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BUILDING A BETTER INDONESIA

PT Surya Semesta Internusa Tbk (SSIA) FY16 Operational Result Highlights

PT Surya Semesta Internusa Tbk (SSIA) is pleased to announce FY16 operational results as follow:

Property

- The industrial sector has shown a bit sign of recovery, albeit small and gradual. Nevertheless, sales performance in 2016 is far from good, with total sales which is only representing 50% of the total sales in 2015. Land price has been generally stable, but prone to be more negotiable during this sluggish time. *(source : Colliers 4Q16)*
- Industrial estate, which is the main business of SSIA, booked 10.4 hectares marketing sales during FY16 with the average selling price of US\$125.0 per m². Compared to the period of FY15, the Company managed to book marketing sales of 21.2 hectares at the average selling price of US\$154.9 per m². SSIA's industrial land backlog, as of 30 Sep 2016 was recorded at 1.5 hectares with average selling price of US\$154.3 per m². For FY17, SSIA is aiming to double its industrial land sales from the previous year.
- Meanwhile, notes on the land bank progress in Subang, West Java, as of 31 December 2016, SSIA has managed to free up and acquired about 531 hectares.
- SLP's FY16 first phase occupancy rate was at 100% with an Average Rental Rate (ARR) of Rp65,000 per m² per month. Meanwhile SLP has completed construction of second phase of modern warehousing facilities in September 2016. It consists of 12 warehousing units with a total area of 27,648 m², each unit size is about 2,304 m². By 31 December 2016, SLP's second phase occupancy rate was at 100% with ARR of Rp65,000 per m² per month.

Construction

- PT Nusa Raya Cipta Tbk (NRCA), SSIA's construction unit, for the full year 2016 period managed to book new contracts of Rp2,811 billion, a 7.0% lower than new contracts achieved in FY15 of Rp3,024 billion or 85.2% of NRCA FY16 new contracts target of Rp3.3 trillion. Main projects obtained in 2016 are The Branz BSD, The Rimba Extension, Gedung Pasca Sarjana FK UGM Yogyakarta, Tempo Yogyakarta, Renaissance Nusa Dua, and Hotel & Apartment Tentrem Semarang.
- For FY17, NRCA is targeting new contracts of Rp3.3trillion, with revenue of Rp2.9trillion.
- The Company's toll road Cikopo - Palimanan (Cipali) operator, PT Lintas Marga Sedaya (LMS), completed construction works within 30 months with a total investment cost of Rp13.7 trillion. During ten months period of 2016, LMS managed to reach an average end to end sectional traffic volume of 28,184 vehicles per day, while for FY17 the expected daily traffic volume is about 28,800 vehicles per day.

Hospitality

- The Gran Melia Jakarta (GMJ) occupancy rate for FY16 was at 45.9% from 50.5% in FY15. While the average room rate (ARR) for the full year period of 2016 was around US\$109.2 from US\$116.6 in FY15. Meanwhile Melia Bali Hotel's (MBH) occupancy rate in FY16 at 78.0% increased from 71.3% in FY15. The ARR was US\$94.0 in FY16 from US\$96.2 in FY15.
- The Banyan Tree Ungasan Resort (BTUR) occupancy rate in FY16 was at 65.0% from FY15's occupancy rate of 64.9%. The FY16 ARR was US\$442.0, from US\$486.7 in FY15.
- SSIA launched BATIQA Hotel Pekanbaru on 26 August 2016, and BATIQA Hotel Lampung on 16 September 2016. The FY16 occupancy rate of BATIQA Hotels which consists of BATIQA Hotel & Apartments Karawang, BATIQA Hotel Cirebon, BATIQA Hotel Jababeka, BATIQA Hotel Palembang, BATIQA Hotel Pekanbaru, and BATIQA Hotel Lampung recorded at 54.3%, while its ARR was at Rp303,507.

About PT Surya Semesta Internusa Tbk (SSIA)

SSIA, formerly known as PT Multi Investments Limited, was established on 15 June 1971, the company transformed into PT Surya Semesta Internusa ("SSIA") in 1995. SSIA's main businesses are industrial estate development, commercial property, construction services, 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 Hotel, Banyan Tree Ungasan Resort Bali, and BATIQA Hotels.

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.

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