



PT SAPTA BORNEO UTAMA
INSTITUTIONAL VIRTUAL DATA ROOM

SBU-PRES-002

CONFIDENTIAL

FINAL / PUBLISHED

Project Presentation

Prepared for lenders, institutional investors, export credit agencies and strategic financing partners.

Investment Proposition

PT Sapta Borneo Utama is developing an integrated sugar, ethanol, biomass power and plantation platform in Majalengka, West Java, Indonesia with total project cost of USD 1,000,000,000.

Project Highlights

USD 1.0B

Total Project Cost

10,000 TCD

Sugar Factory

315,810 Tons

Annual Sugar Production

60 KLPD

Ethanol Plant

30 MW

Biomass Power Plant

24-30 Months

Implementation Period

Project Components

Component	Scope
Sugar Factory	10,000 TCD integrated sugar processing facility.
Ethanol Plant	60 KLPD ethanol production for fuel, industrial and chemical feedstock markets.
Biomass Power Plant	30 MW renewable energy 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.

Location Advantage

- Strategic location in Majalengka Regency, West Java.
- Access to agricultural development areas and workforce availability.
- Connectivity to regional logistics corridors and consumption centers.
- Supports long-term industrial and agribusiness expansion.

Capital Investment

Item	Amount / Term
Total Project Cost	USD 1,000,000,000
EPC Contract	USD 442,500,000
Financing Structure	Senior Secured Limited-Recourse Project Finance
Debt Tenor	20 Years
Interest Rate	3.00% Fixed
DSRA	6 Months Debt Service

Financial Highlights

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%

Strategic Rationale

- Supports domestic sugar production capacity.
- Creates integrated sugar, ethanol and biomass revenue streams.
- Improves renewable energy utilization through bagasse power generation.
- Supports plasma farmer participation and rural development.
- Provides ESG-aligned infrastructure and agribusiness investment opportunity.

Implementation Schedule

Phase	Focus	Indicative Timing
Phase 1	Development, permitting and financing preparation	0–6 Months
Phase 2	Engineering and detailed design	6–12 Months
Phase 3	Procurement and long-lead equipment	12–24 Months
Phase 4	Construction and installation	12–30 Months
Phase 5	Commissioning and COD	24–30 Months

ESG and Sustainability

- Renewable biomass energy generation.
- Potential carbon credit development.
- Sustainable plantation and farmer partnership model.
- Community development and employment creation.
- Governance, compliance and lender reporting framework.

Investment Readiness

Area	Status
Feasibility Study	Prepared for institutional review.
Financial Model	Base case, downside case and coverage ratios prepared.
EPC Framework	LSTK EPC structure with performance security.
Security Package	Project assets, accounts, revenues, insurance and EPC guarantees.
ESG Documentation	Policy, 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-002	Final / Published	Project Presentation issued for institutional lender data room publication.