



MNC Land Has Officially Received Government Regulation on the Special Economic Zone MNC Lido City

Indonesia Special Economic Zones

Designated areas endowed with geo-economic and geo-strategic advantages where special facilities and incentives are extended to attract investment



SEZ MNC Lido City is the closest tourism special economic zone from Jakarta and the first in Greater Jakarta

Jakarta, 17 June 2021— **The Tourism Special Economic Zone MNC Lido City** owned by **PT MNC Land Tbk (KPIG)** through its subsidiary PT MNC Land Lido, has officially received the status of a Special Economic Zone (SEZ) for Tourism through Government Regulation (PP) No. 69 of 2021 dated 16 June, signed by the President of the Republic of Indonesia, Joko Widodo. An area of 1,040 ha, SEZ MNC Lido City is located in Bogor Regency, within the Greater Jakarta area.

With the issuance of this government regulation,

practically all investors and business actors in the SEZ MNC Lido City enjoy incentives attached to special economic zones, such as tax incentives in the form of Value Added Tax (VAT) exemption, Luxury Goods Sales Tax (PPnBM), Corporate Income Tax, Excise, and Import Duties, as well as various benefits for investors related to goods traffic, employment, immigration, land, and spatial planning, business permits, and/or other facilities and relaxation. SEZ MNC Lido City, which KPIG wholly owns, is a world-class entertainment hospitality.

SEZ MNC Lido City, a wholly-owned landmark by KPIG, is a 3,000 ha world-class entertainment hospitality city in Greater Jakarta. SEZ MNC Lido City is surrounded by more than 70 million people and easily accessed with a direct toll road from Jakarta. Set between 2 picturesque mountains, it has a pleasant temperature of 22-25°C all year long, because of its location at an altitude of about 600 meter above sea level. SEZ MNC Lido City is the closest Tourism SEZ from Jakarta and the first in Greater Jakarta.

SEZ MNC Lido City will become a national pride and a new tourist destination in Indonesia, which is built with the entertainment hospitality concept. Putting entertainment facility as the main pillar, SEZ MNC Lido City is synergized with MNC Group's media arm, along with premium outlets, food & beverages, retail & dining, various hotels, commercial data center, and many other developments. An MOU has been signed with PT Kereta Api Indonesia (KAI), an Indonesian Railroad Company, to relocate the Cigombong Train Station to SEZ MNC Lido City area for additional public transportation access.

SEZ MNC Lido City Development Projects

The current ongoing developments at SEZ MNC Lido City are 18-hole PGA standard Golf and Country Club, Lido Lake Hotel Extension, Movieland for integrated film and high-quality live-action/drama production, and Lido Music & Arts Center as the largest outdoor music and arts festival venue in Indonesia.



PGA-standard Golf Course & Country Club

Designed by Ernie Els, the world-class designer and one of the most successful golfers in history. The golf course has unobstructed views of Mount Salak and Mount Gede-Pangrango, and currently, the construction progress has reached 80%. It will soon become the main destination for domestic and foreign golfers, fully equipped with sports & entertainment facilities that cannot be found at other golf courses in Indonesia.

Lido Music & Arts Center

The largest outdoor music and arts venue in Indonesia with an amphitheater concept. Able to cater to 50,000 festivalgoers with four different stages to accommodate different shows at the same time. It is inspired by Coachella Valley Music and Arts Festival in California, America.



Lido Lake Resort Extension

An additional 125 rooms in response to the increasing occupancy rates. Has the right by the Government to manage Lido Lake, MNC Land also develops Lido Adventure Park, water leisure activities, event spaces, and various supporting facilities.

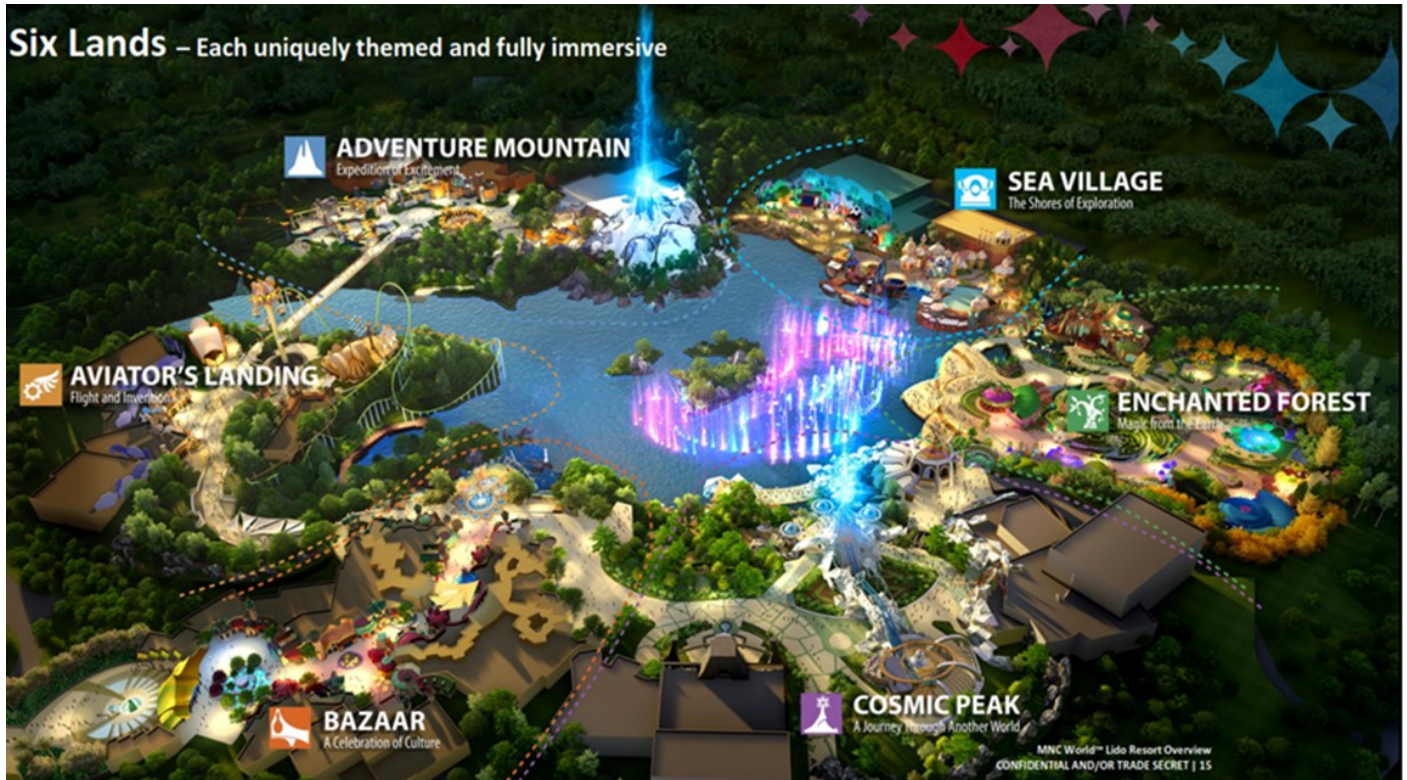
Movieland

(in collaboration with MNC Studios International)

The first and most integrated movie production complex in Indonesia. Movieland has various outdoor backlot settings from nature to city landscapes, complete with indoor green screen backdrops, post-production areas and other supporting facilities.



Moreover, in the second semester of this year, the construction of MNC Park Lido and Lido World Garden will begin. MNC Park Lido is the first world-class standard theme park in Indonesia, featuring: 6 themed lands, 18 rides, 15 shows & attractions, 18 F&B outlets, 21 retail outlets, a multipurpose event hall, etc. Show-casing local & original IP characters from MNC Animation. Lido World Garden is an international standard Edu-tourism and Family Recreation Park, displaying a wide range of flora and fauna, inspired by the beauty of the world-famous Dubai Miracle Garden.



By building the largest "Integrated Tourism Destination" in Southeast Asia, SEZ MNC Lido City will significantly contribute to the country's foreign exchange earnings through foreign investment activities and foreign tourist visits. It also accelerates the Regional Economic Growth Rate by encouraging employment, increasing local revenue, and developing Micro Small Medium Enterprise (MSME) and the creative economy.



The Company has taken advantage of this pandemic to complete a number of developments. SEZ MNC Lido City will welcome an influx of visitors and become the most prominent tourist destination complex in Indonesia when the conditions improve. SEZ MNC Lido City is set to attract local and international tourists, to absorb 6-7 million visitors per year in the next five years. Foreign exchange inflows from foreign tourists and savings on foreign exchange outflows from domestic tourists, who would prefer SEZ MNC Lido City to travel abroad, are predicted to reach US\$ 4.1 billion over 20 years.

For further information, please contact:

Investor Relations

Natassha Yunita

natassha.yunita@mncgroup.com

investorrelations.mncland@mncgroup.com

PT MNC Land Tbk

MNC Tower, 17/F, MNC Center

Jl. Kebon Sirih Kav. 17-19

Jakarta Pusat 10340, Indonesia

Phone: +62 21 3927471

Fax: +62 21 3921227

www.mncland.com

DISCLAIMER

By accepting this Press Release, you are agreeing to be bound by the restrictions set out below. Any failure to comply with these restrictions may constitute a violation of applicable securities laws.

The information and opinions contained in this Press Release have not been independently verified, and no representation or warranty, expressed or implied, is made as to, and no reliance should be placed on the fairness, accuracy, completeness or correctness of, the information or opinions contained herein. It is not the intention to provide, and you may not rely on this Press Release as providing, a complete or comprehensive analysis of the condition (financial or other), earnings, business affairs, business prospects, properties or results of operations of the Company or its subsidiaries. The information and opinions contained in this Press Release are provided as at the date of this presentation and are subject to change without notice. Neither the Company (including any of its affiliates, advisors and representatives) nor the underwriters (including any of their respective affiliates, advisors or representatives) shall have any responsibility or liability whatsoever (in negligence or otherwise) for the accuracy or completeness of, or any errors or omissions in, any information or opinions contained herein nor for any loss howsoever arising from any use of this Press Release.

In addition, the information contained in this Press Release contains projections and forward-looking statements that reflect the Company's current views with respect to future events and financial performance. These views are based on a number of estimates and current assumptions which are subject to business, economic and competitive uncertainties and contingencies as well as various risks and these may change over time and in many cases are outside the control of the Company and its directors. No assurance can be given that future events will occur, that projections will be achieved, or that the Company's assumptions are correct. Actual results may differ materially from those forecasts and projected.

This Press Release is not and does not constitute or form part of any offer, invitation or recommendation to purchase or subscribe for any securities and no part of it shall form the basis of or be relied upon in connection with any contract, commitment or investment decision in relation thereto.