

Siaran Pers/Press Release

**PT. NIRVANA WASTU PRATAMA RESMI
MENGAKUISISI PUSAT PERBELANJAAN
GORONTALO MALL DAN MAQNA HOTEL
GORONTALO**

Gorontalo, 6 Juni 2017 - PT. Nirvana Wastu Pratama, perusahaan Joint Venture antara PT. Nirvana Development, Tbk dengan Warburg Pincus, secara resmi mengakuisisi 100% saham PT. Primerindo Kencana yang memiliki Pusat Perbelanjaan Gorontalo Mall dan Maqna Hotel Gorontalo melalui *cash* sebesar Rp 48,7 Milyar.

Gorontalo Mall memiliki total *Net Leasable Area* (NLA) seluas 20.500 m² dan berdiri diatas lahan seluas 7.000 m². Mall memiliki *anchor tenant* seperti Hypermart, Matahari Department Store, Cinema XXI dan Funworld. Sedangkan Maqna Hotel Gorontalo yang berada dalam kompleks yang sama, merupakan hotel bintang empat dengan jumlah 176 kamar. Hotel dikelola oleh Prasanthi.

Total Gross Asset Value dari kedua properti ini adalah sebesar Rp 209 Milyar dengan Net Operating Income (EBIDA) sebesar Rp 26 Milyar, di mana sekitar 60% dikontribusikan oleh mall dan 40% oleh hotel.

EBITDA per tahun dari kedua proyek ini adalah sebesar Rp 30,7 Milyar dengan *Going-in cap rate* berdasarkan data finansial tahun 2016 sebesar 9,81%.

Proses akuisisi ini menguntungkan bagi PT. Nirvana Wastu Pratama yang sedang mengembangkan portfolio Pusat Perbelanjaannya di seluruh Indonesia, sekaligus menambah performa keuangan dari PT. Nirvana Development, Tbk.



**PT. NIRVANA WASTU PRATAMA
ACQUIRES GORONTALO MALL AND
MAQNA HOTEL GORONTALO**

Gorontalo, June 6, 2017 - PT. Nirvana Wastu Pratama, a Joint Venture company between PT. Nirvana Development, Tbk and Warburg Pincus, officially acquires 100% of PT. Primerindo Kencana which owns Shopping Center Gorontalo Mall, Maqna Hotel Gorontalo, in a cash transactions of Rp 48.7 billion.

Gorontalo Mall has a total of 20,500 sqm Net Leasable Area (NLA) and stands on 7,000 sqm of land. The mall has anchor tenants such as Hypermart, Matahari Department Store, Cinema XXI and Funworld. Meanwhile Maqna Hotel Gorontalo, which is located in the same complex, is a four star hotel with a total of 176 rooms. The hotel is operated by Prasanthi.

Total Gross Asset Value of both properties is Rp 209 billion with Net Operating Income (EBIDA) of Rp 26 billion, where around 60% of the amount is contributed by mall and 40% by hotel.

Annual EBITDA of both projects is Rp 30.7 billion with *Going-in cap rate* based on 2016 financial data of 9.81%.

This acquisition is profitable for PT. Nirvana Wastu Pratama, which is developing its Shopping Center portfolio throughout Indonesia, while also boosting the financial performance of PT. Nirvana Development, Tbk.

