In 2011 cement industry in the country found its glory period with total sales of 45 million tons valued Rp. 43 trillion or increased by 5.6% if compared with that in previous year of Rp. 40.7 trillion. The increasing sales had close relation with the rising demand for cements in almost all provinces in the country. The largest increasing demand for cement was in Banten Province reaching 38.6%. Java, the largest domestic cement absorbing region, only rose 21%, Bali-Nusa Tenggara of 19%, Kalimantan of 15%, Sulawesi of 15.8% and Sumatra of 13.8%.

According to a survey conducted by CDMI that the national demand for cement in 2012 is estimated to reach 52.28 million tons and in 2016 is predicted to reach 74.07 million tons. If it is compared with total current production capacity of 45.24 million tons per annum, there is still a lack of cement supply of 7.04 million tons. Although the current cement plants are in their full capacity, the lack of cement supply in 2016 may reach 17.25 million tons. It shows that the expansion is still necessary by constructing a new cement plant.

The survey output also shows that PT. Indocement Tunggal Prakarsa Tbk is still as the king of domestic cement market segment by controlling 30.35% of the market from total national cement consumption or 14.57 million tons, then PT. Semen Gresik (Persero) Tbk of 21.73% or 10.43 million tons followed by PT. Holcim Indonesia Tbk of 13.35% or 6.41 million tons, PT. Semen Padang of 12.56% or 6.03 million tons and PT. Semen Tonasa of 8.57% or 4.11 million tons.

Almost all cement companies in the country has satisfying performance. The expansion step carried out by spending trillion rupiah has run smoothly in line with rapidly increasing sales turnover. PT. Semen Gresik (Persero) Tbk is in the top position with sales turnover in 2011 of 16.3 trillion followed by PT. Indocement Tunggal Prakarsa Tbk with sales turnover of 13.8 trillion. PT. Holcim Indonesia Tbk of 7.5 trillion. Positive performance is also shown by other cement companies such as PT. Semen Padang, PT. Semen Baturaja, PT. Semen Tonasa, PT. Semen Andalas and PT. Semen Bosowa Maros. Even, the last this through Bosowa Group invested its fund of US$ 1 billion and a part of it will be used to construct a new cement plant with a target to control the markets in Sulawesi and East Java.

Viewing incessant expansion of cement industries in the country, PT. Central Data Mediatama Indonesia (CDMI), a leading consulting company, is encouraged to perform a deeper research and finally succeeds to publish a book with the title of "Exclusive Feasibility Study on THE CONSTRUCTION OF CEMENT PLANT in Indonesia, 2012". This book is expected to be a guidance for companies dealing with this business field or investors who wish to enter into this business and bank parties which finance this sector.

This book is only sold exclusively in PT. CDMI and can be directly ordered to our marketing division Mrs. Tina by phone (021) 3193.0108-09 or Fax (021) 3193.0102 and e-mail: marketing@cdmione.com at a price of US$ 650 for Indonesian Edition and US$ 700 for English Edition.

Having submitted this offer, we thank you for your cooperation and look forward to hearing your response promptly.

Cordially yours,
P.T. C D M I

Muslim M. Amin

---

**Order Form**

<table>
<thead>
<tr>
<th>Please send us</th>
<th>............ copy(ies)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name (Mr/Mrs/Ms)</td>
<td></td>
</tr>
<tr>
<td>Name of Company</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td></td>
</tr>
<tr>
<td>Telephone/Fax</td>
<td></td>
</tr>
<tr>
<td>E-mail</td>
<td></td>
</tr>
</tbody>
</table>

**Price**

- US$ 650 (Indonesian), US$ 700 (English)

- [ ] Check/Bank Draft
- [ ] Invoice us
- [ ] Indonesian edition
- [ ] English edition

Note: Overseas is added delivery cost
# LIST OF CONTENTS

LIST OF CONTENTS........................................................................................................... i
LIST OF TABLES ............................................................................................................... iii

1. INTRODUCTION ......................................................................................................... 1
   1.1. Background ........................................................................................................ 1
   1.2. Objective and Scope of Study ......................................................................... 2
   1.3. Method and Data Sources .............................................................................. 3

2. CEMENT ....................................................................................................................... 4
   2.1. Type of Cement ............................................................................................... 4
   2.2. Production Process ....................................................................................... 6
   2.3. Cement Producer
          - PT. SEMEN PADANG ........................................................................... 11
          - PT. SEMEN BATUARA ........................................................................ 12
          - PT. SEMEN GRESIK (Persero) Tbk ...................................................... 13
          - PT. SEMEN KUPANG ......................................................................... 14
          - PT. SEMEN TONASA ........................................................................ 15
          - PT. SEMEN ANDALAS INDONESIA ................................................ 16
          - PT. HOLCIM INDONESIA Tbk ........................................................... 17
          - PT. INDOCEMENT TUNGGAL PRAKARSA Tbk. ............................ 18
          - PT. SEMEN BOSOWA MAROS ....................................................... 19
          - PT. SEMEN BATAM ......................................................................... 20

3. INDONESIAN CEMENT PRODUCTION ................................................................... 22
   3.1. General Illustration of Indonesian Cement .................................................... 22
   3.2. Production Capacity
          - 3.2.1. Production Capacity of Cement .................................................. 23
          - 3.2.2. Production Capacity of Clinker ................................................... 25

4. MARKETING OF CEMENT ....................................................................................... 28
   4.1. Domestic ........................................................................................................ 28
   4.2. Export ........................................................................................................... 31

5. PROJECTION OF CONSUMPTION AND INVESTMENT OPPORTUNITY .......... 35
   5.1. Projection of Consumption
          - 5.1.1. Projection of Cement Consumption in Sumatera .......................... 35
          - 5.1.2. Projection of Cement Consumption in Java ................................... 36
          - 5.1.3. Projection of Cement Consumption in Kalimantan ...................... 37
          - 5.1.4. Projection of Cement Consumption in Sulawesi ......................... 37
          - 5.1.5. Projection of Cement Consumption in Bali and Nusa Tenggara .... 38
          - 5.1.6. Projection of Cement Consumption in Maluku and Papua .......... 38
   5.2. Investment Opportunity

List of Contents
6. PERMIT AND LEGALITY ............................................................................................................. 41
   6.1. Permit of Location ....................................................................................................... 41
   6.2. Environmental Impact Analysis (AMDAL) ........................................................... 42
   6.3. Business Permit ..................................................................................................... 43
   6.4. Business Rights and Building Rights ................................................................. 43

7. INVESTMENT FOR CONSTRUCTING PORTLAND CEMENT PLANT .................. 44
   7.1. Investment Cost .................................................................................................... 44
   7.2. Financing Source ................................................................................................ 46
   7.3. Requirement of Working Capital ...................................................................... 46
   7.4. Calculation of Bank Interest During Construction Period (IDC) .................... 46
   7.5. Paying Off Loan and Payment of Bank Interest ............................................... 47
   7.6. Production Capacity ............................................................................................ 50
   7.7. Basic Price of Production .................................................................................. 51
   7.8. Sales Income .......................................................................................................... 55
   7.9. Administration and General Cost ..................................................................... 57
       7.9.1. Employee Salary ......................................................................................... 57
       7.9.2. Electricity Cost ............................................................................................. 58
       7.9.3. Water Cost ................................................................................................... 58
       7.9.4. Maintenance Cost ....................................................................................... 58
       7.9.5. Insurance Cost ........................................................................................... 58
       7.9.6. Administration Cost .................................................................................. 59
       7.9.7. Sales Cost ..................................................................................................... 59
   7.10. Depreciation & Amortization .......................................................................... 59
   7.11. Financial Projection ............................................................................................. 61
       7.11.1. Projection of Profit/Loss .......................................................................... 61
       7.11.2. Projection of Cash Flow .......................................................................... 61
       7.11.3. Projection of Balance Sheet ..................................................................... 61
   7.12. Investment Feasibility ........................................................................................ 65
       7.12.1. Return on Investment (ROI) .................................................................... 65
       7.12.2. Return on Equity (ROE) .......................................................................... 65
       7.12.3. Internal Rate of Return (IRR) ................................................................... 65
       7.12.4. Net Present Value (NPV) .......................................................................... 65
       7.12.5. Break Even Point (BEP) .......................................................................... 66
       7.12.6. Pay back Period ......................................................................................... 66

8. ASSUMPTION WHICH IS USED ....................................................................................... 68

ATTACHMENT :
   I. PRESIDENTIAL REGULATION OF REPUBLIC INDONESIA NO. 28 YEAR 2008
      ON NATIONAL INDUSTRIAL POLICY ................................................................. 1. ⊕ A.
   II. PRESIDENTIAL REGULATION OF REPUBLIC OF INDONESIA NO. : 28 TAHUN 2008
       DATED : 7 MAY 2008 ................................................................................................ 5. ⊕ A.