



suryainternusa

*Press Release*

## **PT Surya Semesta Internusa Tbk (SSIA) 9M14 Operational Highlights**

### **Construction**

- The construction unit for the first nine months of 2014 managed to book a total new contracts of Rp2.35 trillion, a 30% decrease from last year's Rp3.36 trillion in the same period. The decrease was for the most part due to the slowing down of Indonesia's economy in 2014, which impacted the construction industry. In addition, the slowing down of Indonesia's economy in 2014 was also in part because of the election. Although the new contracts achievement decreased in the period, it is still in line with FY14 target of Rp3.7 trillion by achieving 63.5% of its target and is still on track to achieve its full year target.
- One of the Company's flagship infrastructure projects is the Cikampek - Palimanan toll road. The project is targeted to be completed by June 2015 and to be fully operational by August 2015. As of September 2014, the actual progress has reached more than 60%, in line with the Company's target of 80% completion by December 2014. For 2014 the project's contribution towards NRCA's bottom line is quite significant while the NRCA's target bottom line for 2014 is around Rp250 billion.

### **Property**

- The industrial estate unit in 9M14 booked its marketing sales a total of 22.8ha of land, 57% of its 2014 target. Although 9M14 marketing sales is 41% lower compared to the same period of last year's number, the average price increased by 5% to \$134.8/sqm in 9M14 from \$128.3/sqm in 9M13. Most of the marketing sales as of September 2014 are from auto parts and steel companies. Decrease in marketing sales for the first nine months of 2014 because of shortage of saleable land area. Problems occurred due to land claims while in fact, legally SSIA's subsidiary, PT Surya Cipta Swadaya (SCS), holds the right title. Those claims are currently being solved.
- The recently launched Suryacipta Square has made promising progress. The occupancy rate at the end September 2014 of the Promenade and the Manor is 49% and 31%, respectively. Suryacipta Square is the first business district in Karawang.

Occupancy Rate	9M13	9M14
The Promenade	N/A	49%
The Manor	N/A	31%

- Meanwhile Technopark, a standard warehouse rental facilities, has an occupancy rate of 69% at the end of September 2014.
- SSIA managed to obtain location permit of new land area of 2,000 hectares in Subang, West Java. The permit will last for three years and as of September 2014 SSIA has managed to free up and acquire over 50ha.

## Hospitality

- Currently SSIA has 4 main operational hotels, namely Gran Melia Jakarta (GMJ), Melia Bali Hotel (MBH), Banyan Tree Ungasan Resort (BTUR), and Batiqa Karawang (BKR).

Occupancy rate	2012	2013	9M13	9M14
GMJ	37.4%	53.9%	52.1%	47.9%
MBH	79.9%	78.2%	80.2%	81.4%
BTUR	62.7%	57.3%	55.8%	62.4%
BKR	N/A	N/A	N/A	30.0%

ARR	2012	2013	9M13	9M14
GMJ (\$)	115	122	126	118
MBH (\$)	111	108	105	107
BTUR (\$)	507	547	554	525
BKR (Rp)	N/A	N/A	N/A	511,018

Room RevPAR	2012	2013	9M13	9M14
GMJ (\$)	43	66	66	56
MBH (\$)	89	84	84	87
BTUR (\$)	318	313	309	328
BKR (Rp)	N/A	N/A	N/A	153,144

Total RevPAR	2012	2013	9M13	9M14
GMJ (\$)	94	133	133	113
MBH (\$)	131	126	126	132
BTUR (\$)	462	459	457	466
BKR (Rp)	N/A	N/A	N/A	200,735

- In September 2014, SSIA successfully launched the Batiqa Hotel & Apartments Karawang which is a business hotel with a three star hotel standard facilities, equipped with 80 superior room facilities and 57 apartment units, 4 meeting rooms, restaurant, pool and spa & gym.

- In 2015 SSIA is planning to launch 5 more Batiqa hotels located in Cirebon, Jababeka, Palembang, Pekanbaru and Lampung. While in 2016 SSIA is planning to have one more hotel, namely Batiqa Casablanca.

### **About PT Surya Semesta Internusa Tbk (SSIA)**

It begins from PT Multi Investments Limited which was established on 15 June 1971, the Company transformed into PT Surya Semesta Internusa in 1995. The Company's main businesses are construction services, industrial estate development, commercial property, and hospitality through investment in subsidiaries. Supported by well experienced management, professional management strategies and credibility from the shareholders, the Company proved to deliver monumental projects.

As a developer, the Company succeeded to develop "Kuningan Raya", a residential and industrial business which is located in the "Golden Triangle" South Jakarta, and Glodok Plaza, one of the first modern shopping centers in Indonesia located in commercial area in West Jakarta.

For more than 40 years in the property business, the Company has strengthened its brand recognition and placed it as one of the strongest developer companies in Indonesia. Completing its milestones as a leading company, the Company recorded its shares at Jakarta Stock Exchange (now Indonesia Stock Exchange) and became a public company on 27 March 1997.

For more information, please visit [www.suryainternusa.com](http://www.suryainternusa.com)

###