



**PT SAPTA BORNEO UTAMA**  
INSTITUTIONAL VIRTUAL DATA ROOM

SBU-PRES-003

CONFIDENTIAL

FINAL / PUBLISHED

## Investment Teaser

Confidential investment teaser prepared for qualified lenders, institutional investors, export credit agencies and strategic financing partners.

### Investment Opportunity

PT Sapta Borneo Utama is developing a USD 1,000,000,000 integrated sugar, ethanol, biomass power and plantation platform in Majalengka, West Java, Indonesia.

### Key Highlights

**USD 1.0B**

Total Project Cost

**10,000 TCD**

Sugar Factory

**315,810 Tons**

Annual Sugar Production

**60 KLPD**

Ethanol Capacity

**30 MW**

Biomass Power

**20 Years**

Debt Tenor

### Project Components

Component	Scope
Sugar Factory	10,000 TCD integrated sugar processing facility.
Ethanol Plant	60 KLPD ethanol production facility.
Biomass Power Plant	30 MW renewable power generation using bagasse and biomass residues.
Core Plantation	500 Ha initial plantation development.
Plasma Program	10,000–20,000 Ha farmer partnership and feedstock expansion program.

## Investment Rationale

- Integrated agribusiness and renewable energy platform.
- Supports domestic sugar supply and industrial development.
- Diversified revenue potential from sugar, ethanol and biomass power.
- ESG-aligned development with farmer participation and renewable energy.
- Structured for institutional project finance review.

## Financial Snapshot

Metric	Base Case
Annual Revenue	USD 198.396 Million
EBITDA	USD 109.118 Million
CFADS	USD 91.712 Million
Annual Debt Service	USD 70.548 Million
DSCR	1.30x
LLCR	1.45x
PLCR	1.60x
Project IRR	Approx. 11.8%

## Funding Requirement

Total Project Cost	USD 1,000,000,000
Facility Type	Senior Secured Limited-Recourse Project Finance
Facility Amount	Up to USD 1,000,000,000
Tenor	20 Years
Interest Rate	3.00% Fixed per annum
Use of Proceeds	EPC, construction, project costs, DSRA, IDC, contingency and approved development costs.

## Strategic Location

The project is located in Majalengka Regency, West Java, Indonesia, providing access to agricultural development areas, logistics connectivity, workforce availability and long-term industrial expansion potential.

## ESG and Sustainability

- Renewable biomass energy generation.
- Potential carbon credit development.
- Plasma farmer development and rural economic participation.
- Community development and employment creation.
- Governance, compliance and lender reporting framework.

## Transaction Readiness

Area	Status
Feasibility Study	Prepared for institutional lender review.
Financial Model	Base case and lender coverage ratios prepared.
Project Finance Term Sheet	Indicative senior secured project finance structure prepared.
EPC Framework	LSTK EPC structure with performance security.
ESG Documentation	Policy, sustainability framework, carbon program and community development program prepared.

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## Document Information

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## Revision History

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1.0	June 2026	SBU-PRES-003	Final / Published	Investment Teaser issued for institutional lender data room publication.