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## **PT Surya Semesta Internusa Tbk (SSIA) 9M15 Operational Result Highlights**

PT Surya Semesta Internusa Tbk (SSIA) is pleased to announce 9M15 operational results as follow:

### **Property**

- The industrial estate, which was the main business of SSIA remained soft in the third quarter of 2015. During 3Q15, SSIA industrial estate booked its marketing sales a total of 3.3 hectares of land with the selling price of US\$165.0 per m2. The average price increased by 18.8% to US\$160.1 per m2 in 9M15 from US\$134.8 per m2 in 9M14. SSIA's industrial land backlog, excluding accounting booked in 3Q15, as of 30 September 2015 is recorded at 34.3 hectares with average selling price of US\$119.7 per m2. The overall market is expected to remain weak for the remaining of the year. Many potential buyers / tenants are still holding expansion plans, particularly because the economic condition is full of uncertainties. For example, the volatility of exchange rates that continues, making it difficult to prepare for business plan.
- Similar to the composition last year, the YTD profile of transactions at Suryacipta City of Industry was no longer characterised by the auto-related industry. The F&B and consumer goods type of industry still dominated the transactions for the first nine months.
- On 9 September 2015 President Joko Widodo has unveiled a series of stimulus measures to lift slowing growth in South-East Asia's top economy and shore up Indonesia's plunging currency. The first stimulus was aimed at providing an "economic jump forward", and two other parts of the packages has been unveiled in the next few weeks thereafter. The second stimulus package plans to fast-track big investments in specially created industrial economic zones, specifically to implement 3 hours industrial investment licensing from previously 8 days to obtain principal license, corporate registration, and tax number; in addition, tax incentives for exporters to deposit foreign currency earnings at home. Including in the third stimulus package, electricity tariff will be cut by 30% for industrial activities from 23pm to 8am. The government is considering suspending the payment of 40% of the total electricity bill until 2016 to support companies suffering from economic recession and the devaluation of the rupiah. In addition, the diesel price would reduce from Rp6,900 per liter (~0.49 USD per liter) to Rp6,700 per liter (~0.48 USD per liter) and the time to process land rights for investment purposes will be shortened. The Company believes that these series of stimulus packages will provide positive impact towards industrial estate sector in the near future.
- Meanwhile, notes on the land bank progress in Subang, West Java, as of 30 September 2015, SSIA has managed to free up and acquired about 298 hectares of 500 hectares target for the year.

## Construction

- PT Nusa Raya Cipta Tbk (NRCA), SSIA's construction unit, for the nine month period managed to book new contracts of Rp2,709 billion, 15.2% higher than new contracts in 2014 of Rp2,351 billion. The new contracts achievement represents 66.1% of total NRCA new contracts target for this year of Rp4.1 trillion (including projects from SSIA group). Meanwhile, NRCA 9M15 new contracts projects mainly are Praxis Hotel & Apartemen Surabaya, Apartemen Regatta Jakarta, Hotel Pullman Ciawi Jakarta, Q Big BSD City Tangerang, Springhill Royale Suites Kemayoran Jakarta, and Radison Hotel Uluwatu.
- The Company's flagship infrastructure project, Cikopo - Palimanan (Cipali) toll road, completed construction works within 30 months with a total investment cost of Rp13.7 trillion. Starting its commercial operation since 26 June 2015. During September 2015, Cipali managed to reach an average end to end sectional traffic volume of 22,900 vehicles per day, slightly higher compared to August 2015 traffic.

## Hospitality

- The Gran Melia Jakarta (GMJ) occupancy rate for 9M15 was at 49.6% from 47.9% in 9M14. While the ARR for the nine month period of 2015 was around US\$120.6 from US\$ 117.6 in 9M14. Meanwhile Melia Bali Hotel's (MBH) occupancy rate in 9M15 at 71.5% from 81.4% in 9M14. The ARR was US\$98.2 in 9M15 from US\$ 106.7 in 9M14.
- The Banyan Tree Ungasan Resort (BTUR) occupancy rate in 9M15 was at 65.6% from 9M14's occupancy of 62.4%. The 9M15's ARR was US\$485.9, lower than US\$524.8 in 9M14.
- Batiqa Hotel & Apartments Karawang (BKR) recorded of 53.0% of occupancy rate and Rp543,435 of ARR for 9M15. This year, 2015, SSIA has launched Batiqa Hotel Cirebon, while it is planning to launch 2 more Batiqa hotels located in Jababeka (soft launch in May 2015), and Palembang. Next year, 2016, SSIA is planning to add 2 more hotels, specifically in Pekanbaru and Lampung. The Company to launch Batiqa Hotel Casablanca Jakarta in 2017.
- From Travelio.com, it managed to achieve another milestone to launch Travelio Android App in July 2015.

## About PT Surya Semesta Internusa Tbk (SSIA)

SSIA, formerly known as PT Multi Investments Limited, was established on 15 June 1971, the company transformed into PT Surya Semesta Internusa ("SSIA") in 1995. SSIA's main businesses are industrial estate development, commercial property, construction services, and hospitality.

SSIA's diversified investment portfolio primarily includes Suryacipta City of Industry, Graha Surya Internusa (not in operation, to be redeveloped into SSI tower), Gran Melia Jakarta Hotel, Melia Bali Hotel, Banyan Tree Ungasan Resort Bali, and Batiqa Hotels.

For more than 40 years in the property business, SSIA has strengthened its brand recognition and placed it as one of the strongest developer companies in Indonesia. Completing its milestones as a leading company, SSIA recorded its shares at Indonesia Stock Exchange and became a listed company on 27 March 1997. For more information, visit [www.suryainternusa.com](http://www.suryainternusa.com).

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