

[GIIC Overview]		The Greenland International Industrial Center (GIIC) is an industrial park (development area: about 2,200 ha) in Deltamas (approximately 3,200 ha).Deltamas is a complex city located in Cikarang, Bekasi Prefecture.Several industrial parks are accumulated along the Tikampec Expressway, which extends east of Jakarta, and GIIC is located at the center.		
Industrial park name		Greenland International Industrial Center (GIIC)		
Located prefecture / names		Cikarang Pusat, Bekasi		
Industrial parking location		JL. Tol Jakarta-Cikampek KM.37, Cikarang Pusat, Nagasari, Serang Baru, Sukamahi, Kec. Cikarang Pusat, Cikarang, Jawa Barat		
Developer location		Pt Puradelta Lestari TBK/Same above		
Sales representative	Full name	Akinobu Nasuno, Rentaro Ishizaka		
	E-mail	nasuno.akinobu@sojitz.com Rentaro.ishizaka@deltamas.co.id		
	Cellphone number	+ 62-811-867-9080		
Danchi website		https://deltamas.id (English/Indonesian)		
		https://www.kota-deltamas.jp (Japanese)		
Developer related information	Developer name	PT Puradelta Lestari TBK		
	Shareholder configuration and holding shares ratio	Sinarmas Land	57.3	%
		Sojitz	25.0	%
		General investor	17.7	%
	Current development and management company name (if	—		
	Shareholder configuration and holding shares ratio		—	%
			—	%
	Executive configuration	BOC: 2 from Sinarmas Land, 2 from Sojitz, 2 from external		
		BOD: 2 from Sinarmas Land, 1 from Sojitz, 1 from Deltamas		
Developer	Countries, cities and projects with development track record	PT. Puradelta Lestari Tbk. only develops Deltamas PJ. Sojitz(Shareholder) have developed 4 industrial parkes in 3 countries.		
	feature	Please refer to the following website for details because the services provided are different in each industrial park. https://www.sojitz-ip.com/		
Industrial park development history	Acquisition of license	Date of acquisition:	2005	
	Infrastructure development started	start date:	2008	
	Sales start	start date:	2008	
	Total development area	About 2200		ha
	Industrial land area	About 1500		ha
	Infrastructure development completion area in industrial land	Approximately 2100 (96%)		ha
	Saleable land area	Approximately 250		ha
Master plan	Design company	Indo Koei and AECOM		
Distance from major cities and infrastructure Or the required time	Main city	Jakarta	45	km
	Sub -city	Located in the Cikarang area	-	-
	Harbor	Tanjung Priok	60	km
	airport	Soekarno Hatta International Airport	80	km
	Major trunk road	Cikampek Expressway	adjacent	-
	others	Lippo Cikarang	10	km
Soil	Above the sea	GIIC has an altitude of about 25m to 50m above sea level, and is designed and constructed using a Japanese consultant so that it can withstand floods established for 100 years (the expected heavy rain once in 100 years). Keep the distance from the river to the site, raise the site, setting rainwater adjustment ponds). The squall may temporarily accumulate on the road, but there is no worry about floods (there have been no flood occurrence in industrial parkes so far).		
	Soil	Mainly sandy clay		
	Past natural disaster	There are no major earthquakes in the past 100 years, and the Eastern Industrial Palace area has a certain level of sea. so the risk of large earthquakes and tsunami seems to be extremely small. In addition, there is almost no risk of volcanic, and typhoons do not occur geographically.		
Infrastructure	Main road width	32m to 150m		
	Sub -road width	19m to 27m		
	Electricity	In order to stable supply, based on a comprehensive priority supply agreement between GIIC and Denki Corporation (PLN), the tenant can be treated as a premium customer. In addition, the industrial park's looping system (currently a total of 11 loops) has established to ensure power stability.The power outage is about several times a year and recovers within an hour. We own the emergency self - power generation for each infrastructure in GIIC.		

	Assignment amount	240 MW (60mW x 4 units)		
	water supply	The water (industrial water, living water) will be supplied to each tenant after purification at our own plant. It is intended from the nearest western Tarum waterway (water source: Lake Justyl Fools), but we have sufficiently integration rights.		
	Capacity	24,700		m <sup>3</sup> /day
	Currently water supply	10,300		m <sup>3</sup> /day
	Drainage treatment	After purifying with our company's drainage treatment plant based on the regulation, we will release it to a nearby river. If each tenant's drainage exceeds regulation figure, it is necessary to perform the primary treatment by each tenant.		
	Capacity	12,000		m <sup>3</sup> /day
	Currently Operating	4,500		m <sup>3</sup> /day
	Communications system	Each tenant has directly contracted with the provider (Pt.Eka Mas Republik or Pt.Telkom Indonesia TBK.).		
Industrial park land price	Land price	RP 3,000,000/m <sup>2</sup> (VAT11%separately)		
	Management costs	RP 980/m <sup>2</sup> /month		
	Employment cost burden (industrial park or tenant)	Industrial park		
Utility cost	Electricity cost	Normal use	RP 1400/KWA	
		Peak	RP 1400/KWA	
		Off -peak	RP 1400/KWA	
	Electrical management costs	nothing		
	Industrial water cost	Basic fee RP.2,800,000/month + RP.900/m <sup>3</sup>		
	Industrial water management expenses	It is included in the management fee (980Rs/m <sup>2</sup> /month).		
	Drainage treatment cost	RP.11,200/m <sup>3</sup> (drainage amount is calculated at 80 % of "water supply" )		
	Drainage treatment management cost	It is included in the management fee (980Rs/m <sup>2</sup> /month).		
	Others (including communication costs and management expenses)	Water supply connection cost: RP.168,000,000/Point (for water supply pipe 4 inch + drainage pipe 3 inch set) Drainage standard test cost: RP.750,000/location/month General garbage disposal costs: rp.70,000/m <sup>3</sup> Regarding electricity, communication, and natural gas, the contract is directly concloded between tenant and provider.		
Tax incentive		None. The same applies to industrial parks in the Eastern Industrial Park area of Jakarta.		
Security system	Security company	by Deltamas		
	System	24 -hour system		
Facility in Deltamas City	Dormitory (accommodation facility)	None		
	clinic	Mitra Clinic Hospital (Local General Hospital), Kyoai Clinic (Japanese Clinic: Internal Medicine, Pediatrics, Dentistry)		
	Fire department	by Deltamas		
	Customs	None		
	others	Housing: 4 service apartments Food and drink: Over 10 restaurants Commercial facilities: Aeon Mall (open early 2024), Educational Organization: CJS (Chikarang Japanese School), Nikkei Kindergarten (Ohana), Vocational training schools (Ananda Mitra/High School Level), Private Institute of Technology, etc.		
Other service	One -stop service / business launch service	We do not provide services such as launching a company. We will introduce appropriate consultants for various consultations.		
Environment, Society, Governance (ESG)	-	Sinarmas Group's subsidiary company San Energy and Sojitz are doing RTS business (Roof Top Solar) in Deltams. In addition, we plan to consider various other ESG -related businesses sequentially.		