

TUMPAK SEWU LEISURE PARK

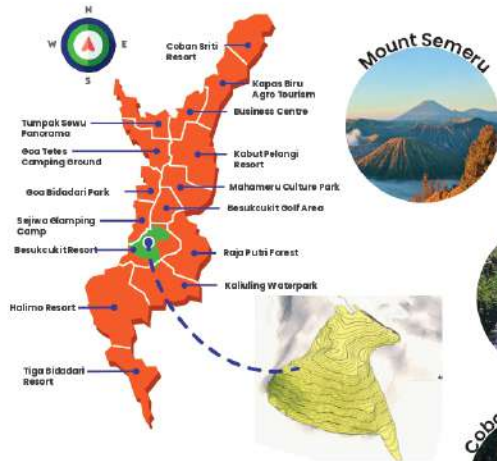
PRIORITY TOURISM DESTINATION OF BROMO-TENGGER-SEMERU LUMAJANG REGENCY, EAST JAVA PROVINCE

WHY INVEST ?



MARKET OPPORTUNITY

MAIN ATTRACTION OF THE AREA



PROJECTION OF DOMESTIC AND INTERNATIONAL TOURISTS VISIT IN BROMO-TENGGER-SEMERU AREA



BROMO-TENGGER-SEMERU TOURISTS

OCCUPATION RATE OF STARRED ROOM IN EAST JAVA 2018-2020*



*only covers Malang and Pasuruan Regencies, there are still no star hotel in Probolinggo and Lumajang regencies

TOURIST SPENDING IN BROMO-TENGGER-SEMERU AREA

2019
Domestic Tourist
International Tourist

TOTAL SPENT

69 USD
459 USD

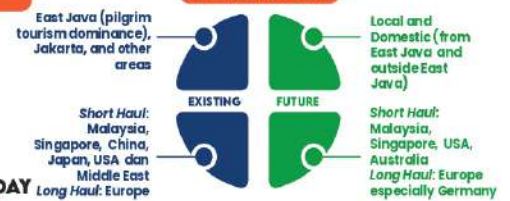
LENGTH OF STAY

1,5 HARI
3,3 HARI

SPENT PER DAY

46 USD
139 USD

TOURIST MARKET



FINANCIAL FEASIBILITY

- 30-Years Projection Scheme Skema 70% : 30%
- Net Present Value (NPV) IDR 317,04 billion
- Weighted Average Cost of Capital (WACC) 8,37%
- Internal Rate of Return (IRR) 13,29%
- Benefit Cost Ratio (BCR) 1,58 > 1
- Payback Period 8 years 3 month

PROJECT PROFILE

KBKI 55110 STARRED HOTEL

CAPACITY
235 rooms unit
MICE
500 pax/days

PROJECT LOCATION
Pranajiw District
Lumajang Regency

LAND AREA
25 ha
Potential space utilization of the surrounding area around 800 ha

ENTRY ACCESS
• 2,2 km from National Road
• 5-7 m width of road
• Flat road topography

INVESTMENT VALUE
IDR 965,68 billion

ACCESSIBILITY

- Airplane Route
- Car Route
- Train Route
- South Coast Road Plan

"Tumpak Sewu Leisure Park is developed with "Life with Nature" concept, located in a location that has a combination of complete landscapes including mountain (Semeru), hills, cliffs, forests, canyons, lakes, waterfalls, rivers, and sea"



INFRASTRUCTURE AND AMENITIES

- There are 37 springs and municipal waterwor (PDAM) of Ampelgading Malang of 9 km away
- There is electricity from medium pressure air channel/SUTM with a capacity of 150 kV and there is a PLTMH plan
- 2 clinics, 3 community health centers, 2 hospitals (range of 30-40 km)
- 14 telecommunication towers have reached the planning area with 3G/4G connectivity
- 3 churches dan 37 mosques (range of 20 km)
- 1 Vocational School/SMK (range of 15 km)

WORKFORCE

Labor Needs
345 workers

Regional Minimum Wage of Lumajang Regency (2022)
IDR 2,000,607

GOVERNMENT SUPPORT

- FISCAL INCENTIVE
Masterlist import duty exemption (Regulation of Minister of Finance No. 176/PMK.011/2009)
- NON-FISCAL INCENTIVE
Ease of bussiness licensing via Online Single Submission (OSS)