



Press Release

SSIA, Mitsui and TICON Announced A Joint Venture to Strengthen Warehousing and Factory Business in Indonesia

Jakarta, 7 April 2015 – PT Surya Semesta Internusa Tbk (“SSIA”), Mitsui & Co., Ltd. (“Mitsui”) and TICON Industrial Connection PLC (“TICON”) announced today that it has concluded a joint venture agreement through a company, which later will be named PT SLP Surya TICON Internusa (“SLP”), to conduct development, lease and management of warehouses and factories in Indonesia. SSIA will own 50% of the joint venture, with Mitsui and TICON each will own 25%.

Under the joint venture agreement, SLP through its subsidiary will acquire a 22 hectares land area including existing buildings from PT Suryacipta Swadaya, a wholly owned subsidiary of SSIA, which located at Suryacipta Technopark (“Technopark”), in Suryacipta City of Industry, Karawang, West Java, Indonesia. Technopark is located at 55 km from the east of Jakarta with direct access from toll road gate of Jakarta – Cikampek.

In Technopark area, SLP plans to build around 146,000 square meters rentable buildings, comprises mainly of warehouses and factories as well as commercial units. The first phase of development consists of 16 units, with total of around 35,000 square meters rentable buildings. The first phase was completed in the beginning of 2014 and currently has 81% occupancy. The second phase will be built in the middle of this year which consists of 12 units totalling of 26,000 square meters rentable buildings, then followed by the next phases with target to be completed in 2017. Total investment including the land is about US\$ 75 million, which will be funded by equity and bank borrowing.

SLP will serve the demand of International Quality Warehouses and Factories for local as well as foreign customers in automotive industry, consumer products, logistics providers, retail and wholesale business, food and beverages, pharmaceutical, cosmetics and electronics. In

addition, SLP will allow its customers to be cost efficient as well as to focus more on its core business.

SSIA, Mitsui and TICON are ready to leverage their unique expertises through SLP and its subsidiaries. The joint venture has great expansion plan, not only in Technopark but also in several locations within the nation, guided by its vision to be “The largest industrial property developer for rental warehouses and factories with international quality in Indonesia”.

SSIA, Mitsui and TICON believe that their background experiences and knowledges will create a strong synergy and value added to SLP and its customers. SSIA would bring local knowledge in terms of locations, industrial property development, and services to customers for setting-up operations in Indonesia. While Mitsui would bring worldwide marketing network especially Japanese customers and TICON would provide its 25 years of experiences in developing rental warehouses and factories with high international quality and standard.

The joint venture will enable SLP to expand its network and help strengthening its competitiveness to become a leading property developer of high-quality rental warehouses and factories in Indonesia.

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About PT Surya Semesta Internusa Tbk

It begins from PT Multi Investments Limited that was established on 15 June 1971, the company transformed into PT Surya Semesta Internusa (“SSIA”) in 1995. SSIA’s main businesses are construction services, industrial estate development, commercial property, 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 Villas and Spa Resort, and Banyan Tree Ungasan Resort Bali.

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.

About Mitsui & Co., Ltd.

Mitsui & Co., Ltd. (“Mitsui”) is one of the most diversified and comprehensive trading, investment and service enterprises in the world, with 142 offices in 66 countries as of March, 2015. Utilizing its global operating locations, network and information resources, Mitsui are multilaterally pursuing business that ranges from product sales, worldwide logistics and financing, through to the development of major international infrastructure and other projects in the following fields: Iron & Steel Products, Mineral & Metal Resources, Infrastructure Projects, Integrated Transportation Systems, Chemicals, Energy, Food Resources, Food Products & Services, Consumer Services, IT & Communication Business Unit, Corporate Development Business Unit. Mitsui is actively taking on challenges for global business innovation around the world. For more information, visit www.mitsui.com

About TICON

TICON or TICON Industrial Connection Public Company Limited was established in 1990 to provide manufacturers in Thailand with an alternative to having to buy land and develop their own facilities. TICON provides international standard ready-built factories for lease to enable manufacturers to shorten the start-up period. TICON’s ready built factories are located in major industrial estates, 18 locations at present, and have a range of sizes that best meet customers’ standard requirements. In 2006, TICON established TICON Logistics Park Co. Ltd. or TPARK to develop the first Logistics Park in Thailand. TPARK provides high quality ready-built and built-to-suit warehouses for lease in all strategic locations in Thailand, 32 locations at present, for its customers to their lower logistic cost. At present TICON has a total factory and warehouse area under management of more than 2.2 million square meters in 50 projects situated in strategic locations nationwide. With our one-stop service with availability of ready-built facilities, our customers who are mainly multinational companies in various industries - Automotive, Electronics, Retailer, Consumer Products, Food, Packaging and Third Party Logistics Companies- will be able to start their operation within a short period of time with flexibility for future expansion. For more information, visit www.ticon.co.th.

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