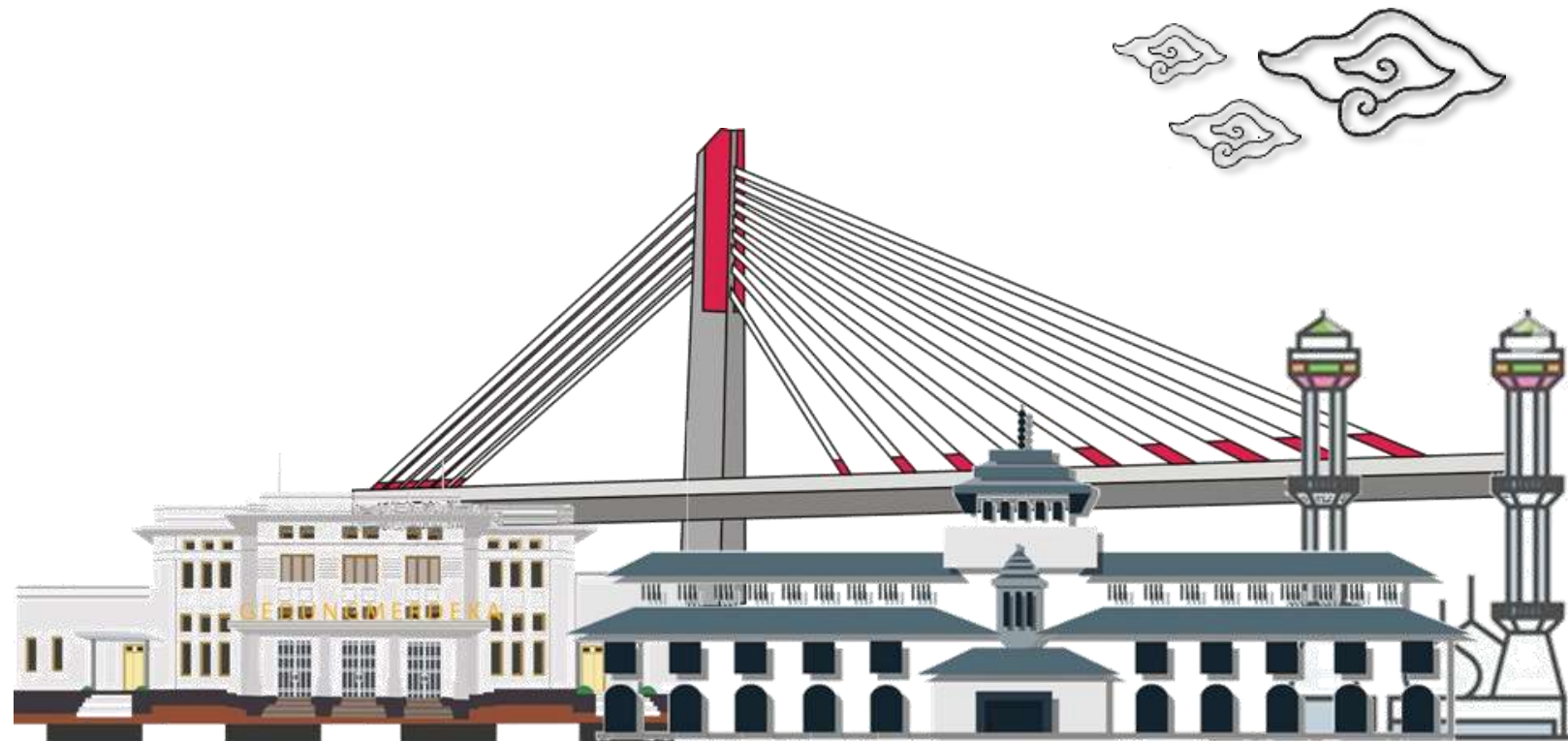


Presentation Book of West Java

2nd Quarter of 2023





INVEST IN SUSTAINABLE GROWTH

“Promoting Green Economic Growth by Focusing on Downstream Industries, Vocational Training, Renewable Energy, and Exploring New Investment Area”

1

INDONESIA
ECONOMIC REVIEW

3

INVESTMENT REALIZATION
& REGULATION

2

WEST JAVA
ECONOMIC REVIEW

4

INVESTMENT PROJECTS &
PRODUCTS





1 INDONESIA ECONOMIC REVIEW





INDONESIA PROFILE

President : **Joko Widodo**
Vice President : **K.H. Ma'ruf Amin**
Capital City : **Jakarta City**
Province : **34 Province**
Regencies/Cities : **416 Regency, 98 City**



**NET
Export**

20,61
Billion USD
AS OF JUNE
2023



**Tourism
Visitor**

1,06 million
Person Based on
International
Tourist Arrival (JUNE)

INDONESIA

Located in Nusantara in Southeast Asia
Indonesia Area: 1.919.440 square kilometers.
Indonesia Total Population: 271.34 million people or 3.49% of
World Total Population. With population growth around 1.1%
each year.



HDI

72.91
Categorized
As HIGH (2022)



INFLATION

0.14%(mtm)
BASED ON JUNE 2023

MARKET POTENTIALS

Indonesia is the fourth-largest country in terms of population
size will offers the biggest potential market, with growing
number of middle-class households.



Investment Realization

Quarter II 2023

Table of Content Based:



2nd Quarter 2023 and
Januari – Juni 2023



Sector, Location, and Country of
Origin
2nd Quarter 2023



Sector, Location, Country of
Origin, and Region Januari – Juni
2023



Indonesian Labor Absorption:
2009 – Juni 2023



Indonesia Realization Development:
2009 – Juni 2023



Small Micro Business Project Data
1st Quarter 2023

Information:

- Data on the realization of PMA and PMDN investment outside of investment in the Upstream Oil and Gas sector, Banking, Non-Bank Financial Institutions, Insurance, Leasing, Home Industry, Micro and Small Enterprises.
- The exchange rate used is US\$ 1 = Rp. 14,800 in accordance with the 2023 APBN.
- The investment value for the second quarter of 2023 is the realization of direct investment made during the 3-month reporting period (April-June 2023) based on the Investment Activity Report (LKPM) received by the Ministry of Investment/BKPM from PMA and PMDN companies.
- **PMDN** : Domestic Direct Investment
- **PMA** : Foreign Direct Investment
- **2nd Quarter** : April – Juni
- **y-o-y** : year-on-year, compared to the previous year
- **q-o-q** : quarter-on-quarter, compared to the previous quarter
- **TKI** : Indonesia Labour



2 WEST JAVA ECONOMIC REVIEW





WEST JAVA PROFILE

9 flagship programs that will be rolled out in 2022, namely (1) employment service centers, (2) winning schools, (3) champion boarding schools, (4) millennial farmers, (5) creative economy and innovation, (6) road connectivity and bridges, (7) champion waste management, (8) tourism development, and (9) Citarum Harum.

11 development priorities in West Java province by 2022. (1) Health system reform, (2) innovation-based populist economic recovery and growth, (3) strengthening sustainable food security systems, (4) social protection system reform, (5) education system reform and cultural advancement, (6) reform of the disaster risk preparedness system, (7) innovation of public services and regional management, (8) movement to build villages, (9) religious education and places of worship for champions, (10) development of regional connectivity infrastructure and environmental management, (11) development of tourism destinations and infrastructure.



**Tourism
Visitor**

265 person Based on
International Tourist Arrival /as of Q2 2023



**NET
Export**

3,09
Billion USD
AS OF Q2 2023



HDI

73.12%/₂₀₂₂
Categorized
As HIGH

Governor : **Moch. Ridwan Kamil**
Vice Governor : **Uu Ruzhanul Ulum**
Capital City : **Bandung**
Regencies : **18 Regencies & 9 Cities**



WEST JAVA
Loated in Java Island in Indonesia



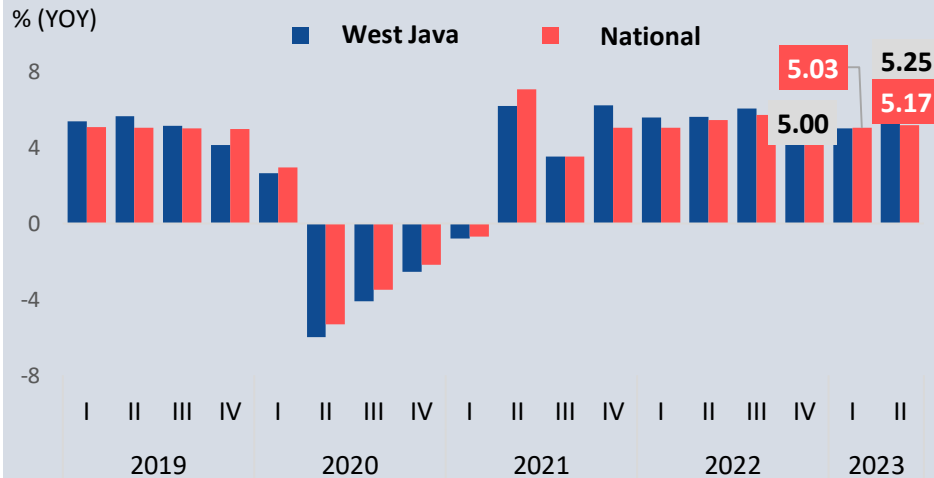
West Java Area: 35,377 square kilometers.
West Java Total Population: 48,27 million people or 18.1% of Indonesia Total Population. With population growth around 1.11% each year, West Java total population in 2023 is expected to be around 50 million people.

MARKET POTENTIALS
As the most populous province in Indonesia, West Java offers the biggest potential market, with growing number of middle-class households

ECONOMIC DEVELOPMENT

GRDP and Inflation

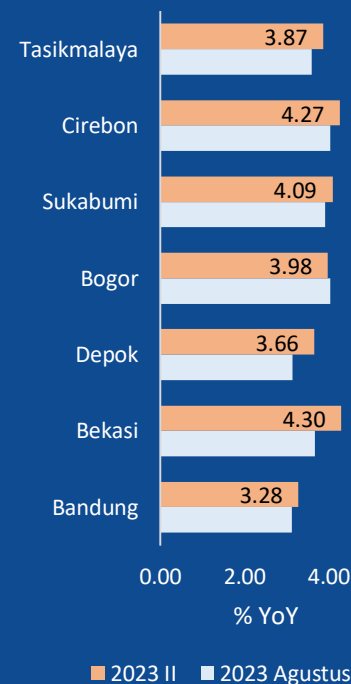
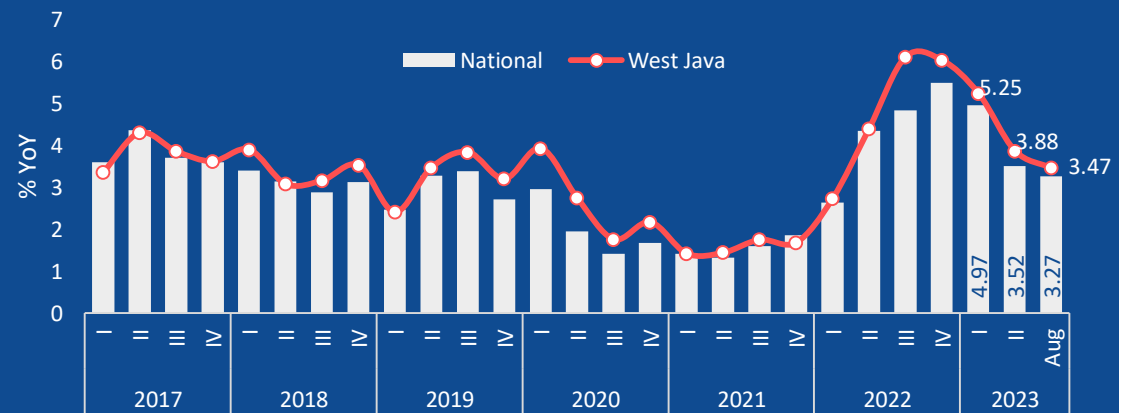
West Java Economy Performance Boost National Performance



- West Java's economy in the second quarter of 2023 grew 5.25% (yoy), improving from the first quarter of 2023 which reached 5.00%, and higher than the national economic growth of 5.17% (yoy).
- West Java's economic growth was mainly supported by an increase in community activity in line with the cyclical momentum of the Eid al-Fitr and Eid al-Adha HBKN which boosted domestic demand.
- From the expenditure side, the increase in West Java's economic performance came from LNPRT consumption, government consumption, and exports. Refer to its sectors, the source of West Java's economic growth in 2nd quarter of 2023 is contributed by transportation and warehousing, other services, as well as information and communication.

Source : Bank Indonesia West Java Province

Inflation



West Java recorded inflation of 0.15% (mtm) or an annualized rate of 3.88% (yoy). This is in line with the national inflation rate of 0.14% (mtm) or 3.52% (yoy).

West Java's monthly inflation in June 2023 was contributed by the Food, Beverages and Tobacco group of 0.28% (mtm). By commodity, June inflation was contributed by house contracts (0.04%), broiler meat (0.03%), purebred chicken eggs (0.02%), filter clove cigarettes (0.01%), and house rent (0.01%). Of the seven CPI monitoring cities in West Java, all cities experienced inflation with the highest inflation occurring in Bekasi City at 4.30% (yoy) and the lowest inflation occurring in Bandung City at 3.28% (yoy).

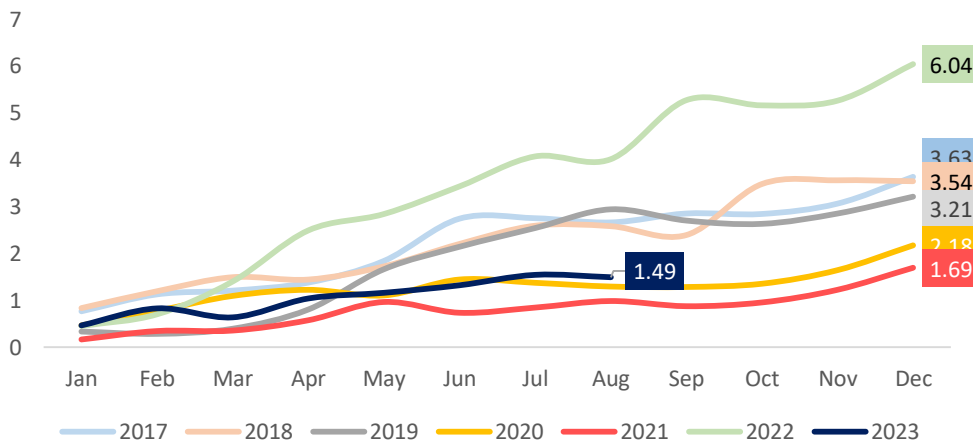


WEST JAVA INFLATION Q2 2023

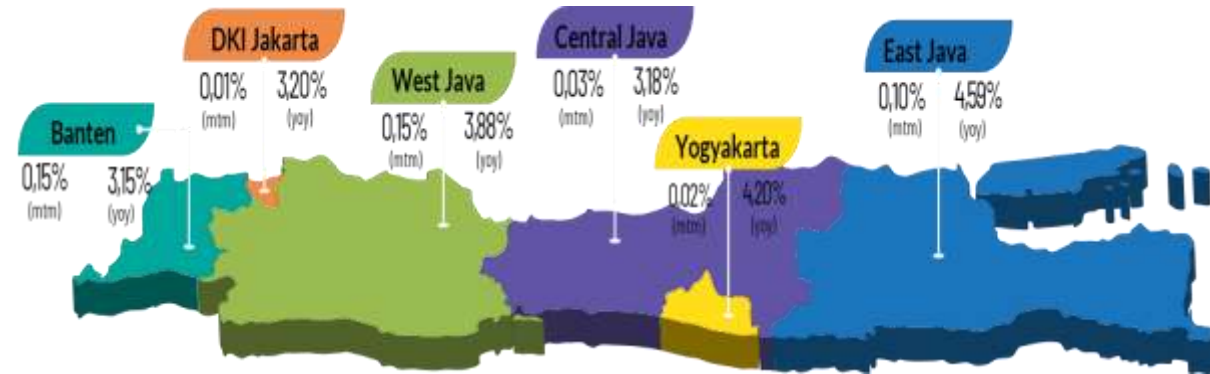
REVIEW OF WEST JAVA INFLATION

West Java recorded inflation of 0.15% (mtm) or an annualized rate of 3.88% (yoy). This is in line with the national inflation rate of 0.14% (mtm) or 3.52% (yoy). West Java's monthly inflation in June 2023 was contributed by the Food, Beverages and Tobacco group of 0.28% (mtm). By commodity, June inflation was contributed by house contracts (0.04%), broiler meat (0.03%), purebred chicken eggs (0.02%), filter clove cigarettes (0.01%), and house rent (0.01%). Out of the seven CPI monitoring cities in West Java, all cities experienced inflation with the highest inflation occurring in Bekasi City at 0.22% (mtm) and the lowest inflation occurring in Tasikmalaya City at 0.04% (mtm).

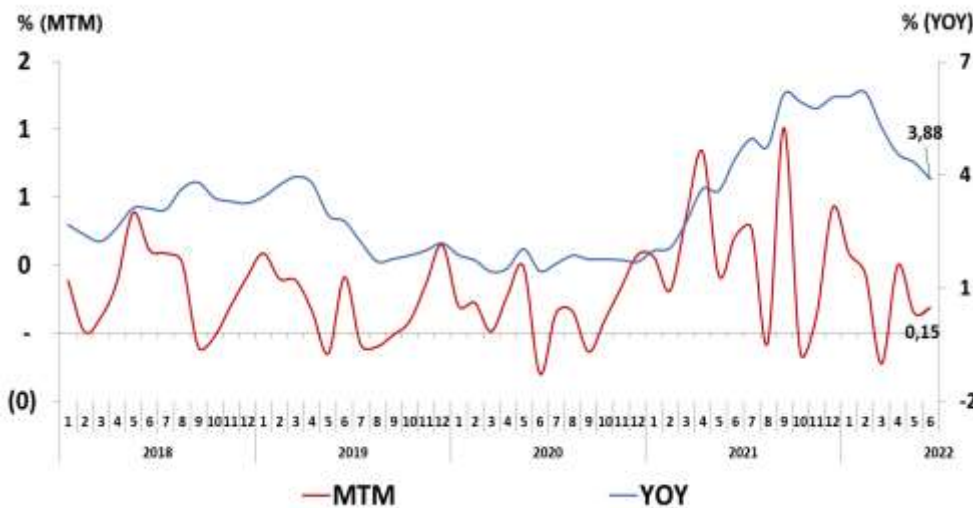
CUMMULATIVE INFLATION (%YTD)



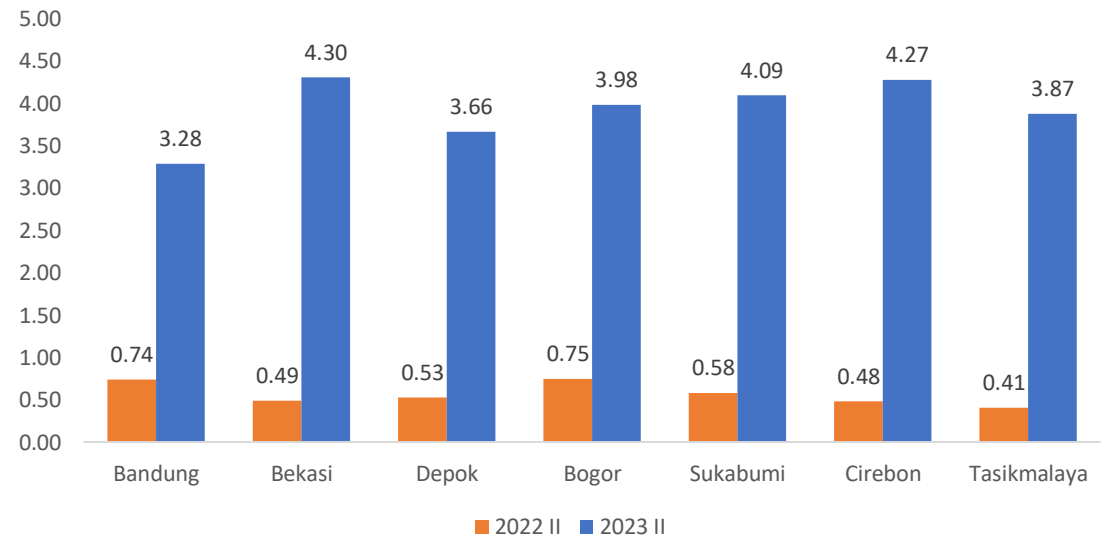
JAVA INFLATION



WEST JAVA INFLATION



7 CITIES INFLATION IN WEST JAVA (yoy)



REGIONAL MINIMUM WAGE

- The average minimum wage in West Java for the period of 2023 is around Rp.3.291.625 (USD 210,42) per month.
- Karawang Regency has **the highest wage** with Rp.5.176.179 (USD 360,71) per month.
- Banjar City has **the lowest wage** rate with Rp.1.998.119 (USD 139,24) per month.

City/Region	2022	2023	
	Rp	Rp	USD
Karawang Regency	4.816.921	5.176.179	360,71
Bekasi City	4.798.312	5.158.248	359,45
Bekasi Regency	4.791.843	5.137.575	358,01
Depok City	4.377.231	4.694.494	327,14
Bogor City	4.330.249	4.639.429	323,30
Bogor Regency	4.217.206	4.520.212	314,99
Purwakarta Regency	4.173.568	4.464.675	311,12
Bandung City	3.774.860	4.048.463	282,12
Cimahi City	3.272.668	3.514.093	244,88
Bandung Regency	3.248.283	3.492.466	243,37
West Bandung Regency	3.241.929	3.480.795	242,56
Sumedang Regency	3.241.929	3.471.134	241,89
Sukabumi Regency	3.125.444	3.351.883	233,58
Subang Regency	3.064.218	3.273.811	228,14
Cianjur Regency	2.699.814	2.893.229	201,61
Sukabumi City	2.562.434	2.747.774	191,48
Indramayu Regency	2.391.567	2.541.997	177,14
Tasikmalaya City	2.363.389	2.533.341	176,53
Tasikmalaya Regency	2.326.772	2.499.954	174,21
Cirebon City	2.304.943	2.456.517	171,18
Cirebon Regency	2.279.982	2.430.781	169,39
Majalengka Regency	2.027.619	2.180.603	151,95
Garut Regency	1.975.220	2.117.318	147,54
Ciamis Regency	1.908.102	2.021.657	140,88
Pangandaran Regency	1.897.867	2.018.389	140,65
Kuningan Regency	1.884.364	2.010.734	140,12

Industrial zones & big cities have the highest wage rate

Exchange rate : Rp14.350
based on 2022 National Budget

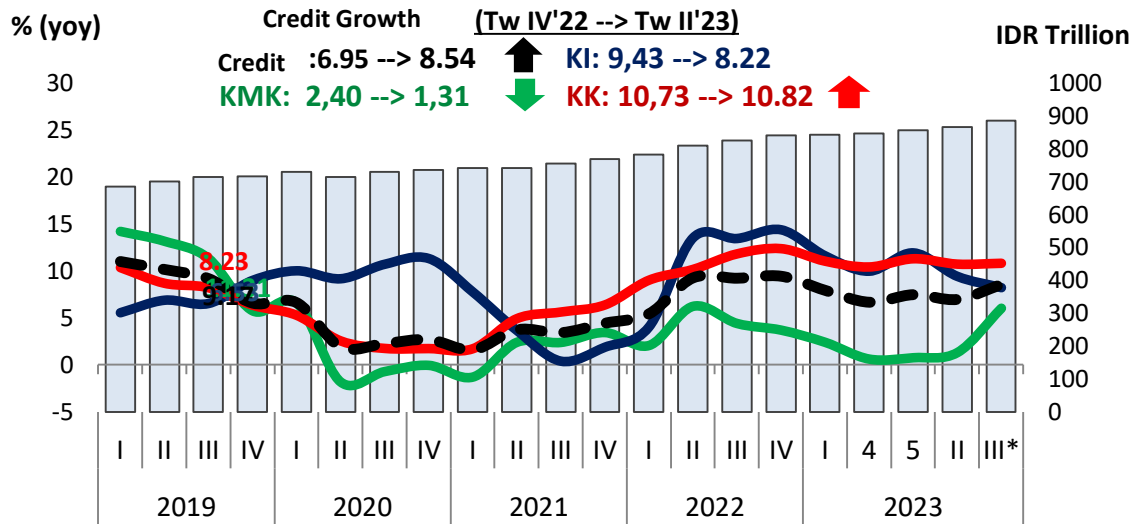


REGIONAL FINANCIAL SYSTEM STABILITY

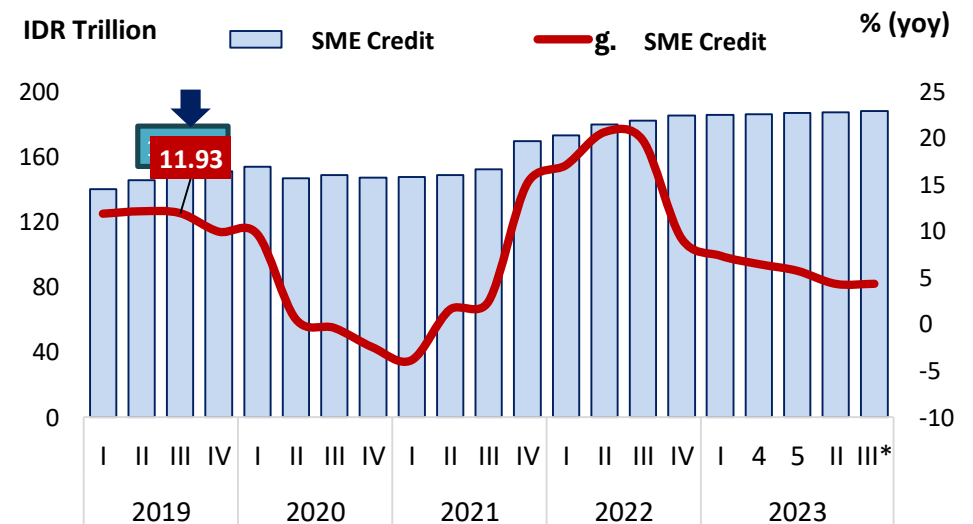
Banking Industry

Regional financial system stability in the second quarter of 2023, credit growth increased compared to the fourth quarter of 2022 8,54% (yoy). Non-performing loan slowly decreased to 4,33% (yoy), meanwhile Loan to Deposit Ratio slowly decreased to 87,09% (yoy). Total asset decreased to 3,50% (yoy).

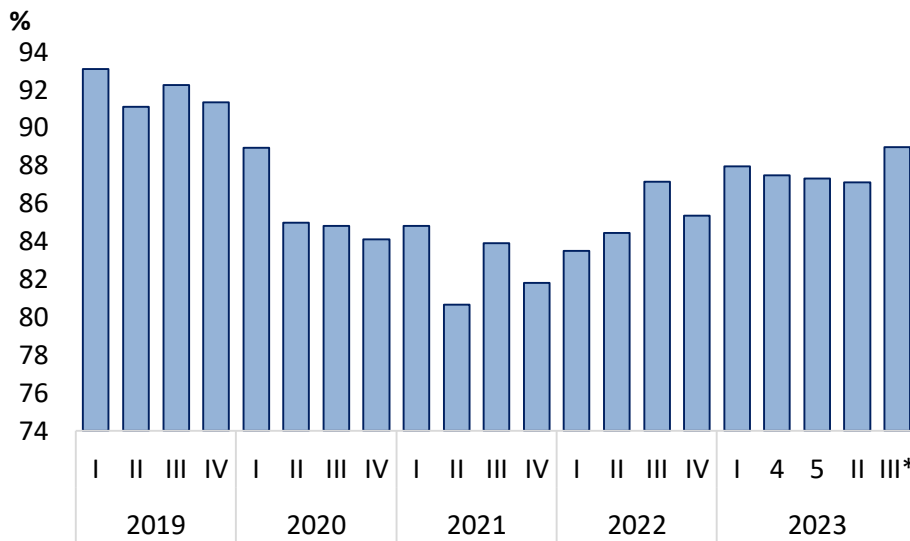
Bank Credit Growth



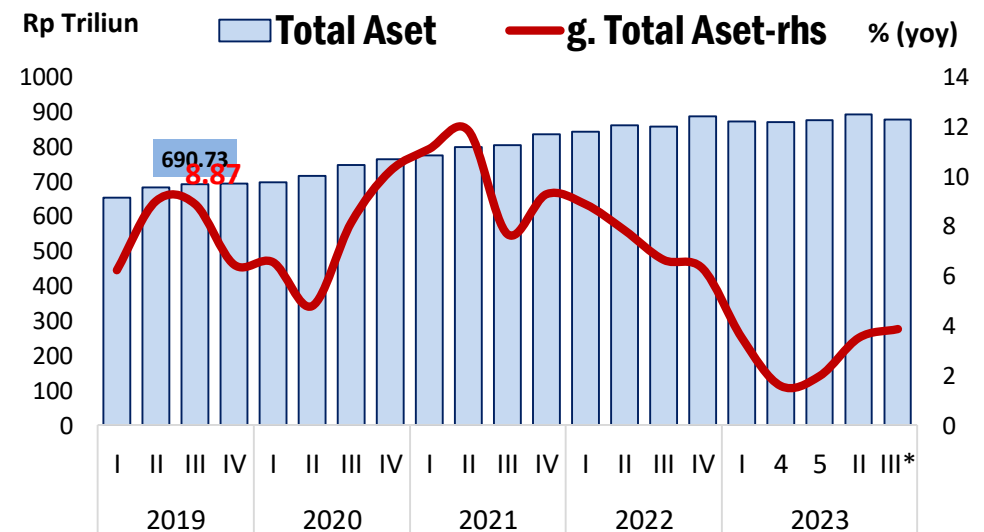
Non-Performing Loan



Loan to Deposit Ratio



Bank Asset Growth





3 INVESTMENT REALIZATION & REGULATION





TOTAL INVESTMENT REALIZATION

Realization of FDI and DDI Q2 2023

Foreign Direct Investment Realization in Indonesia Based on Location (Province) (Q2 of 2023)

No	Location	Investment (US\$ Billion)
1	West Java	2,6
2	Central Sulawesi	1,7
3	Special Territory of Jakarta	1,5
4	Banten	1,2
5	East Java	1,0

Domestic Direct Investment Realization in Indonesia Based on Location (Province) (Q2 of 2023)

No	Location	Investment (IDR Trillion)
1	Special Territory of Jakarta	21,6
2	Riau	18,3
3	East Java	16,0
4	West Java	15,4
5	East Kalimantan	11,0



Foreign (FDI) and domestic (DDI) investment realization based on the Investment Activities Report (LKPM) up to second quarter of 2023 recorded total of Rp53,6 Trillion which was realized by investors in 27 Regions/Municipalities in West Java. This investment providing employment for 48.779 people with 19.072 projects based on LKPM number.

Periode	Foreign Direct Investment (FDI)				Domestic Direct Investment (DDI)			Total FDI & DDI		
	Total Project	Investment (US\$.)	Total Investment (Rp.)	Total Labor	Total Project	Total Investment (Rp.)	Total Labor	Total Project	Total Investment (Rp.)	Total Labor
2022 Year										
Triw I	3.255	1.272.914.500	18.266.325.482.476	27.703	6.980	21.226.212.500.000	16.420	10.325	39.492.537.982.476	44.123
Triw II	2.204	1.723.865.800	24.737.477.490.365	23.092	3.716	19.269.353.900.000	18.603	5.920	44.006.831.390.365	41.695
Triw III										
Triw IV										
TOTAL	5.459	2.996.780.300	43.003.802.972.841	50.795	10.696	40.495.566.400.000	35.023	16.245	83.499.369.372.841	85.818
TOTAL 2022	5.459	2.996.780.300	43.003.802.972.841	50.795	10.696	40.495.566.400.000	35.023	16.245	83.499.369.372.841	85.818
2023 Year										
Triw I	5.853	1.899.754.900	28.116.328.570.100	46.285	14.444	21.890.022.300.000	24.802	20.097	50.006.350.870.100	71.087
Triw II	5.555	2.588.431.500	38.308.749.479.992	29.051	13.517	15.356.099.900.000	19.728	19.072	53.664.849.379.992	48.779
Triw III										
Triw IV										
TOTAL s/d 2023	11.408	4.488.186.400	66.425.078.050.092	75.336	27.961	37.246.122.200.000	44.530	39.169	103.671.200.250.092	119.866
Deviation (+/-)	5.949	1.491.406.100	23.421.275.077.251	24.541	17.265	(3.249.444.200.000)	9.507	22.924	20.171.830.877.251	34.048
% RATIO	108,98%	49,77%	54,46%	48,31%	161,42%	-8,02%	27,15%	141,11%	24,16%	39,67%

Source: BKPM



WEST JAVA REALIZATION OF FDI & DDI BY SECTOR

2nd Quarter 2023

No	Sector (DDI)	Investment (Rp Rupiah)	Ratio	No	Sector (FDI)	Investment (US Million)	Ratio
1	Residential, industrial & office areas	3.565.969.300.000	23,22	1	Transportation, warehouse & communication	1.067.410.100	41,24
2	Transportation, warehouse & communication	2.209.382.200.000	14,39	2	Metal, Machinery & Electronics Industry	313.715.200	12,12
3	Food industry	1.240.753.600.000	8,08	3	Motor vehicle industry & other means of transportation	263.824.100	10,19
4	Textile industry	1.046.248.200.000	6,81	4	Residential, industrial & office areas	234.628.000	9,06
5	Other Services	904.465.300.000	5,89	5	Chemical & pharmaceutical industry	173.769.300	6,71
6	Chemical & pharmaceutical industry	836.408.100.000	5,45	6	Food industry	106.863.700	4,13
7	Paper & printing industry	802.564.200.000	5,23	7	Manufacture of leather goods & footwear	99.648.300	3,85
8	Trading & repair	756.483.200.000	4,93	8	Rubber & Plastic Industry	88.615.800	3,42
9	Motor vehicle industry & other means of transportation	748.543.700.000	4,87	9	Electricity, gas and water	57.372.400	2,22
10	Construction	690.933.500.000	4,50	10	Other Services	51.924.500	2,01
11	Electricity, gas and water	648.135.600.000	4,22	11	Textile industry	49.944.500	1,93
12	Metal, Machinery & Electronics Industry	466.849.100.000	3,04	12	Hotels & restaurants	34.048.600	1,32
13	Non-metallic mineral industry	430.491.300.000	2,80	13	Other industries	22.331.200	0,86
14	Hotels & restaurants	360.247.800.000	2,35	14	Trading & repair	16.297.000	0,63
15	Rubber & Plastic Industry	232.767.200.000	1,52	15	Non-metallic mineral industry	2.713.000	0,10
16	Farm	157.847.700.000	1,03	16	Paper & printing industry	2.350.200	0,09
17	Other industries	125.056.400.000	0,81	17	Food Crops & Plantation	1.482.500	0,06
18	Mining	45.647.300.000	0,30	18	Farm	959.000	0,04
19	Manufacture of leather goods & footwear	32.438.400.000	0,21	19	Wood Industry	208.900	0,01
20	Wood Industry	19.355.000.000	0,13	20	Mining	181.500	0,01
21	Fishery	15.817.900.000	0,10	21	Medical, precision, optical and watch instrument industry	82.600	0,00
22	Medical, precision, optical and watch instrument industry	10.318.100.000	0,07	22	Forestry	34.800	0,00
23	Food Crops & Plantation	5.302.000.000	0,03	23	Fishery	22.700	0,00
24	Forestry	4.074.800.000	0,03	24	Construction	3.600	0,00
	Total	15.356.099.900.000	100		Total	2.588.431.500	100

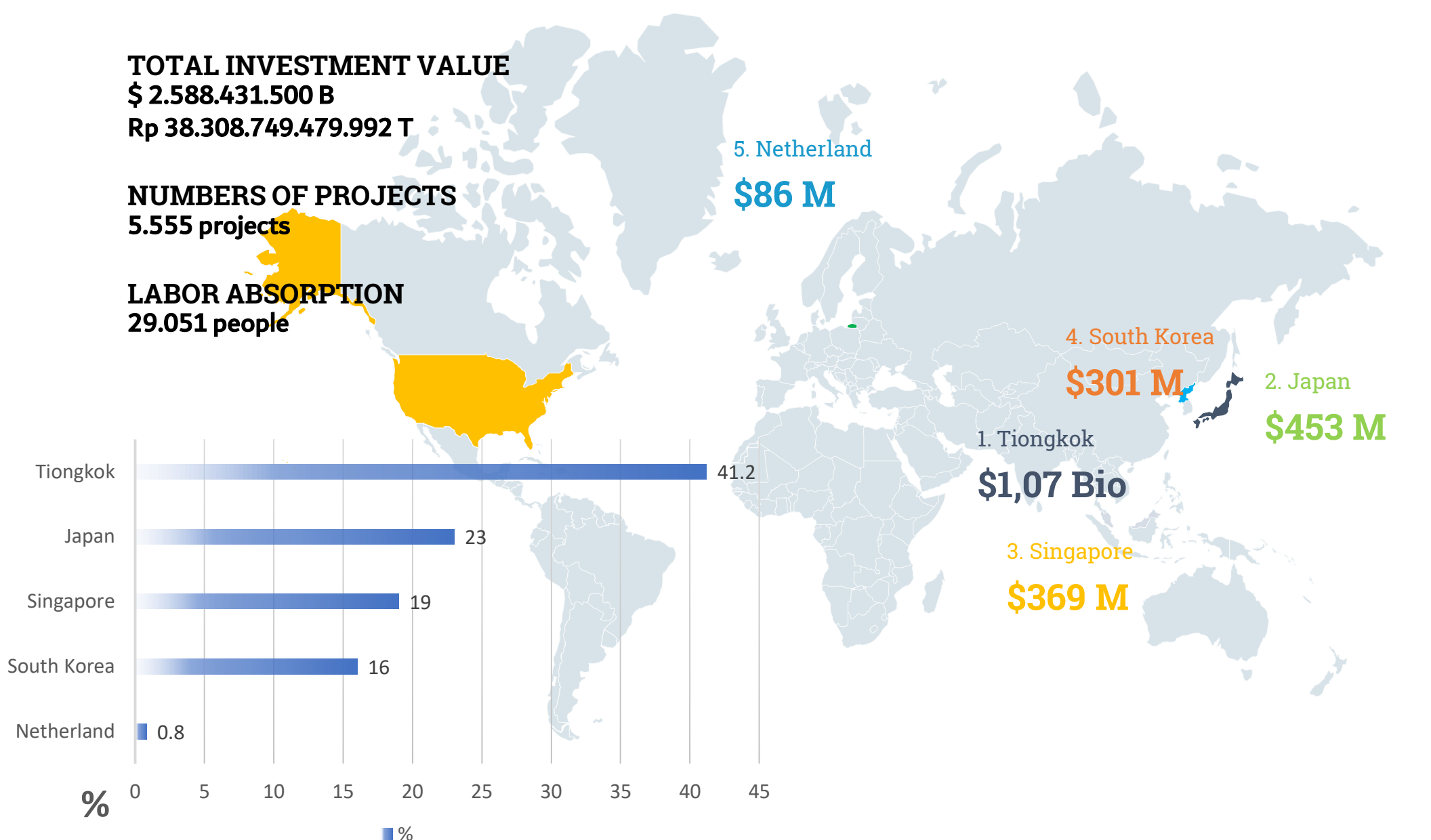


WEST JAVA REALIZATION OF FDI BY COUNTRIES – Q2 2023

TOTAL INVESTMENT VALUE
\$ 2.588.431.500 B
Rp 38.308.749.479.992 T

NUMBERS OF PROJECTS
5.555 projects

LABOR ABSORPTION
29.051 people



Source : DPMPSTP of West Java



INVESTMENT INCENTIVES





Market Potentials

The Most Populous Province

As the most populous province in Indonesia, West Java offers the biggest potential market, with growing number of middle-class households

The Biggest Productive Age Population

West Java has **37.5 million people** in productive age

Home Of Investment

The Highest Contribution To National Investment Realization

West Java contributes **14.57%** of National Foreign Direct Investment Realization which reaches **8.6 Billion USD**

The Nearest Industrial Zone To The Capital City

West Java has more than **28** industrial estates (**20,538 Ha total area**) which is the closest to the capital city with more competitive wage

#1 Domestic Tourist Visit

West Java Province is The Number One Indonesia Province with the highest Domestic Tourist Visitation In 5 Year Behind.

Center Of Excellence

West Java is also home for world-class higher educations and multinational companies.

Best universities in Indonesia are from West Java:



Growing Economy

The Highest Contribution To GDP

West Java contributes **13.23%** of National GDP

The Highest Contribution To National Export Goods

West Java contributes **16.28%** of National export in goods

FINANCIAL INCENTIVES

IMPORT DUTY FACILITIES

CRITERIA

Import duty exemption facilities are applied for industries which produce goods or service including:

- Tourism and culture
- Public transportation
- Public health services
- Mining
- Construction
- Telecommunication
- Port

REQUIREMENTS FOR GOODS AND MATERIAL

To get import duty facilities imported goods and materials, have to be:

- For self needs and 2 years needs of production, the facilities valid for 2 years and can be extended for 1 year
- If the domestic component level is more than 30%, the facilities will valid for 4 years and can be extended for 1 year
- Requested then ready for commercial production and no later than 1 year after commercial production

REQUIREMENTS FOR MACHINERY

To get import duty facilities imported machines, have to be:

- For self needs
- Requested no later than 3 years after the issuance of the new Business Identification Number or the issuance of new additional business activities in Business Identification Number
- Valid for 2 years
- Can be extended for 2 years and can be added an extra extension based on the planned investment value
 - ✓ IDR 500 B – 1 T: 1 year extension
 - ✓ IDR 1 T – 5 T: 2x1 year extension
 - ✓ > IDR 5 T: 5 years extension

HOW TO APPLY

- Access One Single Submission (OSS) portal in <https://oss.go.id/>
- Fill in data of planned project to obtain Business Identification Number
- Submit requirement documents, such as application form, list of machine, foods, and materials
- OSS will verify the administrative requirements, if complete, proceed to next step
- Government will do the technical clarification (technical meeting or field visit) in less than 5 working days
- If rejected, OSS will notify the proposer within 3 working days
- If accepted, OSS will issue certificate of facility



TAX HOLIDAY & MINI HOLIDAY

CRITERIA

- Given to new investment or business expansion
- Minimum investment IDR 100 Billion
- Given to company running in the group of 18 Pioneer Industries
- If not included in Pioneer Industries, company can request for reduction of CIT facilities by fulfilling quantitative criteria of Pioneer Industries with the minimum score 80

HOW TO APPLY

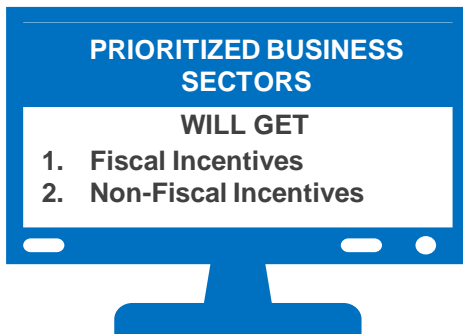
- Access One Single Submission (OSS) portal in <https://oss.go.id/>
- Fill in data of planned project
- Submit the required document to request for tax holiday
- OSS will verify the administrative requirements within 5 working days
- If not complete, requestor will be given 3 working days to revise or add more data
- If complete, OSS will issue an approval for granting tax holiday facilities

Tax Holiday and Mini Tax Holiday are facilities for reducing Corporate Income Tax (CIT) from the income obtained from Main Business Activities.

INCENTIVE SCHEME TAX HOLIDAY

Corporate Income Tax Reduction	100% for minimum investment of IDR 500 Billion
Period of Facilities Based on Investment Value	5 years for IDR 500 B to 1 T 7 years for IDR 1 T to 5 T 10 years for IDR 5 T to 15 T 15 years for IDR 15 T to 30 T 20 years for > IDR 30T
Additional Period	50% for investment value between IDR 100 to 500 Billion

BUSINESS SECTORS THAT WILL GET INCENTIVES



CAPITAL INTENSIVE



LABOR INTENSIVE



HIGH TECH



EXPORT ORIENTED



PIONEER INDUSTRY



NATIONAL STRATEGIC PROJECT



INNOVATION, RESEARCH, AND DEVELOPMENT



FINANCIAL INCENTIVES

MINI TAX HOLIDAY

Corporate Income Tax Reduction | **50%** for investment value between IDR 100 to 500 Billion

Period of Facilities Based on Investment Value | **5 years**

Additional Period | **25%** Corporate Income Tax Reduction for the next 2 years

LIST OF PIONEER INDUSTRIES

1. Upstream basic metals
2. Oil and gas refinery
3. Petrochemicals from oil, gas, or coal
4. Inorganic basic chemicals
5. Organic base chemicals derived from the agricultural, plantation, or forestry activity
6. Pharmaceuticals raw materials
7. Semi conductors or other components for computer
8. Communication equipment
9. Health equipment
10. Motor vehicle production equipment
11. Robotics components
12. Electrical motors of internal combustion engines components
13. Vessel components
14. Aircraft components
15. Locomotive components
16. Power plant machinery components
17. Economic infrastructure
18. Digital economy



TAX HOLIDAY & MINI HOLIDAY

INCENTIVE SCHEME

- Net income reduction by 30% from the investment value for 6 years, which means 5% per year
- Shortening the asset depreciation period
- Imposition of income tax on dividends by 10%
- Compensation for losses that are longer than 5 years but not more than 10 years

CRITERIA

- Labor intensive
- High volume investment and export oriented
- High domestic component rate
- Eligible for 166 business fields and 17 business fields in specific location

HOW TO APPLY

- Access One Single Submission (OSS) portal in <https://oss.go.id/>
- Fill in data of planned project
- OSS will give notification of eligibility for tax allowance based on the project data
- Submit the required document to request for tax allowance
- OSS will verify the administrative requirements within 5 working days
- If not complete, requestor will be given 3 working days to revise or add more data
- If complete, OSS will issue an approval for granting tax allowance facilities



INVESTMENT ALLOWANCE

INCENTIVE SCHEME

- Net income reduction by 60% from the investment in form of fixed asset including land used for business activities

CRITERIA

- Labor intensive
- New investment or new business expansion
- Do not receive tax allowance or tax holiday facilities

HOW TO APPLY

- Access One Single Submission (OSS) portal in <https://oss.go.id/>
- Fill in data of planned project
- Submit the required document to request for tax allowance
- OSS will verify the administrative requirements within 5 working days
- If eligible, OSS will give approval notification
- When business is already in operation, submit the operation starting date and value of asset realization
- OSS will validate the data
- If accepted, OSS will issue a certificate for facilities utilization



SUPER DEDUCTION TAX (VOCATION)

CRITERIA

- Domestic taxpayers that conduct work practice, apprenticeship, coaching, human resource development based on specific competency.

INCENTIVE

- Gross profit reduction by up to 200% from the total cost to conduct work practice apprenticeship or coaching.

HOW TO APPLY

- Access One Single Submission (OSS) portal in <https://oss.go.id/>
- Make a request for super deduction
- Fill in company data
- Submit the required documents
- OSS will verify the administrative requirements
- If accepted, OSS will issue certificate of facility



SUPER DEDUCTION TAX (R&D)

CRITERIA

- Domestic taxpayers that conduct specific research and development in Indonesia

INCENTIVE

- Gross profit reduction by up to 300% from the total cost to conduct research and development in Indonesia.

HOW TO APPLY

- Access One Single Submission (OSS) portal in <https://oss.go.id/>
- Make a request for super deduction
- Fill in company data
- Submit the required documents
- OSS will verify the administrative requirements
- Government will assess whether applicant did conduct the research, report the annual cost, generate intellectual property rights or commercialize the products
- If accepted, OSS will issue certificate of facility



ONLINE SINGLE SUBMISSION



ADVANTAGES

- More practical
- The licenses can be secured in under an hour
- Can be access anytime and anywhere
- Electronically integrated
- The process of licensing is monitored b the task force



HOW TO APPLY

- Access <https://oss.go.id/oss/> and create a User ID
- Fill in data to obtain Business Identification Number
- Apply for permits:
 - Business license
 - Commercial/operational license
 - Location permit
 - Environment permit
- Applicant can also apply for a business license, expansion and data renewal

Regulated in Government Regulation no 5 / 2021



The program is created to simplify investment for immediate construction. Investors can directly start the project construction/build factory building after obtaining the principle license. Construction permits can be obtained in parallel with the construction process.

REQUIREMENTS

- No minimum investments
- No minimum workers
- The program is available for selected industrial estate



The system provides online business license submission, published by OSS institutions on behalf of the ministry, head of institutions, governor, and mayor for individual or non-individual doing business.

BUSINESS SCALE RISK LEVEL

Business Risk Level and Permit Requirement

1. Low Risk: Business Identification Number
2. Medium Low: Business Identification Number Standard Certificate (SS)
3. Medium High: Business Identification Number Standard Certificate (SS)
4. High Risk: Business Identification Number Standard Permit

RISK-BASED APPROACH PERMIT

Permit stipulation will be based on the risk level and the scale of business

- Hazard Level Assessment
- Potential Hazard Assessment
- Risk Level and Business Scale

HOW

- Obtain investment license at One-Stop Integrated Service at the national or regional level
- Survey a land within the selected industrial estate
- Acquire the land for your industry
- Start the construction
- Apply for a building construction permit & environmental permit, in parallel with the construction





ONLINE SINGLE SUBMISSION

PERMIT AND LICENSE	INVESTMENT REQUIREMENT	WORKER PROTECTION	MICRO AND SMALL ENTERPRISE	TAX REFORMATION	LAND BANK
<p>Risk Based Approach The Permit process for business activities has been changed from license-based to risk-based.</p> <p>Sectoral Licensing The Law changes, removes, and establishes new regulations in 15 sectors includes agriculture, education, food and drug, marine and fishery, energy and mineral resource, transportation, public work, trading, post, telecommunication and broadcasting, tourism, defense and security, forestry, nuclear power, industry and religion.</p> <p>Basic Permit The Law simplifies and integrates basic permits, includes location permit, environment permit, and building permit.</p>	<ol style="list-style-type: none"> The Law determines priority list of business sectors that are encouraged for investment. MSMEs can partner with foreign capital The status of Foreign Company is only associated with restrictions on foreign ownership 	<p>The Law aims to protect and enhance the role of workers in supporting investment in Indonesia. It regulates type of work, working time, minimum wage, severance pay, job loss guarantee program, and the use of foreign workers.</p>	<p>The Law provides ease of doing business, empowerment and protection to Micro and Small Enterprises (MSEs)</p> <ol style="list-style-type: none"> Single Permit for MSEs Incentives and ease of doing business for Medium and Large Enterprises that partner with MSEs Utilization of government assets for partnerships with MSEs Income tax and customs incentives for MSEs Legal assistance and protection for MSEs Minimum requirement of 40% of MSE products in government procurement 	<ol style="list-style-type: none"> Elimination of dividend income tax for the foreign and domestic tax payers Foreigners who stay for more than 183 days are not subject to domestic tax Indonesia citizens who stay for more than 183 days abroad are subject to foreign tax Termination of criminal investigation when the taxpayer has paid the tax debt Interest compensation on the return of the tax overpayment 	<p>The Law facilitates land acquisition for development for the public interest and investment through the establishment of a Land Bank.</p> <p><i>Regulated in Act no 11 / 2020</i></p>

- **Tax allowance**
- **Exemption or relief of import duty on capital goods, machinery or equipment** for production purposes that can not be produced domestically;
- **Exemption or relief of import duty on raw materials or auxiliary material** for production purposes for a certain period of time and certain conditions;
- **Exemption or suspension of VAT on the import of capital goods or machinery or equipment** for production purposes that have not been produced domestically for a certain period of time;
- Accelerate **depreciation or amortization** (part of tax allowance); and
- **Property tax relief**, especially for certain business sectors in certain regions;
- Combine with Online Single Submission (OSS)

- **VAT exemption** on import or delivery of capital goods,
- **Import Duty exemption** on machineries/goods/materials,
- **Tax Allowance and Tax Holiday**

- **No collection of VAT and Luxury Goods Sales Tax (PPnBM),**
- **Customs tax exemption,**
- **Tax Allowance and Tax Holiday,**
- **Suspension of Import Duty,**
- **0% Import Duty** for goods produced using local components of a certain level



FREE TRADE ZONES AND PORTS

- Exemption of:**
- **Import Duty**
 - **VAT**
 - **Luxury Goods Sales Tax (PPnBM)**
 - **Customs duty**



E-COMMERCE

- Sales from customs areas for **non-small entrepreneurs/SE** through the market place will be subject to **0.5% income tax and 1% VAT**
- Sales from customs areas for **SEs** through the market place will be subject to **0.5% income tax**



MICRO, SMALL, MEDIUM ENTERPRISES (MSMEs)

Decreasing MSMEs Tax from 1% to 0.5% of gross revenue



PIONEER INDUSTRIES

Tax holiday of corporate income tax in a certain amount and time



WEST JAVA ADVANTAGES

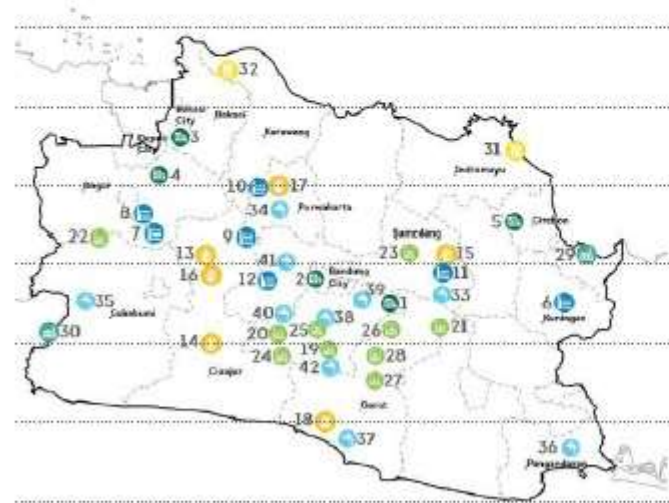
GUARANTEED AND SECURED INFRASTRUCTURE

The West Java Government has committed to supporting all investments entered West Java by providing infrastructures needed by investors.

-  WATER
-  ELECTRICITY
-  TELECOMMUNICATION NETWORK
-  FINANCIAL SERVICES
-  TRANSPORTATION
-  DATA CENTER AND SECURITY

GUARANTEED AND SECURED INFRASTRUCTURE

ENERGY & UTILITY PLANNING AND READINESS



FACILITIES

The West Java Government collaborated with Central Government, has committed to offering the easiness of permit application.

Online Single Submission

An application that provides ease of investing through the implementation of an electronic integrated permit application system.

"KLIK" Program

Investors can directly start their project construction before obtaining construction permits.

- | | | |
|---|--|---|
|  Solid Waste Treatment Plant
<ul style="list-style-type: none"> 01 ● Legok Nangka 02 ● Leuwi Gajah 03 ● Bekarapur 04 ● Nambo 05 ● Ciayumajakuning |  Hydro Power Plant
<ul style="list-style-type: none"> 13 ● Cirata 14 ● Cisokan 15 ● Jatigede 16 ● Saguling 17 ● Jatiluhur 18 ● Cirompang |  Regional Water Treatment Plant
<ul style="list-style-type: none"> 29 ● Jatigede 30 ● Jatiluhur 31 ● Pelabuhan Ratu 32 ● Pangandaran 33 ● Rancabuaya 34 ● Sukamaju 35 ● Ciparay 36 ● Sinumbra 37 ● Cikalong 38 ● Kertasari |
|  Dam
<ul style="list-style-type: none"> 06 ● Kuningan 07 ● Ciawi 08 ● Sukamahi 09 ● Cirata 10 ● Jatiluhur 11 ● Jatigede 12 ● Saguling |  Geothermal
<ul style="list-style-type: none"> 19 ● Wayang Windu 20 ● Patuha 21 ● Karaha 22 ● Salak 23 ● Tampomas 24 ● Cibuni 25 ● Malabar 26 ● Kamojang 27 ● Papandayan 28 ● Darajat |  Steam Power Plant
<ul style="list-style-type: none"> 39 ● Cirebon 40 ● Sukabumi |
| | |  Refinery
<ul style="list-style-type: none"> 41 ● Balongan 42 ● ONWJ |
- On Planning ● On Construction ● Existing

FINANCIAL INCENTIVES

Based on the national regulation, financial incentives are given for particular investments.

Tax Incentives

100% income tax deduction of the Corporate income tax (for new investors in Pioneer Industry)

Import Duties Facilities

Duty-free admission of the machine, goods, and materials for industry construction or development in the scope of a specific investment.

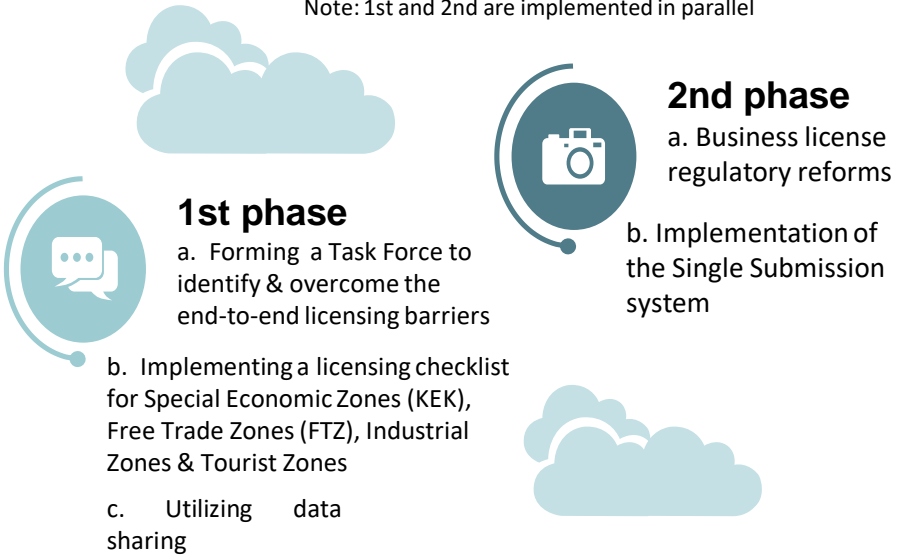


WEST JAVA ADVANTAGES

ENHANCING BUSINESS LICENSE SERVICE STANDARD

MAIN POLICY

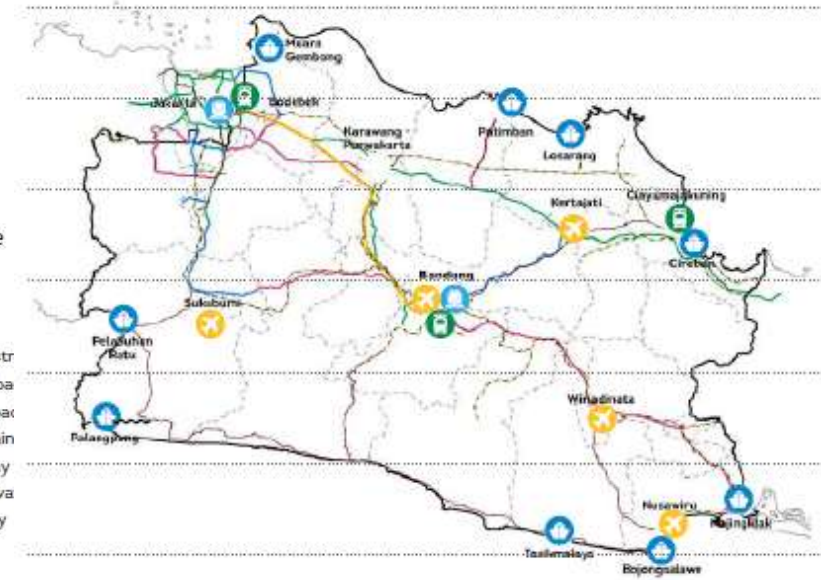
Note: 1st and 2nd are implemented in parallel



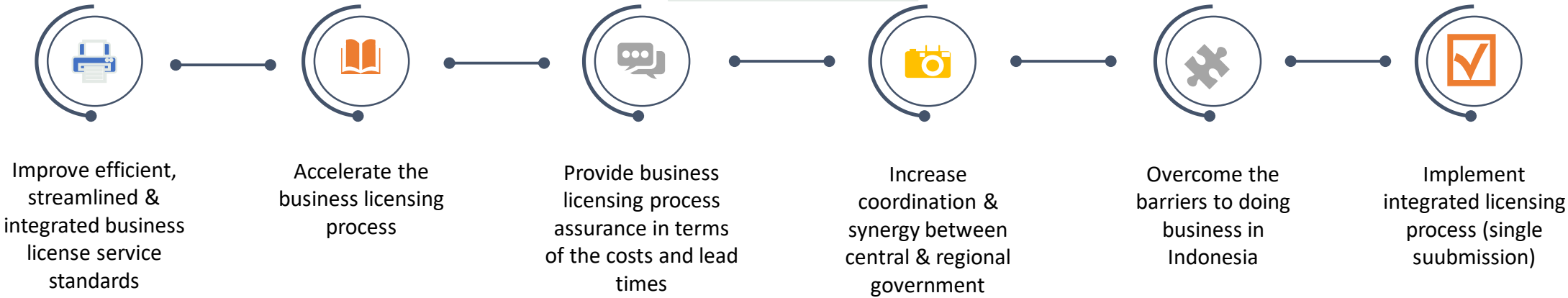
GUARANTEED AND SECURED INFRASTRUCTURE

INFRASTRUCTURE PLANNING AND READINESS

West Java offers the highest connectivity supported by transportation infrastructure and a short distance to Jakarta, Indonesia's capital city.



POLICY GOALS





INVESTMENT PROCEDURE



Public Private Partnership (PPP) SOLICITED SCHEME



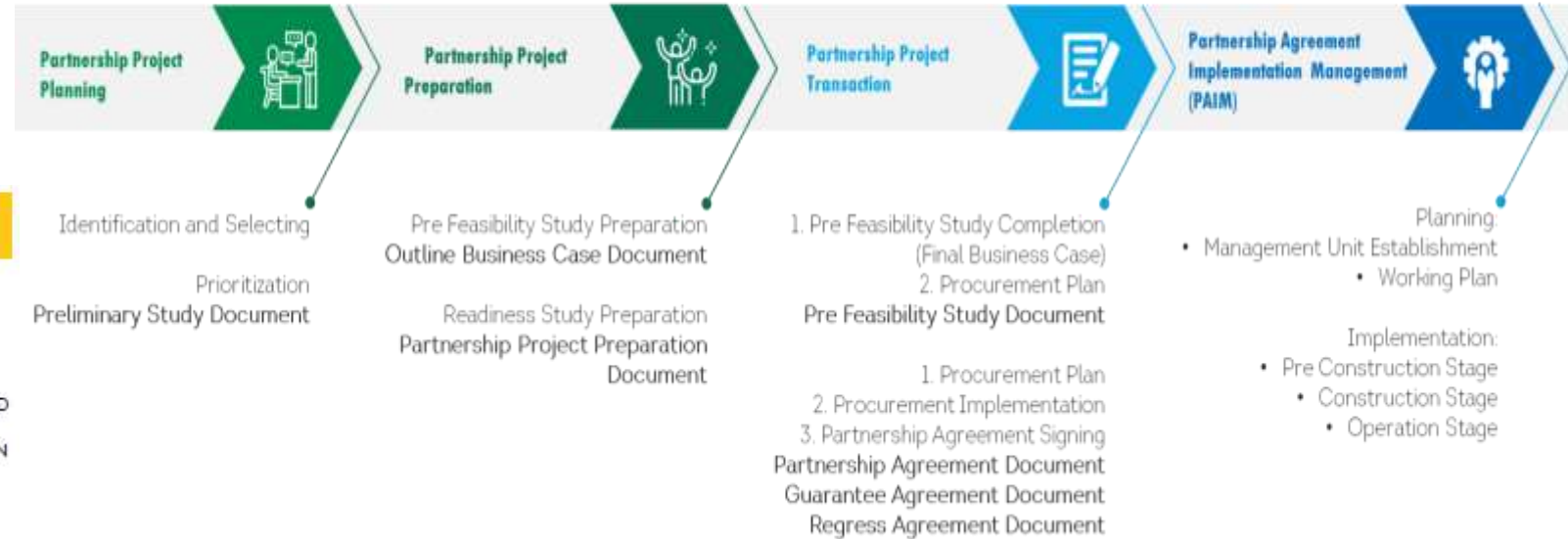
PUBLIC PRIVATE PARTNERSHIP



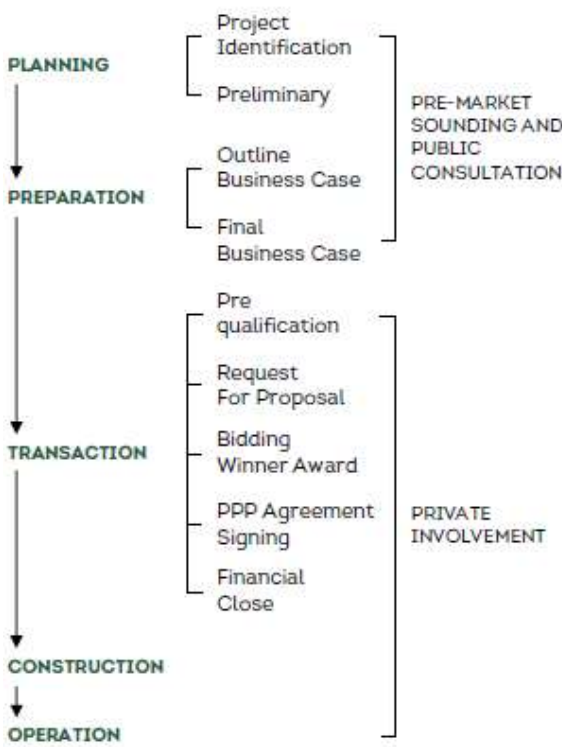
Public Private Partnership is a cooperation between the Government Contracting Agency and the Implementing Business Entity as an infrastructure provider. There will be sharing of risks, roles and responsibilities among them.

PUBLIC PRIVATE PARTNERSHIP SOLICITED SCHEME

Implemented by Minister/Head of Institution/Head of Region as Government Contracting Agency (GCA)



PROJECT PIPELINE FOR SOLICITED PROJECT



ADVANTAGES

GOVERNMENT SUPPORT

Viability Gap Fund (VGF)
VGF is financial support from Ministry of Finance for project construction. During the bidding stage, the Minister of Finance shall issue a principal approval letter on VGF support.

GOVERNMENT GUARANTEE

The guarantee aims to reduce the risk burdened by the private/business entity. The given guarantees are:

- Preparation of final pre feasibility study
- Transaction assistance
- Financial support for project financial close

WEST JAVA PPP NODE

PPP Node is an institution that will carry out tasks related to the PPP project in West Java. The institution has a role in formulating policy, regulating, controlling, supervising, and evaluating PPP development.



INVESTMENT OPPORTUNITIES FOR TOURISM DEVELOPMENT



Accessibility

We encourage you to invest in enabling accessibility to tourism spots such as road, public transportation, and telecommunication



Attraction

We propose some potential tourism spots for you to invest both for manmade (such as theme park) and natural (such as beach tourism).

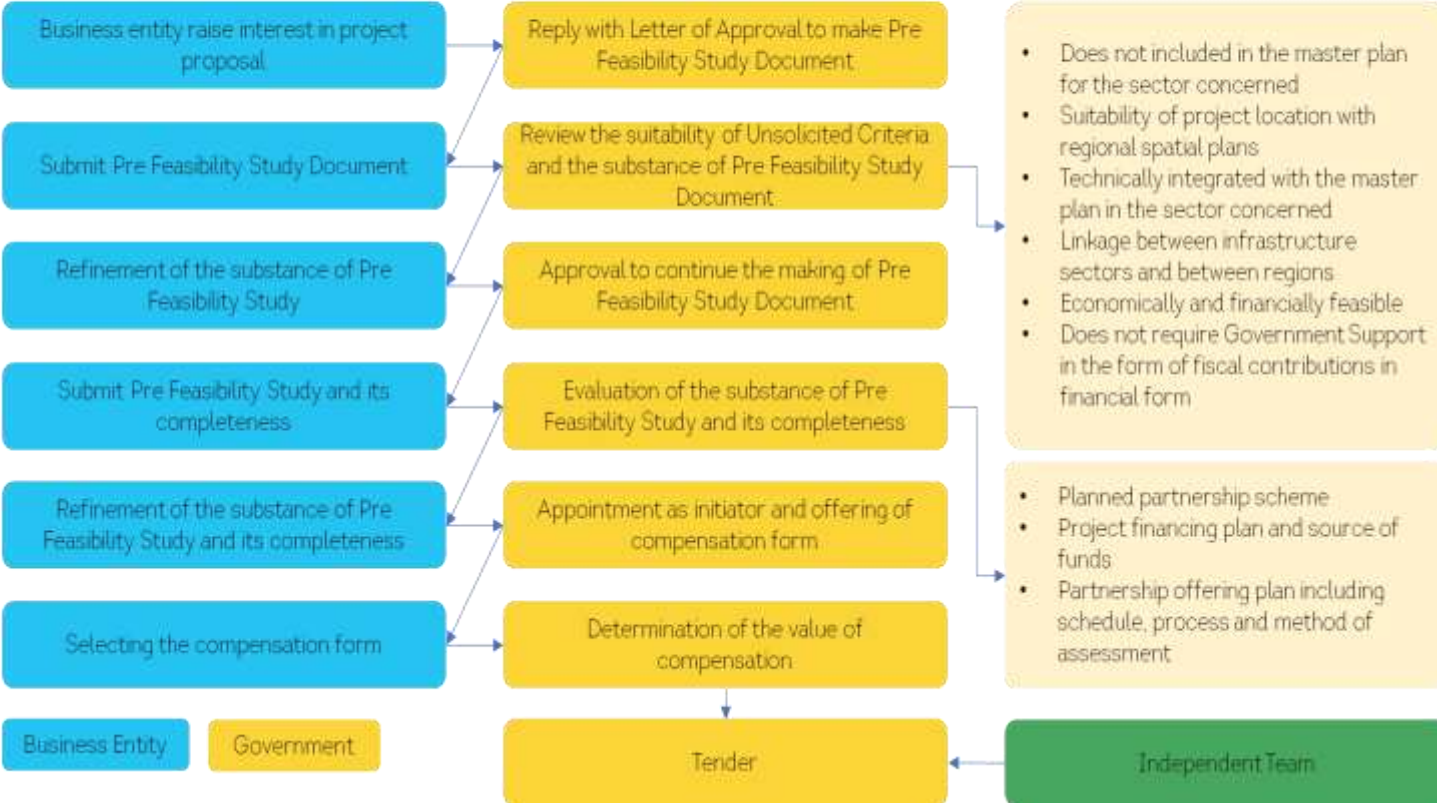


Amenities

We invite you to invest in supporting amenities such as hotels resorts, MICE and others in potential tourism spots



PUBLIC PRIVATE PARTNERSHIP UNSOLICITED SCHEME



- Does not included in the master plan for the sector concerned
- Suitability of project location with regional spatial plans
- Technically integrated with the master plan in the sector concerned
- Linkage between infrastructure sectors and between regions
- Economically and financially feasible
- Does not require Government Support in the form of fiscal contributions in financial form

- Planned partnership scheme
- Project financing plan and source of funds
- Partnership offering plan including schedule, process and method of assessment



4

INVESTMENT PROJECTS & PRODUCTS





INVESTMENT PROJECTS

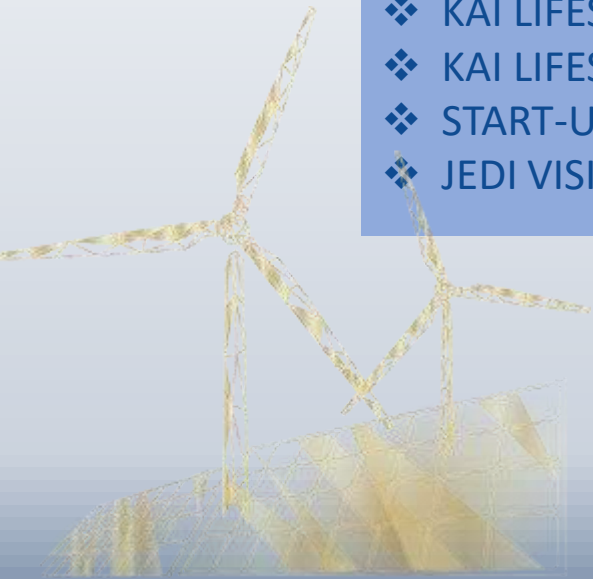




West Java Project Ready to Offer



- ❖ SEZ MNC LIDO CITY
- ❖ NATURAL RUBBER-BASED AIRCRAFT TIRE INDUSTRY
- ❖ ELECTRIC MOTOR INDUSTRY FOR ELECTRIC VEHICLES
- ❖ COMPONENT INDUSTRIES OF MOTOR VEHICLE'S BRAKE SYSTEM & SUSPENSION SYSTEM
- ❖ PARACETAMOL, CLOPIDOGREL AND AMOXICILLIN MEDICINE RAW MATERIAL INDUSTRY
- ❖ BANDUNG METROPOLITAN URBAN RAILWAY
- ❖ GHEOTERMAL WORKING AREA CISLOK CISUKARAME
- ❖ GHEOTERMAL WORKING AREA TANGKUBAN PERAHU (20 MW)
- ❖ KAI BOUTIQUE HOTEL CIHAMPELAS – BANDUNG
- ❖ KAI LIFESTYLE LASWI – BANDUNG
- ❖ KAI LIFESTYLE CIREBON
- ❖ START-UP BANDUNG: EFISHERY, EVERMOS, FEEDLOP
- ❖ JEDI VISION FUND





SEZ MNC Lido City



Project Description

SEZ Lido is located in Bogor Regency, West Java Province and can be accessed by train or land transportation via the toll road. Located 2 hours from Soekarno Hatta International Airport, Lido SEZ was established through Government Regulation number 69 of 2021 with the main tourism activity proposed by PT MNC Land Lido who has experience in the creative, entertainment and tourism industries.

Developed to be a world-class destination, SEZ MNC Lido City will present MNC World Lido which will feature MNC Park – the first international standard Theme Park in Indonesia, Retail, Dining & Entertainment, Luxury Hotels & Resorts, 18-hole Championship Golf Course designed by Ernie Els, Exclusive Villas, Movieland – The Most Integrated & One Stop Studios, Lido Music & Arts Center – The First Class Outdoor Music & Arts Festival Venue in Indonesia, Lido World Garden which will highlight the beauty of parks around the world, techno park & data center, international circuit, university, and other supporting facilities.

Key Investment highlight

Location	Jl. Raya Bogor, Sukabumi KM21,, West Java
Estimated Investment Value	IDR 33.4 Trillion USD 2.4 Billion
Total Area/Land Status	1.040 Ha
Business Scheme	Open to Discuss
Project Owner	MNC Land
Financial Feasibility	To be Discuss

Project Owner Profile

As part of MNC Group, MNC Land has grown to become one of the largest Entertainment Hospitality Companies in Indonesia. MNC Land continues to grow and focuses on the development of its flagship projects, namely SEZ MNC Lido City, MNC Bali Resort, and other prestigious projects

Contact Person

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Email / website : www.mncland.com / sezmnclidocity





Natural Rubber-Based Aircraft Tire Industry



Project Description

Indonesia is the world's second-largest natural rubber producer, exporting around 80% of the 3.2 million tons of natural rubber it produces each year. The government plans to increase the value of rubber products by diversifying them, including making aircraft tires.

The aircraft tire industry has the potential to become a pioneer industry to meet domestic demand, which has so far been imported. The demand for aircraft tires is predicted to increase, along with the number of aircraft by 25% in 2030.

The new aircraft tire industry will be located in Kertajati International Industrial Estate Majalengka (KIEM), with access to facilities such as water, electricity, natural gas, waste management, and transportation. The main raw material, Ribbed Smoked Sheet (RSS) natural rubber, will be supplied by PT Perkebunan Nusantara. This will establish Indonesia's pioneer aircraft tire industry, backed by potential raw materials, regions, and government policies.

Key Investment highlight

Location	Kertajati District Majalengka Regency, West Java
Estimated Investment Value	IDR 2.73 Trillion USD 182 Million
Total Area/Land Status	16 Ha
Business Scheme	To Be Discuss
Project Owner	Kertajati International Estate Majalengka (KIEM)
Financial Feasibility	IRR: 12.75%, NPV: IDR 113.60 Billion, PP: 9y 9m WACC: 12.20%

Project Owner Profile

Kertajati International Industrial Estate Majalengka (KIEM) is located just at the exit of Kertajati TOLL GATE, at the right side of the exit and just about 5 minutes from Kertajati International Airport of West Java, the new International airport serving fast growing of West Java - Indonesia, and within the new concept development of REBANA Golden Triangle region.

Contact Person

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Website : www.investasiindonesia.go.id





Electric Motor Industry For Electric Vehicles



Project Description

The electric motor industry project for electric vehicles is one of the strategic projects that will realize the independence of the electric vehicle ecosystem in Indonesia with promising investment prospects in the future and achieving the Sustainable Development Goals. This priority investment project offers the construction of production and supporting facilities, as well as Research and Development (R&D) for Brushless Direct Current (BLDC) electric motors with an area of 6 hectares and is located in (GIIC) in Central Cikarang District, Bekasi Regency, West Java Province.

The production capacity of BLDC motors for 2-wheeled electric vehicles reaches 96,000 units per year, and 12,000 units of BLDC motors for 4-wheeled electric vehicles per year. This sustainable investment project will positively contribute to meeting the demand for 2-wheeled electric vehicles of 2.7 million units and electric motors for 4-wheeled electric vehicles of 660 thousand units in 2030 in Indonesia. In addition, it supports the target of developing Battery-Based Electric Motorized Vehicles (KBLBB) from the Government of Indonesia.

Key Investment highlight

Location	Greenland International Industrial Center (GIIC) Industrial Estate, Bekasi Regency, West Java
Estimated Investment Value	IDR 374.11 Billion USD 24,974 Million
Total Area/Land Status	6 Ha
Business Scheme	To Be Discuss
Project Owner	Greenland International Industrial Center (GIIC)
Financial Feasibility	IRR: 17.50%, NPV: IDR 180.98 Million, PP: 6y WACC: 10.83%

Project Owner Profile

Greenland International Industrial Center (GIIC) located in Central Cikarang District, Bekasi Regency, West Java Province. This location has a development area of 2,000 hectares. It is equipped with international standard facilities and infrastructure, including clean water and wastewater treatment facilities, electricity supply with premium services and alternative sources of renewable energy, gas supply, and adequate telecommunications and fiber optic networks.

Contact Person

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Website : www.investasiindonesia.go.id



Component Industries of Motor Vehicle's Brake System & Suspension System



Project Description

The component industry project in West Java Province is a project that seeks to develop the component industry in an effort to meet the needs of domestic automotive industry components. The development of the automotive component industry in the form of brake system and suspension system industry requires a land of 5.4 ha and 1,305 workers. With the potential selection of industrial locations is located in the GIIC Deltamas industrial area with land and infrastructure readiness in the Area and outside of the Industrial Area.

Key Investment highlight

Location	Greenland International Industrial Center (GIIC) Industrial Estate, Bekasi Regency, West Java
Estimated Investment Value	Brake System Industry IDR 1.141 Trillion / USD 76.198 Million Suspension System Industry IDR 1.140 Trillion / USD 76.168 Million
Total Area/Land Status	150 Ha
Business Scheme	To Be Discuss
Project Owner	Greenland International Industrial Center (GIIC)
Financial Feasibility	Brake System Industry IRR: 14.50%, NPV: IDR 99.44 Bio PP: 7y 3m, WACC: 12.07% Suspension System Industry IRR: 13.95%, NPV: IDR 131.55 Bio PP: 7y 6m, WACC: 12.07%

Project Owner Profile

Greenland International Industrial Center (GIIC) located in Central Cikarang District, Bekasi Regency, West Java Province. This location has a development area of 2,000 hectares. It is equipped with international standard facilities and infrastructure, including clean water and wastewater treatment facilities, electricity supply with premium services and alternative sources of renewable energy, gas supply, and adequate telecommunications and fiber optic networks.

Contact Person

Name: Directorate of Manufacturing Industry Planning, BKPM
Phone : (021) 5207022
Email : tu.ditpim@bkpm.go.id
Website : www.investasiindonesia.go.id





Paracetamol, Clopidogrel and Amoxicillin Medicine Raw Material Industry



Project Description

Subang Smartpolitan Industrial Estate is built on 2,717 ha of land in Wantilan, Sawangan, and Kosar Village within Subang Regency administrative area in West Java Province. The first phase of development will cover an area of 400 ha. It has a very strategic location on the three axes of the development of the Metropolitan Rebana area, with two other regencies, Majalengka Regency and Cirebon Regency. The type of industry that is planned to be developed in the area is the pharmaceutical industry. However, it does not rule out the possibility of other industries development, such as automotive, high-precision, consumer goods, and IT & center. The development plan of the Subang Smartpolitan Industrial Estate is in accordance with the Regional Spatial Plan (RTRW) of Subang Regency as an industrial designation area. It will then ease the permit and recommendation process for the development phase.

Key Investment highlight

Location	Subang Smartpolitan Industrial Estate, Wantilan Village, Sawangan Village and Kosar Village, Cipeundeuy District, Subang Regency
Estimated Investment Value	IDR 3.16 Trillion USD 210.96 Million
Total Area/Land Status	Total Area: 2.717 Ha, Phase 1: 400 Ha
Business Scheme	To Be Discuss
Project Owner	PT. Surya Cipta Swadaya
Financial Feasibility	IRR: 13.00%, NPV: IDR 721.41 Million PP: 12y 3m, WACC: 9.30%

Project Owner Profile

PT Suryacipta Swadaya (est. 1990) is a member of PT Surya Semesta Internusa Tbk (SSIA), also known as Surya Internusa Group, one of the longest established business groups in Indonesia.

Contact Person

Contact : PT. Suryacipta Swadaya
Phone : +62 267 440088
Email : info@smartpolitan.com
Website : smartpolitan.com





Bandung Metropolitan Urban Railway



Project Description

BMA is located in West Java Province and consist five Local Government Units, namely the cities of Bandung and Cimahi; the kabupatens of Bandung and Bandung Barat; and five kecamatans of Kabupaten Sumedang. Bandung Metropolitan Urban Railway is a public transportation project to support urban activities in Bandung Metropolitan Area. The proposed project has seven corridors and will be gradually developed.

As the urban population will continuously increase, there is a need to develop an alternative transportation mode in Bandung Metropolitan. The project is also very strategic to connect Jakarta – Bandung High Speed Train in Tegalluar and Bandung city and also become one of the major driver of the regional economy.

Key Investment highlight

Location	Bandung Metropolitan Area (BMA) West Java
Estimated Investment Value	Lane 1 (Capex + Opex) IDR 13.6 Trillion / USD 897 Million Lane 2 (Capex + Opex) IDR 14.3 Trillion / USD 946 Million
Total Area/Land Status	1st Phase (m2) Public: 10.807,211 / Private: 93.763,841 2nd Phase (m2) Public: 75.136,696 / Private: 99.885,094
Business Scheme	Public Private Partnership (PPP)
Project Owner	West Java Transportation Agency
Financial Feasibility	IRR: 9 & 10.4%, NPV: -, PP: 30y, CP: 34y

Project Owner Profile

The agency has the main task of carrying out government affairs in the field of transportation, including the Traffic and Road Transport (LLAJ) sub-affairs, shipping sub-affairs, aviation sub-affairs and railway sub-affairs which are the authority of the province, carrying out deconcentration tasks until the Governor's Secretariat is formed as a Government Representative. Center and carry out assistance tasks

Contact Person

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Phone : +62 812 2240 2810
Email : dhagum@jabarprov.go.id



Gheothermal Working Area Cisolok Cisukarame



Key Investment highlight

Location	Sukabumi Region, Cisolok-Cisukarame Area
Estimated Investment Value	IDR 1.5 Trillion USD 100 Million
Total Area/Land Status	15.580 Ha (working area)
Business Scheme	Geothermal Permit or Government Assignment
Project Owner	Government of Indonesia c.q. MEMR
Financial Feasibility	To Be Announce

Project Description

GWA Cisolok Cisukarame is one of geothermal working area (GWA) in Sukabumi Region, West Java. Currently, GWA Cisolok Cisukarame is being carried out geothermal exploration by Government to determine its reserves (proven) and minimize development risk during exploration drilling. The Cisolok Cisukarame prospect area is estimated to have a resource of 45 MW (Geological Agency, 2021) with power generation capacity are planned for 30 MW(DGNREEC, 2020).

The tender of GWA Cisolok Cisukarame will be conducted by Ministry of Energy and Mineral Resources (MEMR) c.q. Directorate of Geothermal in 2022-2023 to obtain potential developers to achieve government goal to improve the renewable energy mix by 2025 and net zero emission by 2060.

Project Owner Profile

The Directorate of Geothermal under the MEMR has the authority to manage and supervise geothermal business in Indonesia. One of its duties is to issue geothermal permits from the GWA tender process. Geothermal permits are used by developers to develop geothermal resources into electricity that will be sold to PLN.

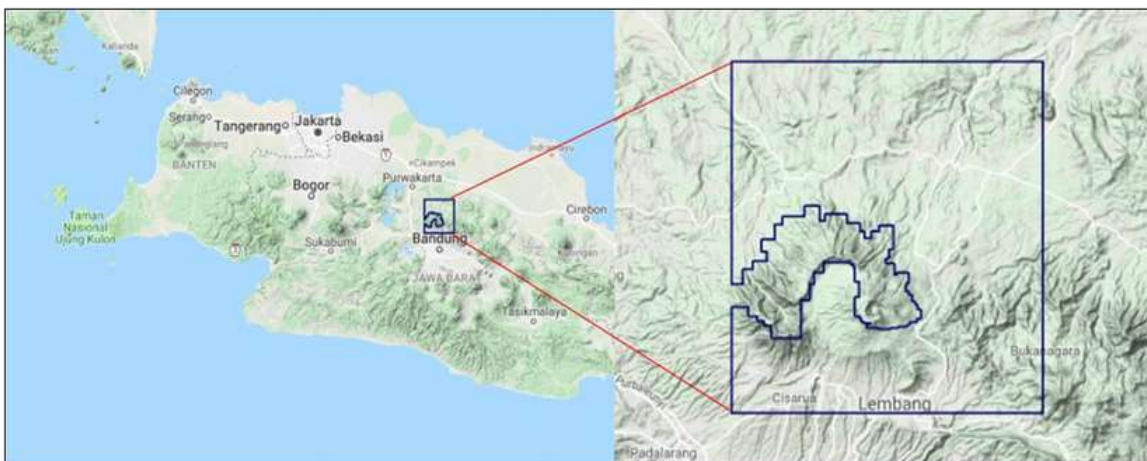
Contact Person

Name : Delimantoro
Occupation: Coordinator of Investment and Coopotaion of Gheothermal Directorate
Phone : +62 39830077
Email : panasbumi@esdm.go.id





Gheothermal Working Area Tangkuban Perahu (20 MW)



Key Investment highlight

Location	Subang, Bandung Barat and Purwakarta Regency
Estimated Investment Value	IDR 4.52 Trillion USD 300 Million
Total Area/Land Status	Total GWA Area: 44.750 Ha Estimated Project Area: 17,38 Ha (Protected Forest & Other Land Use)
Business Scheme	Partnership Scheme
Project Owner	PT. PLN
Financial Feasibility	To Be Discuss

Project Description

Tangkuban Perahu is one of geothermal working area (GWA) in West Java. The GWA was assigned to PLN on April 28, 2017. PLN invited any parties to participate in the development through partnership scheme. Partner will be selected through open tender process. Selected partner will have a contract with PLN through GEECA (Geothermal Exploration and Energy Conversion Agreement). The role & responsibility of the partner are :

1. Perform exploration activities, feasibility study, construction of plant, converting steam, operation and maintenance for upstream and downstream assets;
2. The exploration activity will be carried out by selected partner(s). Upon successful exploration of geothermal resources and all the economic viability of the project has been met, the project will be carried out by selected partner(s) with PLN Subsidiary involvement. The selected partner(s) and PLN Subsidiary have to design, engineer, finance, construct, test, commission, own, operate, maintain the Geothermal Steam Field Facility and the Geothermal Power Plant

The tender process has already announced on April 27, 2023, with the submission deadline for bidding applications on August 22, 2023

Estimated Resource	P10 : 67MWe; P50 : 43MWe; P90 : 22MWe
Estimated Temperature	240-260°C (Geothermometer Gas)
Estimated NCG	3-9% Weight (Fumarole chemical analysis)
Estimated Top of Reservoir	1100 - 1700 m depth or at 100 m asl to ~250 m bsl

Permits & Land Status	No permits activity started
Access Road & Drilling Infrastructure	New access road ± 9.8 km; Wellpad clearing area ± 2,5 ha (each); Waterline total lenght ± 9km
Technical Study	NewQuest Technology, GIF World Bank, PLN GG, Geothermex and LAPI ITB

Project Owner Profile

PT PLN (Persero) is a Stated Own Enterprise (BUMN) tasked with supplying the electricity needs of the Indonesian people. The core business especially in generation, transmission and distribution. Obtaining the task of electrifying all over the archipelago, PLN has the obligation to increase installed capacity for power supply and the development of

Contact Person

Email : divppi.geothermal@pln.co.id



KAI Boutique Hotel Cihampelas - Bandung



Key Investment highlight

Location	Jl. Cihampelas, Bandung City, West Java
Estimated Investment Value	IDR 98.7 Trillion USD 6.6 Million
Total Area/Land Status	Land Area: 1805 m2 / ±11.000 m2 Building Type: High Rise / 10 Floor + 1 Semi Basement
Business Scheme	To Be Discuss
Project Owner	PT. KAI Properti Manajemen
Financial Feasibility	IRR: 12.8%, NPV: 6.3 Billion, PP: 8y WACC: TBA

Project Owner Profile

PT KA Properti Manajemen or KAI Properti is one of the subsidiaries of PT Kereta Api Indonesia (Persero) which was established in 2009 with core businesses in construction, property, trade and maintenance of railway infrastructure.

Contact Person

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Project Description

KAI Boutique Hotel Cihampelas is a 4-star hotel developed by PT KA Property Management as a subsidiary of the KAI Group.

The concept is a modern building that accommodates business activities, meetings and also family leisure.

Developed a land approximately 1800 m2, consist 10 storey building with 100 rooms. A strategic location with easy public transportation access, and close to the center of activity, is an added value to this project.



KAI Lifestyle Laswi - Bandung



Project Description

KAI LIFESTYLE LASWI BANDUNG is one of the development projects of PT KA Property Management. The concept of the official residence building was made into a commercial function as part of PT KAI's asset optimization mission.

The development area about 3800 sqm KAI lifestyle is designed that accommodated several functions including Co Living, Co Working and F&B.

Which will have Co Working facilities with an area of 400 m², Co Living with 36 rooms, F&B Commercial with an area of 1000m², and Beauty Clinic.

Key Investment highlight

Location	Jl. Laswi, Bandung City, West Java
Estimated Investment Value	IDR 25 Billion USD 1.6 Million
Total Area/Land Status	Land Area: 3855 m ² / ±2830 m ² Building Type: Landed House with Annex, Building 3-4 floors
Business Scheme	To Be Discuss
Project Owner	PT. KAI Properti Manajemen
Financial Feasibility	IRR: 12.6%, NPV: 1.2 Billion, PP: 7,3y WACC: TBA

Project Owner Profile

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KAI Lifestyle Cirebon



Project Description

KAI Lifestyle Cirebon is located on the Jl, Tentara Pelajar, its strategic location adds value to this project. With a mixed use development concept, on this development area there will be a hotel, retail, beauty clinic and other commercial areas, it is also used as a plaza for public pedestrians to gather.

will have Co Working facilities, Pods & Hotel with an area of 300m2, F&B Commercial with an area of 1300m2 and Beauty Clinic.

Key Investment highlight

Location	Jl. Tentara Pelajar, Cirebon, West Java
Estimated Investment Value	IDR 20 Billion USD 1.3 Million
Total Area/Land Status	Land Area: 7186 m2 / ±1671 m2 Building Type: Landed House with annex Building 3
Business Scheme	To Be Discuss
Project Owner	PT. KAI Properti Manajemen
Financial Feasibility	IRR: 12.1%, NPV: 0.1 Billion, PP: 5,5y WACC: TBA

Project Owner Profile

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Contact Person

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Startup Bandung: eFishery, Evermos, Feedlop



Project Description

eFishery aims to provide fisheries products as the main source of animal protein that is not only rich in nutrients but also accessible to everyone. That being said, we are here to take part in the Aquaculture revolution.

Evermos is a platform that is also an ecosystem that bridges local brands and resellers to sell the best original Indonesian products. Having a dream to help MSMEs to be competitive, Evermos builds an ecosystem that can build collaboration between brands with resellers and consumers.

Feedloop provides a low-code development platform for automating business operation and customer experience platform for a better customer understanding.

Key Investment highlight

Location	Bandung, West Java
Estimated Investment Value	TBD
Total Area/Land Status	-
Business Scheme	To Be Discuss
Project Owner	Startup Bandung
Financial Feasibility	TBD

Project Owner Profile

A band of curated, Bandung-based founders of Tech-Startup companies, ecosystem players and stakeholders with proven track record and impact to the world. Startup Bandung Community gives opportunity for founders to expand their network, share and contribute to the society in a higher scale with the power of collective cooperation among its members.

Contact Person

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Regional Superior Product of SMME (Small Micro Medium Enterprises)





SMME Export Potential

Hofland Coffee - (Koperasi Gunung Luhur Berkah)

The **Gunung Luhur Berkah Producer's Cooperative (GLB)** is a national scale cooperative with the slogan "Milenial Farming and Gardening" which organizes main business activities in the form of agriculture and plantations by focusing on cultivating Arabica and Robusta coffee commodities in collaboration with Perum Perhutani, PTPN VIII **Hofland Coffee** Subang and coffee farmer groups as well as coffee business actors by expanding coffee cultivation business activities.



Frinsa Coffee (CV. Frinsa Agrolestari)



Frinsa combines tradition and ongoing research in the field of plant cultivation and coffee processing to produce the best quality coffee. With the increasing international concern about the environment, the coffee processing process at Frinsa has always been oriented towards eco-friendly processing. Currently, Frinsa specialty coffee products have been accepted in the international market, including Europe, US and Australia.

Malabar Coffee (Farmers)

Mount Malabar is one of the areas that has obtained the geographical indication certification for Java preanger coffee. **Malabar coffee** is very special because from the cultivation process to post-harvest processing, it has implemented SOPs, uses skilled personnel, and is supported by international standard equipment. There are 5 choices of special coffee products. The 5 product choices reflect the processing process in Malabar coffee, namely civet coffee, wet process, natural dry process, and honey processing.





SMME Export Potential

TXTURE Shoes- (PT. Tekstur Kayatama Semesta)

TXTURE is an attitude, built with respect, independence, and handmade craftsmanship. Made especially for customers with a passion for art and aesthetics. The finest ingredients, inherited skills and traditional receipts. The magic touch of our craftsmen makes our products enchanting. The TXTURE process which uses hand-welted techniques is a process that proves one thing, is made to long-lasting, is made with passion.



Tzeza Bag - (PT. Aekta Mandiri Kreasi)



Tzeza was present in 2011 by utilizing the creativity and talent of local leather craftsmen to meet customer needs with the best quality leather products at affordable prices. The basic ingredients of leather from a leather tannery factory that have guaranteed quality and are authentic. Tzeza also uses accessories that have tested the strength and uniqueness of the model. We will continue to empower creative talents to create the latest models to reach a wider market.

Bermock (Blanket)

Bermock is a multifunctional blanket brand based in the city of Bandung, Indonesia. Focus on knitted products. Currently Bermock produces knit blankets and ponchos. As part of today's society with a very practical life, Bermock wants to add more value to his product, namely a multifunctional blanket, this is manifested in a blanket which in addition to warm the body, can also become a carpet, Sofa Throw, as well as wall decoration.





SMME Export Potential

Sapulogi – Sapu Lidi (PT. Bin Affan Exindo)

SAPULOGI comes with a wide variety of broom products, ranging from Broomsticks, Garden Brooms, Rayung Brooms and various other brooms. Done by personnel who are quite proficient in the field of broom making, materials made from natural materials that can be recycled (without plastic) unique, zero waste, 100% natural, durable and long lasting and not easy to fall off. SAPULOGI Presents by utilizing the creativity and talent of local broom craftsmen to meet customer needs with the best quality broom products at affordable prices.



Akar NFYR (Shoes)

As the name implies, **Akar NFYR** is a reminder for us not to forget where we came from, this can be seen from the ingredients used, the ingredients and also the traditions of our nation's culture. In addition, our passion is to minimize production waste by making new products from this waste, which is certainly unique from the design of NFYR Root products. The things mentioned above are our references in realizing sustainable, zerowaste products and still upholding the values of local wisdom.

Kirapassa (Blanket)

Kirapasa becomes a traveling companion strung one by one; starting with the hope of self-potential, embrace potential in other spirits, synergy with the surroundings, then grow and link deeply harmony. Like a strand of thread that sticks out and knits together to form a blanket embraced, every trip should be wrapped and accompanied with comfort which creates warmth and is able to give spirit as well belief in the meaning of each journey and the process.





SMME Export Potential

Adzkia Kaos Kaki

Adzkia Kaos Kaki is a premium quality goods socks (grade A) made of nylon and spandex material, anti-bacterial, not easy to smell, easy to wash, soft and cool. Starting to export since 2017, until now, in the midst of the pandemic, they are still actively carrying out export activities. On May was export 1.500 dozen to Singapore and Malaysia. On July was export 432 dozen to Malaysia, and this August will export 4.800 dozen to Malaysia.



Agisakitri

Agisakitri (Gallery Kitri) is a manufacture of handmade women's bags from Tasikmalaya Regency. Starting to export since 1993, and still active to export in the middle of the pandemic. Lately, on June and August 2021 export 500 pcs to Italy.

Sicipi Tempeh Chips

Sicipi Tempeh Chips with the right thickness of chips, tasty and delicious taste of secret seasoning. Sicipi Tempeh Chips have 3 variants, namely original, hot spicy, and balado.

Pempek Goksan, a pempek brand in Bekasi with quality no 1. Its raw materials are Super Mackerel Fish, Super Linggau Shell Sugar, Premium Sago, and others.

Starting to export since 2019, and still active to export in the middle of the pandemic. Lately, on June 2021 export 5.020 pcs to Japan.





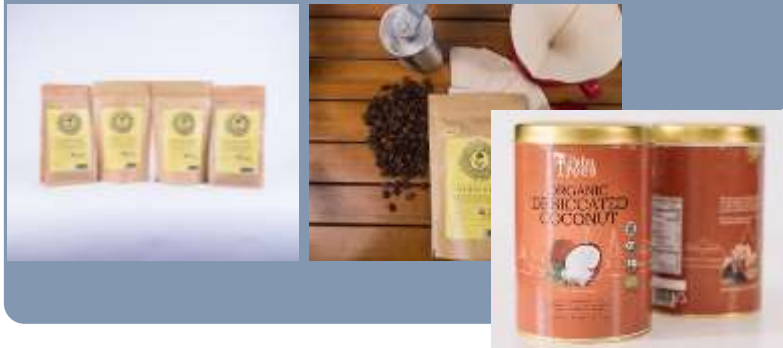
SMME Export Potential

Bilqis Sale and Chips

Bilqis Sale and Chips started exporting since June 2020, last time exporting sale tongue to Malaysia in December 2020. The export priority is the sale of fried tongues, besides that it also presents sweet chips



Wanoja Coffee



Bandung Regency is one of the coffee producers the most and the best in West Java and the best coffee in Bandung Regency, one of which is **Wanoja Coffee** namely Arabica coffee which is produced from volcanic soil in Indonesia Kamojang area 1500-1700 above sea level, Laksana village Mother District. Wanoja Coffee started exporting since 2015 and still active to export as 600kg on May 2021 to Dubai.

Coconut Based Products (CV. Mitra Niaga Indonesia)

Started a business in the manufacturing post-harvest agricultural tools and machinery in 1998, CV. Mitra Niaga Indonesia then developed business in agro-industry with coconut-based products. Some coconut-based products are organic coconut sugar, organic coconut chips, organic desiccated coconut, organic virgin coconut oil, organic coconut nectar and organic coconut aminos.

In 2016, CV. Mitra Niaga Indonesia exported organic coconut sugar for the first time to the USA. CV. Mitra Niaga Indonesia continues to strive to maintain product quality to meet standards, therefore our products have been certified Halal, British Retail Consortium (BRC), Organic (USDA-NOP, EU, and JAS), and PIRT. In 2019 MNI has successfully expanded its market to North America, Europe and Asia. Lately, CV. MNI exported 19 Ton to Polandia on July.

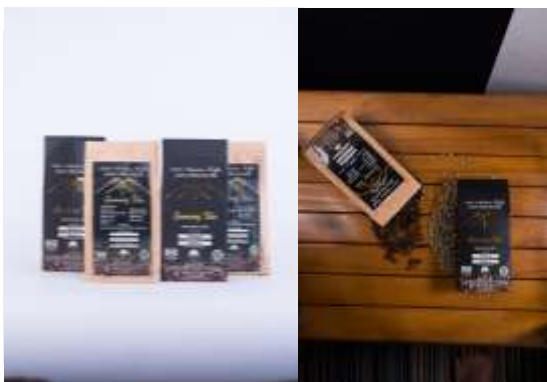




SMME Export Potential

Horticulture (Lembang Agri)

Lembang has more than 80% potential in the development of vegetable agribusiness, both in terms of the availability of raw materials, a cool climate and the socio-cultural culture of the community. Lembang Agri is led by Mr. Dodi as the Chairman of the **Lembang Agri** Farmers Group Association. Commodities include: Broccoli, Lettuce Head, Beans, Baby Beans, Chilli, Tomatoes, Mustard Greens, Eggplant, Zukini, Kaboca and others. Lembang Agri started export since 2020, they did the last export on August as 1,5 ton to Singapore.



Gunung Tilu Coffee (Margamulya Farmers)

The **Margamulya farmer** group, started growing coffee in 2001. In 2007, the Margamulya coffee farmer group received a visit from the President of the Republic of Indonesia, as well as receiving an award for the success achieved in coffee development in West Java Province.

In addition to conventional coffee cultivation, Margamulya coffee farmers have also started organic coffee cultivation since 2015. In 2019, the Margamulya farmer group succeeded in obtaining organic coffee certification for a plantation area of 30 hectares.

(PT. Rabana Sejahtera Indonesia)

PT. Rabana Sejahtera Indonesia is a company that produces health drinks based on Indonesian natural raw materials. The product are Persimmon Pure Juice Imuno Booster, Persimmon Pure Juice Energy Drink, Persimmon Fruity Enzym. Started export since 2020, in 2021 was exported 200kg to Oman, and 1 container to Australia, and will join Malaysian Expo on September.





SMME Export Potential

Jaga Alam Lestari Producer Cooperation

JAGA ALAM LESTARI PRODUCER COOPERATION is engaged in the production of bamboo as raw material. Our main products are bamboo panels, bamboo strips for laminated bamboo products, bamboo gazebos/home stays, bamboo furniture, and bamboo craft (bamboo crafts). The initial impetus for the establishment of a sustainable Nature Conservation was from bamboo craftsmen who carried out production activities and wanted a joint business platform. They're planning to export to Australia in this year.



Zanana Chips

Zanana Chips is a piece of happiness from a snack that is made out of banana, wrapped by catchy packaging that will bring happiness in every bite of it. Zanana Chips has been distributed to more than 70 cities in Indonesia. And also in some countries such as Malaysia, Singapore, Brunei, Japan, and China. Zanana Chips has a purpose to simply make everybody happy.

Dama Kara (Fashion)

Departing from the belief that everyone has privileges respectively, **Dama Kara** was born. Dama Kara is committed to lifting processed fabrics. Our craftsmen are traditionally on odd volumes and support drawing therapy for special associates. Dama Kara appreciates the images produced in this therapy to be applied to even volume collections, and special companions whose pictures we lift will get sales royalties Every month. Dama Kara hopes, will be born pride and appreciation for people with autism from family and environment around. They've customer buyer from Singapore, Australia, Hongkong, Taiwan, and Malaysia.





SMME Export Potential

An-Nafi Mushroom House

Oyster mushrooms processed started in 2018 with mushroom cultivation and 2020 starting to develop downstream (processed oyster mushrooms) so that it becomes a channel for selling fresh mushrooms for local farmers and thank God now apart from education and cultivation of oyster mushrooms, starting in 2020 we are adding a family with local residents (Annafi Mushroom Processing Division), with mushroom products (Mushroom Chips, Mushroom Cysts, Mushroom Meatballs, Mushroom Nuget and Shredded Mushrooms). Started export in 2020, was exported 180pcs to Hongkong on June.



Boolao (Fashion)

The wealth of wastra in Indonesia is the reason **Boolao** was founded. Boolao tries to explore wastra by “marrying” the beauty of various fabric-making techniques in Indonesia with other techniques, both from within the country and abroad. Made wholeheartedly by Boolao artists in Bandung Regency by bringing up the story of a meaning in every motif created, then applying it in an aesthetic and distinctive fashion dress while still having cultural elements. They’ve a customer buyer from Singapore and Philipina.

Arae (Fashion)

Bogor, the city of rain is so close to its lush plants and nature. With gratitude we cultivate these plants and preserve them by employing young people who are passionate about learning and continue to work, we express our love for cultural heritage by using materials such as Bogor Weaving Silk, daluang bark (se'eh) and Badui Weaving, an ecoprint pattern that We create uniqueness that is always different and always captivates the eye of the beholder.





SMME Export Potential

TYU (Dried Fruit)

The products we have made and marketed are Chewy Fruits, dried fruits that are processed at low temperatures to maintain their natural taste, color, and nutrition. **TYU** Chewy Fruits are made without the addition of other raw materials. No sugar, preservatives or artificial colouring. TYU Chewy Fruits is made from fresh fruit, that's why TYU Chewy Fruits tastes really fruity. TYU also collaborates with local Indonesian farmers. Fruit that can only be marketed by farmers is fruit with good gramation and shape. TYU is here to help farmers process their fruit into healthy and quality products. They will start to export in the end of 2021.



Body Wash (Kun Anta)

Kun Anta Natural Castile Soap is a bath soap made with a traditional saponization process from olive oil, coconut oil and castor oil, resulting in a natural castile soap that not only cleanses, but also moisturizes, nourishes and nourishes the skin. This soap is different from general bath soap which is based on detergent or SLS surfactant (sodium laureth/lauryl sulfate) as well as other chemicals such as triclosan & parabens which make the skin drier, irritated and have various other negative effects on the health of the body. Kun Anta Castile soap restores the natural way of making soap and prioritizes natural ingredients and a "less harsh chemical" formula to provide maximum benefits for long-term health.

Mahkota Coffee

Mahkota Coffee revives the prestige of Priangan coffee (Java Preanger Coffee), which has been introduced and has become a pro in the European market since the 1700s. Starting production since 2010 with the brand "Mahkota Coffee", P.D. Mahkota Java Coffee continues to maintain the quality of every coffee bean harvested, in order to achieve the vision of becoming a producer of Java Preanger coffee with the best quality in the world.





SMME Export Potential

Sampurasun (Someah Group)

SAMPURASUN is a local bag brand from Bandung, which is produced using digital printing canvass material combined with quality synthetic leather. Trendy designs and unique motif designs that are characteristic of the city of Bandung are the hallmarks of our brand as a superior product and a souvenir of 'Bandung City'.

SAMPURASUN Bandung has a characteristic motif, which has a local story of the culture of the city of Bandung. Collaborating with Bandung city designers. SAMPURASUN Bandung has released several series of bag motifs, by highlighting contemporary things in Bandung such as the Bandung Culinary Series, Bandung Folklore Series and the very Best Series. SAMPURASUN itself comes from the Sundanese language which means "Greetings full of greatness" to the Sundanese people. On November 2020 exported to NY, Brusel, Berlin, Bratislava, Sarajevo, Moscow, Harare. Belgia, Saudi Arabia, and Nursultan.



Lentera Gentur

Lentera Gentur and Rumah Mahar Afika are manufacturers that have a business in the craft sector, namely products made of glass and brass in the form of decorative lamps, decorative lanterns, terrariums, ring boxes, delivery boxes, and knick-knacks needed by wedding organizers & home decorations. Lenteragentur was founded in 2017. 90% of marketing is through online methods so that it can be reached and purchased by domestic and foreign customers through marketplaces in Indonesia. Started export in 2019, on August 2021 exported to Malaysia, Singapore, and Philipina.

PaduzZeE (PT. Gemerlap Wastra Indonesia)

The business, which started in September 2014, focuses on the manufacture of women's accessories and knick-knacks made from Indonesian fabrics. In line with the development of batik in the international fashion world, **paduzZeE** wants to introduce various other Indonesian fabrics, such as various woven fabrics and songket.

Working directly with wastra craftsmen spread across Indonesia, these fabrics are processed in the form of accessories, women's bags and home decor. PaduzZeE also collaborates with several wastra-based fashion SMEs in the utilization of their production waste. Supported by crafters in the workshop environment, this is one way for PaduzZeE to form a women-based community to support PaduzZeE's operational activities. Started export since 2014, and still active to export in this year on August 2021 14pcs to US.



THANK YOU

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