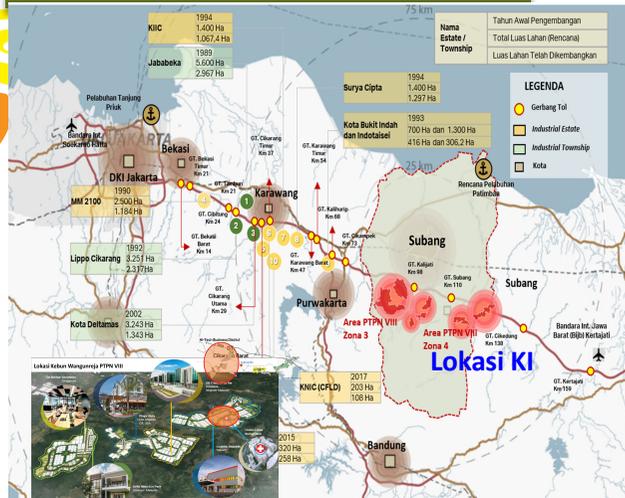




**SUBANG INDUSTRIAL PARK
(SIP)**

SUBANG INDUSTRIAL PARK (SIP)

INVESTMENT - INDUSTRIAL AREA



ASSET INFORMATION

Cooperation Scheme	:	JV/ Cooperation
Land Ownership	:	PTPN VIII (subsidiary of PTPN III)
Land Area	:	6.127 ha (HGU, process into HPL)
Investment Value	:	Rp 65 T
Investment Period	:	5 years gradually
Concession Period	:	30 years (will be discussed)
NPV	:	Rp 1,03 T
IRR	:	15,75%
Accessibility	:	<ul style="list-style-type: none"> ± 8 km from the Kalijati toll road gate (Gate 98) ± 45 km from Patimban Port ± 60 km from Kertajati Airport Planned Exit for Cipali KM 120 toll road Potential for Cooperation
Potential for Cooperation	:	-

GENERAL DESCRIPTION

Subang Industrial Park (SIP) is supported by easy access by the Trans Java toll road, Patimban port and Kertajati Airport. This area also has the potential as a residential area and a commercial area to support industrial activities in industrial estates.

PTPN VIII has signed an MoU with WIKA regarding cooperation in the development of the Subang Industrial Estate, with a total area of 6,127Ha. The first phase development area of ± 487 Ha is in accordance with the RTRW Kab. Subang, and is currently in the making of a Master Plan and Feasibility Study. PTPN VIII and WIKA are currently preparing a Master Agreement for the formation of a JV Company in the development of the Subang Industrial Estate.

CURRENTLY CONDITION

