



Bogor, March 31, 2023 – Special Economic Zone Lido (Lido SEZ), the flagship project of PT MNC Land Tbk (KPIG or MNC Land or the Company), officially started operating today with the inscription signing by the President of the Republic of Indonesia, Joko Widodo, accompanied by the Chairman of MNC Group, Hary Tanoesoedibjo.



Left to right: Ridwan Kamil (Governor of West Java), Bambang Susantono (Head of Nusantara Capital City Authority), Basuki Hadimuljono (The Ministry of Public Works and Housing), Sandiaga Salahuddin Uno (Minister of Tourism and Creative Economy/ Head of Tourism and Creative Economy), Airlangga Hartarto (Coordinating Minister for Economic Affairs), Joko Widodo (President of the Republic of Indonesia), Hary Tanoesoedibjo (Chairman of MNC Group), Budi Karya Sumadi (Minister of Transportation), Bambang Soesatyo (Speaker of People's Consultative Assembly), Hadi Tjahjanto (Minister of Agrarian Affairs and Spatial Planning/ Head of National Land Agency)

After obtaining the Tourism SEZ status through PP No. 69 dated on 16 June 2021, every SEZ must establish a Development & Management business entity (*BUPP*), develop its area infrastructure, and have ample human resource for a period of no later than 3 years according to regulations.

Lido SEZ meet all requirements and declared ready to operate on **8 November 2022**, only in **1 year 5 months** time. Through this SEZ status, all investors, developers, and businessmen in Lido SEZ will have the right to utilize various fiscal benefits in the form of tax exemptions from Value Added Tax (VAT), Luxury Goods Sales Tax (*PPnBM*), Corporate Income Tax, Excise, Import Duty, and Tax Holiday for Corporate Income tax for 10 to 20 years based on the investment value. In addition, the non-fiscal benefits include 80 years of building rights title (*HGB*), foreign ownership, and one-stop integrated business license service under the authority of SEZ Administrator Office located within Lido SEZ.

As a world-class entertainment hospitality destination, Lido SEZ is the first SEZ in Greater Jakarta and the nearest to Jakarta with direct access through the Bocimi Toll road. Sat between Mount Salak, Gede, and Pangrango, Lido SEZ has a pleasant cool air between 22-25°C throughout the year as it is located at an altitude of 600 meters above sea level.



Covering an area of 1,040, Lido SEZ is part of a total of 3,000 Ha of MNC Lido City tourism area which will be built in stages. In phase 1 development, a number of attractions have been built which are ready to attract investors, also foreign and domestic tourists. These developments include:

Movieland

The Company in collaboration with MNC Group's media business unit, PT MNC Digital Entertainment Tbk (MSIN), build Movieland, the largest and most integrated outdoor and indoor studio complex in Indonesia, covering an area of 21 Ha, which will drive the growth of the national film industry and Indonesia's creative economy, as well as support the absorption of labor in the industry. Movieland provides the best and most comprehensive facilities for creators, starting from pre-production, production, and post-production processes. Movieland is supported by international standard end-to-end production infrastructure and equipment, including various backlots and facades.



World Championship standard 18-hole Golf Course, Golf Club and Private Clubhouses

The 83 Ha World Championship standard 18-hole golf course was designed by Ernie Els, one of the most successful golfers in history and a world-class golf course designer. With breathtaking green views of 3 mountains, namely Mount Salak, Gede and Pangrango, a luxurious club house designed by Oppenheim Architecture with a total GFA of 22,257 m² is being built surrounding the course, complete with numerous entertainment, F&B (Food and Beverages), and other facilities to pamper the guests. Trump Trump International Golf Club Lido will begin operating the whole facilities in 2023.



Luxurious Residences, Exclusive Villas, and Condominiums

A number of luxury residences, exclusive villas and condominiums will be developed in the residential area. Adopting world-class standard to create the best experience for the high-end community and cater the lifestyle of tomorrow.



Lido Music & Arts Center

Indonesia's first world-class outdoor venue covering an area of 5 Ha for national and international music and arts festivals, which will support rise of the domestic music industry and Indonesian arts and culture, as well as bring local musicians and artists to an international stage. This venue caters up to 50,000 festivalgoers and accommodates 4 different events simultaneously. Inspired by the Coachella Valley Music and Arts Festival in California, USA. Lido Music & Arts Center will open in H1-2023.



Lido Lake Resort Extension

An additional of 125 hotel rooms that is integrated with the Lido Lake Resort & Lido Adventure Park is planned to start operations in **Q4-2023**. As the party appointed by the Government to manage Lake Lido, KPIG also develops Lido Adventure Park, water leisure activities, event spaces, and various supporting facilities.



Theme Park, RD&E, and Hotel

Lido SEZ is also developing MNC World Lido which will be divided into several areas, such as:

A. MNC Park

The first Indonesia's world-class standard theme park with an area of 47 Ha, which will absorb massive labor and boost the number of domestic and foreign tourists. Supported by a state-of-the-art technology featuring: 6 themed zones, 18 rides, 15 shows & attractions, 18 F&B outlets, 21 retail outlets, multi-purpose event hall, and other facilities.

B. Retail Dining & Entertainment (RD&E)

An 8 Ha retail, dining and entertainment area that will become the largest and most comprehensive Indonesia culinary center, while supporting Indonesian MSMEs. Equipped with several retail outlets with the best local products made by the nation's people, and entertainment hotspot with a wide range of day-time and night-time activities, including: avenue of stars, live broadcasts, celebrity appearances, live music, etc.

C. Hotel, Waterpark, and Meetings, Incentives, Conferences & Exhibitions (MICE)

A wide selection of 3-star to luxury hotels with unique themes to cater different market segments, complemented by a waterpark, integrated convention center, ballroom, and meeting room facilities to support MICE business.

Lido World Garden

A 17 Ha family educational destination that will showcase various types of flora in Indonesia and become a place for cultivating local plants. Lido World Garden presents a flower garden concept that will provide an unforgettable experience and adventures to witness the historical and iconic landmarks of human civilization.



Techno Park & Data Center

Responding to Indonesia's growing need for environmentally friendly data centers with integrated technology, KPIG will present Techno Park, Information and Communications Technology (ICT) ecosystem equipped with hyper scale data center, venture capital & incubation hub, research & technological university, security operation center, co-working space, and others, resemble Silicon Valley in California, USA. The company is in the finalization stage with several well-known partners, including investors and anchor tenants.



Transit Oriented Development (TOD)

The Company will also build a 7 Ha TOD. A retail, commercial, residential and apartment area that will integrate the Lido SEZ with various modern public transportations, including the relocation of the Cigombong Railway station into the area. An MoU has been signed by KPIG and PT Kereta Api Indonesia (KAI) to relocate the Cigombong Railway Station to Lido SEZ.





Aside from owning 100% of Lido SEZ, MNC Land also owns a number of assets and properties, managing and developing several entertainment hospitality projects in strategic location across Indonesia, namely Park Hyatt Jakarta; Lido Lake Resort by MNC Hotel; Next Hotel Yogyakarta; Oakwood Hotel & Residence Surabaya; One East Penthouse & Residences Surabaya; MNC Bali Resort & golf course that is close to Tanah Lot Temple in Tabanan, Bali; The Westin Resort Nusa Dua, Bali; as well as office buildings and co-working space in the heart of Jakarta, Surabaya, and Bali.

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Today is a big day for MNC Group, especially MNC Land. Thank you for the exceptional attention and support coming from Mr. President and his staff for the Lido SEZ project. By carrying out the concept of an Integrated Tourism Destination, Lido SEZ is predicted to make a significant contribution to the country's foreign exchange earnings through foreign investments and foreign tourist visits, as well as accelerating the Regional Economic Growth through labor absorption, local revenue growth, MSME and creative economy development. The Company has utilized the pandemic period to accelerate many development projects. The results are visible given Lido SEZ has started operations in only 1 year 5 months, from the 3-year deadline set by the Government.

Armed with strategic location along with various prominent facilities and benefits, Lido SEZ is believed to be the new attraction for investors and tourists. This will certainly bring major foreign exchange inflows from foreign tourists, followed by savings in foreign exchange outflows from domestic tourists who would prefer going to Lido SEZ than traveling abroad. In conclusion, we are ready to welcome investors and tourists, and finish all construction projects according to the target timeline, making Lido SEZ to become the pride of Indonesia's tourism destination.

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-Hary Tanoesoedibjo, Chairman of MNC Group



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