



# PT MNC LAND Tbk

ENTERTAINMENT HOSPITALITY

Listed and traded on the Indonesia Stock Exchange (IDX)

Sub Sector : Hotel, Restaurant, & Tourism

**Ticker Code: KPIG**

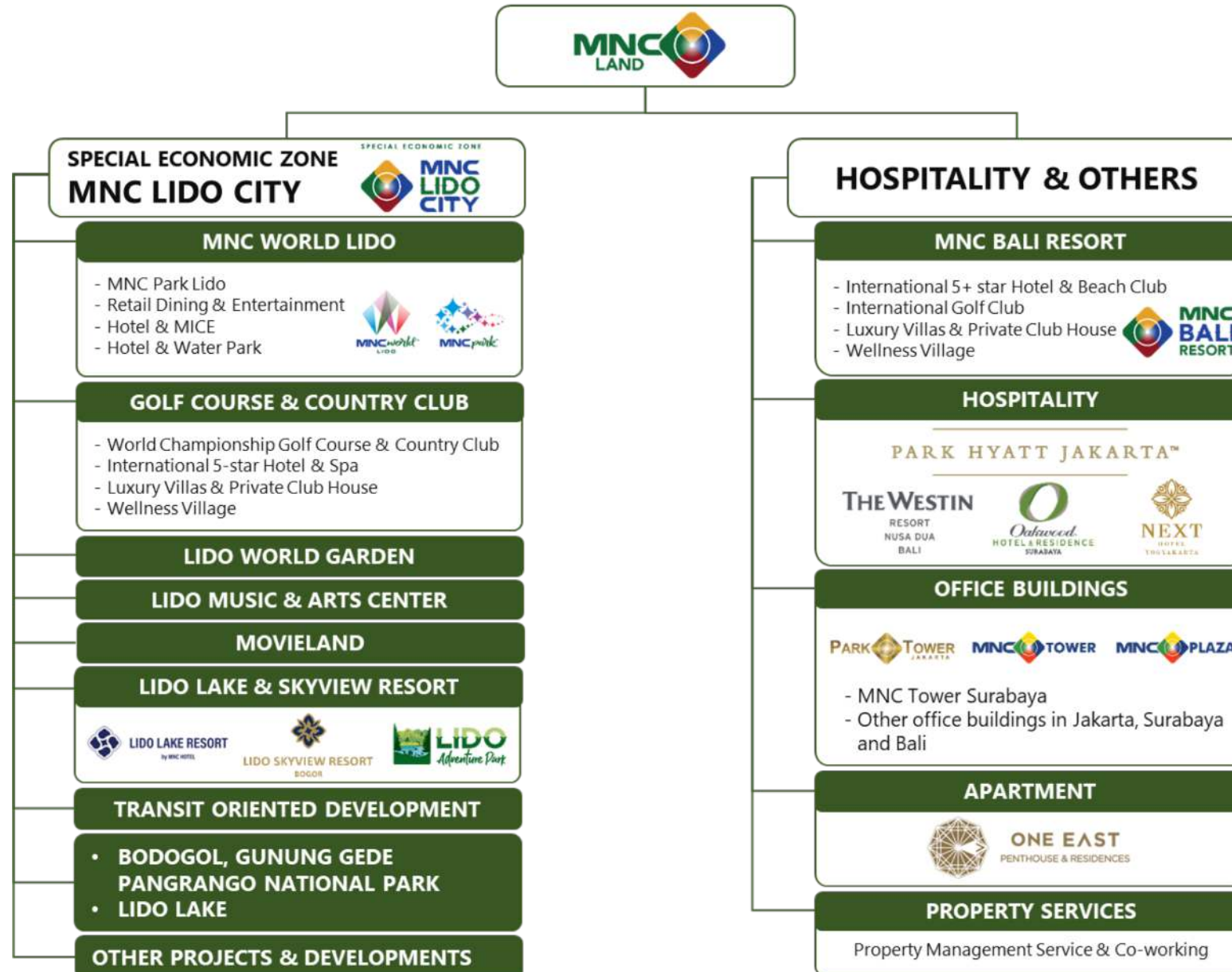
[www.mncland.com](http://www.mncland.com)

PRESENTATION MATERIAL  
JUNE 2024

# Company Overview 01







## Section 1: Company Overview

### Entertainment Hospitality

MNC Land is a leading Entertainment Hospitality company focussing on the development of its flagship project, namely **MNC Lido City SEZ**, as well as various projects in **hospitality & other segments**.

MNC Land develops world-class, game-changer innovative projects that adopt global best practices to deliver exceptional experiences.



# MNC Lido 02 City SEZ





SPECIAL ECONOMIC ZONE



Smart City infrastructure

3,000 ha Integrated resort

MOTORSPORT ECOSYSTEM

Tol Sukabumi

World-class Entertainment Hospitality facilities

Convenient direct toll access  
1 hour from Jakarta

- Special Economic Zone MNC Lido City 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 and other supporting facilities.
- Located between the majestic Mount Salak, Mount Gede, and Mount Pangrango
- 600m above sea level, pleasant temperatures 22°C - 25°C

*Trump International Golf Club*  
LIDO

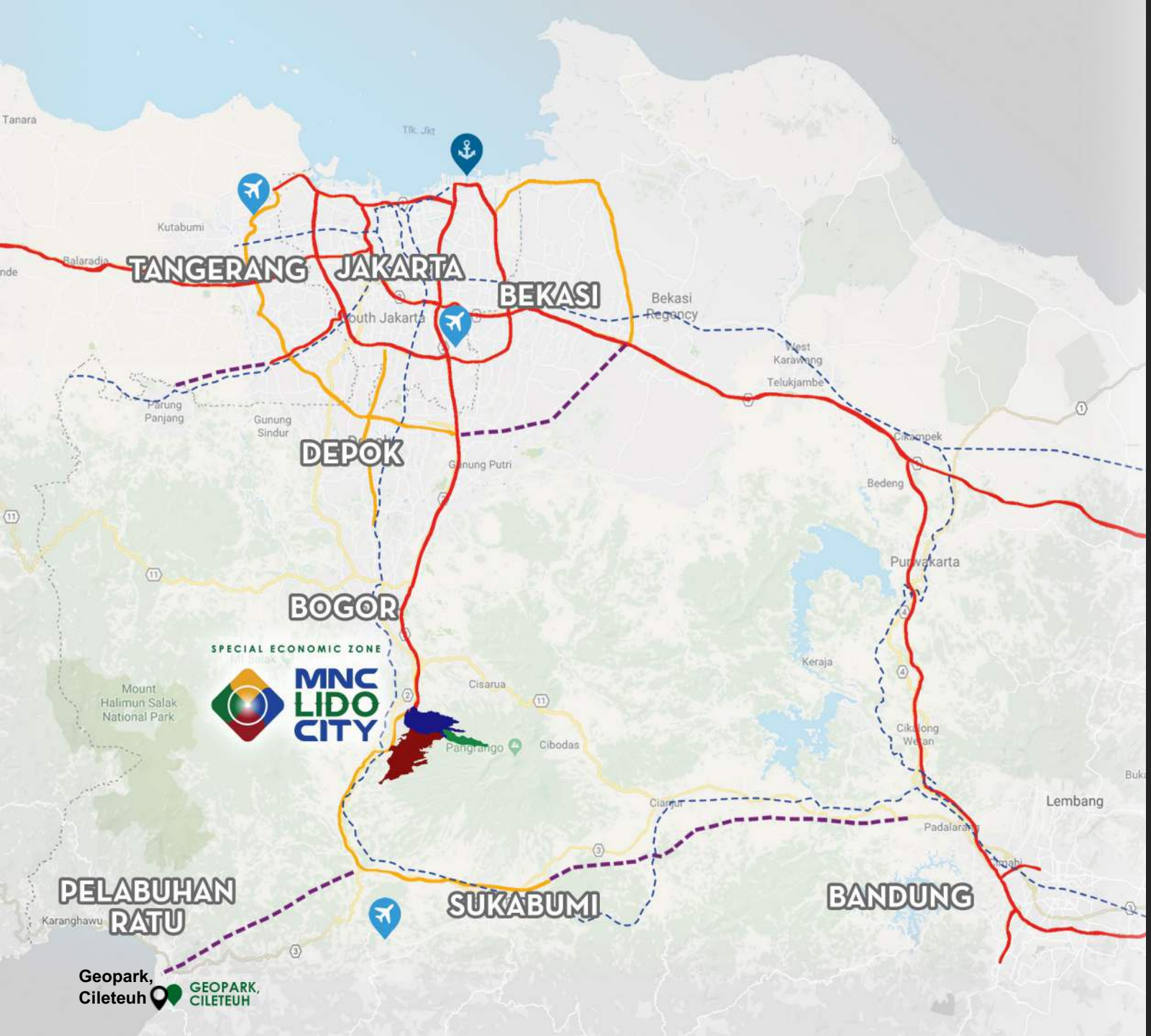
Boundary SEZ MNC Lido City 1,040 ha

Boundary MNC Lido City 3,000 ha

Potential for an additional 300 hectares of SEZ MNC Lido City area







# EASY ACCESS TO SPECIAL ECONOMIC ZONE MNC LIDO CITY

- Only about one hour's drive from Jakarta

City	Distance (km)	Travel Time (mins)*
Jakarta	61*	60
Bogor	24	18
Sukabumi	45	60
Bandung	100	75
Pelabuhan Ratu	60	45

\* Distance from Jakarta is from Cawang Toll Gate  
\* Assume average speed of 80 km/hour

- Point-to-point rail access
- New airport planned in nearby Sukabumi
- Catchment population of 70 million people

Operating Toll Road

Under Construction Toll Road  
(Bocimi Section II-IV)

Planned Toll Road

Railway

1,040 ha SEZ MNC Lido City

2,000 ha MNC Lido City Future Development

Lido Nature Park



SPECIAL ECONOMIC ZONE



## INDONESIA SPECIAL ECONOMIC ZONES

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



**MNC LIDO CITY SEZ IS THE CLOSEST TOURISM SPECIAL ECONOMIC ZONE FROM JAKARTA AND THE FIRST IN GREATER JAKARTA**

<b>NONGSA</b> (1,174 Km) 2 hr (Flight Time + Driving Time to Site)	<b>TANJUNG KELAYANG</b> (438 Km) 2 hr (Flight Time + Driving Time to Site)	<b>TANJUNG LESUNG</b> (188 Km) 4 hr 30 min (Driving Time)	<b>JAKARTA</b>	<b>LIDO</b> (60 Km) 1 hr (Driving Time)	<b>SINGHASARI</b> (844 Km) 2 hr 30 min (Flight Time + Driving Time to Site)	<b>MANDALIKA</b> (1,336 Km) 2 hr 30 min (Flight Time + Driving Time to Site)	<b>LIKUPANG</b> (3,383 Km) 5 hr (Flight Time + Driving Time to Site)	<b>MOROTAI</b> (3,943 Km) 15 hr (Flight Time + Driving Time to Site)

\* Distance and Travel Time is measured from Jakarta (Capital City)



# SEZ BENEFITS

## A. DURING INVESTMENT / CONSTRUCTION STAGE

<b>1</b> <b>Value Added Tax and Luxury Sales Tax</b> VAT on Goods and/or Services (11%) Luxury Sales Tax (20%)	<b>Not collected</b> for specified materials, consumables, and service items based on SEZ regulations, including capital goods, raw materials, and certain others	
<b>2</b> <b>Import Income Tax (PPH 22)</b> (API : 2.5%, Non-API : 7.5%)	<b>Not collected</b>	
<b>3</b> <b>Excise Tax</b>	<b>Exempted</b> on Raw Materials for non-excise taxable Finished Product	
<b>4</b> <b>Import Duties</b>	<b>Capital Goods</b>	<b>Tax Holiday for 5 years + extension of 1 year</b> (rates and savings are varied based on type and value of the imported goods)
<b>5</b> <b>Non-Fiscal Benefits</b>	<ul style="list-style-type: none"><li>Foreign full ownership is allowed (negative list are not applied in SEZ)</li><li>One stop service provided by SEZ Administrator for all services and business licenses</li><li>Right to Use Land Title and Building Right Land Title of up to 80 years with special accelerated procedures</li></ul>	

### Notes:

API: Angka Pengenal Impor (Import Identification Number)



## SEZ BENEFITS

## B. DURING OPERATION PERIOD

<div>1</div> <div><div>Corporate Income Tax</div><div>(applicable tax rate: 22%)</div><div>Designated industries: Tourism, Creative Industries, and related industries</div></div> <div><div>Notes:</div><div>- USD/IDR exchange rate: 15,000</div><div>- Investor in designated industries may also decide to choose/opt for Tax Allowance over Tax Holiday</div></div>	<div><div>Tax Holiday</div><div>(designated industries)</div></div> <div><div>Tax Allowance</div><div>(other than designated industries)</div></div>	<table><tr><td>Developer: Investment of <b>IDR 100 bio and above</b> (eq US\$ 6.67 mio)</td><td>10 Years</td></tr><tr><td>Investor: Investment of <b>IDR 100 bio to &lt;IDR 500 bio</b> (eq US\$ 6.67 mio to US\$ 33.33 mio)</td><td>10 Years</td></tr><tr><td>Investor: Investment of <b>IDR 500 bio s/d &lt;IDR 1,000 bio</b> (eq US\$ 33.33 mio to US\$ 66.67 mio)</td><td>15 Years</td></tr><tr><td>Investor: Investment of <b>IDR 1,000 bio and above</b> (eq US\$ 66.67 mio)</td><td>20 Years</td></tr><tr><td colspan="2">Grace period of 2 years after facilities years; 50% Corporate Tax deducted</td></tr><tr><td colspan="2"><div><div>▪ Reduction in Net Income by 30% of the total Investment Value, which is prorated at 5% p.a for 6 years</div><div>▪ Accelerated depreciation and amortization for tangible and intangible assets</div><div>▪ Reduction of Tax on dividends paid to Foreign Shareholders to 10% or lower</div><div>▪ Loss compensation carried forward for 10 years</div></div></td></tr></table>	Developer: Investment of <b>IDR 100 bio and above</b> (eq US\$ 6.67 mio)	10 Years	Investor: Investment of <b>IDR 100 bio to &lt;IDR 500 bio</b> (eq US\$ 6.67 mio to US\$ 33.33 mio)	10 Years	Investor: Investment of <b>IDR 500 bio s/d &lt;IDR 1,000 bio</b> (eq US\$ 33.33 mio to US\$ 66.67 mio)	15 Years	Investor: Investment of <b>IDR 1,000 bio and above</b> (eq US\$ 66.67 mio)	20 Years	Grace period of 2 years after facilities years; 50% Corporate Tax deducted		<div><div>▪ Reduction in Net Income by 30% of the total Investment Value, which is prorated at 5% p.a for 6 years</div><div>▪ Accelerated depreciation and amortization for tangible and intangible assets</div><div>▪ Reduction of Tax on dividends paid to Foreign Shareholders to 10% or lower</div><div>▪ Loss compensation carried forward for 10 years</div></div>	
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<div>2</div> <div><div>Luxury Income Tax &amp; Luxury Sales Tax on Luxury Residential</div><div>Luxury Income Tax (1%); Luxury Sales Tax (20%)</div></div>	<div>Luxury Residential:</div> <div><div>• Homes (&gt;IDR 30 bio or &gt;400 m<sup>2</sup>)</div><div>• Condo (&gt;IDR 30 bio or &gt;150 m<sup>2</sup>)</div></div>	<div>Exempted</div>												
<div>3</div> <div><div>Non-Fiscal Benefits</div></div>	<div><div>▪ Special treatment for foreign individual (VOA extension up to 5 times, Temporary Resident status for foreign workers &amp; family, Permanent Resident status for property holder &amp; senior foreigner)</div><div>▪ Tax refund on Value Added Tax – Retail Sales to Foreign Passport Holder (10%) – <i>only applies to Tourism SEZ</i></div></div>													



# *"Pride of the Nation"*

Redefining Tourism in Indonesia

SEZ MNC Lido City Master Plan (1,040 ha)







80 ha

- The best entertainment destination in Indonesia.
  - Presenting a world-class standard Theme Park.
  - Absorb a lot of manpower.
  - Increase the number of local and foreign tourists.
- 
- |                                  |        |
|----------------------------------|--------|
| ● MNC Park                       | 49 ha  |
| ● Retail, Dining & Entertainment | 6.5 ha |
| ● Hotel, Water Park & MICE       | 24 ha  |





49 ha

INDONESIA'S FIRST  
WORLD-CLASS THEME PARK

- 6 Theme Lands.
- 18 Rides.
- 15 Shows & Attractions.
- 18 F&B Outlet.
- 21 Retail Outlet.







# RD&E

Retail, Dining & Entertainment

6.5 ha

- The largest and most complete Indonesian culinary center.
- Supporting the growth of Indonesian MSMEs.
- Retail outlets featuring the best local brands & products made in Indonesia.
- Branded and exclusive outlets.
- Family restaurant.
- Entertainment zone.
- Shows and exhibitions.
- Evening attractions.





# HOTEL

24 ha



- **5 Star | Luxury & Waterpark**  
Keys: 800, Site Area: 42,000 sqm  
GFA: 77,000 sqm
- **4 Star Family | Kiko Theme**  
Keys: 1,400, Site Area: 42,400 sqm  
GFA: 95,292 sqm
- **4 Star MICE | Media & Event**  
Keys: 800, Site Area: 52,000 sqm  
GFA: 68,700 sqm
- **3 Star | Art & Pop**  
Keys: 2,000, Site Area: 65,915 sqm  
GFA: 73,800 sqm





21 ha

- The first independent film production complex in Indonesia.
- Movie-themed family entertainment destination.
- Movie tour with a film production background.
- Boost the growth of national film industry & creative economy.
- Absorb labor significantly.
- Equipped with the largest end-to-end production facilities in Southeast Asia, including:
  - Outdoor and indoor backlot locations.
  - Indoor giant big-screen.
  - Modern & advanced post-production facilities.







**SUPREME TREE**



**WATERFRONT**



**TEMPLE OF HEAVEN**



## Lido World Garden

**17 ha**

**BEYOND A FAMILY EDUTAINMENT PARADISE**

- Family educational tourism destination.
- Presenting a variety of flora in Indonesia.
- Also serves as a native plants nursery.
- Historic architectural building.
- Iconic landmarks from around the world.
- 6 theme zone.





5 ha

- The first biggest outdoor music & arts festival venue in Indonesia.
- Support the progress of Indonesian music, arts, and culture industry.
- Bringing local musicians and artists to the international scale stage.
- Capacity up to 50,000 people.
- Aiming to conduct four international concerts at Lido Music & Arts Center this year.



TAEYANG



SECRET NUMBER





LIDO LAKE RESORT



**LIDO LAKE RESORT**

by MNC HOTEL

Integrated with Lido Adventure Park



- 5 star hotel with panoramic view of Lake Lido, Views of Mount Salak, Mount Gede, and Mount Pangrango.
- 100 Rooms & Suites.
- The most complete outbound destination by the Lido lake.
- Activities:
  - Lido Suspension Bridge throughout 200 meters
  - Flyingfox crosses Lake Lido
  - Kayaking
  - Sky Bike 200 meters long
  - Mini Zoo & Animal Feeding
  - High Rope
  - ATV



FLYING FOX



DELUXE ROOM



ATV

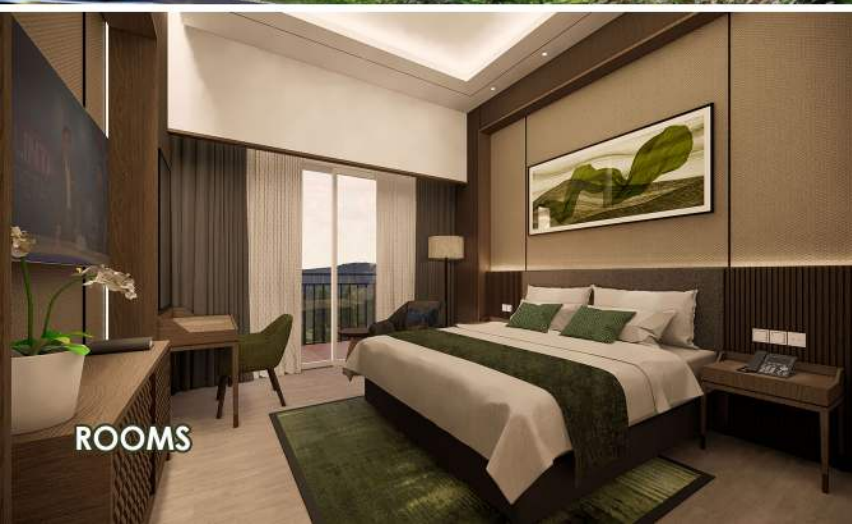




**LIDO SKYVIEW RESORT**  
BOGOR

**3.5 ha**

- 5 star hotel with panoramic view of Lake Lido, Views of Mount Salak, Mount Gede, and Mount Pangrango.
- Integrated with Lido Adventure Park & Lido Lake Resort.
- Supported by modern and complete facilities:
  - 10 Floors
  - 124 Rooms & Suites
  - 8 Function Rooms
  - Lakeside Cafe & Rooftop Bar
  - Outdoor & Indoor Restaurant
  - Grilled & Hot Pot Sky Dinning
  - Wedding Venues
  - Ballroom & Bridal Suite
  - Spa & Health Club Facilities
  - Kids Playground
  - 2 Private Pool (Presidential Suite Room)



**ROOMS**



**SKY RESTAURANT**





*Trump International Golf Club*

LIDO

**83 ha**

- Designed by Ernie Els, one of the world's number one golfers and renowned golf course designer.
- 18-hole World-Championship Standard Golf Course and the first Ernie Els Signature Design course in Indonesia.
- The sensation of playing golf among the clouds because it is located at an altitude of 600 meters above sea level and is surrounded by Mount Salak, Mount Gede and Mount Pangrango.
- Buggy on Course: golf buggies are allowed on the fairway.
- World class facilities: Lifestyle Country Club and Private Clubhouses.

OFFICIAL PARTNERSHIP WITH:

**OPPENHEIM  
ARCHITECTURE**

**EDSA**

**HBA**







# CLUBHOUSE & COUNTRY CLUB

BY OPPENHEIM ARCHITECTURE

3 ha

- Designed by Oppenheim Architecture, a multi-award winning architecture and interiors firm with projects in over 25 countries.
- Modern and luxurious Clubhouse & Country Club.
- World-class facilities: Pro-Shop, VIP Suite, and High-End Restaurant with Alfresco concept equipped with Outdoor Bar & Grill.
- We've obtained the requisite liquor license, allowing us to offer a refined and enhanced experience to our valued members.





# PRIVATE CLUBHOUSES

5 ha

- 21 units of exclusive Luxury Private Clubhouses.
- Located on the Fairways side of the 18-hole Championship Golf Course with Mountain View and Garden View options.
- There are 3 types:
 

	<b>Land / Building</b>
- Super Premium	(2,328 sqm / GFA: 648 sqm)
- Premium	(1,779 sqm / GFA: 500 sqm)
- Deluxe	(1,040 sqm / GFA: 280 sqm)
- Equipped with World Class Standard Services & Facilities: 360° Rooftop Viewing Deck, Putting Green, Private Locker & Shower Room, Private Lounge, and Open Terrace.







# TRUMP INTERNATIONAL HOTEL

31 ha



- 141 luxurious rooms and world class facilities.
- 24/7 lifestyle concierge and personalized service.
- Signature restaurant & bar, fully equipped fitness center, five star meeting & conference facilities.
- International standard Medi-Spa.
- Beautiful views of the 1.5 ha lake and panoramic views of the mountains of West Java.





## INTERNATIONAL RESORT & RESIDENCES

109 ha

- An exclusive collection of 170 ultra-luxurious residences with cutting edge innovative design.
- Surrounded by serene & stunning natural beauty.
- Completed with impeccable services and facilities.
- 181 units of 2 Bedroom to 4 Bedroom condominium with modern and minimalist architectural concept.





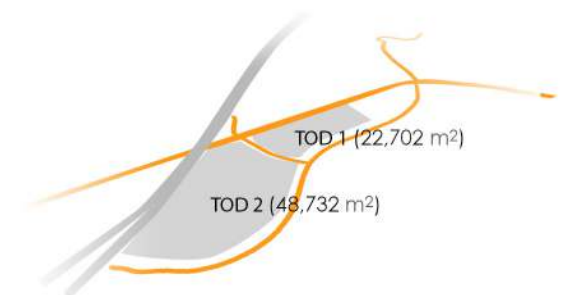


# TRANSIT

## ORIENTED DEVELOPMENT

7 ha

- Integrated transportation: Railway Stations & Bus Terminals.
- Relocation of the Cigombong Railway Station into the SEZ MNC Lido City area.
- Commercial area.
- Modern concept residential.



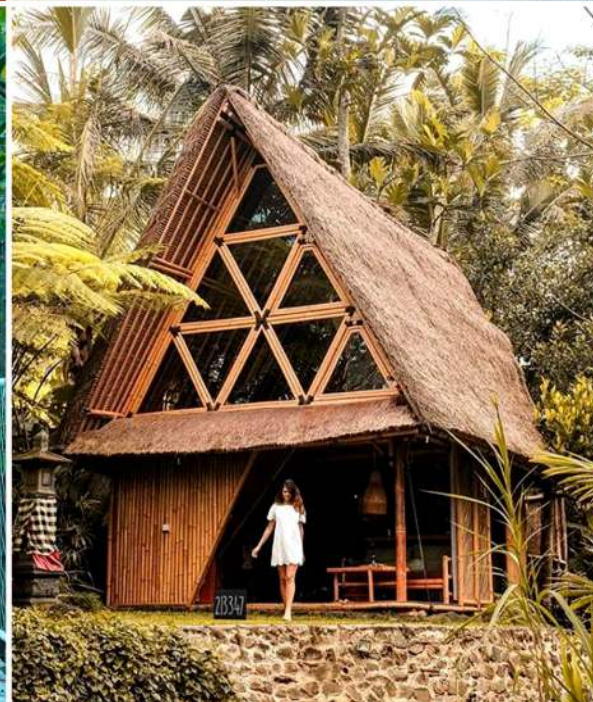




# LIDO

## NATURE PARK

101 ha



- A collaboration between MNC Land & Mount Gede Pangrango National Park.
- An Ecotourism Destination & Conservation Center of Javan endemic flora and fauna.
- Facilities:
  - Camping Ground
  - Eco-trail
  - Forest Tracking
  - Mountain Hiking
  - 360° View Tower
  - Visitor Center and other supporting facilities

Notes(\*):  
Mount Gede Pangrango National Park has a land area of 431 hectares.



# Hospitality & Others







- Bali is consistently voted as one of the world's best islands with the latest awards came from Tripadvisor Traveler's Choice as #1 World's Best Destination in 2021, World Travel Awards as the Best Wedding Destination and Most Romantic Destination in 2020, also the DestinAsian Readers' Choice Award (RCA) as the Best Island in the World in 2017. Bali as the Indonesia's main attraction was able to attract 6.3 million foreign visitors in 2019.
- MNC Bali Resort sits in the heart of Bali's magnificent southwest coast with beach frontage around 1.3 km. The development is on **107-hectare area** in Tabanan, West Bali – one of the largest resort developments in Bali, approximately 26 km or an hour drive from the Ngurah Rai International Airport.
- A perfect location for luxury living that offers breathtaking views of the **Indian Ocean** and **Tanah Lot**, the most sacred temple in Bali, framed by a spectacular panorama of endless sea.
- **Building value, delivering better portfolio.** MNC Bali Resort is being redeveloped from previously Pan Pacific Nirwana Bali Resort into one of the luxury international resorts in Indonesia.



\* MNC Bali Resort concept is being redesigned to reflect an integrated Entertainment Hospitality resort





# 107 ha

The largest and most integrated luxury resort development in Bali

- According to BPJT (Toll Road Regulatory Agency), there will be a new toll road connecting Kuta – Gilimanuk, with exit near the site
- Via the new toll road, Kuta – Canggu – Tanah Lot can be reached in 20 minutes







INTERNATIONAL 5+ STAR HOTEL

**MNC  
BALI  
RESORT**  
WORLD'S PARADISE



\* MNC Bali Resort concept is being redesigned to reflect an integrated Entertainment Hospitality resort

LUXURY VILLAS



INTERNATIONAL GOLF CLUB





HEART OF THE RESORT



LOBBY



RECEPTION

# THE WESTIN

RESORT  
NUSA DUA  
BALI

- **Location:** ITDC complex in Nusa Dua area and approx. 13 km or 30 minutes away from Ngurah Rai International Airport.
- **5-star Hotel Resort** with total room keys of **433 rooms** with sizes ranging from 38 sqm to 171 sqm.
- **Latest awards:** Exquisite Awards Best Upscale Hotel and Best Dessert & Pastry 2022, Exquisite Awards Best Family Resort 2021, Holiday With Kids - Best Luxury Resorts for Families 2021, Trip.com Member's Choice "Preferred Hotel" 2021, Luxury Spa Resort 2021 – Continent Winner, Asia for Heavenly Spa by Westin, Agoda Customer Review Awards 2021, Booking.com Traveller Review Award 2021, TripAdvisor Traveler's Choice Awards 2021, Indonesia Care 2020 Certificate CHSE from the Indonesian Ministry of Tourism & Creative Economy.
- **MICE facilities with a total area of ~15,700 m<sup>2</sup>**, largest convention hall: 2,394 m<sup>2</sup> with capacity of up to 2,500 pax.
- **Hosted Events:** 2022 G20 Bali Summit, BWF World Tour Finals 2021, Indonesia Open 2021, Indonesia Masters 2021, Indonesia Africa Infrastructure Dialogue 2019, IMF-World Bank Meeting 2018, APEC CEO Summit Indonesia 2013, and Miss World 2013.





**29,000 sqm**  
OFFICE SPACE

- **Location:** MNC Center, Central Jakarta, very close to Governments' offices and embassies, CBD Jakarta and elite residential landmark of Menteng.
- **Park Tower** is a premium grade A mixed-use building. The 37-storey building consist of 29,000 sqm office spaces and Park Hyatt Jakarta.



LOBBY

LIFT AREA





PARK HYATT JAKARTA



LIVING ROOM



THE ROYAL GLASSHOUSE



THE BAR



THE SPA

## PARK HYATT JAKARTA™

# 220

### ROOM KEYS

- **Location:** MNC Center, Central Jakarta, very close to Governments' offices and embassies, CBD Jakarta and elite residential landmark of Menteng.
- **Latest awards:** Best City Hotel Jakarta 2023 by TTG Travel Awards, Best Upscale Designed Hotel 2023 by Exquisite Awards, Best Upscale Japanese Restaurant 2023 by Exquisite Awards.
- **Park Hyatt Jakarta** is the first and the only Park Hyatt brand hotel in Indonesia. A **Luxury Hotel** with total of **220 room keys**, ranging from 57 sqm to 300 sqm. Facilities including ballroom, meeting rooms, spa and fitness center as well as dining outlets.
- Park Hyatt Jakarta presented **The Royal Glasshouse** in 2023. The Royal Glasshouse is a unique and grand MICE venue with a spacious area of 1,650 m2, capable accommodating 1,400 people.





OAKWOOD HOTEL & RESIDENCE



ONE EAST LOBBY



ONE EAST SKY POOL



OAKWOOD LIVING ROOM



**144 room keys**

**262 units**

- **Location:** Kertajaya Indah, Surabaya, East Java.
- **262 units** of luxury apartment, ranging from 78 sqm for 1 bedroom to 272 sqm penthouse unit.
- **5-star Hotel** with total room keys of **144 rooms** with sizes ranging from 44 sqm to 110 sqm.
- Managed by **Oakwood**, an award-winning and the largest serviced apartment operator in the world.
- **Latest awards:** Surabaya Tourism Award 2022 for The Best Tourism Information Provider, Indonesia Care 2020 Certificate CHSE from the Indonesian Ministry of Tourism & Creative Economy, Real-estate Creative Awards 2019, 5-Star Hotel Certification 2019.
- **Supporting facilities:** sky lounge, kids room, skypool, private cinema and fitness center.
- **Event Space:** **Grand Ballroom** with total capacity of up to 500 pax.





I-HUB

# COWORKING SPACE

**2,226 sqm**      **1,308 sqm**

I-Hub

GOWORK



GOWORK

- The initiation to launch a new business venture in co-working space is in line with recent high demand for co-working space and virtual office.
- **i-Hub** offers 244-seats private offices co-working space area at **Park Tower**.
- Supporting facilities including state-of-the-art Leisure space, Event space, and Meeting room.
- 308-seat private offices in collaboration with **GoWork** co-working space at **MNC Tower Surabaya**.

- A new co-working space at **Mega Kuningan, Jakarta** is under development. Mega Kuningan is an integrated diplomatic and business area equipped with international standard infrastructure and utility networks.





PARK TOWER

MNC TOWER & PLAZA

MNC BANK TOWER\*

INEWS TOWER\*



SINDO BUILDING

HIGHEND BUILDING

MNC STUDIOS\*



MNC UNIVERSITY

MNC VISION TOWER\*

MNC TOWER SURABAYA

MNC BUILDING

# OFFICE SPACE

Total Gross  
**430,000 m<sup>2</sup>**

NLA  
**346,600 m<sup>2</sup>**

Including:

**5,800 m<sup>2</sup>**

Co-working Space  
(both offices and hospitality)

Note:  
**Owned**  
Gross: 197,000 m<sup>2</sup>  
NLA: 121,500 m<sup>2</sup>

MICE  
**24,000 m<sup>2</sup>**

■ Hospitality and others segment includes hotel resorts, office buildings and co-working space. Development is intended to **maximize the utility of landbanks** that are all located in the prime area in both Jakarta and Surabaya. Thus, in the past 5 years MNC Land has developed **MNC Bank Tower, MNC Tower Surabaya, Oakwood/One East and Park Tower & Park Hyatt Jakarta.**

■ The portfolio has generated sizable recurring income, high occupancy and competitive rent supported by the **captive market from MNC Group** as well as external customers.

\* The property is owned by MNC Group, MNC Land is the project manager and building manager of the Property





# OFFICE SPACE

MNC CENTER

6 ha

Jakarta Office Portfolio highlights:

■ **MNC Center in Kebon Sirih, Central Jakarta**

- An integrated mixed use complex with approx. 6 ha land area
- Strategic location near CBD, Government's offices and embassies
- Latest addition is Park Tower Jakarta, a premium Grade-A office
- Jakarta Concert Hall (up to 1,024 pax); MNC Conference Hall (up to of 455 pax)





# OFFICE SPACE

## MNC STUDIOS

# 11 ha

### ■ MNC Studios in West Jakarta

- A total area of 11 ha
- The largest broadcast & production facilities in South East Asia

MNC Studios is an integrated office and studio complex for MNC Group's three national Free-to-Air TV stations: RCTI, GTV, and MNCTV.

The property is located on Jalan Raya Perjuangan Kebon Jeruk, Jakarta, with a building area of 113,062 square meters consisting of 18 office floors and two basement levels.





# THANK YOU

For further information, please contact:  
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