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

BUSINESS OPPORTUNITY
Commercial Comlex, Hotel, Hotel Syariah, Hotel Mangrove, Driving Range Golf, Mountain Golf Course, and Lake Golf Course

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

ESTIMATED INVESTMENT COST
Rp 34 T
MANDALIKA SPECIAL ECONOMIC ZONE

MICE VENUE AND STREET CIRCUIT
• Seasonal street Race Circuit aimed at Hybrid and Electronic (E) Races
• Entertainment Facilities for Marathons, Triathions, 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

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

Source: PT. ITDC (processed)
INFRASTRUCTURE DEVELOPMENT OF SEZ MANDALIKA

KUTA PROMENADE & KUTA BEACH PARK
LAND AREA: 11.2 Ha
LENGTH OF ROADS: 1.4 Ha

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

CLEAN WATER TREATMENT:
SEA WATER REVERSE OSMOSIS (SWRO)

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
• Hotel X2
• Hotel JSB

ROADS AND PUBLIC FACILITIES:
DEVELOPMENT OF WESTSCAPE & EASCAPE ACCESS ROADS, PARKS, & STREETLIGHT LENGTH OF ROADS
WESTSCAPE: 19.69 Km.
EASCAPE: 12.98 Km.

Source: DPMPTSP West Nusa Tenggara, PT. ITDC (processed)
EXISTING AND CONFIRMED HOTEL DEVELOPMENTS FOR 2021

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

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

UNDER CONSTRUCTION
12. Pullman Hotel & Villas 264 room keys
AVAILABLE LOT - SUMMARY
AVAILABLE LOT - WEST

WEST GATE AND LAGOON
- WG2 – 4.630 M2
- WGS – 4.560 M2
- BS3 Beachfront – 32.461 M2
(Available May 2020 onwards)

HOTEL AND COMMERCIAL COMPLEX
- BK6 – Commercial
  4.424 m2
- BK7 – Hotel 6.503 m2
- BK8 – Hotel 7.786 m2
- BK9 – Commercial
  4.630 m2
- BK10 – Hotel
  4.560 m2

MOSLEEM FRIENDLY HOTEL
- MHS1 – 5.374 m2
- MHS2 – 5.331 m2

THE 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
- SCCR – River Golf Course
- SGCL – Lake Golf Course
- SB 5 – 52.231 m²

**AVAILABLE LOT - WEST**

**THE MANDALIKA**
OVERVIEW OF COMMERCIAL TERM SHEET

**MAIN COMMERCIAL COMPONENTS**

**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

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