

PRESENTATION BOOK OF WEST JAVA

3rd Quarter of 2024



“Unleashing West Java Investment: Catalyst for Growth”

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INDONESIA MACRO ECONOMICS



INDONESIA PROFILE

INDONESIA

President : Prabowo Subianto
 Vice President : Gibran Rakabuming Raka
 Capital City : Jakarta City
 Province : 34 Provinces
 Regencies/Cities : 416 Regencies & 98 Cities

DEMOGRAPHIC CONDITION



INDONESIA

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

INDONESIA

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



Export
24,41
 Billion USD
 AS OF OCT 2024



Tourism Visitor
1,19 Million Person
 Based on International
 Tourist Arrival OCT 2024



HDI
75,02
 Categorized
 As HIGH (2024)



Inflation
0,30% (mtm)
 BASED ON
 NOV 2024





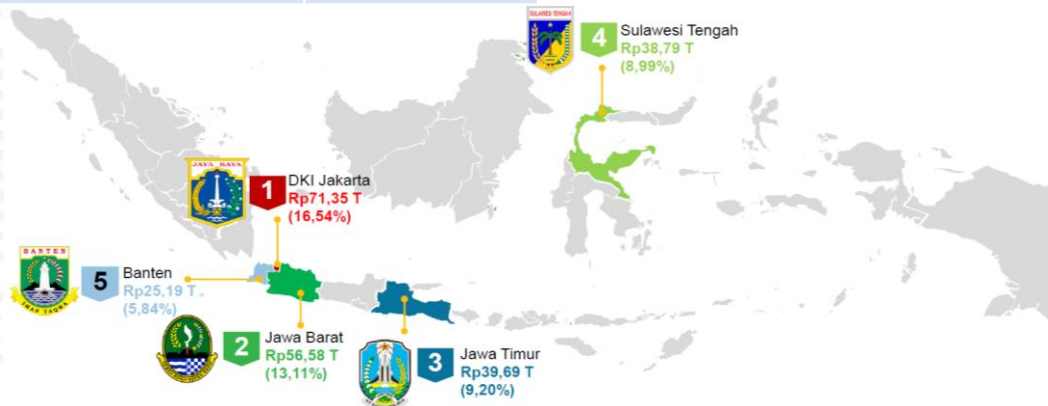
Investment Realization Quarter III 2024

Foreign Direct Investment Realization in Indonesia Based on Location (Province) Quarter III 2024

No	Location	Investment (US \$ Billion)
1	Special Territory of Jakarta	2,72
2	Central Sulawesi	2,51
3	West Java	2,17
4	East Java	0,93
5	Banten	0,85

Domestic Direct Investment Realization in Indonesia Based on Location (Province) Quarter III 2024

No	Location	Investment (IDR Trillion)
1	Special Territory of Jakarta	30,58
2	East Java	25,81
3	West Java	23,97
4	East Kalimantan	14,27
5	Banten	12,45



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WEST JAVA MACRO ECONOMICS



WEST JAVA DEMOGRAPHIC AND ECONOMIC INDICATORS

WEST JAVA

Acting Governor : Bey Machmudin Triadi
 Capital City : Bandung
 Regencies : 18 Regencies & 9 Cities



MARKET POTENTIALS

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

WEST JAVA

Located in Java Island in Indonesia

West Java Area: 35,377 square kilometres. West Java Total Population: 50,34 million people or 18.3% of Indonesia Total Population. With population growth around 1.11% each year, West Java total population in 2024 is expected to be around 50 million people.



Export
3,43
 Billion USD
 AS OF OCT 2024



Tourism Visitor
870 Person
 Based on International
 Tourist Arrival OCT 2024



HDI
74,92%/2024
 Categorized
 As HIGH



9 Flagship Program that Will be Rolled out in 2024

- Employment service centers
- Winning schools
- Champion boarding schools
- Millennial farmers
- Creative economy and innovation
- Road connectivity and bridges
- Champion waste management
- Tourism development
- Citarum Harum

11 Flagship Program that Will be Rolled out in 2024

- Health system reform
- Innovation-based populist economic recovery and growth
- Strengthening sustainable food security systems
- Social protection system reform
- Education system reform and cultural advancement
- Reform of the disaster risk preparedness system
- Innovation of public services and regional management
- Movement to build villages
- Religious education and places of worship for champions
- Development of regional connectivity infrastructure and environmental management
- Development of tourism destinations and infrastructure

POLICIES RELATED TO THE FUNCTIONAL REGION OF WEST JAVA IN THE DRAFT RPJPN 2025-2045



From a macroregional perspective, Sumatra-Java is an integrated and seamless corridor in the future

Economic integration between Sumatra-Java (and even with mainland Asia) through the development of strategic infrastructure that supports logistics flux in Sumatra and Java

From a macroregional perspective, Sumatra acts as a hinterland and supply ground for population agglomerations in Java and the Malay Peninsula-Singapore-PRC which acts as a market/demand generator

Seamless logistics flux will significantly reduce logistics costs and increase regional competitiveness/advantage



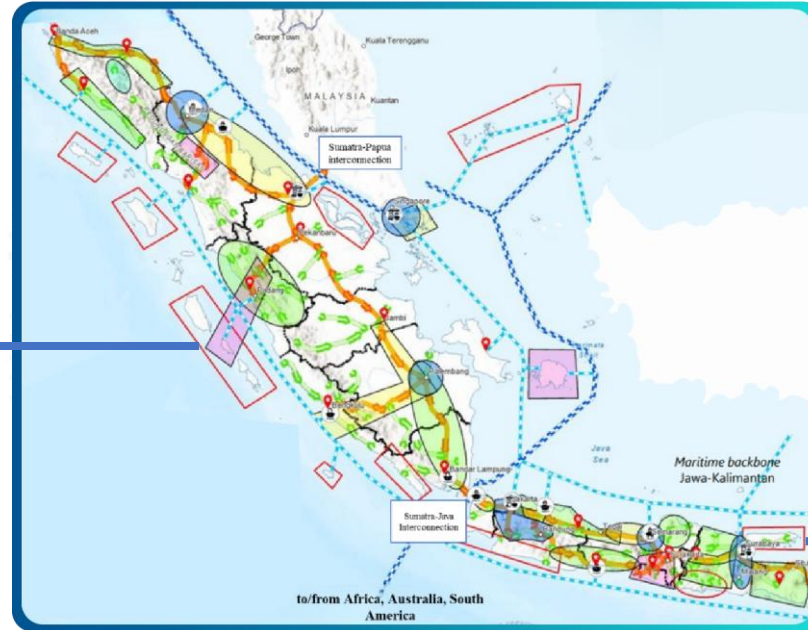
POLICIES RELATED TO THE FUNCTIONAL REGION OF WEST JAVA IN THE DRAFT RPJPN 2025-2045

Sumatra-Java Transformation Supercorridor:

Integration functional regions and backbone Sumatra-Java and ASEAN systems

Sumatra Policy Direction:

Main link Bioindustry and Maritime Affairs competitive, sustainable, as well as Hub Blue Economy in the Region West Indonesia

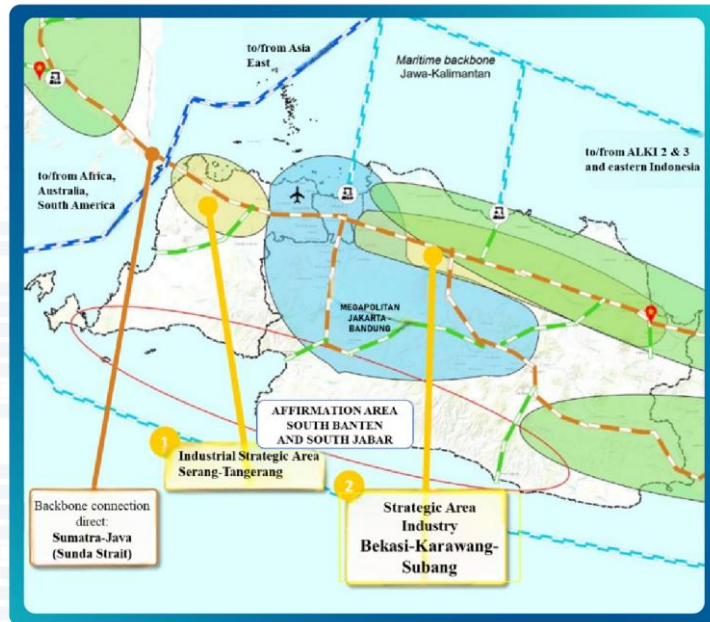


- ALKI
- Multiinfrastructure Backbone
- Multiinfrastructure Feeder
- Maritime Backbone
- Global Port
- Major Port
- Megapolitan/Metropolitan
- Agglomeration Center
- Industrial Strategic Area
- Tourism & Creative Economy Strategic Area
- Food Independence Agricultural Strategic Area
- Herbal Agricultural Strategic Area
- Affirmation Area

Java Policy Direction:

Superior Megalopolis, Innovative, Inclusive, Integrated, and Sustainable





Functional integration regions and backbone Banten-DKI system Jakarta-West Java



Focus on KS Development Industry

1. Industry/downstreaming petrochemical processing/ materials/metallurgy, re-export orientation
2. Industry manufacture consumer goods

Strategic Area Resilient Agriculture Food

- Citarum - Cimanuk - Cisanggarung
- Citanduy - Serayu



PRIORITY TARGETS FOR DOWNSTREAM STRATEGIC INVESTMENT



FARM

1. Bandung Barat Regency
2. Bandung Regency
3. Bogor Municipality



Rubber



Coconut



Biofuel



Palm



FISHERY

- | | |
|-----------------------------|------------------------|
| 1. Garut Regency | 5. Pangandaran Regency |
| 2. Indramayu Regency | 6. Karawang Regency |
| 3. Ciamis Regency | 7. Bekasi Regency |
| 4. Tasikmalaya Municipality | 8. Cirebon Regency |



Shrimp



TCT Fish



Crab



MARINE

- | | |
|------------------------|--|
| 1. Pangandaran Regency | 5. Tasikmalaya Regency |
| 2. Sukabumi Regency | 6. South Part of West Java:
Cidaun, Cikadang, Cicalong,
Ranca Buaya. |
| 3. Garut Regency | |
| 4. Cianjur Regency | |



Seaweed



Salt



FORESTRY

- | | |
|--------------------------|------------------------|
| 1. Subang Regency | 5. Tasikmalaya Regency |
| 2. Bandung Barat Regency | 6. Cianjur Regency |
| 3. Bandung Regency | 7. Bogor Municipality |
| 4. Garut Regency | 8. Sukabumi Regency |



Log Wood



Pine Resin





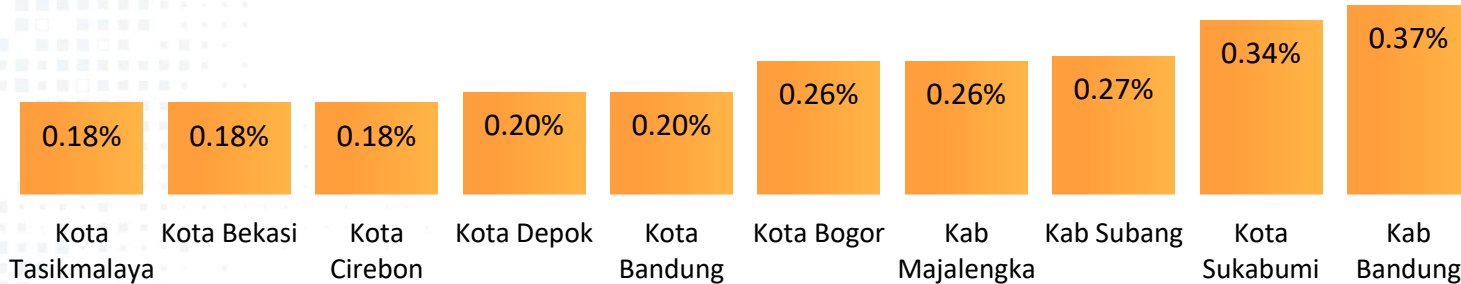
WEST JAVA INFLATION Q3 2024

REVIEW OF WEST JAVA INFLATION

Java Inflation



7 Cities Inflation in West Java

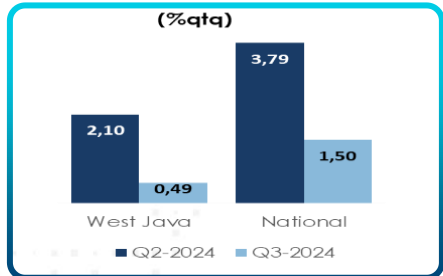
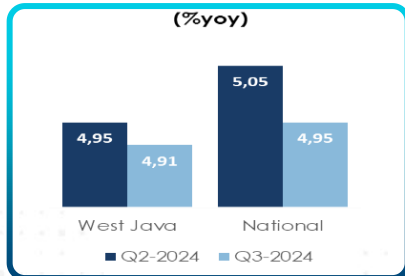




WEST JAVA INFLATION Q3 2024

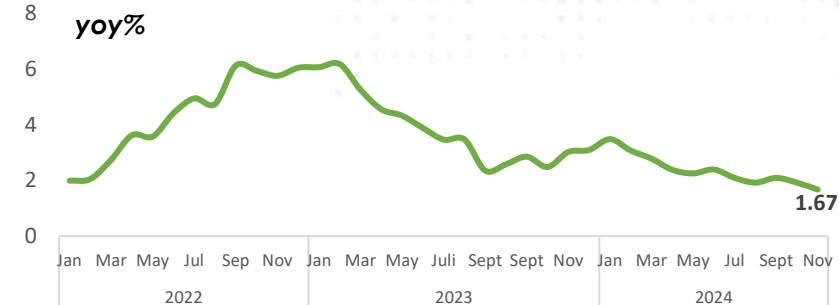
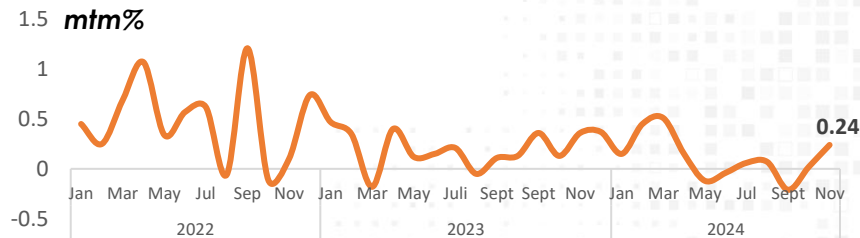
REVIEW OF WEST JAVA INFLATION

West Java's Economic Performance Boost National Performance



- West Java's economy in the third quarter of 2024 grew positively by 4.91% (yoy), moderated compared to the second quarter of 2024 of 4.95% (yoy), in line with national economic growth.
- Growth in the third quarter of 2024 mainly comes from maintained domestic consumption, as well as investment performance and export activities which continue to show improvement.
- In terms of the business sector, growth was supported by positive performance from the processing, transportation and warehousing, and construction industries. This is in line with the growth of the expenditure side, especially the positive performance of investment which is a positive indication of West Java's development.

Inflation



West Java CPI in November 2024 recorded inflation of 0.24% (mtm) or an increase from the previous period of 0.02% (mtm). West Java's inflation this month was the lowest on the island of Java. With this achievement, the annual inflation of West Java CPI became 1.67% (yoy) and cumulatively reached 1.29% (ytd).

Inflation contributed by the Food, Beverages and Tobacco group with a contribution of 0.16%, especially for tomatoes and shallots amidst high rainfall conditions and an impact on declining production.



JAVA (YOY)
4,92% 4,92%
Q2-2024 Q3-2024






TOTAL INVESTMENT REALIZATION REALIZATION OF FDI AND DDI Q3 2024

Foreign (FDI) and domestic (DDI) investment realization based on the Investment Activities Report (LKPM) up to 3rd quarter of 2024 recorded total of Rp56,57 Trillion which was realized by investors in 27 Regions/ Municipalities in West Java. This investment providing employ ment for 91.472 people with 43.395 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
2023 Year										
Quarter I	5.853	1.899.754.900	28.116.328.570.101	46.285	14.444	21.890.022.300.000	24.802	20.297	50.006.350.870.101	71.087
Quarter 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
Quarter III	7.780	1.821.318.000	26.955.477.295.338	21.344	23.164	22.594.083.700.000	51.204	30.944	49.549.560.995.338	72.548
Quarter IV										
TOTAL	19.188	6.309.504.400	93.380.555.345.431	96.680	51.125	59.840.205.900.000	95.734	70.313	153.220.761.245.431	192.414
TOTAL 2023	19.188	6.309.504.400	93.380.555.345.431	96.680	51.125	59.840.205.900.000	95.734	70.313	153.220.761.245.431	192.414
2024 Year										
Quarter I	8.080	2.738.890.400	41.083.372.358.059	37.781	23.569	23.568.893.200.000	48.499	31.649	64.552.355.558.059	86.280
Quarter II	8.856	2.537.114.675	38.056.720.126.188	42.254	29.254	25.612.885.100.000	57.423	38.110	63.669.605.226.188	99.687
Quarter III	10.250	2.173.923.381	32.608.850.717.285	48.077	33.145	23.967.346.200.000	56.501	43.395	56.576.196.917.285	91.472
Quarter IV										
TOTAL s/d 2023										
Deviation (+/-)	(19.188)	(6.309.504.400)	(93.380.555.345.431)	(96.680)	(51.125)	(59.840.205.900.000)	(95.734)	(70.313)	(153.220.761.245.431)	(192.414)
% RATIO	-100,00%	-100,00%	-100,00%	-100,00%	-100,00%	-100,00%	-100,00%	-100,00%	-100,00%	-100,00%





WEST JAVA REALIZATION OF FDI & DDI BY SECTOR 3rd QUARTER 2024

No	Sector (FDI)	Investment (USD)	Ratio (%)	No	Sector (DDI)	Investment (Rp Rupiah)	Ratio (%)
1	Processing Industry	1.557.655.455	71,65	1	Processing Industry	6.804.721.100.000	28,39
2	Information and Communication	264.69.939	12,17	2	Information and Communication	3.923.015.800.000	16,37
3	Wholesale and Retail Trade, Repair Cars and Motorcycles	137.476.217	6,32	3	Real Estate	3.745.598.200.000	15,63
4	Real Estate	85.241.148	3,92	4	Construction	1.671.863.900.000	6,98
5	Corporate Services	33.484.180	1,54	5	Health Services and Social Activities	1.605.609.200.000	6,70
6	Provision of Accommodation and Meals	27.881.283	1,28	6	Wholesale and Retail Trade, Repair Cars and Motorcycles	1.553.534.500.000	6,48
7	Electricity and Gas Procurement	25.303.385	1,16	7	Electricity and Gas Procurement	972.713.900.000	4,06
8	Transportation and Warehousing	22.836.986	1,05	8	Provision of Accommodation and Meals	900.212.600.000	3,76
9	Farm, Forestry, and Fishery	7.961.995	0,37	9	Transportation and Warehousing	748.299.600.000	3,12
10	Water Procurement, Waste Management, Waste and Recycling	4.346.597	0,20	10	Farm, Forestry, and Fishery	693.801.400.000	2,89
11	Health Services and Social Activities	2.725.798	0,13	11	Corporate Services	625.434.600.000	2,61
12	Mining and Quarrying	2.531.597	0,12	12	Mining and Quarrying	446.153.900.000	1,86
13	Other Services	1.367.299	0,06	13	Water Procurement, Waste Management, Waste and Recycling	114.267.200.000	0,48
14	Construction	291.800	0,01	14	Other Services	91.919.400.000	0,38
15	Financial Services and Insurance	159.400	0,01	15	Financial Services and Insurance	67.994.100.000	0,28
16	Educational Services	300	0,00	16	Educational Services	2.206.600.000	0,01
17	Government Administration, Defense and Compulsory Social Security	-	0,00	17	Government Administration, Defense	200.000	0,00

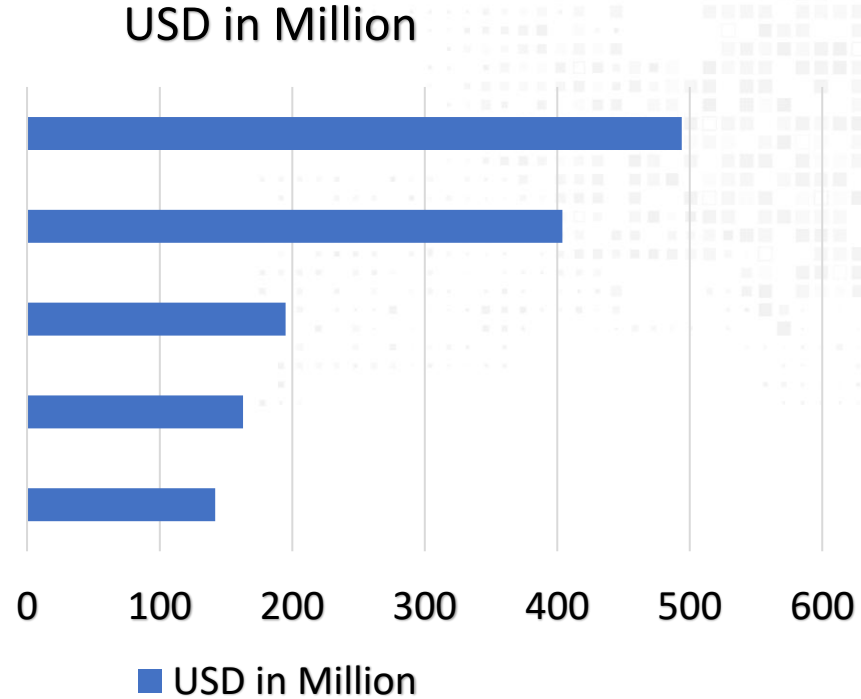


WEST JAVA REALIZATION OF FDI BY COUNTRIES – Q3 2024

TOTAL INVESTMENT VALUE
\$ 2.173.923.381 Billion
Rp 32.608.850.717.285 Trillion

NUMBERS OF PROJECTS
10.250 projects

LABOR ABSORPTION
48.077 people





REGIONAL MINIMUM WAGE

The average minimum wage in West Java for the period of 2024 is around Rp.3.370.534 (USD 224,70) per month.

Bekasi city has the highest wage with Rp.5.343.430 (USD 356,22) per month.

Banjar City has the lowest wage rate with Rp.1.998.119 (USD 138,01) per month.

Industrial zones & big cities have
The highest wage rate

Exchange rate : Rp15.000
based on 2024 National Budget

City/Region	2023	2024	
	Rp	Rp	USD
Bekasi City	5.176.179	5.343.430	356,22
Karawang Regency	5.158.248	5.257.834	350,52
Bekasi Regency	5.137.575	5.219.263	347,95
Depok City	4.694.494	4.878.612	325,24
Bogor City	4.639.429	4.813.988	320,93
Bogor Regency	4.520.212	4.579.541	305,30
Purwakarta Regency	4.464.675	4.499.768	299,94
Bandung City	4.048.463	4.209.309	280,62
Cimahi City	3.514.093	3.627.880	241,85
Bandung Regency	3.492.466	3.527.967	235,19
West Bandung Regency	3.480.795	3.508.677	233,91
Sumedang Regency	3.471.134	3.504.308	233,62
Sukabumi Regency	3.351.883	3.384.491	225,63
Subang Regency	3.273.811	3.294.485	219,63
Cianjur Regency	2.893.229	2.915.102	194,34
Sukabumi City	2.747.774	2.834.399	188,95
Tasikmalaya City	2.541.997	2.630.951	175,39
Indramayu Regency	2.533.341	2.623.697	174,91
Tasikmalaya Regency	2.499.954	2.535.204	169,01
Cirebon City	2.456.517	2.533.038	168,86
Cirebon Regency	2.430.781	2.517.730	167,84
Majalengka Regency	2.180.603	2.257.871	150,52
Garut Regency	2.117.318	2.186.437	145,76
Ciamis Regency	2.021.657	2.089.464	139,29
Pangandaran Regency	2.018.389	2.086.126	139,07
Kuningan Regency	2.010.734	2.074.666	138,31
Banjar City	1.998.119	2.070.192	138,01

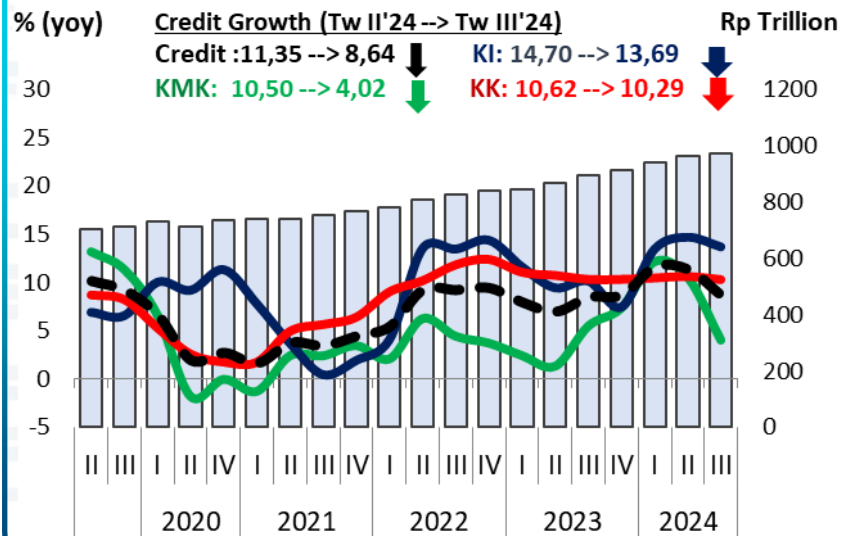




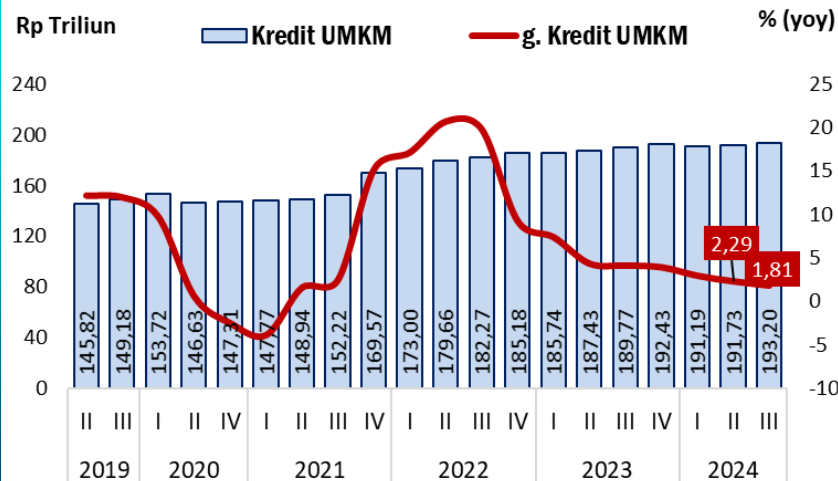
REGIONAL FINANCIAL SYSTEM STABILITY BANKING INDUSTRY

Regional financial system stability in the third quarter of 2024, credit growth decreased compared to the second quarter of 2024 8,64% (yoy). Non-performing loan slowly decreased to 1,81% (yty), meanwhile Loan to Deposit Ratio slowly increased to 90,71% (yoy). Total asset highly increased to 9,67% (yoy).

Bank Credit Growth



Non-Performing Loan

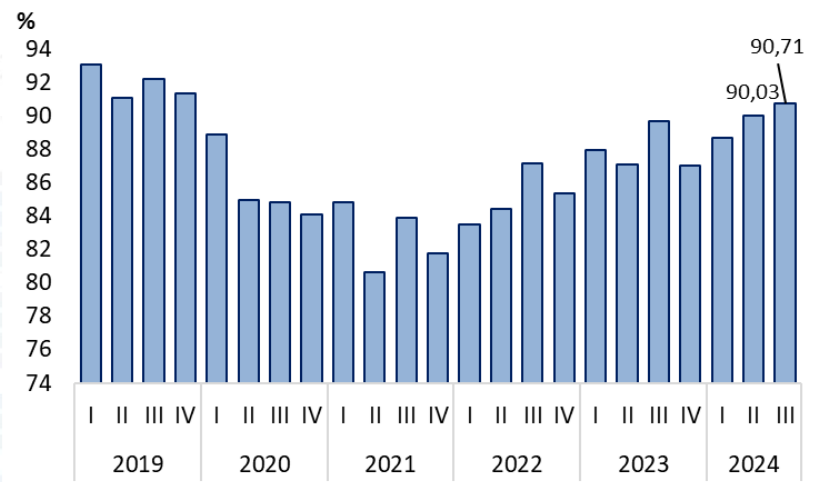




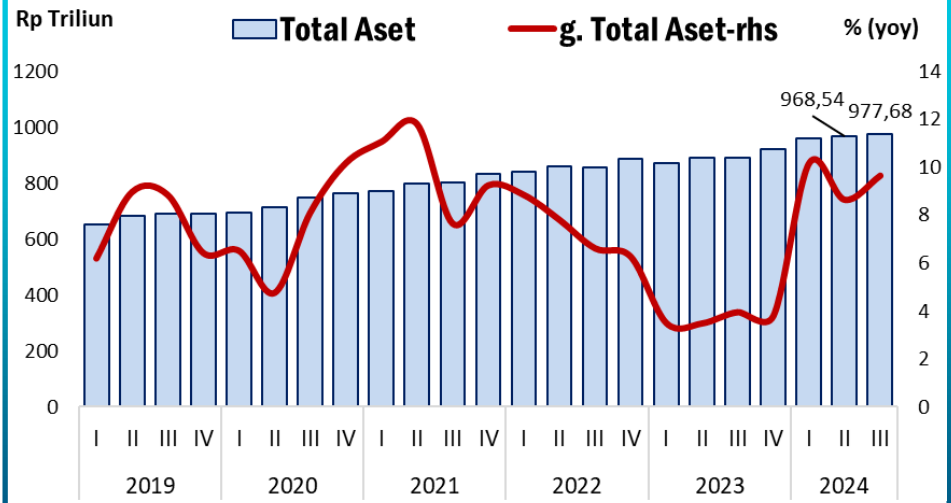
REGIONAL FINANCIAL SYSTEM STABILITY BANKING INDUSTRY



Loan to Deposit Ratio



Bank Asset Growth



3

BROWN BOOK PROJECT



West Java Project Ready to Offer

- Jatigede Regional Water Supply System
- Sinumbra Regional Water Supply Project
- Bogor Water Supply System Project
- Karawang Downstream Network Project
- Bandung Regency Downstream Network Project
- Bandung Downstream Network Project
- Clean Water Services For The Patimban Port Area & Surroundings
- Geothermal Working Area Tampomas
- Geothermal Working Area Galunggung
- Bogor Tramway Project
- Kertajati Aircraft Maintenance Center
- Mixed Use Commercial Area (MUCA)
- E-Commerce Hub of Indonesia

- **Kertajati Aerocity – Main Infrastructure**
- **Kertajati Aerocity – Logistic Hub 1 Cluster**
- **Grand Kertajati Aerocity**
- **Sumedang Industrialpolis**
- **Jababeka Halal Industrial Park**
- **Jatiluhur Industrial Smart City**
- **Cirebon For All Seasons Salt Farm & Manufacturing**
- **Salt Washing Plant**
- **Construction of an Integrated Poultry Processing Industry**
- **Modern Rice Milling Unit**
- **Development Of Agricultural Nets From Recycled Plastic Waste**
- **West Java Coffee For World Market Demand**
- **Indonesia Coffee Academy**
- **Zero Emission Clove Production**





Jatigede Regional Water Supply System



Project Description

Jatigede Regional Water Supply System is projected to serve the Rebana Metropolitan Area. The system is designed from source to tap water and distributed to 5 municipalities with capacity of 1500 liter per second. Business Enterprise financed the design, construction and operation of the system from water treatment plant to 7 off-take reservoir locations. The revenue is obtained from bulk water services to Regional Water Company in 5 cities.

Key Investment Highlight

Location

Subang, West Java

Estimated Investment Value

IDR 4,315 Trillion or USD 254 Million

Total Area/Land Status

7,5 Ha (for WTP)/Owned by West Java Province

Business Scheme

PPP Solicited - Build Operate and Transfer (BOT)

Project Owner

West Java Provincial Housing and Settlement Agency

Financial Feasibility

Concession Period : 30 years
Projected Income : Take or Pay
IRR : 14.2 %
NPV : 0
Payback Period : 13 years

Project Owner Profile

West Java Provincial s and Settlement Agency carries out government affairs in the field of housing and residential areas and the field of land, including housing, settlement infrastructure, residential areas and land which are the authority of the Provincial Region, carries out deconcentration tasks and carries out assistance tasks in accordance with their fields of duty based on statutory decisions.

Contact Person

Name : Indra Maha
Occupation : West Java Provincial Housing and Settlement Agency
Phone : +62 852-2002-0758
Email : airminumdisperkim@jabarprov.go.id





Sinumbra Regional Water Supply Project



Project Description

The Sinumbra Regional Water Supply Project targeted to served 125.000 household in Bandung Metropolitan Area. 1200 lps capacity with 57,7 km main pipe to deliver bulk water from the Sinumbra springs to Bandung Metropolitan Area. The business entity finance design, construction and operate the upstream system into the offtake point, located in 4 municipalities.

Key Investment Highlight

Location

Coverage Bandung District, West Bandung District, Cimahi City & Bandung City

Estimated Investment Value

IDR 1.060,87 M or USD 65 M

Total Area/Land Status

4 Ha, owned by local residents

Business Scheme

PPP Solicited

Project Owner

West Java Provincial Housing and Settlement Agency

Financial Feasibility

Concession Period : 35 years after COD
Projected Income : Take or Pay
IRR : 12,98 %
NPV : USD 4.07 Million
Payback Period : 13 years

Project Owner Profile

West Java Provincial Housing and Settlement Agency carries out government affairs in the field of housing and residential areas and the field of land, including housing, settlement infrastructure, residential areas and land which are the authority of the Provincial Region, carries out deconcentration tasks and carries out assistance tasks in accordance with their fields of duty based on statutory decisions.

Contact Person

Name : Indra Maha
Occupation : West Java Provincial Housing and Settlement Agency
Phone : +62 852-2002-0758
Email : airminumdisperkim@jabarprov.go.id





Bogor Water Supply System Project



Key Investment Highlight

Location	Waringin Jaya, Bojong Gede District – Bogor Regency
Estimated Investment Value	IDR 196 Billion USD 12.2 Million
Total Area/Land Status	5.546 m2 (0.55 Ha)
Business Scheme	Business to Business
Project Owner	Tirta Gemah Ripah
Financial Feasibility	Concession period: 25 years after COD FIRR: 19.73% NPV: 71.9 Billion Payback Period: 9 years

Project Description

Bogor Regional Water Supply System is a Water Supply System that utilizes surplus Cisadane-Empang irrigation water due to the conversion of 282 Ha of rice fields (equivalent to 352 liter per second.) The service area covers Bogor Regency and Depok City with a capacity of 450 liter per second. The scope of cooperation includes the development of Water Treatment Plant and Main Distribution Network.

Project Owner Profile

Tirta Gemah Ripah (TGR) is one of the Regional Owned Enterprises (BUMD) belonging to the West Java Provincial Government which is located on Jalan Aceh No.30, Bandung City. TGR's business line is a provider of clean water supply systems and mini hydro power plants. The aim of establishing TGR is as a Regional Water Supply provider in West Java Province

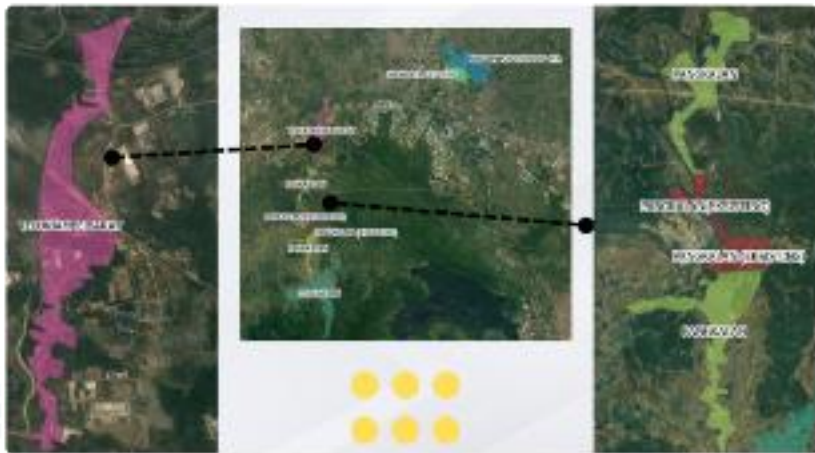
Contact Person

Name : Tirta Gemah Ripah
Occupation : West Java BUMD
Phone : (022) 20535074
Email : tirtajabar@tirtagemahriph.co.id





Karawang Downstream Network Project



Project Description

The Karawang downstream network project is a project initiated to increase the absorption of the Jatiluhur Regional Cibeet SPAM WTP by adding a new SR in the Karawang Regency downstream network. High demand from society and industry, while limited water supply is the background for this project. Apart from that, there has been a change in PDAM Karawang's absorption plan so that the Company will optimize absorption by building a New Downstream Network.

Currently an MoU has been entered into with Perumdam Karawang Regency and is in the FS creation stage. The agreed service areas include Kec. Pangkalan, Tegal Waru District and Teluk Jambe District with a total of 60 lps.

Key Investment Highlight

Location

Water Treatment Plant Cibeet – Covering Inspeksi Kalimalang, Pasirtanjung, Cikarang Pusat - Bekasi

Estimated Investment Value

IDR 30 Billion
USD 1.87 Million

Total Area/Land Status

-

Business Scheme

Business to Business

Project Owner

Tirta Gemah Ripah

Financial Feasibility

On Process

Project Owner Profile

Tirta Gemah Ripah (TGR) is one of the Regional Owned Enterprises (BUMD) belonging to the West Java Provincial Government which is located on Jalan Aceh No.30, Bandung City. TGR's business line is a provider of clean water supply systems and mini hydro power plants. The aim of establishing TGR is as a SPAM provider in West Java Province.

Contact Person

Name : Tirta Gemah Ripah
Occupation : West Java BUMD
Phone : (022) 20535074
Email : tirtajabar@tirtagemahriph.co.id





Project Description

Bandung Regency's SR Downstream Network is an effort to accelerate the absorption of Phase 1 Bansel SPAM with the Bandung Regency service area. Downstream network construction is planned at 9,600 housing pipeline. Meanwhile, the capacity increased by adding network is 120 lps to reach full capacity.

Based on external studies, the proposed business scheme is a join operation with a collaboration duration of 25 years.

Key Investment Highlight

Location	Cimaung District Bandung Regency, West Java Province.
Estimated Investment Value	IDR 48 Billion USD 3 Million
Total Area/Land Status	(WTP) 7.899 m2/rent to Bandung Regency
Business Scheme	Business to Business Join Operation
Project Owner	Tirta Gemah Ripah
Financial Feasibility	NPV : IDR 21,2 Billion IRR : 19,8% Payback Period: 6,5 Years

Project Owner Profile

Tirta Gemah Ripah (TGR) is one of the Regional Owned Enterprises (BUMD) belonging to the West Java Provincial Government which is located on Jalan Aceh No.30, Bandung City. TGR's business line is a provider of clean water supply systems and mini hydro power plants. The aim of establishing TGR is as a SPAM provider in West Java Province.

Contact Person

Name : Tirta Gemah Ripah
 Occupation : West Java BUMD
 Phone : (022) 20535074
 Email : tirtajabar@tirtagemahriph.co.id





Bandung City Downstream Network Project



Project Description

Bandung City's SR Downstream Network is an effort to accelerate the absorption of Phase 1 Bansel SPAM with the Bandung City service area. Downstream network construction is planned at 12,000 housing pipeline. Meanwhile, the capacity increased by adding network is 150 lps to reach full capacity.

Based on external studies, the proposed business scheme is a join operation with a collaboration duration of 25 years.

Key Investment Highlight

Location	Cimaung District Bandung Regency, West Java Province.
Estimated Investment Value	IDR 60 Billion USD 3.75 Million
Total Area/Land Status	(WTP) 7.899 m2/rent to Bandung Regencyt
Business Scheme	Business to Business Join Operation
Project Owner	Tirta Gemah Ripah
Financial Feasibility	NPV : IDR 21,7 Billion IRR : 18,2% Payback Period: 7 Years

Project Owner Profile

Tirta Gemah Ripah (TGR) is one of the Regional Owned Enterprises (BUMD) belonging to the West Java Provincial Government which is located on Jalan Aceh No.30, Bandung City. TGR's business line is a provider of clean water supply systems and mini hydro power plants. The aim of establishing TGR is as a SPAM provider in West Java Province.

Contact Person

Name : Tirta Gemah Ripah
Occupation : West Java BUMD
Phone : (022) 20535074
Email : tirtajabar@tirtagemahriph.co.id





Clean Water Services For The Patimban Port Area & Surroundings



Project Description

In facing the development of the Patimban Port Area and its surroundings in Subang Regency where the provision of clean water is needed to serve ship tenants, industrial estates and developments in the area around Patimban Port. Regional Public Company Tirta Rangga Subang Regency as one of the BUMDs must be encouraged to provide clean water in Patimban.

Key Investment Highlight

Location	Subang Regency
Estimated Investment Value	IDR 134,2 Billion USD 8.38 Million
Total Area/Land Status	(WT 542 Hectare)
Business Scheme	Build Operate Transfer
Project Owner	Perumda Air Minum Tirta Rangga, Kab. Subang
Financial Feasibility	Projected Income : Take or Pay IRR : 10,9% NPV : IDR 29.0 Million Payback Period : 11 years ROI : 21,6%

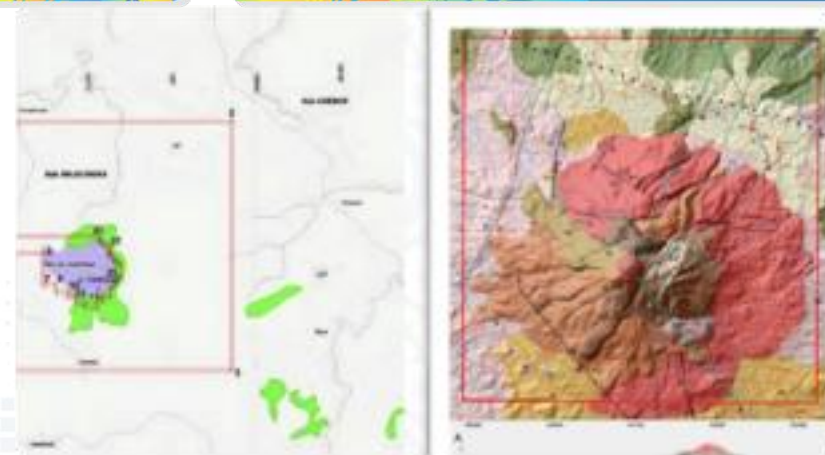
Project Owner Profile

Perumda Air Minum Tirta Rangga Subang Regency serves the fulfillment of clean water for Compeng Subdistrict, Pusakanagara, Pusakaya Subdistrict and Cipunagara Subdistrict through the East Tarum river with an installed debit of 64 l / d with service area coverage still at 46.1%.

Contact Person

Name : Hidayat, ST
Occupation : Subang Regency
Phone : +62 85220958182
Email : nitok2011@gmail.com





Project Description

GWA Tampomas is established in 2013 based on preliminary survey conducted by Geological Agency (MEMR), with very adequate data and information from geological, geochemical, and geophysical surveys. Tampomas's potential is estimated at 32 MW with a reservoir temperature of 175 oC.

The heat source of the geothermal system in the Mount Tampomas geothermal area is thought to have formed from partial melting of subduction that began in the Plio-Pleistocene. The geological structure of Gunung Tampomas is closely related to compression tectonics in the south of Java Island in subduction with relatively north-south and southwest-northeast main stress directions. This thrust direction forms the Sumedang Fault, which controls the emergence of geothermal manifestations on Gunung Tampomas

Key Investment Highlight

Location	Sumedang and Subang Region, West Java
Estimated Investment Value	USD 160 Million (est. 5 MUSD/MW for 32 MW) IDR 2.56 Trillion
Total Area/Land Status	27.010 ha (Working Area)
Business Scheme	Auction/Tender Geothermal Exploration and Energy Development Agreement (GEEDA) with PT PLN(incl.Power Purchase Agreement)
Project Owner	Perumda Air Minum Tirta Rangga, Kab. Subang
Financial Feasibility	Currently is studied (detailed survey) under the work of MEMR

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 (national electricity company).

Contact Person

Name	: Sarman Hutajulu
Occupation	: Directorate of Geothermal, MEMR
Phone	: +62 812-1008-7523
Email	:





Geothermal Working Area Galunggung



Project Description

GWA Galunggung is established in 2014 based on preliminary survey conducted by PT Energi Kinan Internasional, with very adequate data and information from geological, geochemical, and geophysical surveys. Galunggung's potential is estimated at 220 MW with a reservoir temperature of 225° C.

The heat source of the geothermal system in the Galunggung prospect is Mt. Galunggung and possibly Mt. Kencana. The pattern of low resistivity anomalies in the south of Galunggung Crater, which is a clay rock resulting from hydrothermal alteration, has the potential to be the host rock for the geothermal system in Galunggung. The Galunggung prospect reservoir is estimated to be under and following the pattern of the host rock. Based on Montecarlo calculations, with a 50% probability, the total geothermal potential of Mt. Galunggung is 220 MW.

Key Investment Highlight

Location

Tasikmalaya & Garut Region and Tasikmalaya City, West Java

Estimated Investment Value

IDR 4,4 Trillion
USD 275 Million (est. 5 MUSD/MW for 55 MW)

Total Area/Land Status

57.330 ha (Working Area)

Business Scheme

Auction/Tender
Geothermal Exploration and Energy Development Agreement (GEEEDA) with PT PLN (incl. Power Purchase Agreement)

Project Owner

The Directorate of Geothermal, Ministry of Energy and Mineral Resources (MEMR) Indonesia

Financial Feasibility

Currently is studied (detailed survey) under the work of MEMR

Project Owner Profile

Perumda Air Minum Tirta Rangga Subang Regency serves the fulfillment of clean water for Compeng Subdistrict, Pusakanagara, Pusakaya Subdistrict and Cipunagara Subdistrict through the East Tarum river with an installed debit of 64 l / d with service area coverage still at 46.1%.

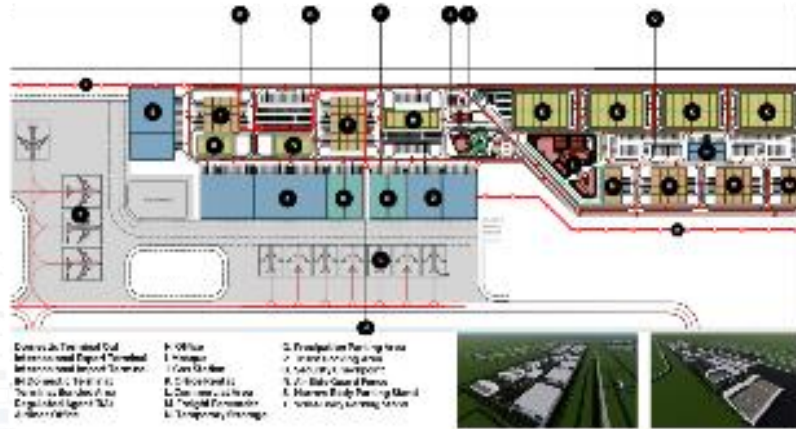
Contact Person

Name : Hidayat, ST
Occupation : Subang Regency
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Kertajati Airport E-Commerce Hub



Project Description

The development of Cargo Village becomes necessary in order to anticipate future air cargo demand until 500,000 tons per year form the existing cargo terminal can only accommodate 31,545 tons of cargo per year.

The Cargo Village area will be equipped with integrated facilities that meet international standards to ensure smoothness, safety, effectiveness, and efficiency of air cargo shipping operations.

Key Investment Highlight

Location	Majalengka Regency, West Java
Estimated Investment Value	± Rp 16.935.000.000.000,- ± USD 958,6 Million
Total Area/Land Status	5.280 Ha
Business Scheme	Airport : Land Rent & Revenue Sharing Aerocity : Private Call (Joint venture with subholding) Cooperation Form
Project Owner	PT. BIJB
Financial Feasibility	Airport : IRR : 22,58%, NPV : IDR 541,12 B, Payback Period : 11,1 years. Aerocity : IRR : 12,04%, NPV : IDR 1.074 Million, Payback Period : 20 years

Project Owner Profile

PT Bandarudara Internasional Jawa Barat ("PT BIJB") is a BUMD owned by the West Java Provincial Government assigned to build, manage, and develop the West Java International Airport in Kertajati and the Kertajati Aerocity area based on West Java Provincial Regulation Number 22 of 2013 concerning the establishment of an agency. A regionally owned business that manages the West Java International Airport and Kertajati Aerocity which was later changed to the West Java Provincial Regulation Number 7 of 2017.

Contact Person

Name : Mr. Mohammad Hikmat
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Cargo Village Kertajati



Project Description

The development of Cargo Village becomes necessary in order to anticipate future air cargo demand. The existing cargo terminal can only accommodate 31,545 tons of cargo per year. The air cargo industry – freight forwarders, airlines and ground transporters – moves 35 percent of global trade by value, yet only 1 percent of volume. Lately, it's been e-commerce driving the demand, and it's not going away anytime soon. As retailers fully embrace artificial intelligence, blockchain technology and big data analytics, online transactions will become easier and more personalized. This represents an opportunity for our industry, but in order to take full advantage of it, it's modernize or get left behind.

The Cargo Village development will build integrated facilities that meet international standards to ensure smoothness, safety, effectiveness, and efficiency of air cargo shipping operations

Key Investment Highlight

Location	Majalengka Regency, West Java
Estimated Investment Value	IDR 1.3 Trillion USD 86.7 Million
Total Area/Land Status	68.4 Ha (Owned)
Business Scheme	Private Call
Project Owner	PT. BIJB
Financial Feasibility	NPV: USD 36,1 Million, IRR: 19.79%, PP: 11.09 Year (MRO)

Project Owner Profile

PT Bandarudara Internasional Jawa Barat ("PT BIJB") is a BUMD owned by the West Java Provincial Government assigned to build, manage, and develop the West Java International Airport in Kertajati and the Kertajati Aerocity area based on West Java Provincial Regulation Number 22 of 2013 concerning the establishment of an agency. A regionally owned business that manages the West Java International Airport and Kertajati Aerocity which was later changed to the West Java Provincial Regulation Number 7 of 2017.

Contact Person

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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.

Key Investment Highlight

Location	Bogor Regency, 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 Group
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

Name : Mr. Hartono Santoso
Occupation : Director
Phone : (+62 21) 392 9828
Email : hartono.santoso@mncgroup.com





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 International Industrial Estate Majalengka, Kertajati, 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 Industrial Estate Majalengka (KIEM)
Financial Feasibility	WACC 12.20%, IRR 12.75%, Payback Period : 9 years 9 month NPV IDR 113.60 Bio

Project Owner Profile

The aircraft tire industry from natural rubber will be located in Kertajati International Industrial Estate Majalengka (KIEM). KIEM is located in the Rebana Triangle area which is directed to be a special location for the aviation industry. This area is supported by facilities in the form of raw water, electricity, natural gas, waste management and connectivity of the Trans-Java Toll Road, Kertajati International Airport and Patimban Port. To support this industry, PT Perkebunan Nusantara is ready to supply natural rubber of the Ribbed Smoked Sheet (RSS) type which is the main raw material.

Contact Person

Name : Mr. Hartono Santoso
 Occupation : Director
 Phone : (+62 21) 392 9828
 Email : hartono.santoso@mncgroup.com



Electric Motor Industry For Electric Vehicles



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	Bekasi Regency, West JavaRegency, 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 Bio, Payback Period 6 years WACC 10.83%

Project Owner Profile

BKPM or Indonesian Investment Coordinating Board is a Government Agency, which in charge of implementing policy and service coordination in investment in accordance with the provisions of the regulations.

BKPM recommended the GIIC area, it is good are for the development of the Electric Motor Industry for Electric Vehicles.

Contact Person

Directorate of Manufacturing Industry Planning, BKPM
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 Email : tu.ditpim@bkpm.go.id



Bogor Tramway Project



Key Investment Highlight

Location	Core of Bogor City, Linked to the future LRT Jabodebek (at Baranangsiang) and the commuter railway station connecting slot of double track
Estimated Investment Value	IDR 1.69 Trillion or USD 106 Million
Total Area/Land Status	Located at the core of the city, TRAMPAKUAN's proposed Line 1 is Eight (8) kilometers long and wit Eighteen (18) Stations that connect the key, most touristic and economic landmarks of the city
Business Scheme	Direct Investment
Project Owner	Bogor City Government
Financial Feasibility	Concession period: 25 years, IRR : 14%

Project Description

Bogor City is launching a new tram system called TRAMPAKUAN to address transportation issues. The first phase, Line 1, will be a 8-kilometer loop with 18 stations connecting key landmarks. It features a single track section around the botanical gardens and presidential palace, transitioning to a double track towards the depot along the Jagorawi toll road. The line will integrate with the LRT Jabodebek, commuter bus, and railway stations.

Ten trams are expected to carry over 17,000 passengers daily, reducing city transport traffic. The demand is projected to grow over 23,000 passengers by 2040. The 30-meter trams will have a capacity of over 200 passengers each and will be powered by overhead lines, except for a 900-meter section near the presidential palace where batteries will be used. A depot with additional space for future trams and a park & ride development is also planned.

Project Owner Profile

Topographical position of Bogor City in the midst of Bogor Regency, along with its proximity to the national capital, presents a strategic potential for economic development and growth.

The presence of the Bogor Botanical Gardens, which houses the Bogor Palace in the city center, is a tourist destination, and Bogor's location along the tourist route to Puncak-Cianjur is also a strategic potential for economic growth.

Contact Person

Name : Bogor City Regional Secretariat
 Occupation : Bogor City Government
 Phone : +62 251 8321 075
 Email : setda@kotabogor.go.id





Kertajati Aircraft Maintenance Center



Key Investment Highlight

Location

Kertajati International Airport - Majalengka City

Estimated Investment Value

IDR 2.55 Trillion or USD 159,8 Million

Total Area/Land Status

± 84,2 Ha / Owned

Business Scheme

Land Rent & Concession

Project Owner

PT. BIJB (Perseroda)

Financial Feasibility

NPV : 112,5 Million USD
IRR : 19,79%
Payback Periode : 8,3 Years

Project Description

KERTAJATI AIRCRAFT MAINTENANCE CENTER (KAM-C) is an aircraft Maintenance, Repair & Overhaul (MRO) centre for both Wide Body and Narrow Body aircraft. Having an area of 84.2 Ha, this area is planned to accommodate 10 hangars with a capacity of 16 Wide Body aircraft slots and 20 Narrow Body aircraft slots. Also equipped with other supporting facilities such as offices, canteens, mosques and thematic parks.

Project Owner Profile

PT. BIJB is one of the airport companies in Indonesia which is a Regional Owned Enterprise under Local Government of West Java Province.

Contact Person

Name : PT. BIJB
Occupation : West Java Own State Company
Phone : (0231) 3000 301
Email : corsec@bijb.co.id





Mixed Use Commercial Area (MUCA)



Key Investment Highlight

Location	Kertajati International Airport - Majalengka City
Estimated Investment Value	IDR 1.50 Trillion or USD 93,7 Million
Total Area/Land Status	± 22,5 Ha / Owned
Business Scheme	Land Rent & Concession
Project Owner	PT. BIJB (Perseroda)
Financial Feasibility	NPV : 5,38 Million USD IRR : 10,6% Payback Periode: 10 years

Project Description

MIXED USE COMMERCIAL AREA (MUCA) is an area that provides a variety of commercial facilities. Located in the middle of the airport area, this area consists of 3-Star, 5-Star Hotels, Parking Building, Convention Hall, Leisure Mall, Concourse, Train Station and Mosque which is directly integrated with the Terminal Building. With an area of ± 22.5 Ha, this area has a unique concept that is not owned by any Commercial Area within a radius of 150 Km from the Kertajati Airport Area.

Project Owner Profile

PT. BIJB is one of the airport companies in Indonesia which is a Regional Owned Enterprise under Local Government of West Java Province.

Contact Person

Name : PT. BIJB
Occupation : West Java Own State Company
Phone : (0231) 3000 301
Email : corsec@bijb.co.id





E-Commerce Hub of Indonesia



Key Investment Highlight

Location	Kertajati International Airport - Majalengka City
Estimated Investment Value	IDR 1.31 Trillion or USD 82,3 Million
Total Area/Land Status	± 68,4 Ha / Owned
Business Scheme	Land Rent & Concession
Project Owner	PT. BIJB (Perseroda)
Financial Feasibility	NPV : 33,82 Million USD, IRR : 22,58% Payback Periode: 8 years

Project Description

E-COMMERCE HUB OF INDONESIA is one of the areas at the airport designed as the center of aviation logistics services that equipped with warehousing and office facilities with direct access to the airport. The total area of e-commerce hub of Indonesia are 68.4 hectares, this area is planned to serve logistics movements with a capacity of up to 500,000 tonnes per year.

Project Owner Profile

PT. BIJB is one of the airport companies in Indonesia which is a Regional Owned Enterprise under Local Government of West Java Province.

Contact Person

Name : PT. BIJB
Occupation : West Java Own State Company
Phone : (0231) 3000 301
Email : corsec@bijb.co.id





Kertajati Aerocity – Main Infrastructure



Key Investment Highlight

Location

Kertajati International Airport - Majalengka City

Estimated Investment Value

Total Project Investment IDR 9,1 Trillion or USD 568 Million
Initial Equity Required IDR 1,95T or USD 113 Million

Total Area/Land Status

Total Area: 375 Ha or 3.755.639 sqm Direct acquisition to land owner

Business Scheme

Joint Venture & Estate Management Agreement

Project Owner

PT. BIJB Aerocity Development

Financial Feasibility

NPV: 180 Billion, IRR Project: 10,55%
IRR Equity: 13,20%, Payback Period: 18 years

Project Description

Kertajati Aerocity is a new city development project located alongside Kertajati International Airport in Majalengka, West Java, Indonesia. This project aims to create a modern city that supports airport activities and provides residential, commercial, industrial, educational, healthcare, and recreational facilities.

As Kertajati Aerocity appointed Estate Manager, PT BIJB Aerocity Development is currently seeking for a partner to develop the main infrastructure at Kertajati Aerocity which consist of Main Road (12,9 KM) and Ring Road (18 KM) that will be connecting all clusters and Tenants at Kertajati Aerocity. Main and Ring Road will also acts as route for utility infrastructure in Kertajati Aerocity.

Project Owner Profile

PT BIJB Aerocity Development is the subsidiary company of PT BIJB, responsible for the development and management of Kertajati Aerocity in Majalengka, West Java. Established to support the development of the area surrounding the airport and to maximize its economic potential.

Contact Person

Name : Sri Pujjiyanti
Occupation : President Director
Phone : +62 811 2030943
Email : sripujjiyanti@bijb-ad.co.id





Kertajati Aerocity – Logistic Hub 1 Cluster



Key Investment Highlight

Location	Kertajati International Airport - Majalengka City
Estimated Investment Value	Total Project Investment IDR 9,1 Trillion or USD 568 Million Initial Equity Required IDR 1,95T or USD 113 Million
Total Area/Land Status	Total Area: 375 Ha or 3.755.639 sqm Direct acquisition to land owner
Business Scheme	Joint Venture & Estate Management Agreement
Project Owner	PT. BIJB Aerocity Development
Financial Feasibility	NPV: 180 Billion, IRR Project: 10,55% IRR Equity: 13,20%, Payback Period: 18 years

Project Description

Kertajati Aerocity is a new city development project located alongside Kertajati International Airport in Majalengka, West Java, Indonesia. This project aims to create a modern city that supports airport activities and provides residential, commercial, industrial, educational, healthcare, and recreational facilities.

As Kertajati Aerocity appointed Estate Manager, PT BIJB Aerocity Development is currently seeking for a partner to develop the main infrastructure at Kertajati Aerocity which consist of Main Road (12,9 KM) and Ring Road (18 KM) that will be connecting all clusters and Tenants at Kertajati Aerocity. Main and Ring Road will also acts as route for utility infrastructure in Kertajati Aerocity.

Project Owner Profile

PT BIJB Aerocity Development is the subsidiary company of PT BIJB, responsible for the development and management of Kertajati Aerocity in Majalengka, West Java. Established to support the development of the area surrounding the airport and to maximize its economic potential.

Contact Person

Name : Sri Pujjiyanti
Occupation : President Director
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Grand Kertajati Aerocity



Project Description

Grand Kertajati Aerocity (GKA) is part of Kertajati Aerocity, a new city development project located alongside Kertajati International Airport in Majalengka, West Java, Indonesia. Focusing on economic and infrastructure development, Grand Kertajati Aerocity is designed to be a Central Business District (CBD) and Township that maximizes the potential of Kertajati International Airport and promotes growth in the surrounding area.

Key Investment Highlight

Location	Kertajati International Airport - Majalengka City
Estimated Investment Value	Total Investment Value : IDR 5.5 Trillion or USD 345 Million; Phase 1 : IDR 2.7 Trillion or USD 168 Million;
Total Area/Land Status	Phase 1 : 130 Ha from Total Phase : 300 Ha
Business Scheme	Right Issue, Joint Venture, Joint Operation
Project Owner	PP Properti Tbk, PT. BIJB Aerocity Development, & Manakib Realty
Financial Feasibility	IRR : 15,41 % NPV : IDR 1.85 Trillion Payback Period : 8 years

Project Owner Profile

1. PP Properti is a subsidiary of the prominent state-owned company PT PP (Persero) Tbk, which develops three business lines: Residential, Mall and Edutainment, and Hotels, across Indonesia.
2. PT BIJB Aerocity Development is a subsidiary of PT Bandarudara Internasional Jawa Barat.
3. Manakib Realty specializes in the property sector, such as landed houses.

Contact Person

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Occupation : President Director
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Email : irham.hadiansyah@pp-properti.com





Sumedang Industrialpolis



Project Description

Sumedang Industrialpolis is an Industrial Estate with a strategic location located in Sumedang Regency, part of Rebana Metropolitan. This area has high economic impact. Through this project, we will develop industrial, commercial and residential areas with a land area of 912 hectares. Main sector Industry will be focused on Automotive & Heavy Machinery, Agroindustry, Textile & Wood Processing. The activities on site is still focusing in Land Grading and Road construction.

Key Investment Highlight

Location

Ciawitali Village, Buahdua District, Sumedang Regency

Estimated Investment Value

IDR 4.3 Trilion or USD 268 Million

Total Area/Land Status

± 912 Hectare

Business Scheme

Strategic Partnership or Land Selling

Project Owner

PT. Sukses Perdana Andalan

Financial Feasibility

IRR : 32%
NPV : IDR 880 Billion
Payback Period : 3 Year 3 Month
Revenue Potential : IDR 15,5 Trillion

Project Owner Profile

PT. Sukses Perdana Andalan is a company which operates in the real estate sector. PT. Sukses Perdana Andalan together with Sumedang Government together developed this project.

Contact Person

Name : Malsha Illona
Occupation : Administration Assistant and Translator
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Email : info@suksesperdanaandalan.com





Jababeka Halal Industrial Park



Key Investment Highlight

Location	Jababeka Phase 9
Estimated Investment Value	IDR 26.2 Billion or USD 1.6 Million
Total Area/Land Status	3.210 m2, owned by Jababeka Industrial Estate
Business Scheme	Ready to use Factory & Industrial Land Selling
Project Owner	PT. Graha Buana Cikarang, subsd PT. Jababeka Tbk
Financial Feasibility	To Be Discuss

Project Description

Halal Industrial Park by PT Gerbang Teknologi Cikarang (subsidiary of Jababeka Group) supports the growth of Indonesia's halal industry through collaboration with key stakeholders, including the Ministry of Industry, Halal Inspection Agency, The Halal Product Assurance Organizing Body, and National Committee for Sharia Economics and Finance. Each stakeholder has an important role in the halal ecosystem and is working together to advance the halal industry in Indonesia by integrating certification, standards, financial support and market information.

Halal Industrial Park contributes significantly to advance the export and import of halal products to the Middle East and Europe, in this way, the cluster helps open new opportunities for business to reach international markets with reliable and quality halal products.

Project Owner Profile

Jababeka Industrial Estate is located in Kota Jababeka, Kabupaten Bekasi, Jawa Barat. Total development is 5,600 ha integrated township, which is the flagship development of PT Jababeka Tbk, consisting of industrial, residential and commercial areas has become Indonesia's most prestigious area for living, commercial business and to be highlighted in manufacturing, industry and technology.

Contact Person

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JABABEKA & CO.
Creating New Cities





Jatiluhur Industrial Smart City (JISC)



Project Description

Jatiluhur Industrial Smart City (JISC) is a new industrial city in Purwakarta Regency, West Java with the total area of approximately 1200 ha, consisting of 900 ha of Industrial Area and 300 ha of Residential & Commercial Area. One of the most notable features of JISC is its excellent location adjacent to 2 highways of Cipularang and JAPEK 2 Selatan, which connect Jakarta and other major cities as well as logistics infrastructures.

Located at 76 km east from Jakarta and 51 km west from Bandung City, 2 international seaports and 4 international airports developed in these areas are available. As land stock in existing industrial parks near Jakarta becomes scarce, JISC is attracting attention as a new destination for manufacturing and logistics businesses.

Key Investment Highlight

Location	Jl. Industri, Desa Hegarmanah, Kecamatan Babakancikao, Kab. Purwakarta
Estimated Investment Value	IDR 3.3 Trillion or USD 206 Billion
Total Area/Land Status	±1,200 Ha (±900 Ha Industrial, Area and ±300 Ha Residential and Commercial Area)
Business Scheme	Industrial Land Selling
Project Owner	PT. Multi Optimal Sentosa (PT. MOS)
Financial Feasibility	To Be Confirm

Project Owner Profile

PT. Multi Optimal Sentosa (PT. MOS) is a subsidiary company of one of the leading FMCG companies in Indonesia. PT. MOS was established in 2010 in order to develop the JISC, and started the development in 2019 through a thorough preparation period. Parent company's experience as a manufacture is inspired into this project.

Contact Person

Name : Akira Takami
Occupation : General Manager Marketing and Comercial
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Cirebon For All Seasons Salt Farm & Manufacturing



Project Description

CIREBON FOR ALL SEASONS SALT FARM & MANUFACTURING is a 100 Ha of Salt Farm capable of producing 35.000 Million Ton Per Annum production, and 70.000 Million Ton Per Annum manufacturing capacity. This project purposes to fulfill the demand of industrial salts, particularly for foods, water treatment, pharmacy, and chemical industries. It will accelerate the salt domestic provision, as stated on Presidential Decree number 126/2022.

Key Investment Highlight

Location	Desa Bungko Lor, Kec. Kapetakan, Cirebon, West Java, Indonesia
Estimated Investment Value	IDR 250 Billion or USD 15.6 Million *currency 1 USD = IDR 16.000
Total Area/Land Status	100 Ha Farm, 5 Ha Plant owned by local residents
Business Scheme	Investment & Partnership
Project Owner	Dinas Kelautan dan Perikanan Jabar
Financial Feasibility	Consession Periode : 15 years; NPV : IDR 143 Billion; IRR : 24.5%; Payback Periode : 6 years.

Project Owner Profile

Marine and Fisheries Agency administers affairs in the maritime and fisheries sector - including marine, coastal and small islands, monitoring marine and fisheries resources, capture fisheries, aquaculture, as well as processing and marketing of fishery products.

Contact Person

Name : Ir. Ayu Dyah Purwaningsih, Msi.
Occupation : Marine and Fisheries Agency
Phone : +62 811-2274-749
Email : marinedkpjabar@gmail.com





Salt Washing Plant



Project Description

Jatiluhur Industrial Smart City (JISC) is a new industrial city in Purwakarta Regency, West Java with the total area of approximately 1200 ha, consisting of 900 ha of Industrial Area and 300 ha of Residential & Commercial Area. One of the most notable features of JISC is its excellent location adjacent to 2 highways of Cipularang and JAPEK 2 Selatan, which connect Jakarta and other major cities as well as logistics infrastructures.

Located at 76 km east from Jakarta and 51 km west from Bandung City, 2 international seaports and 4 international airports developed in these areas are available. As land stock in existing industrial parks near Jakarta becomes scarce, JISC is attracting attention as a new destination for manufacturing and logistics businesses.

Key Investment Highlight

Location

Cirebon, West Java, Indonesia

Estimated Investment Value

IDR 46.1 Billion or USD 2.88 Million
*currency 1 USD = IDR 16.000

Total Area/Land Status

4.000 m²

Business Scheme

Investment Cooperation, Revenue sharing, (TBD)

Project Owner

PT. Agronesia (Perseroda)

Financial Feasibility

PP : 3,59 years.
IRR : 12,92%;
NPV : IDR 6.84 Billion

Project Owner Profile

PT. Agronesia (Perseroda) is a regional state owned company of West Java Province. Founded in 2002, PT Agronesia operating in the technical rubber goods industry (Inkaba), Ice Industry (Saripetojo), Food and Beverage Industry (BMC). In carrying out its operations, PT Agronesia prioritizes norms of integrity and professionalism, so that product quality is a top priority for customer satisfaction.

Contact Person

Name : Widia Bagja
Occupation : Vice President Operation
Phone : +62 813-2121-2050
Email : widiabagja@ptagronesia.com & wididh@gmail.com





Construction Of An Integrated Poultry Processing Industry



Project Description

Jatiluhur Industrial Smart City (JISC) is a new industrial city in Purwakarta Regency, West Java with the total area of approximately 1200 ha, consisting of 900 ha of Industrial Area and 300 ha of Residential & Commercial Area. One of the most notable features of JISC is its excellent location adjacent to 2 highways of Cipularang and JAPEK 2 Selatan, which connect Jakarta and other major cities as well as logistics infrastructures.

Located at 76 km east from Jakarta and 51 km west from Bandung City, 2 international seaports and 4 international airports developed in these areas are available. As land stock in existing industrial parks near Jakarta becomes scarce, JISC is attracting attention as a new destination for manufacturing and logistics businesses.

Key Investment Highlight

Location	Ciamis Regency, Ciharalang Village, Cijeungjing District
Estimated Investment Value	IDR 24,2 Billion or USD 1.51 Million; *currency 1 USD = IDR 16.000
Total Area/Land Status	Industrial Designation Area: 478 Ha, Project Building Area: 3,300 m2
Business Scheme	Direct Investment
Project Owner	Ciamis Regency Government
Financial Feasibility	Concession Period : TBD Projected Income : TBD IRR : TBD; NPV : TBD Payback Period : 4.52 years

Project Owner Profile

Ciamis Regency as an agricultural area has made a major contribution to the provision of food in West Java. There is a guarantee of sustainable provision of food agricultural land based on the principles of togetherness, efficiency, justice and environmental insight to improve the welfare of the community.

Contact Person

Name : Yudi Wahyudi, S.Sos, MM
 Occupation : Ciamis Regency
 Phone : +62 813-2497-2098
 Email : Eyudistea@gmail.com





Modern Rice Milling Unit



Project Description

Modern Rice Milling Unit (RMU) is a rice milling system that utilizes advanced and automated technology that is highly efficient to process paddy into rice. The RMU is built on land and buildings owned by Regional State on Company Agro Sukabumi Mandiri which is located 61 Km from the center of Sukabumi Regency and the distance to the nearest Exit Toll is 90 Km.

Key Investment Highlight

Location	Gemarasa Street, Jampangkulon Village, Jampangkulon Subdistrict, Sukabumi (South Sukabumi Region)
Estimated Investment Value	IDR 92.5 Billion or USD 5.78 Million
Total Area/Land Status	4,767 m ² (Perumda ASM Asset)
Business Scheme	Business to Business (BUMD)
Project Owner	Perumda ASM Kab. Sukabumi
Financial Feasibility	Concession Period : 10 years; IRR : 22,1% (5 years) NPV : IDR 30,5 Billion or USD 1,85 Million (5 years) Payback Period : 3 years

Project Owner Profile

Jampangkulon and the surrounding sub-districts are areas dominated by wet and dry land agriculture. PERUMDA has activities to develop the exploitation of food potential, encourage the acceleration of economic growth, establish, build and/or provide services in the field of pangan, and form and develop business units.

Contact Person

Name : Yuga Gandara
 Occupation : Perumda ASM KabSukabumi
 Phone : +62 857-9333-7799
 Email : yugagandara1980@gmail.com





Development Of Agricultural Nets From Recycled Plastic Waste



Project Description

This project embodies our commitment to tackling two of the world's most pressing challenges: plastic waste pollution and the need for innovative, eco-friendly agricultural solutions. By repurposing discarded plastic into durable agricultural nets, we aim to create a product that not only protects crops but also promotes environmental sustainability.

In response to the growing market demand for our product, we are committed to taking decisive action. To address the challenges of increasing volume backlogs, we plan to modernized our machinery and implementing state-of-the-art technologies. These enhancements will not only boost our production capacity but also ensure that we meet and exceed industry and market expectations.

Key Investment Highlight

Location	Jl. Raya Laswi No 236, Majalaya, Bandung Regency, 40382
Estimated Investment Value	IDR 50 Billion, USD 3,12 Million
Total Area/Land Status	± 5 Ha
Business Scheme	Funding or Join Venture
Project Owner	PT Melangkah Bersama Pasti Bisa
Financial Feasibility	IRR : 21% NPV : IDR 35.7 Billion / USD 2,26 Million Payback Periode : 10 Years

Project Owner Profile

PT Melangkah Bersama Pasti Bisa is a factory located in outskirts Bandung Area that focused on processing plastic waste into useful goods, such as waring or nets with the various models and dimensions and patterns, making interlining / hose for agricultures, and fabric dyeing to fulfill textile industry needs.

Contact Person

Name : Atis Sutisna
Occupation : PT Melangkah Bersama Pasti Bisa Share Holders
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Email : sutisnaatis@gmail.com





West Java Coffee World Market Demand



Project Description

The global demand for high-quality, ethically produced coffee is on the rise, and West Java coffee is perfectly positioned to meet this demand. Our initiative aimed at bringing the rich, unique flavors of our region's coffee to the world stage. This project is a celebration of West Java's long-standing coffee heritage, combined with a forward-looking vision to meet the growing global demand for premium, sustainably produced coffee. Our integrated factory consists of a farm processing system from the plantation with a capacity of 20 tons per day, a drying system, a finishing processing system with high-tech equipment, a coffee roasting and packaging area with modern equipment. With Gravfarm production potential of 8340 bags equivalent 5,00,000 kg green bean per harvest season, this business is predicted to become one of the leading businesses for West Java.

Key Investment Highlight

Location	Gravfarm Indonesia operates multiple farms across regions like Ciwidey, Pangalengan, Garut, Sumedang, Camis, Tasikmalaya.
Estimated Investment Value	IDR 178.1 Billion USD 11.1 Million
Total Area/Land Status	1,8 Ha /Owned by Gravfarm Indonesia
Business Scheme	Joint Venture
Project Owner	Gravfarm Indonesia
Financial Feasibility	IRR: 21%, NPV : IDR 35.7 Billion / USD 2.26 Million, Payback Periode: 10 Years

Project Owner Profile

Gravfarm Indonesia is a notable player in the coffee industry, particularly known for its sustainable and ethical practices. Gravfarm focuses on seeding, cultivation, rejuvenation maintenance, sorting, and processing coffee cherries into green bean (The focus of a coffee processing factory that is recognized worldwide involves managing the entire process from upstream to downstream coffee beans with a high degree of transparency and skill. Working closely with local forest farmers to produce high-quality coffee while preserving the natural environment.

Contact Person

Name : R. Yugian Leonardy
 Occupation : CEO Gravfarm Indonesia
 Phone : +62 822-1912-8888
 Email : gravfarmindonesia@gmail.com





West Java Coffee World Market Demand



Project Description

The Coffee Academy is poised to become a premier educational and research institution dedicated to the coffee industry. This project represents a unique opportunity to invest in an academy that will play a pivotal role in shaping the future of coffee production, processing, and supply chain management. the industry faces challenges such as supply chain inefficiencies, climate change impacts, and the need for innovation in coffee cultivation and processing.

The Coffee Academy and Institute will address these challenges by developing a new generation of skilled professionals and entrepreneurs equipped with cutting-edge knowledge and practical experience by emphasizes sustainable farming practices, reducing the environmental impact of coffee production while supporting local farming communities.. This project represents a unique opportunity to invest in an academy that will play a pivotal role in shaping the future of coffee production, processing, and supply chain management.

Key Investment Highlight

Location	Ciwidey, Bandung Regency
Estimated Investment Value	IDR 93.6 Billion USD 5.85 Million
Total Area/Land Status	2 Hectare /Owned by Gravfarm Indonesia
Business Scheme	Joint Venture
Project Owner	Gravfarm Indonesia
Financial Feasibility	IRR : 19.85%, NPV : IDR 21 Billion / USD 1.33 Million, Payback Periode : 17 Years

Project Owner Profile

Gravfarm Indonesia is a notable player in the coffee industry, particularly known for its sustainable and ethical practices., Gravfarm focuses on seeding, cultivation, rejuvenation maintenance, sorting, and processing coffee cherries into green bean (The focus of a coffee processing factory that is recognized worldwide involves managing the entire process from upstream to downstream coffee beans with a high degree of transparency and skill. working closely with local forest farmers to produce high-quality coffee while preserving the natural environment.

Contact Person

Name : R. Yugian Leonardy
 Occupation : CEO Gravfarm Indonesia
 Phone : +62 822-1912-8888
 Email : gravfarmindonesia@gmail.com





Zero Emission Clove Production



Project Description

This project aims to meet rising global demand for premium cloves by utilizing advanced green technologies and sustainable practices. We source feedstock directly from local partners by purchasing clove trees, ensuring fair value distribution.

Our electric and solar-powered drying ovens, equipped with carbon capture technology, enable a zero-emission production process. This innovative approach not only meets environmental standards but also enhances product quality. Financial forecasts show strong returns for all stakeholders, making this project a lucrative and responsible investment opportunity in response to global market needs.

Key Investment Highlight

Location	Bandung Regency
Estimated Investment Value	IDR 63,7 Billion USD 4 Million
Total Area/Land Status	1.507 m ²
Business Scheme	Private Placement Owner
Project Owner	PT. SKALA Aliran Yudhistira
Financial Feasibility	Concession Period : 15 years Projected Income : Clove Trading IRR : 18% NPV : USD 54 Million Payback Periode : 4 Years

Project Owner Profile

PT. Skala Aliran Yudhistira (Skala Group) has a purpose and have power commitment to create integrated farming and processing. We are a company engaged in the trade of tea, coffee, spices and herbs based in the West Java, Indonesia. Our goal is to be a bridge between Indonesian Products and farmers and our customers all over the world.

Contact Person

Name : Bijaktama & Orlando Victorson
Occupation : Skala Aliran Yudhistira Farm
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Email : orlando@skala.in





4

WEST JAVA SMALL & 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.



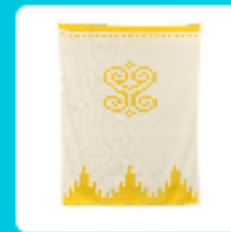
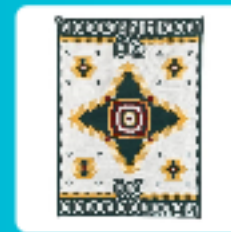
Akar NFYR (Shoes)

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)

CV. Mitra Niaga Indonesia 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 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)

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 Nugel 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.



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

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. 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)

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 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.



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 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)

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. PaduzZeE also collaborates with several wastra-based fashion SMEs in the utilization of their production waste. Started export since 2014, and still active to export in this year on August 2021 14 pcs to US.



5

FINANCIAL INCENTIVES & FACILITIES



TOP REASONS WHY SHOULD YOU INVEST

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.**





TOP REASONS WHY SHOULD YOU INVEST

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

Center Of Excellence

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

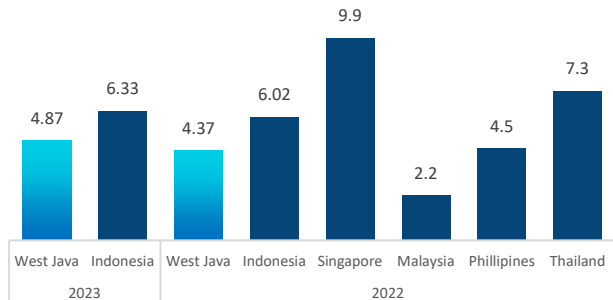
Best universities in Indonesia are from West Java:





TOP REASONS WHY SHOULD YOU INVEST

Incremental Capital Output Ratio (ICOR)



West Java's ICOR can compete with other Asian Countries

LOWER IS BETTER

ICOR is the additional capital required to increase one unit of output. The lower the ICOR, the higher the productivity of capital or the marginal efficiency of capital.

Incremental Capital Output Ratio (ICOR)



INVESTMENT REDUCES UNEMPLOYMENT

For the last 5 years, 1% growth in the economy in West Java can reduce 0.02% unemployment



INVESTMENT CREATES JOB VACANCIES

For the last 5 years, 1% growth in the economy in West Java can absorb 100,000 workers



INVESTMENT REDUCES POVERTY

For the last 5 years, 1% growth in the economy in West Java can reduce 33,000 poor people





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

Import Duty Facilities

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

Requirements For Goods & 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

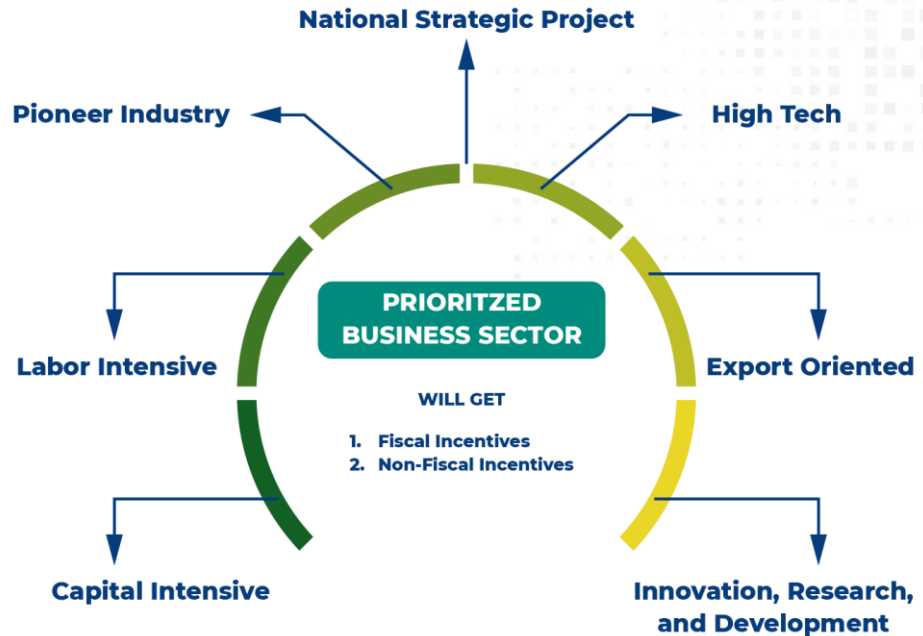


IMPORT DUTY FACILITIES

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

Incentivized Business Sector





FINANCIAL INCENTIVES

Tax Holiday & Mini Tax Holiday

Criteria

- Given to new investment or business expansion
- Minimum investment IDR 100 Billion
- Given to companies operating in any of the 18 Pioneer Industries
- If not included in the Pioneer Industries list, companies can request a reduction of CIT facilities by fulfilling quantitative criteria similar to those of Pioneer Industries, with a minimum score of 80

How To Apply

- Access One Single Submission (OSS) portal at <https://oss.go.id/>
- Fill in the data of your planned project
- Submit the required documents to request a tax holiday
- The OSS will verify the administrative requirements within 5 working days
- If the submission is incomplete, the OSS will provide a 3 working day window to revise or add more data
- If the submission is complete, the OSS will issue an approval for granting tax holiday facilities

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 30 T
Additional Period	50% Corporate Income Tax reduction for the next 2 years

Mini Tax Holiday

Corporate Income Tax Reduction	50% for investment value between IDR 100 to 500 Billion
Period of Facilities	5 Years
Additional Period	25% Corporate Income Tax reduction for the next 2 years





FINANCIAL INCENTIVES

List of Pioneer Industries

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



FINANCIAL INCENTIVES

Tax Allowance

Incentive Scheme

- Net income reduction by 30% of the investment value for 6 years, equating to 5% per year
- Shortening the asset depreciation period
- Imposition of a 10% income tax on dividends
- Compensation for losses exceeding 5 years but not exceeding 10 years

Criteria

- Labor-intensive
- High-value investment and export-oriented
- High domestic component rate
- Eligible for 166 business fields and 17 businessfields in specific locations

How To Apply

- Access the One Single Submission (OSS) portal at <https://oss.go.id/>
- Fill in the data of your planned project
- The OSS will provide a notification of eligibility for tax allowance based on the project data
- Submit the required documents to request the tax allowance
- The OSS will verify the administrative requirements within 5 working days
- If the submission is incomplete, the OSS will provide a 3 working day window to revise or add more data
- If the submission is complete, the OSS will issue an approval for granting tax allowance facilities



FINANCIAL INCENTIVES

Investment Allowance

Incentive Scheme

- Net income reduction by 60% of the investment in fixed assets, 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 the One Single Submission (OSS) portal at <https://oss.go.id/>
- Fill in data of your planned project
- Submit the required documents to request an investment allowance
- OSS will verify the administrative requirements
- If eligible, OSS will provide approval notification when business is already
- Once your business is operational, submit the operation starting date and the value of asset realization
- OSS will validate the data
- If accepted, OSS will issue a certificate for facility utilization





FINANCIAL INCENTIVES

Super Deduction Tax

For Vocation

Criteria	Incentive
Domestic taxpayers who engage in work practice, apprenticeship, coaching and human resource development based on specific competencies.	Gross profit reduction of up to 200% from the total cost incurred for conducting work practices, apprenticeships, or coaching.

For Vocation

Criteria	Incentive
Domestic taxpayers that conduct specific research and development in Indonesia.	Gross profit reduction of up to 300% from the total cost incurred for conducting research and development in Indonesia

How To Apply
<ul style="list-style-type: none">• Access the One Single Submission (OSS) portal at https://oss.qo.id/• Make a request for super deduction• Fill in the company data• Submit the required documents• OSS will verify the administrative requirements• If accepted, OSS will issue certificate of facility

How To Apply
<ul style="list-style-type: none">• Access the One Single Submission (OSS) portal at https://oss.go.id/• Make a request for super deduction• Fill in the company data• Submit the required documents• OSS will verify the administrative requirements• The government will assess whether the applicant conducted research, reported the annual cost, generated intellectual property rights, or commercialized the products• If accepted. OSS will issue certificate of facility

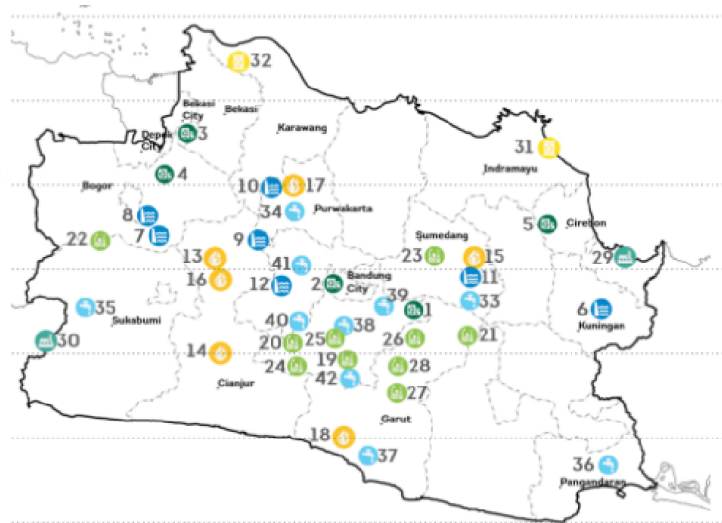


WEST JAVA ADVANTAGES

THE EXCELLENCE OF WEST JAVA

GUARANTEED AND SECURED INFRASTRUCTURE

The West Java Government is dedicated to facilitating investment in the region by ensuring the provision of necessary infrastructure to support investors.



SOLID WASTE TREATMENT PLANT

1. ● Legok Nangka
2. ● Leuwi Gajah
3. ● Bekarpur
4. ● Nambo
5. ● Greater Cirebon



HYDRO POWER PLANT

13. ● Cirata
14. ● Cisokan
15. ● Jatigede
16. ● Saguling
17. ● Jatiluhur
18. ● Cirompang



REGIONAL WATER TREATMENT PLANT

29. ● Jatigede
30. ● Jatiluhur
31. ● Pelabuhan Ratu
32. ● Pangandaran
33. ● Rancabuaya
34. ● Sukamaju
35. ● Ciparay
36. ● Sinumbra
37. ● Cikalong
38. ● Kertasari



DAM

6. ● Kuningan
7. ● Ciawi
8. ● Sukamahi
9. ● Cirata
10. ● Jatiluhur
11. ● Jatigede
12. ● Saguling



GEO THERMAL

19. ● Wayang Windu
20. ● Patuha
21. ● Karaha
22. ● Salak
23. ● Tampomas
24. ● Cibuni
25. ● Malabar
26. ● Kamojang
27. ● Papandayan
28. ● Darajat



STEAM POWER PLANT

39. ● Cirebon
40. ● Sukabumi



REFINERY

41. ● Balongan
42. ● ONJW

● On Planning ● On Construction ● Existing





WEST JAVA ADVANTAGES

ENHANCING BUSINESS LICENSE SERVICE STANDARD

MAIN POLICY

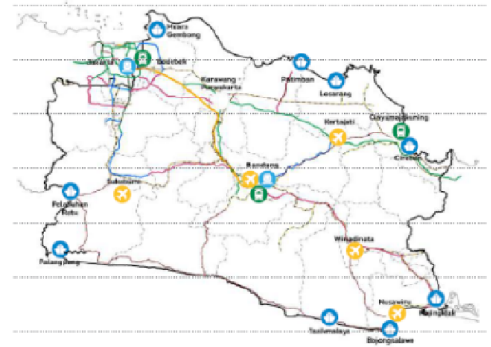
- | 1 st Phase | 2 nd Phase |
|--|--|
| A. Forming a Task Force to identify & overcome the end-to-end licensing barriers | A. Forming a Task Force to identify & overcome the end-to-end licensing barriers |
| B. Implementing a licensing checklist for Special Economic Zones (KEK), Free Trade Zones (FTZ), Industrial Zones & Tourist Zones | B. Implementing a licensing checklist for Special Economic Zones (KEK), Free Trade Zones (FTZ), Industrial Zones & Tourist Zones |
| C. Utilizing data sharing | C. Utilizing data sharing |

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.

Airport	Toll Road Construction
High Speed Train	Planned Toll Road
LRT	Existing Toll Road
Port	High Speed Train
	Planned Railway
	Railway Reactivation
	Existing Railway



GOALS POLICY

Enhancing Business License Service Standard
Presidential Regulation to Accelerate Ease of Doing Business implemented since 2014



Improve efficient, streamlined & integrated business license service standards



Accelerate the business licensing process



Provide business licensing process assurance in terms of the costs and lead times



Increase coordination & synergy between central & regional government



Overcome the barriers to doing business in Indonesia



Implement integrated licensing process (single submission)



6

INVESTMENT PROCEDURE



ONLINE SINGLE SUBMISSION

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.

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 by 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

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

Business Risk Level	Low Risk	Medium-Low & Medium-High	High Risk
Permit Requirement	Business Identification Number	Business Identification Number & Standard Certificate	Business Identification Number & Standard Permit





ONLINE SINGLE SUBMISSION

EASINESS FACILITIES ON THE OMNIBUS LAW ON JOB CREATION

As a continuous improvement in the business climate, Indonesia has passed an omnibus law which aims to:

1. Encourage investment
2. Accelerate economic transformation
3. Harmonize central-local policies
4. Provide ease of doing business
5. Overcome overlapping regulatory problems, and
6. Eliminate sectoral egos.

INVESTMENT REQUIREMENT

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

PERMIT AND LICENSE

Risk Based Approach

The permit process for business activities has been changed from license-based to risk-based.

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.

Basic Permit

The Law simplifies and integrates basic permits, includes location permit, environment permit, and building permit.



EASINESS FACILITIES ON THE OMNIBUS LAW ON JOB CREATION



Worker Protection

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.



Tax Reformation

1. Elimination of dividend income tax for the foreign and domestic taxpayers
2. Foreigners who stay for more than 183 days are not subject to domestic tax
3. Indonesian citizens who stay for more than 183 days abroad are subject to foreign tax
4. Termination of criminal investigation when the taxpayer has paid the tax debt
5. Interest compensation on the return of the tax overpayment



Micro and Small Enterprise

The Law provides ease of doing business, empowerment and protection to Micro and Small Enterprises (MSEs)

1. Single Permit for MSEs
2. Incentives and ease of doing business for Medium and Large Enterprises that partner with MSEs
3. Utilization of government assets for partnerships with MSEs
4. Income tax and customs incentives for MSEs
5. Legal assistance and protection for MSEs
6. Minimum requirement of 40% of MSE products in government procurement



Land Bank

The Law facilitates land acquisition for development for the public interest and investment through the establishment of a Land Bank.



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.

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

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.

- Transaction assistance
- Financial support for project financial close





Public Private Partnership (PPP) SOLICITED SCHEME

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





PPP UNSOLICITED SCHEME

INVESTMENT OPPORTUNITIES FOR TOURISM DEVELOPMENT

Accessibility

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

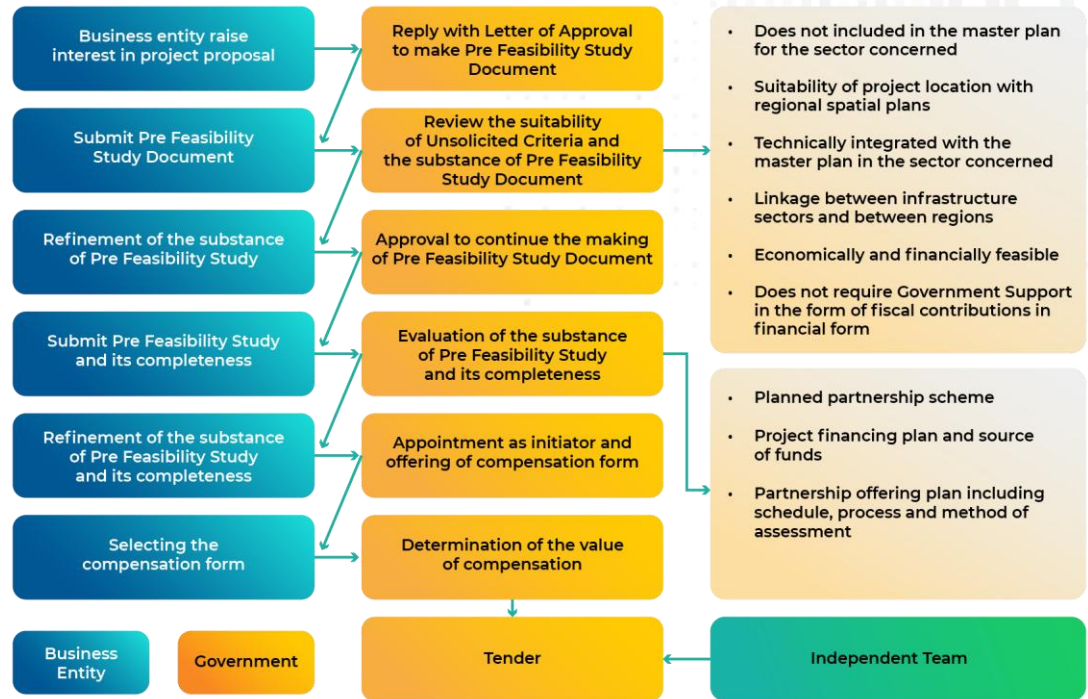
Attraction

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



THANK YOU

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