

MANDALIKA SPECIAL ECONOMIC ZONE

BACKGROUND PROJECT

The Mandalika SEZ was established through Government Regulation Number 52 of 2014 to become a SEZ Tourism. KEK Mandalika offers marine tourism with stunning beach and underwater charm. Mandalika comes from the name of a legendary figure, namely Princess Mandalika who is known for her beautiful looks. Every year, the people of Central Lombok celebrate the Bau Nyale ceremony, a ritual of searching for sea worms that are believed to be incarnations of Princess Mandalika. This celebration is a unique culture and attracts tourists both locally and internationally.

SEZ Mandalika has the concept of developing environmentally friendly tourism with the development of tourist objects and tourist attractions which is always oriented to the preservation of the value and quality of the environment in society

CURRENT DEVELOPMENT

Delivering the 1st Phase in Creating a Destination Current Infrastructure development spending has reached Rp. 250 billion with a total allocation of over Rp. 4.54 trillion Infrastructure, Facilities, Hotels & Utilities, Kuta Beach Park and Roadwork, Beach Facility, Balawisata



Central Lombok Regency
West Nusa Tenggara



1.175 Ha
Total Area



Rp. 34^T

Estimated
Investment Cost

BUSINESS OPPORTUNITY

Commercial Complex, Hotel, Hotel Syariah, Hotel Mangrove, Driving Range Golf, Mountain Golf Course, and Lake Golf Course



ENGAGEMENT

CONTACT

PT ITDC Mandalika Office
Jl. Pariwisata Pantai Kuta, Desa Kuta,
Central Lombok
Email : info.mandalika@gmail.com

MANDALIKA SPECIAL ECONOMIC ZONE



1.175 Ha
Area

23 Km
From Lombok International Airport

46 Km
From Lembar Port

11 Km
Main Road

Rp. 34^T
Investment Value

30 MVam
Electricity

Managed By
PT ITDC

58.700
People Labor Estimates



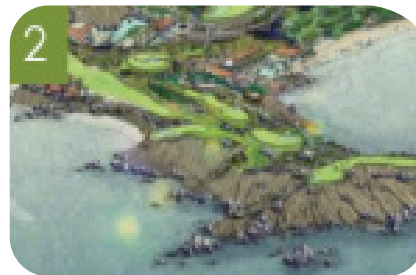
CIRCUIT MOTO GP MANDALIKA

- The first “Street Race Circuit” in the World
- 4,59 Km Street Race Circuit
- 18 Corners with 360 Degree View Points
- 150.000 people average attendance
- Surrounded by phenomenal backdrops and pristine beaches



MICE VENUE AND STREET CIRCUIT

- Seasonal street Race Circuit aimed at Hybrid and Electronic (E) Races
- Entertainment Facilities for Marathons, Triathlons, and other sport
- Convention Centre Planned



27 - HOLE GOLF COURSE

- PGA Standard Golf Course
- Designed by a Professional Name, Experienced Team
- Competitive Sea Views



INTERNATIONAL BRANDED THEME PARK

- Dedicated Area with Beachfront Access
- International IP Brand
- Scalable Concept - Theme Par Grows with Destination



MARINA SEA FRONT

- 78 Berths with Cruise and Ferry Terminal Option
- Dedicated Commercial District
- Servicing Sea Traffic between South East Asia and Australia

INFRASTRUCTURE DEVELOPMENT OF SEZ MANDALIKA



EVENT ON SEZ MANDALIKA

- La Etapa De France Mandalika
- Bau Nyale Festival
- Mandalika Fashion Carnaval

HOTEL UNDERCONSTRUCTION

- Hotel Royal Tulip
- Hotel Pullman
- Hotel Paramount
- Hotel Club Med
- Hotel Aston
- Hotel Palamerta
- Hote X2
- Hotel JSB



ROADS AND PUBLIC FACILITIES:
KUTA PROMENADE & KUTA BEACH PARK
 LAND AREA: **11, 2 Ha**
 LENGHT OF ROADS: **1,4 Ha**



THE CONSTRUCTION OF PUBLIC FACILITIES:
NURUL BILAD MOSQUE
 CAPACITY:
1500 JAMAAH



CLEAN WATER TREATMENT:
SEA WATER REVERSE OSMOSIS (SWRO)



Development of Westscape & Earscape Access Roads, Parks, & Streetlight
 Length of roads Westscape **19.69 Km**. Length of roads Earscape: **12.98 Km**



Source: DPMP TSP West Nusa Tenggara , PT. ITDC (processed)

EXISTING AND CONFIRMED HOTEL DEVELOPMENTS FOR 2021



THE
MANDALIKA



Current planned
hotel rooms:

1.702 room keys



EXISTING HOTEL

- 5. Tastura Beach Hotel 20 room keys
- 6. Segara Anak Hotel 26 room keys
- 7. Puri Rinjani Bungalows 31 room keys
- 12. Novotel Resort & Villas

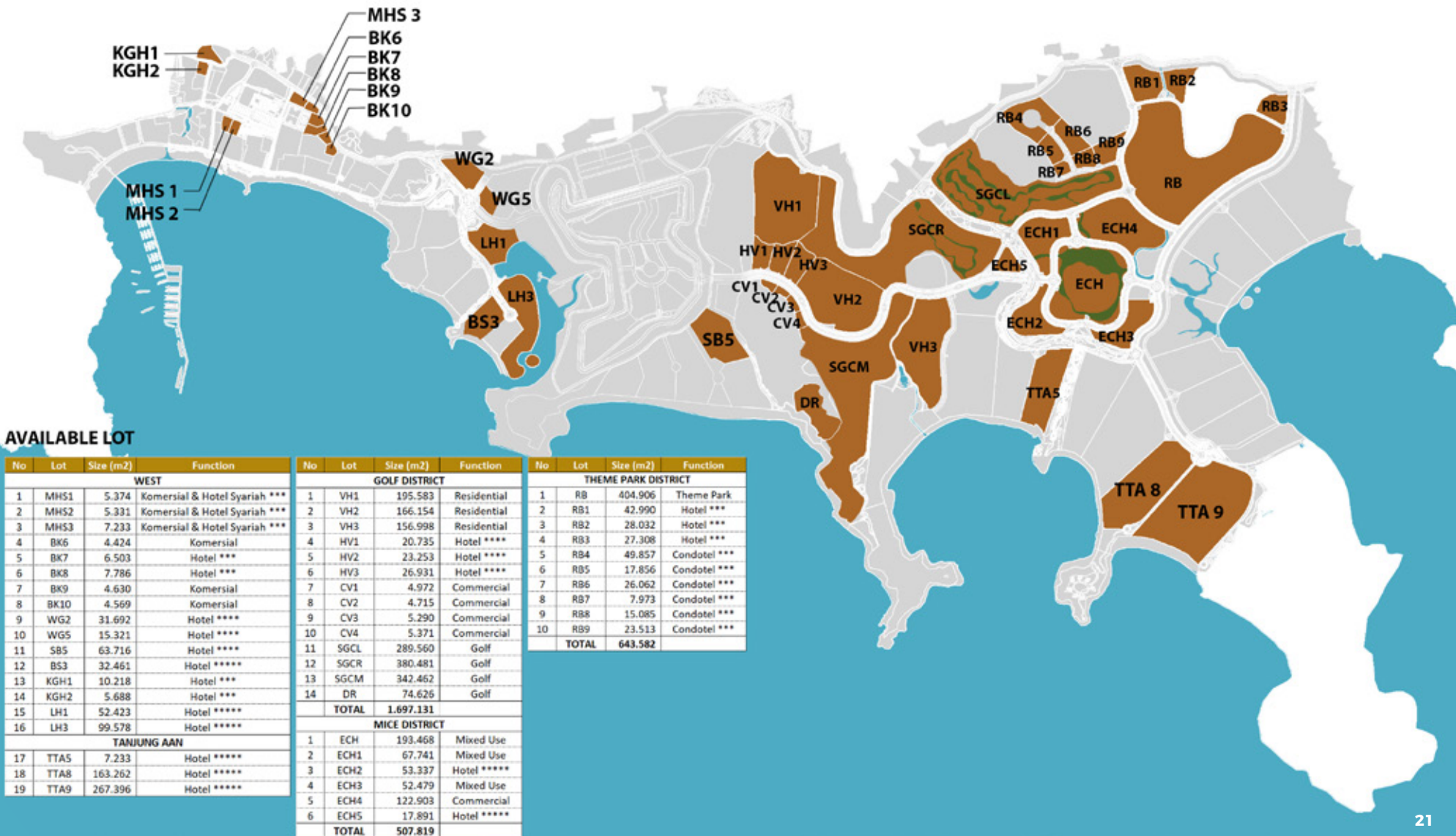
UNDER CONSTRUCTION

- 12. Pullman Hotel & Villas 264 room keys

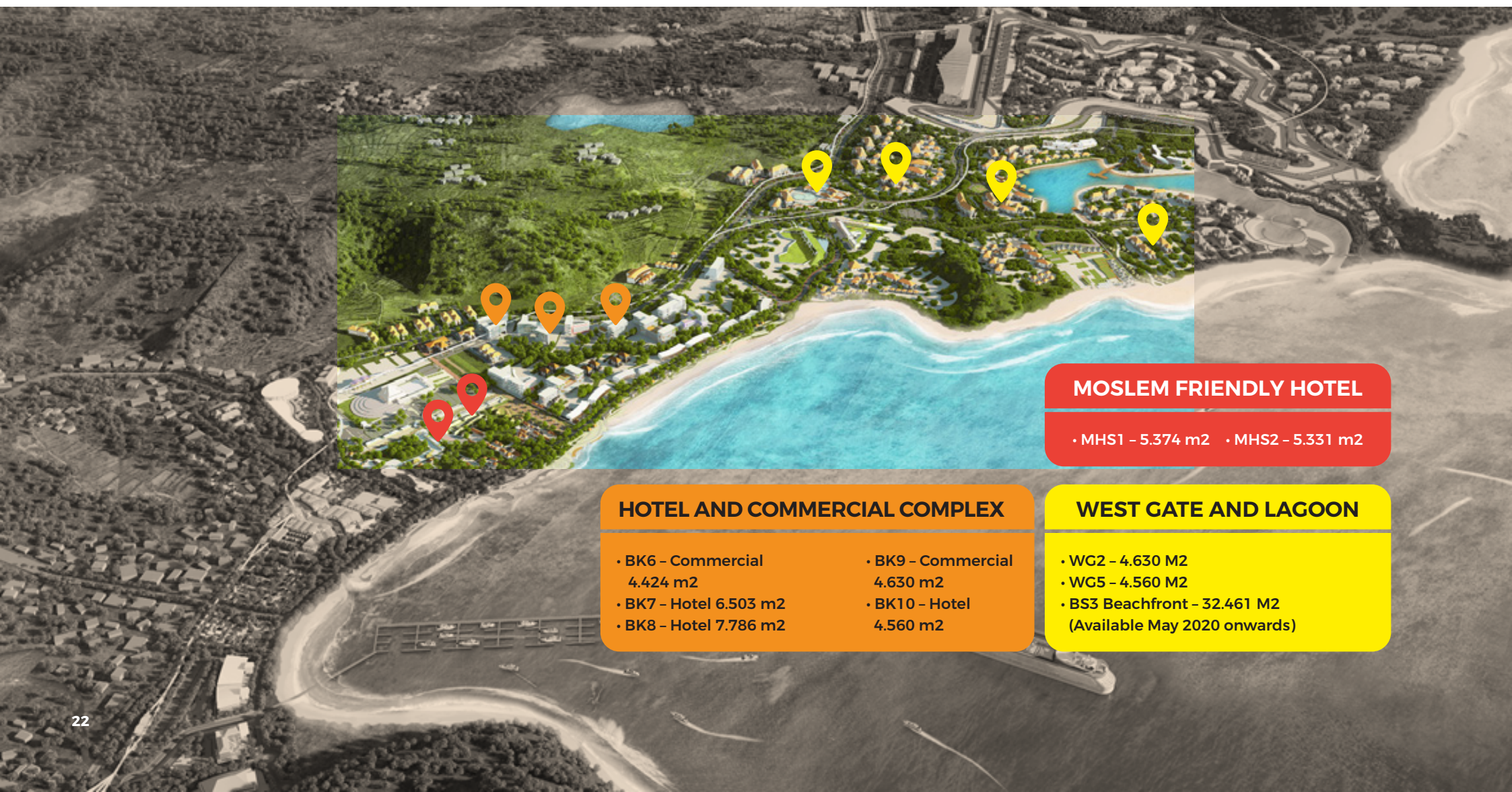
CONFIRMED DEVELOPMENT

- 1. Lazah Hotel 112 room keys
- 2. Bencoolen Hotel 405 room keys
- 3. Jambuluwuk Hotel 120 room keys
- 4. Aloft by Marriott Hotel 173 room keys
- 8. Grand Aston Hotel 200 room keys
- 9. Harper Kuta Hotel 150 room keys
- 10. The Beachwalk Hotel 150 room keys
- 11. Golden Tulip Resort & Beach Club 240 room keys
- 14. Mandalika International Street Circuit

AVAILABLE LOT - SUMMARY



AVAILABLE LOT - WEST



MOSLEM FRIENDLY HOTEL
• MHS1 - 5.374 m2 • MHS2 - 5.331 m2

HOTEL AND COMMERCIAL COMPLEX

• BK6 - Commercial 4.424 m2	• BK9 - Commercial 4.630 m2
• BK7 - Hotel 6.503 m2	• BK10 - Hotel 4.560 m2
• BK8 - Hotel 7.786 m2	

WEST GATE AND LAGOON

- WG2 - 4.630 M2
- WG5 - 4.560 M2
- BS3 Beachfront - 32.461 M2
(Available May 2020 onwards)

AVAILABLE LOT - WEST



MANGROVE HOTEL

- MS3 - Hotel 108.984 m2
- MS2 - Hotel 119.967 m2
- MS3 - Hotel 86.975 m2

TANJUNG AAN

- TTA 5 - Hotel 93.244 m2
- TTA 6 - Hotel 148.048 m2
- TTA 7 - Hotel 217.140 m2

GOLF DISTRICT

- DR - Driving Range
- SGCM - Mountain Golf Course
- SGCR - River Golf Course
- SGCL - Lake Golf Course
- SB 5 - 52.231 m2

BASIC COMMERCIAL TERMS COMPONENTS



ENGAGEMENT

CONTACT
 PT ITDC Mandalika Office
 Jl. Pariwisata Pantai Kuta, Desa Kuta,
 Central Lombok
 Email : info.mandalika@gmail.com

MAIN COMMERCIAL COMPONENTS

OVERVIEW OF COMMERCIAL TERM SHEET

LAND LEASE (BASIC COMPENSATION)

- USD per m2 per year
- Indexation by market review
- 30 Years Land Lease with HGB Certification extendable up to 80 Years granted after operation
- Pricing Review for year 31 and year 51

REVENUE SHARING COMPONENT

- % of Gross Revenue

ASSESSMENT FEE

- Assessment Fee (Service Charge) proportioned to the lot size area

OTHERS

- 1 Year Lease Fee Upfront Deposit
- Bank Guarantee or Proof of Fund to guarantee Construction and Business Execution
- All Licenses, Permits Administration and Business Setup at SEZ Office in Mandalika