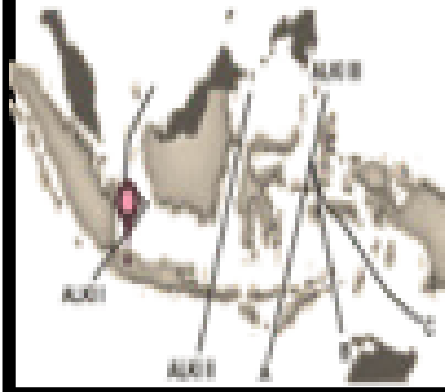


INDONESIA



JAVA INTEGRATED INDUSTRIAL & PORT ESTATE



Java Integrated Industrial and Port Estate (JIPE) is the first and foremost integrated industrial estate in Indonesia, with an area of 3.000 hectares, consisting of industrial estate, multipurpose port estate, bonded logistic centers, logistics centers, recreation areas, commercial and residential estate. Logistic cost for incoming raw materials and distribution of finished goods will be minimized by JIPE 3 modes of land and sea transportation connectivity. JIPE industrial estate is the most advanced modern and sustainable industrial estate in East Java. Occupying an area of 1,761 Ha, industrial estate that uses a clustering system. There are 4 zoning / clustering dedicated to certain industries :

- Clean block cluster - food and pharmaceutical industrial area
- Liquid Block Cluster – liquid based industrial area, such as : CPO, chemical, petrochemical
- Smelter Blok Cluster – mineral processing and refining area
- Multipurpose Cluster – industrial area for general industrial types

Uniqueness

- One of the national strategic projects
- Flood-free area for 100 year rain cycle with a natural dike protection system
- Connected with direct access to express toll road (Krian-Legundi-Bunder-Manyar) to Surabaya and Juanda International Airport
- Will be connected with double track access (goods) – (via duduk sampeyan station) for distribution channels throughout the Java Island
- Ease of construction of industrial buildings with “klik” system and Policy BAST before payment of land purchase payments
- Fiscal and tax incentives, customs and excise, goods traffic, immigration, employment, land
- Ease of availability of trained workforce (Gresik, Surabaya and surrounding areas)
- Ease of licensing



Investor Relation

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JAVA INTEGRATED INDUSTRIAL & PORT ESTATE

Master Plan	Location Jl. Raya Daendles KM 11 Manyar, Gresik, East Java Province	
	Land	Total Area of 3.000 Ha <ul style="list-style-type: none"> • Industrial Estate: 1.761 Ha • Port Area : 400 Ha • Commercial & Residential Estate (GEM City) : 800 Ha
	Buildings	<ul style="list-style-type: none"> • Office building : 3 (PT. BKMS office, Marketing office, Utilities office) • Power plant, clinic, WTP, WWTP, Warehouse (2.500 m2), Fire brigade, Helipad
	Infrastructure	Road : <ul style="list-style-type: none"> • Primary : 80 m • Secondary : 50 m • Tertiary : 30 m Utilities : <ul style="list-style-type: none"> • Electricity : 23 MW • Gas : PNG • Industrial clean water : 3.900 m3/day • Wastewater treatment : 2.500 m3/day Port <ul style="list-style-type: none"> • Strategically located at the mouth of the Madura Strait, aJIPE Port will be the deepest in East Java (-16 M). With 4 docks and 6.200 m total area anchored. JIIP can serve ships with deadweights of up to 100.000 DWT • There is already a 2.500 m2 warehouse building that is ready for rent and land that can be leased with status of land management rights of 1-2 Ha of land area of 112 Ha that have been developed Distance <ul style="list-style-type: none"> • 24 km from Surabaya (capital city of East Java Province) • 27 km from Tanjung Perak Harbor • 55 km from Juanda Airport
Existing Tenants	9 Companies ((PT. Unichem Candi Indonesia, PT. Tirta Bahagia, PT. Mitra International Tunggal (hextar Fertilizer Group), PT. Clariant Adsorbent Indonesia, PT. Adhimix Precast Indonesia, PT. Nippon Indosari Corpindo Tbk, PT. Cahaya Maju Lestari (member of HPI Agro), PT. Clariant Indonesia, PT. AKR Corporindo Tbk)	