



Press Release – 5 July 2021

SSIA RECEIVED US\$35 Million From IFC in ACCELERATING SUBANG SMARTPOLITAN

In June 2021, SSIA received a second tranche of US\$35 million loan from the International Finance Corporation (IFC), a member of the World Bank Group. The loan was hedged by a cross currency interest rate swap, accordingly SSIA received Rp 499.45 billion with a fixed interest rate of 8.96%. To date, SSIA has remaining of US\$15 million loan package (of total credit facility of US\$100 million signed in May 2018). This facility is dedicated to support Subang Smartpolitan sustainable green development.

Details IFC loan (second tranche):

- *Notional Interest Rate Received : LIBOR 6 Months + 2.75%
- *Notional Interest Rate Payment : 8.96 % (fixed)
- *Fixed Exchange Rate : Rp14,270
- *Effective Date : 7 June 2021
- *Maturity Date : 15 June 2028 (extended from 15 June 2026)
- *Interest settlement: Every Six months, on 15 June and 15 Dec

SSIA has withdrawn US\$50 million (Rp702.5 billion) with a fixed interest of 10.06%, a first tranche loan from IFC in mid-September 2019. This first tranche loan will mature on 15 June 2026.

SSIA believes that this first investment by IFC in the company will create markets that open up greater opportunities for the future of its new Subang City of Industry project. In addition to providing long term capital, SSIA collaboration with IFC will help to accelerate the development of Subang Smartpolitan. This Company flagship project provides a new sustainable green standard for the sector through the use of the latest technology, and spur other industrial estate developers to follow a similar path.

Meanwhile, SSIA recorded 7.5ha land presales in May 2021 to a regional technology related company with ASP of US\$123 psm or sales value of Rp129.2 billion. SSIA set its FY21 marketing sales target of 20 hectares from Suryacipta City of Industry Karawang. The Company expects to book 40 hectares of commitments this year from its new development, Subang Smartpolitan. FY21 revenue outlook expected to increase by about 15%. The targets could be impacted if COVID-19 becomes worse or is prolonged deep by end of 2021.

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About PT Surya Semesta Internusa Tbk (SSIA)

SSIA, previously known as PT Multi Investments Limited, was established on 15 June 1971. The company name was later changed to PT Surya Semesta Internusa (SSIA) in 1995. SSIA's main businesses are industrial estate & real estate development, construction and hospitality.

SSIA's investment portfolio is diverse, including Suryacipta City of Industry, Subang Smartpolitan, SLP Karawang, Graha Surya Internusa (to be rebuilt as SSI Tower), Hotel Gran Melia Jakarta, Melia Bali Hotel, Jumana Bali (formerly Banyan Tree Ungasan Resort Bali), and BATIQA Hotels.

For 50 years in the business, SSIA has strengthened its recognition and brand position as one of the strongest development companies in Indonesia. Cementing its status as a leading company, SSIA listed its shares on the Indonesia Stock Exchange and became a public company on 27 March 1997. For more information, visit www.suryainternusa.com.

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