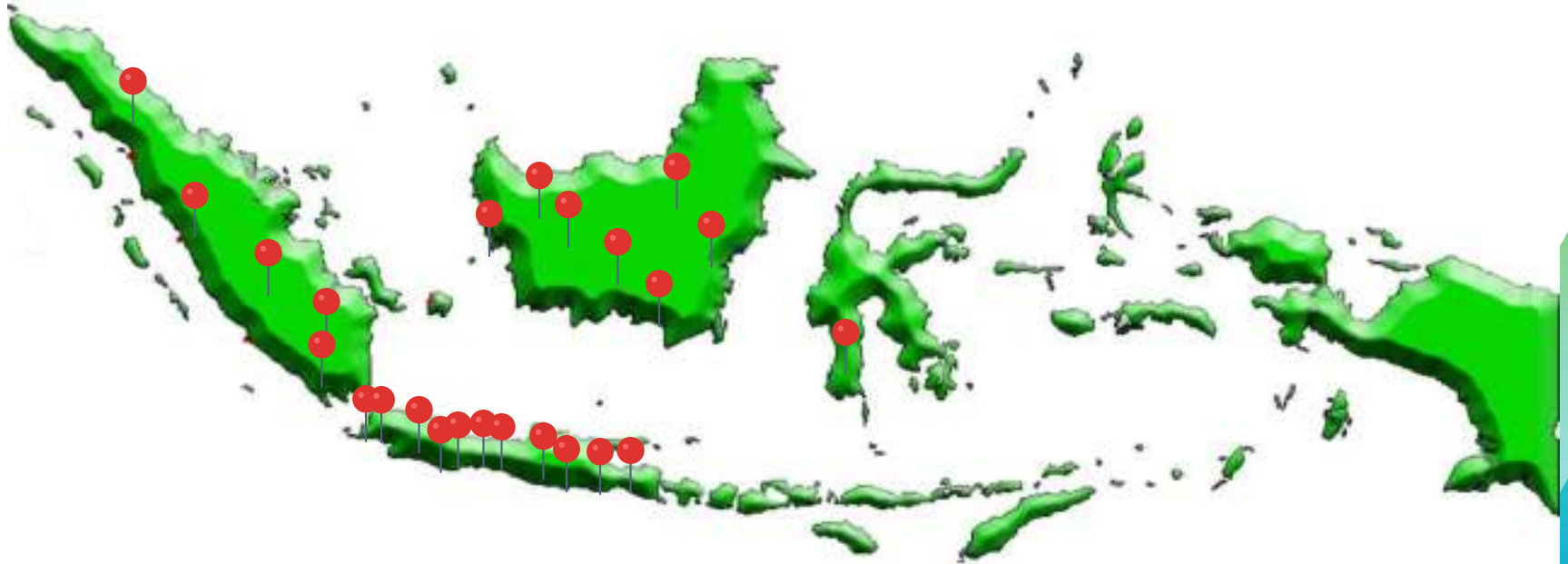


Name	Isam Kiddi
Category	UHT Minuman Mengandung Susu
Variants	Vanilla, Chocolate, & Strawberry
Volume	115 mL
Packaging	Greatview Aseptic Brik
Content/carton	40 pcs
Addition of food stock by this project	7,000,000 pcs/month
Target Market	Kids, Teenagers, & Adults
Shelf life & Storage Before Opening	
-Shelf life	12 months
-Storage	stored in dry (room temperature) or cool place
Nomor BPOM RI MD	40081008247, 400810018247, 400810016247
Consumption Recommendation	Finish up the product once the pack is opened





7 million pcs product/month will be distributed to these region, below:





WJIS planning project capacity will produce product for 30 ton/day.
ISAM needs fresh milk supplies from GKSI for 15 – 20 ton/day or
equals to 7,200 ton/year.

No	Items	Amount	
1	Machine Investation		
-	Processing & Filling Machine	34,039,560,828	
-	Machine Supports : Equipments, Civil, Electrical Mechanical, Piping, etc	11,989,580,308	
-	Delivery & Installation	13,546,041,255	
	Investation Total		59,575,182,391
2	Working Capital		
a	Raw & Packaging Material		30,461,116,417
b	Operational		
-	Overhead	4,121,358,250	
-	Manpower	2,624,556,028	
-	Marketing	843,145,141	
-	Administration	4,950,226,364	
-	Other Cost	1,461,000,000	
	Total Operational		14,000,285,783
Total		IDR	104,036,584,591
		\$	6,935,772

Assumption	
Investation	IDR 104.036.584.591
Cost of capital	8%
Salvage Value	10%
Inflation / years	4%
Growth revenue per years	5%
Time Project	10 years

SUMMARY	
IRR	17%
NPV	IDR 62.156.734.769
	\$ 4.143.782
Payback Periode	6
ROI	4,1%

ITEMS	Years										
	0	1	2	3	4	5	6	7	8	9	10
Revenue		190 Bio	200 Bio	210 Bio	220 Bio	231 Bio	243 Bio	255 Bio	268 Bio	281 Bio	295 Bio
Opex		177 Bio	184 Bio	192 Bio	200 Bio	208 Bio	216 Bio	225 Bio	234 Bio	243 Bio	253 Bio
Ebitda		12 Bio	15 Bio	17 Bio	20 Bio	23 Bio	26 Bio	30 Bio	34 Bio	38 Bio	42 Bio
Ebitda Margin		6,6%	7,5%	8,4%	9,3%	10,2%	11,0%	11,9%	12,7%	13,5%	14,4%
Investment	-104 Bio										
Ebitda		12 Bio	15 Bio	17 Bio	20 Bio	23 Bio	26 Bio	30 Bio	34 Bio	38 Bio	42 Bio
Salvage Value											10 Bio
Cash flow	-104 Bio	12 Bio	15 Bio	17 Bio	20 Bio	23 Bio	26 Bio	30 Bio	34 Bio	38 Bio	52 Bio
Accumulation Cash Flow	-104 Bio	-91 Bio	-76 Bio	-58 Bio	-38 Bio	-14 Bio	12 Bio	42 Bio	76 Bio	114 Bio	167 Bio

*Project in Rupiah

Items	Value
Estimated Investment Value	IDR 104,036,584,591
IRR	17,2%
NPV	IDR 62,156,734,769
Payback Periode	6 Years
Rol	4,1%



THANK YOU

www.isam.co.id & www.gksi-jawabarat.co.id