



INVESTASI
JUARA

Dinas
pmpdsp

WEST JAVA INVESTMENT OPPORTUNITIES





WEST JAVA IN A GLANCE

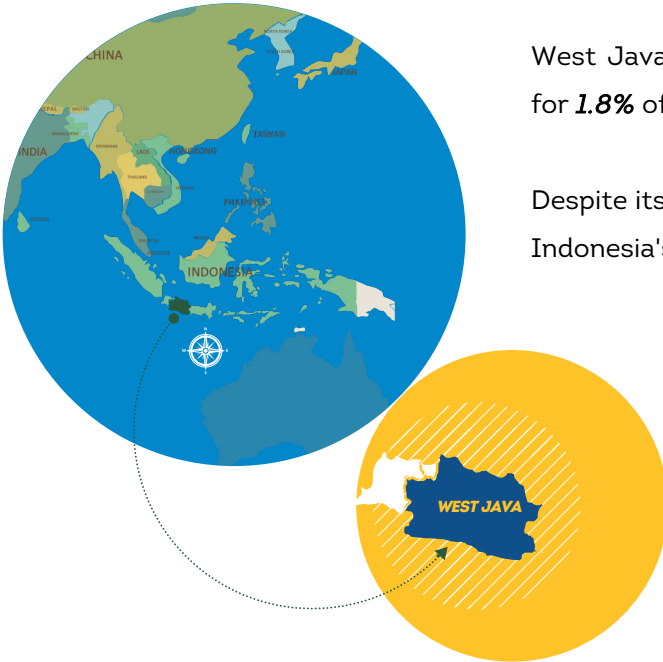
GEOGRAPHIC CONDITION

West Java spans **35,378** square kilometers, accounting for **1.8%** of Indonesia's.

Despite its size, West Java plays a pivotal role in shaping Indonesia's remarkable journey of development.

● Nestled On Java Island:

West Java has an unrivaled geographical advantage, situated right alongside Indonesia's bustling economic capital, Jakarta.



OVERVIEW & CONDITION

OF WEST JAVA PROVINCE



27 DISTRICTS AND CITIES

5.3 Million Hectares

Land Area 3.6 Million Hectares

Sea Area 1.65 Million Hectares

ADMINISTRATIVE AREA

18 DISTRICTS | 9 CITIES

627 SUB-DISTRICTS | 645 URBAN VILLAGES,

5,311 VILLAGES

POPULATION



49.86

MILLION PEOPLE



MALE

25.3 MILLION PEOPLE



FEMALE

24.6 MILLION PEOPLE

TEMPERATURE



16°C - 34°C

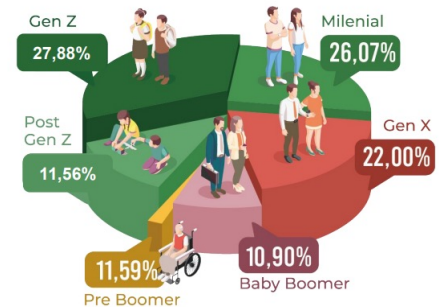
RAINFALL



1.000 - 4.000
mm/year

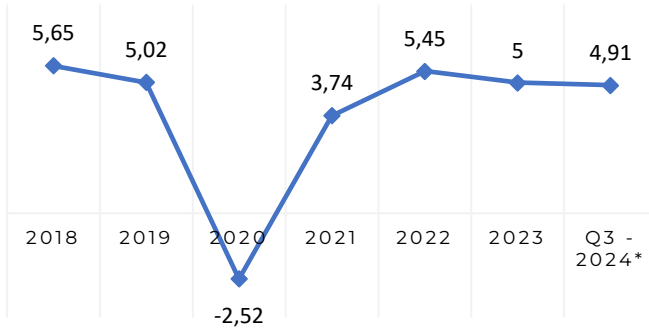
TOPOGRAPHY

Steep Mountains **9.5%** in the South,
Sloping Hillside **36.48%** in the Central part,
Sloping Land **54.02%** in the North.



ECONOMIC CONDITION

WEST JAVA ECONOMIC GROWTH (%)



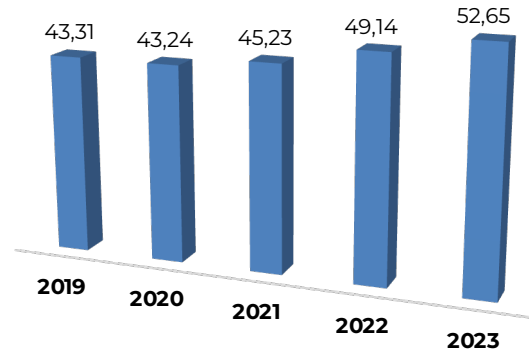
WEST JAVA GDP CONTRIBUTION (%)



GRDP PER CAPITA OF WEST JAVA CONTINUES TO INCREASE

A report from the Central Bureau of Statistics shows that there is an increasing trend in West Java's Gross Regional Domestic Product (GRDP) or per capita income to 52.56 million in 2023 calculated based on current prices. When compared to 2019, there was an increase of 9.34 million.

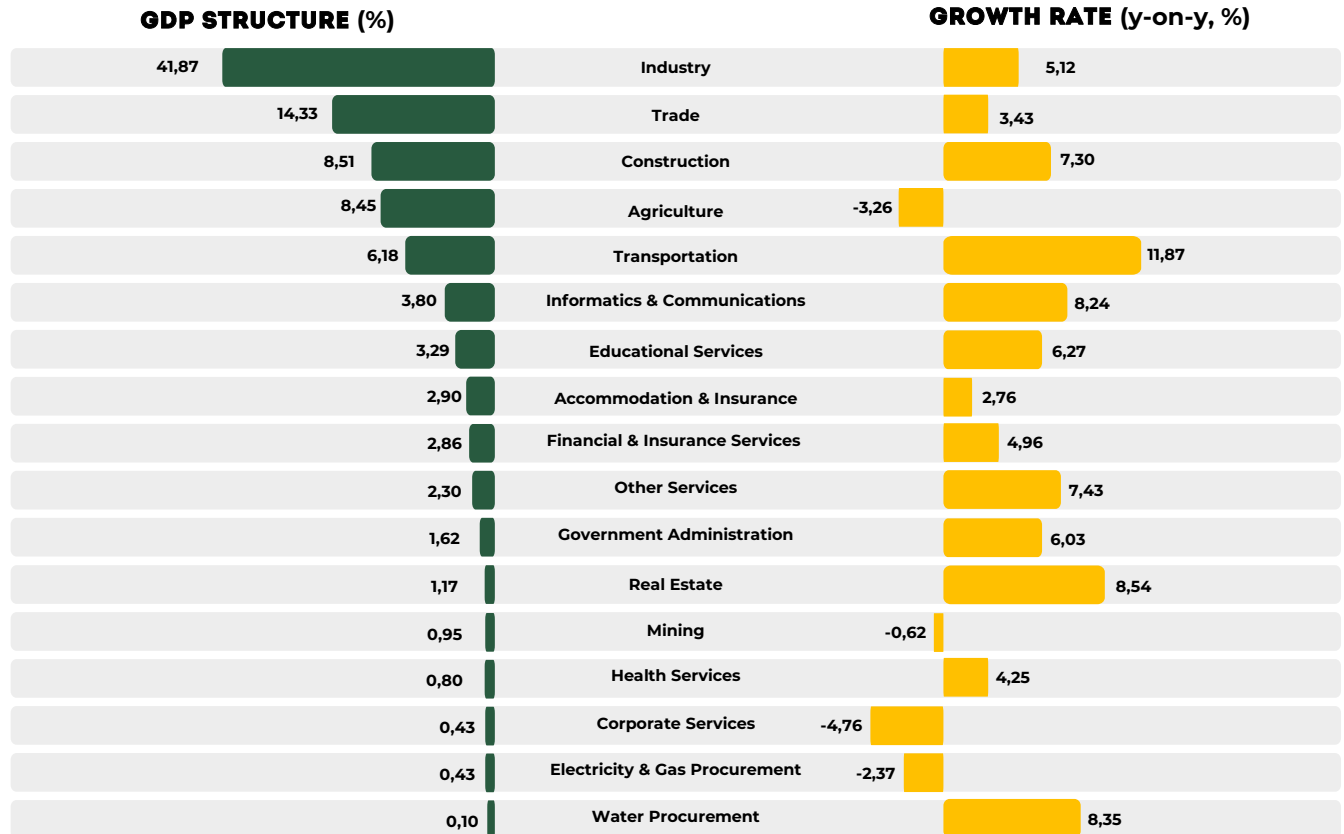
Source: Central Bureau of Statistic, 2024



STRUCTURE AND GROWTH RATE

OF THE ECONOMY IN QUARTER 3 OF 2024 (y-on-y, %)

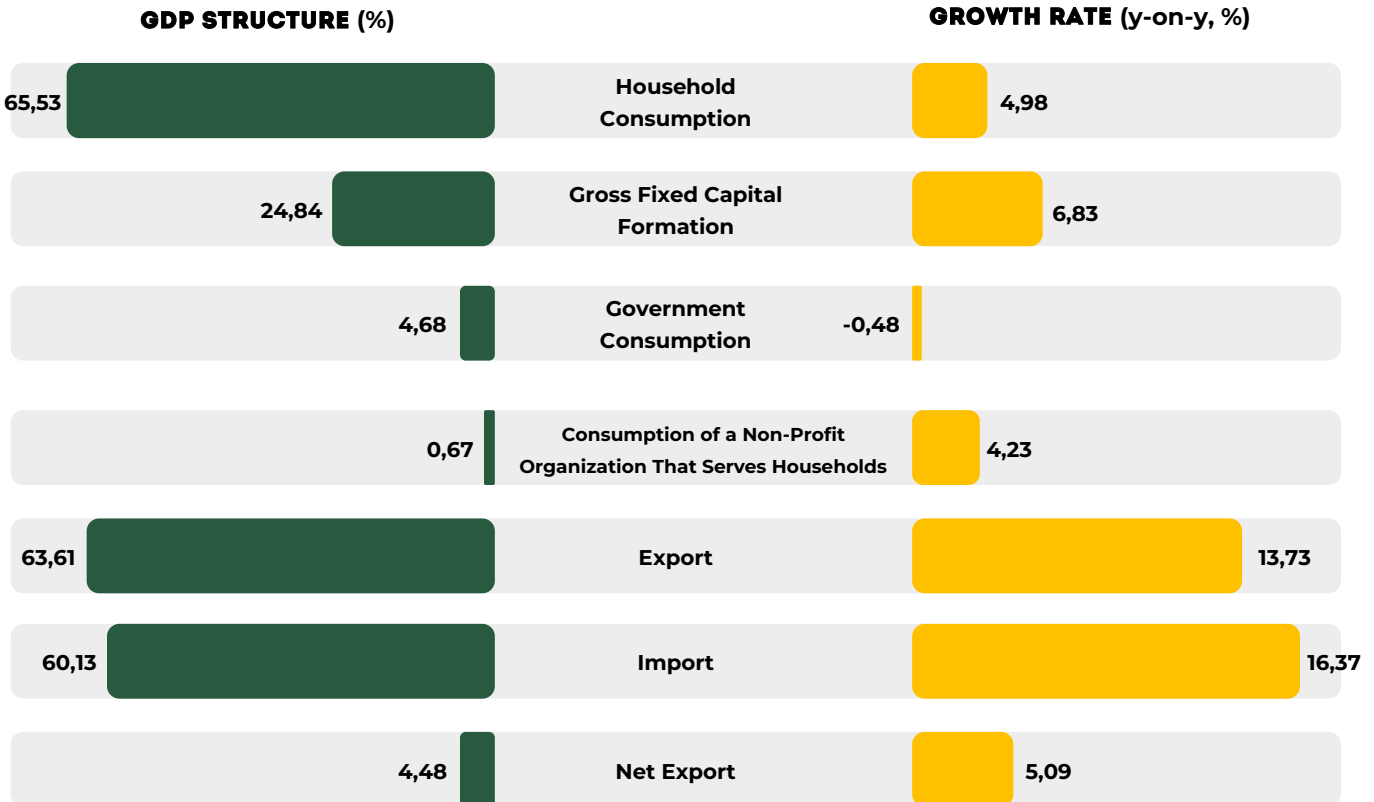
BUSINESS FIELD



STRUCTURE AND GROWTH RATE

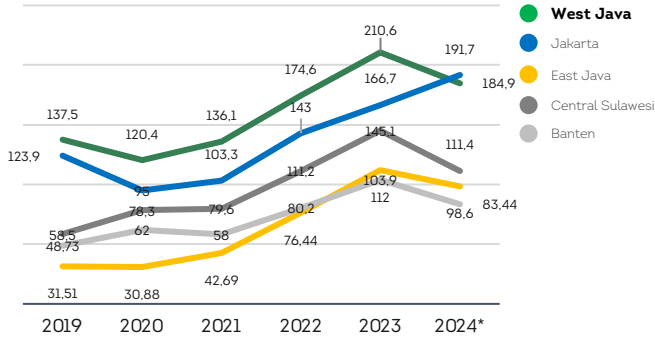
OF THE ECONOMY IN QUARTER 3 OF 2024 (y-on-y, %)

SPENDING



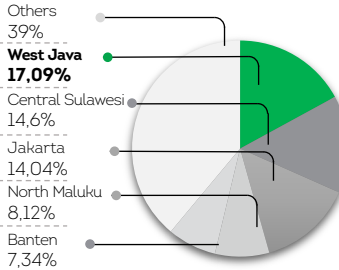
INVESTMENT REALIZATION IN WEST JAVA

TOP 5 TOTAL INVESTMENT REALIZATION IN INDONESIA
FOR THE PERIOD 2019 – 3rd QUARTER OF 2024



FOREIGN DIRECT INVESTMENT REALIZATION

(January - September 2024)

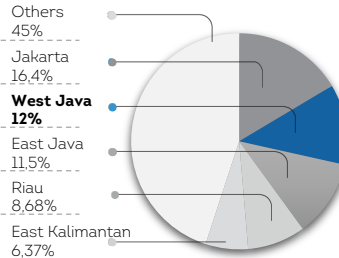


Location	Investment
West Java	7.45 M
Central Sulawesi	6.37 M
Jakarta	6.12 M
North Maluku	3.54 M
Banten	3.20 M

(USD Million)

DOMESTIC DIRECT INVESTMENT REALIZATION

(January - September 2024)



Location	Investment
Jakarta	99.92 T
West Java	73.15 T
East Java	69.94 T
Riau	52.69 T
East Kalimantan	38.67 T

(IDR Billion)

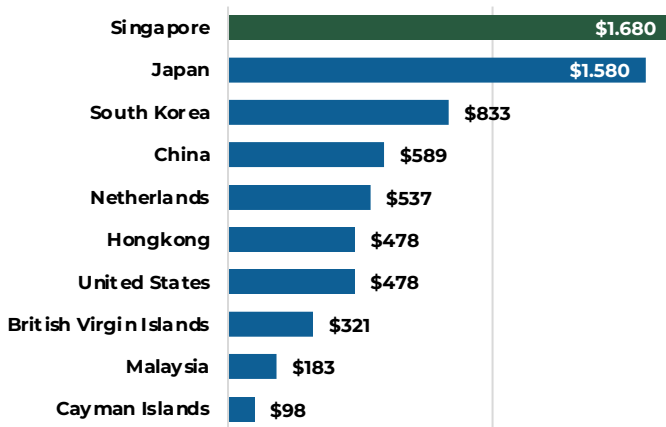
West Java Province is still the main destination for investors to invest in Indonesia, this is indicated by the value of investment realization in West Java which consistently achieving the highest national ranking.

As of the third quarter of 2024, West Java has achieved an investment realization of Rp 184.8 trillion, comprising Rp 111.4 trillion from foreign investments and Rp 73.1 trillion from domestic investments.

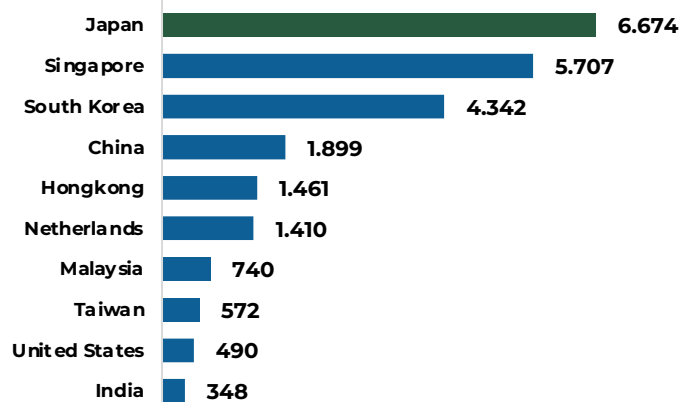
Source: Indonesia Investment Coordination Board, 2024

FOREIGN INVESTMENT IN WEST JAVA FROM JANUARY - SEPTEMBER 2024

TOTAL INVESTMENT UNTIL QUARTER 3 OF 2024



TOTAL PROJECTS UNTIL QUARTER 3 OF 2024

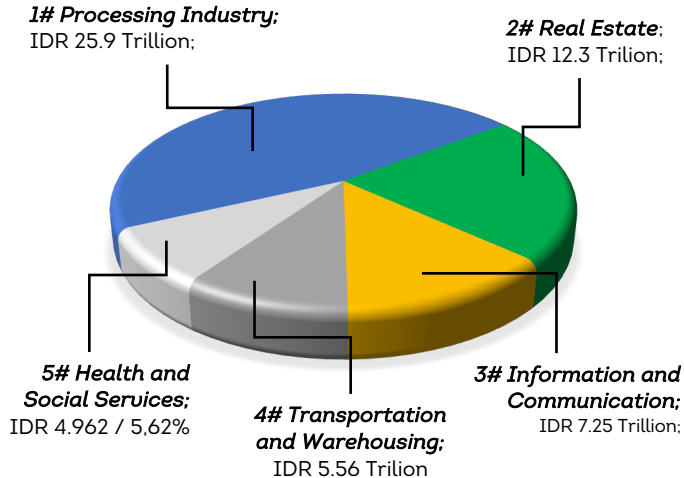


There were **USD 7,449 million** from **60 foreign countries** that invested in West Java

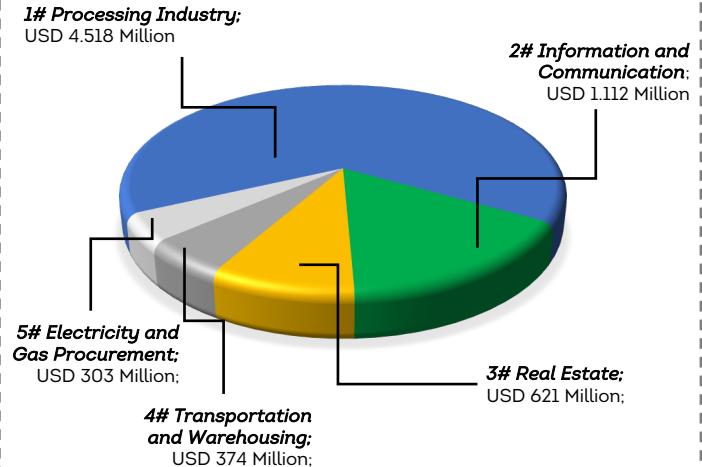
There were **27,186 projects** from **75 foreign countries** that invested in West Java

TOP 5 INVESTMENT SECTORS IN WEST JAVA FROM JANUARY - SEPTEMBER 2024

DOMESTIC INVESTMENT

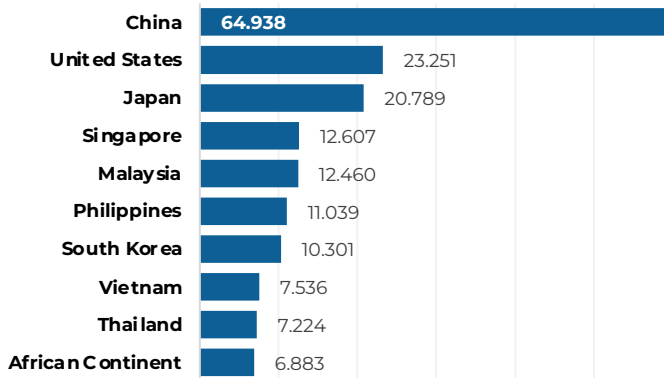


FOREIGN INVESTMENT

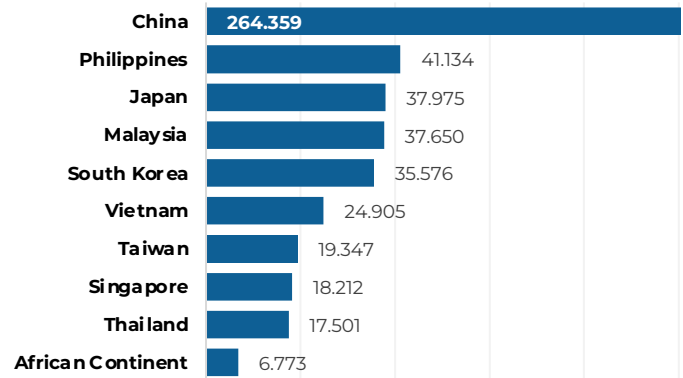


ECONOMIC PERFORMANCE

TOP 10 - EXPORT DESTINATION COUNTRIES BASED ON FOB (FREE ON BOARD) VALUE

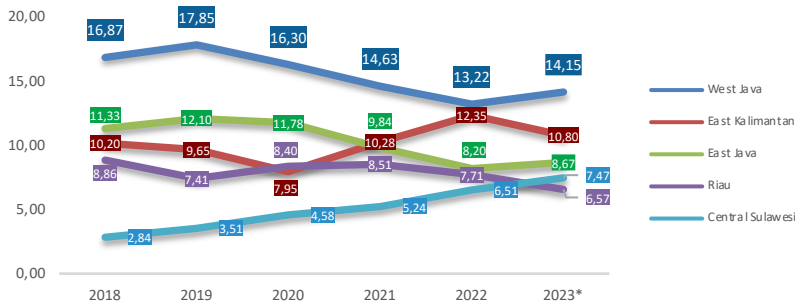


TOP 10 EXPORT DESTINATION COUNTRIES BASED ON VOLUME



Source: Statistics West Java Province, 2023

PROVINCIAL EXPORT CONTRIBUTION TO NATIONAL EXPORTS (%)



West Java The Highest Export Contributor in Indonesia

West Java continues to be at the front in trade, maintaining the top position in national export contributions, with share 14,15% of total export in 2023.



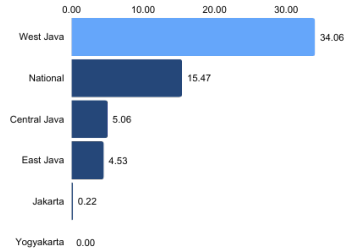
***WHY
SHOULD
YOU INVEST***

KEY REASONS TO INVEST IN WEST JAVA

Renewable Energy

West Java's commitment to the provision and utilization of renewable energy sources signifies a dedicated effort to transition towards sustainable and environmentally friendly energy practices.

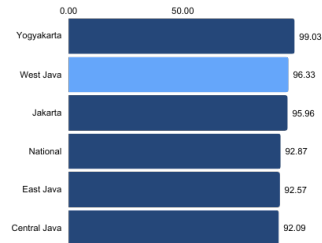
This commitment involves a multifaceted approach aimed at harnessing energy from sources that are renewable, cleaner, and have a lower environmental impact.



Based on "share of renewable energy capacity (percent)"

Infrastructure

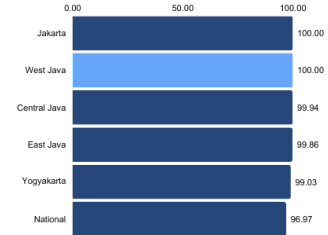
West Java's infrastructure readiness serves as a direct catalyst for facilitating and encouraging investments. The region's well-developed and accessible infrastructure, including transportation, utilities, and technology networks, creates a conducive environment that enhances the ease of doing business and attracts potential investors.



Based on "road condition index"

Digitalization

The progression of digitalization is intricately tied to the availability of reliable and widespread internet connectivity. A robust and accessible internet infrastructure forms the cornerstone for the seamless integration and expansion of digital initiatives across various sectors, playing a fundamental role in driving the overall momentum of digital transformation.

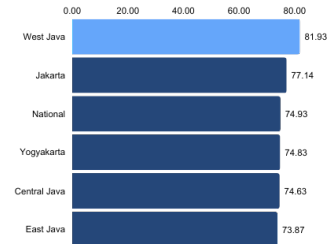


Based on "Index of 4G coverage in residential areas"

Governance

An open government, characterized by transparency and accessibility to public information, is essential for effective governance.

This commitment to openness signifies a willingness to share information with the public, fostering accountability, trust, and citizen engagement.



Based on "public information openness index"

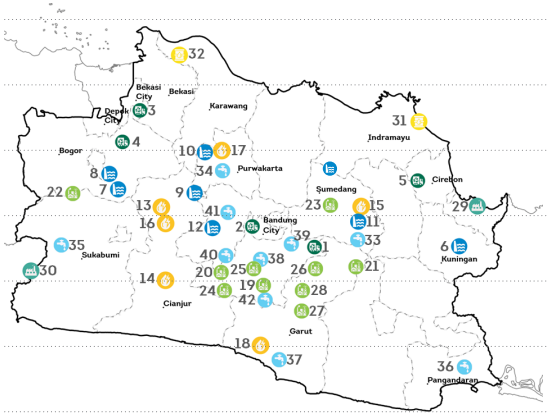
THE EXCELLENCE OF WEST JAVA

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.

ENERGY & UTILITY

PLANNING AND READINESS



Solid Waste Treatment Plant

- 01 ● Legok Nangka
- 02 ● Leuwi Gajah
- 03 ● Bekarapur
- 04 ● Nambo
- 05 ● Greater Cirebon



Hydro Power Plant

- 14 ● Cirata
- 15 ● Cisokan
- 16 ● Jatigede
- 17 ● Saguling
- 18 ● Jatiluhur
- 19 ● Cirompang



Regional Water Treatment Plant

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



Dam

- 06 ● Kuningan
- 07 ● Ciawi
- 08 ● Sukamahi
- 09 ● Cirata
- 10 ● Jatiluhur
- 11 ● Jatigede
- 12 ● Saguling
- 13 ● Sumedang



Geothermal

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



Steam Power Plant

- 40 ● Cirebon
- 41 ● Sukabumi



Refinery












- 42 ● Balongan
- 43 ● ONWJ

● On Planning ● On Construction ● Existing

THE EXCELLENCE OF WEST JAVA GUARANTEED AND SECURED INFRASTRUCTURE

West Java offers the highest connectivity supported by transportation infrastructure and its close proximity to Jakarta, the vibrant capital city of Indonesia.

INFRASTRUCTURE PLANNING AND READINESS

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



INFRASTRUCTURE MEGAPROJECT IN WEST JAVA

PATIMBAN SEAPORT



LOCATION

**Subang,
West Java**

The **Patimban Seaport**, located in Subang Regency, West Java, is a key infrastructure project on Java's northern coast. Designed as a modern multipurpose seaport, it stands as a state-of-the-art maritime facility catalyzing economic growth and regional trade. Aligned with West Java's development vision, this investment underscores the government's commitment to enhancing maritime connectivity.

Phase 1-1 (2018-2021) possess a remarkable capacity of 250,000 TEUs for containers and an annual Vehicle Terminal capacity of 218,000 CBU. Phase 1-2, under construction since 2022, targets completion in 2025. Upon full operation, the port is set to play a pivotal role, shaping West Java's economic landscape and contributing significantly to the nation's global trade endeavors.

KERTAJATI INTERNATIONAL AIRPORT



LOCATION

**Majalengka,
West Java**

Kertajati International Airport, nestled in Majalengka Regency, West Java, serves as a pivotal gateway to Indonesia's vibrant landscape. Meeting the surging demand for air travel, this modern airport caters to both domestic and international flights, significantly boosting regional connectivity.

Spanning 1,800 hectares, with a passenger terminal of 121,000 square meters and a cargo terminal covering 90,000 square meters, Kertajati boasts a 3,000 meters x 60 meters runway. Anticipating growth, the airport aims to handle 5.6 to 12 million passengers annually by 2024, projecting a staggering 29.3 million passengers yearly by 2032. Since October 2023, it hosts 16 flights weekly, accommodating 32,760 passengers or 4,680 passengers daily.

As Kertajati evolves, it plays a vital role in advancing Indonesia's aviation industry. With a strategic location and extensive facilities, the airport is at the forefront of the nation's efforts to enhance air travel infrastructure, fostering robust connectivity both regionally and globally.

JAKARTA - BANDUNG HIGH SPEED TRAIN



LOCATION

**Bandung,
West Java**

The **Jakarta - Bandung High Speed Train (Woosh)** is a transformative infrastructure project designed to revolutionize transportation in West Java, Indonesia. Connecting the economic capital of Indonesia, Jakarta, to Bandung, the province's capital, this high-speed railway promises to redefine commuting and trade dynamics in the region. Planned for efficiency and speed, Woosh is a ground-breaking initiative contributing to the modernization and economic development of West Java.

Woosh boasts impressive speeds, reaching up to 385 km/h, with regular operations at 250 km/h, covering a distance of 142.3 kilometres. The Jakarta-Bandung High-Speed Train has a total capacity of 601 passengers, currently offering up to 28 trips per weekday and 36 trips per day on weekends. This marks a leap forward in providing swift, reliable, and high-capacity transportation, marking a new era of connectivity and development for West Java.

CISUMDAWU TOLL ROAD



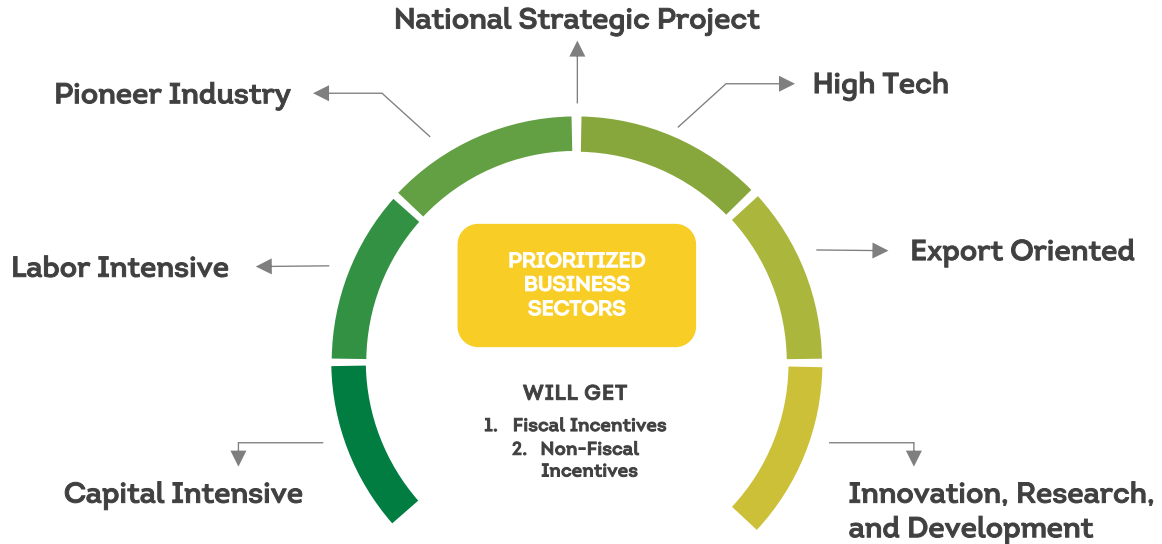
LOCATION

**Sumedang,
West Java**

The **Cisumdawu Toll Road** is a significant infrastructure development in West Java, Indonesia, connecting Bandung, Sumedang and Majalengka areas, making it a part of the **Trans Java Toll Road**. Spanning approximately 116 kilometers, this toll road is a key transportation artery, designed to enhance connectivity and reduce travel time between central and the Southern Part of West Java, particularly from Bandung to Kertajati and supporting the Kertajati International Airport.

As a crucial component of West Java's infrastructure network, the Cisumdawu Toll Road aims to stimulate economic activities, facilitate better traffic flow, and contribute to the overall development of the region.

INCENTIVIZED BUSINESS SECTORS



THE EXCELLENCE OF WEST JAVA FINANCIAL INCENTIVES

IMPORT DUTY FACILITIES

CRITERIA

Import duty exemption facilities are applied to industries that produce goods or services, including:

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

REQUIREMENTS FOR GOODS AND MATERIALS

To be eligible for import duty facilities, imported goods and materials must adhere to the following conditions:

- They must be intended for self-needs and for the production needs of up to 2 years. The granted facilities will be valid for 2 years initially and can be extended for an additional 1 year.
- If the domestic component level exceeds 30%, the granted facilities will be valid for 4 years and can be extended for an additional 1 year
- The request for these facilities must be made when the products are ready for commercial production and no later than 1 year after commencing commercial production

REQUIREMENTS FOR MACHINERY

To be eligible for import duty facilities, imported machines must fulfill the following criteria:

- Intended for self-use
- The request should be made no later than 3 years after obtaining the new Business Identification Number or adding new additional business activities to the existing Business Identification Number
- Valid for 2 years initially
- Can be extended for an additional 2 years, with the possibility of further extensions based on the planned investment value:
 - For IDR 500 B - 1 T: 1-year extension
 - For IDR 1 T - 5 T: 2x1-year extension
 - For amounts greater than IDR 5 T: 5-year extension

APPLICATION PROCESS

- Access the One Single Submission (OSS) portal at <https://oss.go.id/>
- Fill in the data for your planned project to obtain a Business Identification Number
- Submit the required documents, such as the application form, list of machinery, goods, and materials
- OSS will verify the administrative requirements. If they are complete, the process will proceed to the next step
- The government will conduct technical clarification, which may involve a technical meeting or a field visit, within 5 working days
- If your application is rejected, OSS will notify you within 3 working days
- If your application is accepted, OSS will issue a certificate of facility

THE EXCELLENCE OF WEST JAVA

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

INCENTIVE SCHEME

TAX HOLIDAY

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

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
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

THE EXCELLENCE OF WEST JAVA

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 business fields 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

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 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

THE EXCELLENCE OF WEST JAVA FINANCIAL INCENTIVES

SUPER DEDUCTION TAX FOR VOCATION

CRITERIA

- Domestic taxpayers who engage in work practice, apprenticeship, coaching, and human resource development based on specific competencies

INCENTIVE

- Gross profit reduction of up to 200% from the total cost incurred for conducting work practices, apprenticeships, or coaching

HOW TO APPLY

- 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
- If accepted, OSS will issue certificate of facility

FOR R&D

CRITERIA

- Domestic taxpayers that conduct specific research and development in Indonesia

INCENTIVE

- Gross profit reduction of up to 300% from the total cost incurred for conducting research and development in Indonesia

HOW TO APPLY

- 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

THE EXCELLENCE OF WEST JAVA FINANCIAL INCENTIVES 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

	<i>Hazard Level Assessment</i>	<i>Potential Hazard Assessment</i>	<i>Risk level and Business Scale</i>
<i>Business Risk Level</i>	Low Risk	Medium-Low & Medium-High	High Risk
<i>Permit Requirement</i>	Business Identification Number	Business Identification Number & Standard Certificate	Business Identification Number & Standard Permit

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

1. The Law determines priority list of business sectors that are encouraged for investment.
2. MSMEs can partner with foreign capital
3. 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.

WEST JAVA GOVERNMENT SUPPORT TO ACCELERATE INVESTMENT



Laws and Regulation

- Publication of Presidential Regulation No. 87/2021 About Rebanda Metropolitan Area And The Southern Part Of West Java
- Facilitating the Preparation of Cooperation Agreement Documents between public and private entities
- Drafting of Regional Regulation on incentives for investment carried out



Business Support

- Establishment of Integrated Public Services (e.g. Intellectual Property Rights and Halal Certification)
- Dedicated team/task force for ease of doing business
- Facilitating the ease of licensing service through OSS RBA and JELITA



Workforce Provision

- Higher and vocational education to support high skilled workforce
- Productive workforce
- Competitive wage which adjustment reflect the latest economic conditions



Investment Support

- Development of essential physical and logistical assets to support
- Security provision that involves measures and initiatives implemented to safeguard businesses, assets, and operations
- Economic stability implemented through strategic measures to maintain a resilient and secure economic environment



***WHAT DOES
WEST JAVA
OFFER?***

REBANA AREA

The Rebana Metropolitan Area is a developing metropolitan region in West Java Province, Indonesia. This emerging urban hub connects the core areas of Cirebon, Patimban, and Kertajati with the supporting regions of Cirebon Regency, Sumedang Regency, Indramayu Regency, and Kuningan Regency.

The Rebana area encompasses seven regencies and cities, including Subang Regency, Sumedang Regency, Indramayu Regency, Majalengka Regency, Cirebon Regency, Cirebon City and Kuningan Regency. These interconnected areas host diverse economic and social activities, expansive urban zones, and have a combined population exceeding one million.

The development of Rebana Metropolitan is guided by a comprehensive Master Plan, established under Presidential Regulation Number 87 of 2021, aimed at advancing infrastructure and fostering investment in West Java and Indonesia.



Potential of Rebana Metropolitan Area



INFRASTRUCTURE



INDUSTRIAL AREA



PHARMACEUTICAL



TOURISM



CONECTIVITY



DOWNSTREAM

THE NEXT BIG THING IN INDONESIA



REBANA
METROPOLITAN



HOW TO GET TO REBANA

Getting to Rebana



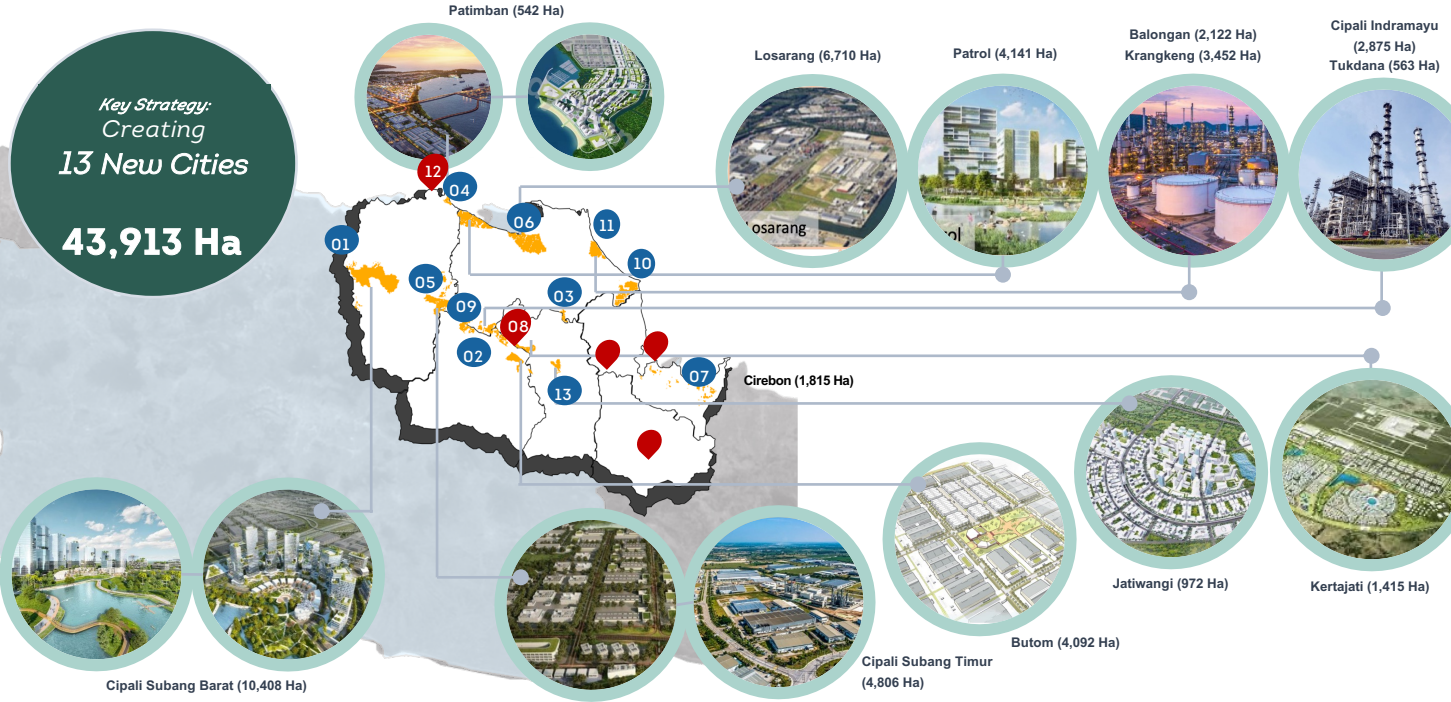
Station
 Airport
 Seaport

Toll Road Construction
 Planned Toll Road
 Existing Toll Road

Planned Railway
 Railway
 Reactivation
 Existing Railway
 High Speed Train

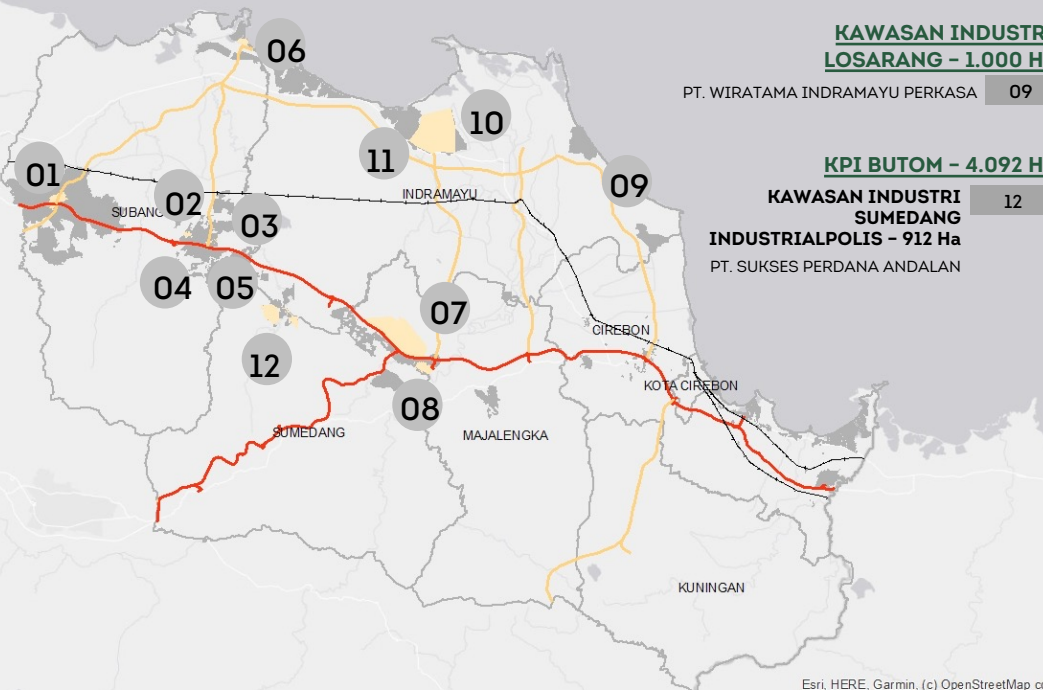
DEVELOPING THE FUTURE ECONOMIC CORRIDOR

Development of 13 New Cities By Design Not By Chance



THE DEVELOPMENT OF 13 NEW CITIES CONTINUES TO ADVANCE THROUGHOUT 2024

Currently, 7 out of the 13 planned New Cities in Rebana are making significant progress, with activities ranging from ongoing construction to welcoming new tenants and beginning operations. Additionally, 11 industrial estates are under development within these township areas.



KPI BALONGAN – 2.122 Ha

KAWASAN INDUSTRI PETROKIMIA BALONGAN – 360 Ha 09
PT. PERTAMINA & CHINA PETROLEUM CORP

KPI LOSARANG – 6.710 Ha

KAWASAN INDUSTRI SULTAN WERDINATA – 3.500 Ha 10
PT. LAKSANA DESA MANAJEMEN

KAWASAN INDUSTRI LOSARANG – 1.000 Ha

PT. WIRATAMA INDRAMAYU PERKASA 09

KPI BUTOM – 4.092 Ha

KAWASAN INDUSTRI SUMEDANG INDUSTRIALPOLIS – 912 Ha 12
PT. SUKSES PERDANA ANDALAN

KPI CIPALI SUBANG BARAT – 10.408 Ha

SUBANG SMARTPOLITAN – 2.717 Ha 01
PT SURYACIPTA SWADAYA

KPI CIPALI SUBANG TIMUR – 4.806 Ha

TAIFA INDUSTRIAL PARK – 94 Ha 02
TAIFA JAYA DEVELOPMENT

KI GRAND REBANA – 1.508 Ha

PT RAJAWALI NUSANTARA INDONESIA 03
PT PEMBANGUNAN PERUMAHAN
PT JAKARATA INDUSTRIAL ESTATE PULOGADUNG

REBANA TECHNOPOLIS – 480 Ha

PT PERKEBUNAN NUSANTARA VIII 04

VINFAST AUTOMOBILE- 175 Ha

PT VINFAST AUTOMOBILE INDONESIA 05

KPI PATIMBAN – 542 Ha

PATIMBAN INDUSTRIAL ESTATE – 627.77 Ha 06
PT. WAHANA MITRA SEMESTA

KPI KERTAJATI – JATITUJUH – 5.769 Ha

KERTAJATI AEROCITY – 3.480 Ha 07
Terbit 1.300 Ha
PT BANDARUDARA INTERNASIONAL JAWA BARAT

KAWASAN INDUSTRI KERTAJATI – 400 Ha

PT DWIPAPURI ABADI 08

PROJECT READY TO OFFER

JATIGEDE REGIONAL WATER SUPPLY SYSTEM



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.

Location :

Coverage Sumedang District,
Majalengka District, Indramayu
District, Cirebon District &
Cirebon City

Business Scheme :

Public Private Partnership -
Build-Operate-Transfer

Capacity :

1,500 Lt/Sec

Market Size:

131.000 Household

Financial Feasibility :

CP (Concession Period) : 2 years
construction & 30 years operation period

Projected Income : Take or Pay

IRR (Internal Rate of Return) : 14.2%

Payback Period : 13 Years

Land Area :

3,2 Ha (for WTP) / Owned by
West Java Province

Investment Value :

IDR 4,31 Trillion or USD 269 Million

*currency 1 USD = IDR 16.000

Project Owner :

West Java Province Housing
and Settlement Service
disperkim.jabarprov.go.id



PROJECT READY TO OFFER

CLEAN WATER SERVICES

FOR THE PATIMBAN PORT AREA & SURROUNDINGS



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.

Location :

Subang Regency

Land Area :

542 Hectare

Business Scheme :

Build Operate Transfer

Investment Value :

IDR 134,2 Billion or

USD 8.38 Million

*currency 1 USD = IDR 16,000

Financial Feasibility :

Projected Income: Take or Pay

IRR: 10,9%;

NPV: IDR 29 Million;

Payback Period: 11 years, **ROI:** 21,6%

Project Owner :

Perumda Air Minum Tirta Rangga Subang Regency serves the fulfillment of clean water for Comprenng 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%.



PROJECT READY TO OFFER

GEOTHERMAL WORKING AREA TAMPOMAS



Location :
Sumedang and Subang Region,
West Java

Land Area :
27.010 ha (working area)

Investment Value :
Currently is studied (detailed survey)
under the work of Ministry of Energy
and Mineral Resources.

Business Scheme :
Auction/Tender Geothermal Exploration and
Energy Development Agreement (GEEDA) with
PT PLN (incl. Power Purchase Agreement)

GWA Tampomas is established in 2013 based on preliminary survey conducted by Geological Agency (Ministry of Energy and Mineral Resources), 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°C.

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 Tampomas Mountain 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. Fractures in the northeastern part of the body of Gunung Tampomas control the geothermal reservoir.

Based on Montecarlo calculations, assumptions in the form of reservoir thicknesses of 500 m, 1,000 m, and 1,500 m, the recovery factor is 25%, lifetime for 30 years, water saturation of 80%, porosity of 10%, and electricity conversion factor of 10% according to SNI 6482:2018, so that the possible reserve potential in the Gunung Tampomas geothermal area is 32 MWe.



Project Owner :
The Directorate of Geothermal
under the Ministry of Energy and
Mineral Resources

PROJECT READY TO OFFER

KERTAJATI AIRCRAFT MAINTENANCE CENTER



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.

Location :

Kertajati International Airport
- Majalengka City

Land Area :

± 84,2 Ha owned by company

Business Scheme :

Land Rent & Concession

Investment Value :

IDR 2.55 Trillion

USD 159,3 Million

*currency 1 USD = IDR 16,000

Project Owner :

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



Financial Feasibility :

NPV: IDR 112,5 Million;

IRR: 19,79%;

Payback Period: 8,3 years

PROJECT READY TO OFFER

MIXED USE

COMMERCIAL AREA (MUCA)



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 \pm 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..

Location :

Kertajati International Airport
- Majalengka City

Land Area :

\pm 22,5 Ha owned by company

Business Scheme :

Land Rent & Concession

Investment Value :

IDR 1.50 Trilion

USD 93,7 Million

*currency 1 USD = IDR 16,000

Project Owner :

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



Financial Feasibility :

NPV: IDR 5,38 Million;

IRR: 10,6%;

Payback Period: 10 years

PROJECT READY TO OFFER

E-COMMERCE HUB OF INDONESIA



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.

Location :

Kertajati International Airport
- Majalengka City

Land Area :

± 68.4Ha Owned by company

Business Scheme :

Land Rent & Concession

Investment Value :

IDR 1.31 Trillion

USD 81.8 Million

*currency 1 USD = IDR 16,000

Project Owner :

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



Financial Feasibility :

NPV: IDR 33,82 Million;

IRR: 22,58%;

Payback Period: 8 years

PROJECT READY TO OFFER

KERTAJATI AEROCITY MAIN INFRASTRUCTURE



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

Location :

Kertajati International Airport
- Majalengka City

Land Area :

Total Development Land: 140
Ha owned by Local Residence

Investment Value :

IDR 1.2 Trillion
USD 75 Million

*currency 1 USD = IDR 16.000

Financial Feasibility :

NPV: IDR 1.46 Trillion;
IRR: 12,9%;
Payback Period: 11 Years
9 Month;

Project Owner :

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

Business Scheme :

Land Investment, Joint Venture, Joint
Operation, Build Operate Transfer (BOT)



PROJECT READY TO OFFER

KERTAJATI AEROCITY LOGISTIC HUB 1 CLUSTER



Kertajati Aerocity is a new city development project located alongside Kertajati International Airport in Majalengka, West Java, Indonesia. Whilst, Logistic Hub Cluster is part of Kertajati Aerocity's first development. It is a thematic cluster which is focusing on cargo, warehouses, transshipment, and light industry development. It is aimed to become the second line supporting the E-Commerce Hub in Kertajati International Airport. As part of the Kertajati Aerocity, Logistic Hub will be accessible to and from the airport. There is also a future development of toll roads connecting Patimban Seaport to Kertajati Aerocity and a railways development in order to service the business activities in this area with other business center in West Java.

Location :

Kertajati International Airport
- Majalengka City

Land Area :

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

Investment Value :

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

*currency 1 USD = IDR 16.000

Financial Feasibility :

NPV: IDR 180 Billion;

IRR Project: 10,55%;

IRR Equity: 13,20%;

Payback Period: 18 years;

Project Owner :

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

Business Scheme :

Joint Venture & Estate
Management Agreement



PROJECT READY TO OFFER

GRAND KERTAJATI AEROCITY



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.

Location :

Kertajati International Airport
- Majalengka City

Land Area :

Phase 1 : 130 Ha owned by
company from Total Phase :
300 Ha (170 ha by Local
Residents)

Investment Value :

Total Investment Value :

IDR 5.5 Trillion or USD 345 Million;

Phase 1 :

IDR 2.7 Trillion or USD 168 Million;

*currency 1 USD = IDR 16.000

Financial Feasibility :

NPV: IDR 1.85 Trillion;

IRR: 15,41%;

Payback Period: 8 years

Project Owner :

PT PPRO BIJB AD (PBAD)



Business Scheme :

- Right Issue,
- Joint Venture,
- Joint Operation

PROJECT READY TO OFFER

SUMEDANG INDUSTRIAL POLIS



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.

Location :

Ciawitali Village, Buahdua
District, Sumedang Regency.

Land Area :

± 912 Hectare

Investment Value :

IDR 4.3 Trillion

USD 268 Million

*currency 1 USD = IDR 16,000

Business Scheme :

**Strategic Partnership
or Land Selling**

Project Owner :

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.



Financial Feasibility :

IRR : 32%;

NPV : IDR 880 Billion;

Payback Period : 3 Year 3 Month;

Revenue Potential : IDR 15,5 Trillion

PROJECT READY TO OFFER

CIREBON FOR ALL SEASONS SALT FARM & MANUFACTURING



CIREBON FOR ALL SEASONS SALT FARM & MANUFACTURING is a 100 Ha of Salt Farm capable of producing 35.000 Metric Ton Per Annum production, and 70.000 Metric 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.

Location :

Desa Bungko Lor,
Kec. Kapetakan, Cirebon,
West Java, Indonesia

Land Area :

100 Ha Farm, 5 Ha Plant
owned by local residents

Investment Value :

IDR 250 Billion
USD 15.6 Million

*currency 1 USD = IDR 16.000

Business Scheme :

Investment &
Partnership

Financial Feasibility :

Consession Periode : 15 years;

NPV : IDR 143 Billion;

IRR : 24.5%;

Payback Periode : 6 years.

Project Owner :

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.



PROJECT READY TO OFFER

SALT WASHING PLANT



PT Agronesia as a regional state owned company of West Java Province with manufacturing core businesses has a good opportunity to develop the salt processing industry. The government regulation to stop salt imports in 2024 and the need for industrial salt of 3.7 million tons/ year is an excellent opportunity in business development for the salt processing industry. Salt washing plant includes a turnkey approach for production, washing and refining, so that it can produce high purity salt meeting the highest industry standards.

Location :

Desa Bungko Lor,
Kec. Kapetakan, Cirebon,
West Java, Indonesia

Land Area :

4.000 m2 owned by
Company

Investment Value :

IDR 16.3 Billion / USD 1.01
Million (Phase 1) / (Development
phase : IDR 46.1 Billion)

*currency 1 USD = IDR 16.000

Business Scheme :

**Investment
Cooperation,
Revenue sharing, (TBD)**

Project Owner :

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.



Financial Feasibility :

NPV : IDR 6,84 Billion;

IRR : 12,9%;

Payback Period : 3,59 years.

PROJECT READY TO OFFER

TPPAS CIREBON RAYA



The TPPAS (Tempat Pengolahan dan Pemrosesan Akhir Sampah) Cirebon Raya project likely refers to a regional waste management facility designed to handle and process waste from Cirebon and surrounding areas. This type of project typically focuses on sustainable waste processing, aiming to reduce landfill dependency, promote recycling, and possibly generate energy from waste (e.g., through incineration or biogas production). The initiative would serve to improve environmental conditions, support regional waste management systems, and contribute to the overall infrastructure of West Java

Location :

Desa Ciwaringin, Kec.
Ciwaringin, Kab. Cirebon

Land Area :

± 64 Ha (640.000 m²)

Investment Value :

Capex and Initial outlay of Rp
638.0 Billion

Business Scheme :

TO BE DISCUSSED

Financial Feasibility :

NPV : IDR 66,2 Billion;

IRR Project : 11,20%;

WACC : 10,00% Economic;

IRR : 14,37%

Payback Periode : 3,59 years.

Project Owner :

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.



PROJECT READY TO OFFER

NATURAL RUBBER- BASED AIRCRAFT TIRE INDUSTRY



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.



Project Owner :

**KERTAJATI INTERNATIONAL INDUSTRIAL
ESTATE MAJALENGKA (KIEM)**

Investment Value

**USD 2.4
BILLION**

Contact Person :

Name : Directorate of Manufacturing
Industry Planning, BKPM

Phone : (021) 5207022

Email : tu.ditpim@bkpm.go.id

Financial Feasibility :

WACC

(Weight Average Cost of Capital) : 12.20%

IRR (Internal Rate of Return) : 12.75%

NPV (Net Present Value) : IDR 113.60 Billion

Payback Periode : 9 years 9 months

Location :

Kertajati International Industrial Estate
Majalengka (KIEM), Kertajati District
Majalengka Regency, West Java Province.

Business Scheme:
To Be Discuss

Land Area

16 HA

PROJECT READY TO OFFER

PARACETAMOL, CLOPIDOGREL AND AMOXICILLIN MEDICINE RAW MATERIAL INDUSTRY

Subang Smartpolitan Industrial Estate is built on 2,717 ha of land in Wantilan, Sawangan, and Kosar Village within Subang Regency administrative area in West Java Province. The first phase of development will cover an area of 400 ha. It has a very strategic location on the three axes of the development of the Metropolitan Rebana area, with two other regencies, Majalengka Regency and Cirebon Regency.

The type of industry that is planned to be developed in the area is the pharmaceutical industry. However, it does not rule out the possibility of other industries development, such as automotive, high-precision, consumer goods, and IT & center. The development plan of the Subang Smartpolitan Industrial Estate is in accordance with the Regional Spatial Plan (RTRW) of Subang Regency as an industrial designation area. It will then ease the permit and recommendation process for the development phase.



Location :

Subang Smartpolitan Industrial Estate,
Wantilan Village, Sawangan Village and Kosar Village,
Cipeundeuy District, Subang Regency, West Java Province.



Project Owner :
PT SURYA CIPTA SWADAYA

Business Scheme:
To Be Discuss

Financial Feasibility :

WACC (Weight Average Cost of Capital) :

9.30%

IRR (Internal Rate of Return) : 13.00%

NPV (Net Present Value) : IDR 721.41 Billion

Payback Periode : 12 years 3 months

Contact Person :

Name : PT. Suryacipta
Swadaya

Phone : +62 267 440 088

Email : info@smartpolitan.com

Land Area

2.717 HA

Phase 1

400 HA

Investment Value

**USD 210.9
MILLION**

BODEBEKPUNJUR-KARPUR AREA

“BoDeBekPunJur-KarPur” is an abbreviation referring to a metropolitan area and surrounding regions near Jakarta. It includes Bogor, Depok, Bekasi, Puncak, Cianjur, Karawang, and Purwakarta. This area is part of the Greater Jakarta metropolitan zone, which serves as a buffer and economic support area for the capital city, Jakarta, known for its high urbanization rate and population density.

Characterized by rapid industrial and urban growth, especially in Bekasi and Karawang, this region has become a hub for manufacturing and industry. The demand for housing and supporting infrastructure has surged, leading to the development of extensive residential areas, highways, commuter lines, and public transportation options to accommodate those working in Jakarta and nearby cities.

This area was established based on Presidential Regulation 60 of 2020.

Potential of BoDeBekPunJur-KarPur



PROJECT READY TO OFFER

BOGOR WATER SUPPLY SYSTEM PROJECT



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.

Location :

Waringin Jaya, BojongGede
District – Bogor Regency

Land Area :

5.546 m² (0.55 Ha)

Business Scheme :

Business to Business

Investment Value :

IDR 196 Billion

USD 12.2 Million

*currency 1 USD = IDR 16,000

Financial Feasibility :

CP (Concession Period) : 25 years
after COD,

NPV: IDR 71,9 Billion; **IRR :** 19,73% ;

Payback Periode : 9 Years

Project Owner :

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.



PROJECT READY TO OFFER

OPTIMALIZING OF THE WATER SUPPLY SYSTEM IN JATILUHUR DISTRICT



Development of Jatiluhur WATER SUPPLY SYSTEM to increase service coverage in the existing area, will also add a new area, namely Cikao Bandung village. Where there will be around 9,518 families, 4 industries, 100.8 Ips will potentially be served. Based on surveys at the location, several villages have difficulty with groundwater supply.

Location :

Purwakarta Regency, Cibinong
Village, Jatiluhur Subdistrict

Land Area :

Increase in Pump Motor Capacity
by 60 Rpm;
Ubrug Water Treatment Plant
Capacity 100 Lps;
Reservoir 500 m3;
Distribution Network 21,380 m;
Booster Pump Head 40 m f flow
20 lps;

Business Scheme :

Business to Business

Investment Value :

IDR 46.7 Billion
USD 2.91 Million

*currency 1 USD = IDR 16.000

Project Owner :

Purwakarta Regency has great potential and continues to develop. The Purwakarta Regency Government is committed to realizing a special Purwakarta that is advanced, independent and has a culture based on mutual cooperation.



Financial Feasibility :

Concession Period: 20 years;

Projected Income: -;

IRR: 18,36%;

NPV: IDR 24,2 Billion;

Payback Period: 13 years

ELECTRIC MOTOR INDUSTRY FOR ELECTRIC VEHICLES

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

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



Project Owner :
**Greenland International
Industrial Center (GIIC)**

Land Area
6 HA

Investment Value
**USD 24.974
BILLION**

Location :

Greenland International Industrial Center (GIIC)
Industrial Estate, Bekasi Regency, West Java Province.

Contact Person :

Name : Directorate of Manufacturing
Industry Planning, BKPM

Phone : (021) 5207022

Email : tu.ditpim@bkpm.go.id

Business Scheme:

To Be Discuss

Financial Feasibility :

WACC (Weight Average Cost of Capital) :

10.83%

IRR (Internal Rate of Return) : 17.50%

NPV (Net Present Value) : IDR 180.98 Billion

Payback Period : 6 years

COMPONENT INDUSTRIES OF MOTOR VEHICLE'S BRAKE SYSTEM & SUSPENSION SYSTEM



Project Owner :
**Greenland International
Industrial Center (GIIC)**

**Business
Scheme:
To Be Discuss**

Location :

Greenland International Industrial Center (GIIC)
Industrial Estate, Bekasi Regency, West Java Province.

Contact Person :

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

Land Area
150 HA

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

Financial Feasibility :

1. Brake System Industry :

WACC (Weight Average Cost of Capital) :

12.07%

IRR (Internal Rate of Return) : 14.50%

NPV (Net Present Value) : IDR 99.44 Billion

Payback Period : 7 years 3 months

2. Suspension System Industry

WACC (Weight Average Cost of Capital) :

12.07%

IRR (Internal Rate of Return) : 13.95%

NPV (Net Present Value) : IDR 131.55 Billion

Payback Period : 7 years 6 months

Investment Value

**USD 76.19
BILLION**

Investment Value

**USD 76.16
BILLION**

PROJECT READY TO OFFER

BOGOR TRAMWAY PROJECTS



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.

Location :

Core of Bogor City, Linked to the future LRT Jabodebek (at Baranangsiang) and the commuter railway station connecting slot of double track

Land Area :

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

Investment Value :

IDR 1.69 Trillion

USD 106 Million

*currency 1 USD = IDR 16.000

Project Owner :

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.



Financial Feasibility :

Concession period: 25 years;

IRR : 14%;

PROJECT READY TO OFFER

JATILUHUR INDUSTRIAL SMART CITY (JISC)



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.

Location :

Jl. Industri, Desa Hegarmanah,
Kecamatan Babakancikao,
Kabupaten Purwakarta

Land Area :

±1,200 Ha (±900 Ha Industrial
Area and ±300 Ha Residential and
Commercial Area) owned by JISC

Business Scheme :

Industrial Land Selling

Investment Value :

IDR 3.3 Trillion

USD 206 Billion

*currency 1 USD = IDR 16,000

Project Owner :

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.

JISC
JATILUHUR INDUSTRIAL SMART CITY

Financial Feasibility :

To Be Confirm

PROJECT READY TO OFFER

JABABEKA HALAL INDUSTRIAL PARK



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.

Location :

Jababeka Phase 9

Land Area :

3.210 m², owned by Jababeka Industrial Estate

Business Scheme :

Ready to use Factory & Industrial Land Selling

Investment Value :

IDR 26.2 Billion

USD 1.6 Million

*currency 1 USD = IDR 16.000

Financial Feasibility :

To Be Confirm

Project Owner :

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.



JABABEKA & CO.

Creating New Cities

PROJECT READY TO OFFER

LIDO

SPECIAL ECONOMIC ZONE

Business Activities

Integrated Tourism

Trump International Golf Club
Clubhouses & Condominium
Trump International Resort
Lake Resort & Adventure Park

MNC Park

Retail, Dining, & Entertainment

5-Star Hotels & Water Park

3 & 4-Star Hotels & MICE

Wellness Center &
Residential

Transit Oriented
Development

Retirement Village

Location :

Bogor, West Java

Investment Value

**USD 2.4
BILLION**

Creative Economy

Movie Land
Lido Music & Arts Center
Lido World Garden
Techno Park
Commercial



Project Owner :

MNC Group

www.mncland.co
[m/sezmnclidocity](https://m.sezmnclidocity)

Status:

SEZ status is *Applied*

Total Area

1040 HA



Financial Feasibility :

CP (Concession Period) : TBD

Projected Income : TBD

IRR (Internal Rate of Return) : TBD

Payback Period : TBD

Business Scheme:

To Be Discuss

Contact Person

Name : Edwin Darmasetiawan
(Vice President Director)

Phone : +62 815 888 6488

Email : edwin.darmasetiawan@mncgroup.com

West Java Investment Area

CEKUNGAN BANDUNG AREA

The Cekungan Bandung Urban Area has been designated as a National Strategic Area (KSN) due to its significant economic role, as outlined in Presidential Regulation (Perpres) Number 45 of 2018, which defines the Spatial Plan for the region.

The goal of spatial planning in this area is to develop a world-class urban center that serves as a hub for culture, tourism, national-level services, and the creative economy. It is also envisioned to be a leading region for higher education and high-tech industries, focusing on competitiveness and environmental sustainability.

The Cekungan Bandung Urban Area consists of the Core Area, which includes Bandung City and Cimahi City, and the Surrounding Area, which encompasses Bandung Regency, West Bandung Regency, and five districts in Sumedang Regency. The management of the Cekungan Bandung Urban Area is governed by Article 116, which outlines its regulatory framework.



Potential of Cekungan Bandung



TRANSPORTATION



TOURISM



**HEALTHCARE
FACILITIES**

PROJECT READY TO OFFER

SINUMBRA REGIONAL WATER SUPPLY SYSTEM



The Regional Sinumbra Water Supply System is an Unsolicited Public-Private Partnership (PPP) project for drinking water infrastructure with a planned capacity of 1,200 liters per second (lps) serving Bandung City, Bandung Regency, Bandung Barat Regency, and Cimahi City. The scope of the project to be undertaken by the private entity includes the construction of intake structures, transmission pipelines, water treatment plants (WTP), Mini Hydro Power Plants (optional), and main distribution networks.

Location :

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

Business Scheme :

Public Private Partnership
Unsolicited

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

Land Area :

4 Ha, owned by
local residents

Investment Value :

IDR 1.06 Trillion or USD 66.3 Million

*currency 1 USD = IDR 16.000

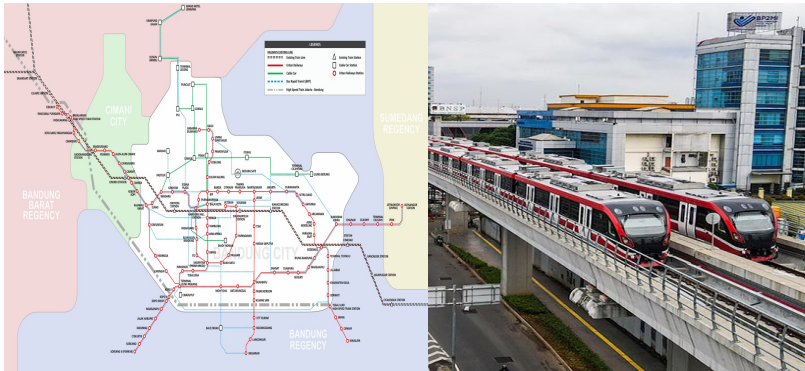
Project Owner :

West Java Province Housing
and Settlement Service
disperkim.jabarprov.go.id



PROJECT READY TO OFFER

BANDUNG METROPOLITAN URBAN RAILWAY



BMA is located in West Java Province and consist five Local Government Units, namely the cities of Bandung and Cimahi; the kabupatens of Bandung and Bandung Barat; and five kecamatans of Kabupaten Sumedang. Bandung Metropolitan Urban Railway is a public transportation project to support urban activities in Bandung Metropolitan Area. The proposed project has seven corridors and will be gradually developed. As the urban population will continuously increase, there is a need to develop an alternative transportation mode in Bandung Metropolitan. The project is also very strategic to connect Jakarta - Bandung High Speed Train in Tegalluar and Bandung city and also become one of the major driver of the regional economy.

Coverage Area :

Bandung City, Cimahi City, Bandung Regency,
West Bandung Regency, Sumedang Regency.

Land Area :

1st Phase (m2)

Public: 10.807,211 / Private: 93.763,841

2nd Phase (m2)Public:

75.136,696 / Private: 99.885,094

Business Scheme :

PPP (Public Private Partnership)



Project Owner :

West Java Transportation Agency
dishub.jabarprov.go.id

PROJECT READY TO OFFER

GREATER BANDUNG BRT PROJECT



Bus Rapid Transit (BRT) is one of the transportation solutions in the Greater Bandung Area. As road-based mass transportation, BRT gives people the option to switch from private vehicles to public transportation that is safe, comfortable, modern, affordable and integrated.

Coverage Area :

Greater Bandung Area (Bandung City, Cimahi City, Bandung Regency, West Bandung Regency, and Sumedang Regency)

Land Area :

To be Discussed;

Investment Value :

IDR 1.145 Billion;

Business Scheme :

Buy The Service
(based on Rp/Km)

Financial Feasibility :

To be Discussed;



Project Owner :
PT Jasa Sarana.

PROJECT READY TO OFFER

DEVELOPMENT OF AGRICULTURAL NETS FROM RECYCLED PLASTIC WASTE



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.

Location :

Jl. Raya Laswi No 236, Majalaya
Bandung Regency, 40382

Business Scheme :

Funding or Join Venture

Land Area :

± 5 Ha owned by company

Project Owner :

PT Melangkah Bersama
Pasti Bisa

Investment Value :

IDR 50 Billion, USD 3,12 Million

*currency 1 USD = IDR 16.000

Financial Feasibility :

Concession Period: 7 years,

Income: 15 - 25% per years from
investment,

IRR : 15%,

NPV : IDR 2,85 Billions per years,

Payback Period : 5 Years

PROJECT READY TO OFFER

WEST JAVA COFFEE FOR WORLD MARKET DEMAND



Location :

Gravfarm Indonesia operates multiple farms across regions like Ciwidey, Pangalengan, Garut, Sumedang, Ciamis, Tasikmalaya.

Business Scheme :

Joint Venture

Land Area :

1,8 Ha /Owned

by Gravfarm Indonesia

Project Owner :

Gravfarm Indonesia



Investment Value :

IDR 178.1 Billion or USD 11.1 Million

*currency 1 USD = IDR 16.000

Financial Feasibility :

IRR : 21%,

NPV : IDR 35,7 Billions / USD 2,26 Million,

Payback Period : 10 Years

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.

PROJECT READY TO OFFER

INDONESIA COFFEE ACADEMY



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.

Location :
Ciwidey, Bandung Regency,
West Java

Business Scheme :
Joint Venture

Land Area :
2 Hectare /Owned by
Gravfarm Indonesia

Project Owner :
Gravfarm Indonesia



Investment Value :
IDR 93.6 Billion or USD 5.85 Million
*currency 1 USD = IDR 16.000

Financial Feasibility :
IRR : 19.85%,
NPV : IDR 21 Billion / USD 1.33 Million,
Payback Periode : 17 Years

PROJECT READY TO OFFER

ZERO EMISSION CLOVE PRODUCTION



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.

Location :

Bandung Regency,
West Java

Business Scheme :

Private Placement Owner

Land Area :

1.507 m2 owned
by company

Project Owner :

PT. Skala Aliran Yudhistira
(Skala Group)

Investment Value :

IDR 63,7 Billion or USD 4 Million

*currency 1 USD = IDR 16.000

Financial Feasibility :

Concession Period : 15 years,
Projected Income : Clove Trading,
IRR : 18%; **NPV :** USD 54 Million;
Payback Period : 4 years;

PROJECT READY TO OFFER

GEOTHERMAL WORKING AREA GALUNGGUNG



Location :

Tasikmalaya & Garut Region and
Tasikmalaya City, West Java

Land Area :

57.330 ha
(working area)

Investment Value :

IDR 4.4 Trillion or USD 275 Million

*currency 1 USD = IDR 16.000

Business Scheme :

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

GWA Galunggung was 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 planned power plant development capacity is 55 MW with a target of commercial operation in 2030 (RUPTL, 2021).

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.

Financial Feasibility :

Currently is studied (detailed survey) under the work of Ministry of Energy and Mineral Resources. Planned to be tendered in 2025 or 2026



Project Owner :

The Directorate of Geothermal
under the Ministry of Energy and
Mineral Resources

PROJECT READY TO OFFER

CONSTRUCTION OF AN INTEGRATED POULTRY PROCESSING INDUSTRY



The establishment of the Integrated Poultry Processing Industry in Ciamis Regency aims to advance the livestock sector and premium commodities by enhancing market access to production centers. As a major poultry supplier, this industry will boost poultry processing capacity by approximately 3% and more. The facility features a conveyor capable of processing 4000 chicken and a cooling/freezer unit with a capacity of 4-5 tonnes. Construction of a Poultry Slaughterhouse, Construction of a Cold Chain System Development of a Poultry Processing Industry.

Location :

Ciamis Regency, Ciharalang
Village, Cijeungjing District

Land Area :

Industrial Designation Area:
478 Ha
Project Building Area:
3,300 m2

Business Scheme :

Direct Investment

Investment Value :

IDR 24,2 Billion or
USD 1.51 Million;
*currency 1 USD = IDR 16,000

Financial Feasibility :

Concession Period : TBD,

Projected Income : TBD,

IRR : TBD; NPV : TBD;

Payback Period : 4.52 years;

Project Owner :

Ciamis Regency



PROJECT READY TO OFFER

MODERN RICE MILLING UNIT



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.

Location :

Gemarasa Street, Jampangkulon Village, Jampangkulon Subdistrict, Sukabumi (South Sukabumi Region)

Land Area :

4,767 m2 owned by Perumda ASM Asset

Business Scheme :

Business to Business (BUMD)

Investment Value :

IDR 92.5 Billion or USD 5.78 Million

*currency 1 USD = IDR 16.000

Financial Feasibility :

Concession Period : 10 years,

IRR : 22.1%;

NPV : IDR 30.5 Billion or USD

1.85 Million (5 years);

Payback Period : 3 years;

Project Owner :

Perumda ASM
Sukabumi Regency



PROJECT READY TO OFFER

SITU BAGENDIT WORLD CLASS PREMIUM



Situ Bagendit as a leading nature-based tourist destination supported by competitive and sustainable culture, which can meet the expectations of middle and high class tourists. The development of Situ Bagenit is carried out in 6 zones. DTW Situ Bagendit has the opportunity to attract investment to the region.

Location :

Banyuresmi District,
Garut Regency

Land Area :

124 Ha / Owned by
Garut Regency

Financial Feasibility :

Concession Period : 15 years,

Projected Income: Clawback,

IRR : 18%:

NPV : IDR 78.4 Billion or

USD 4.81 Million;

Payback Period : 9,6 years:

Business Scheme :

Public Private Partnership
(PPP) Unsolicited

Investment Value :

IDR 109,5 Billion or
USD 6.84 Million

*currency 1 USD = IDR 16.000

Project Owner :

Garut Regency



PROJECT READY TO OFFER

CITANDUY WATERHUB



The Citanduy Waterway offers an interesting river trip experience, providing visitors with the opportunity to explore the Citanduy River with a professional guide using an iconic water boat. This hotel offers accommodation for those wanting to enjoy holidays and business activities in the Citanduy Waterhub area.

It provides easy access to various facilities and activities offered in the tourist area, along with meeting and conference facilities for business people and organizations. The waterpark is the main attraction at Citanduy Waterhub, featuring various water rides, game pools, and performance pools. It provides entertainment and fun for visitors of all ages

Location :

RE Kosasih Street KM 1 PUSDAI Area, Major General Didi Kartasmita Street No.09, District. Banjar

Land Area :

Dermaga Watermay : ± 2
HaHotel and Waterpark : ± 3,3 Ha

Financial Feasibility :

Concession Period : -

Projected Income : *Take or Pay;*

NPV : *Rp 11 M;*

IRR : *14 %;*

PP : *6 Years 10 Months*

Business Scheme :

Public Private Partnership (PPP) Solicited

Investment Value :

IDR 56 Billion or
USD 3.5 Million

Project Owner :

Banjar City



PROJECT READY TO OFFER

JAYANTI FISHING PORT ICE PLANT PROJECT



Operating under Built Operate and Transfer (BOT) scheme, The Business Entity aims to fill the ice block demand in the southern coast of West Java as much as 1,400 blocks of ice per day @ 50 kg. Targeted production capacity of 30 tons per day, supplying the fishing industry in 5 districts, thus shortening the supply chain.

Location :

Cianjur District, coverage
whole West Java south coast

Land Area :

2,5 Ha owned by Marine
and Fisheries Agency

Financial Feasibility :

Concession Period: 20 years;

NPV: IDR 9,979B (US\$ 618,737.92)

IRR: 21.39%;

Payback Period: 6.21 years

Business Scheme :

Public Private Partnership
(PPP) Solicited

Investment Value :

IDR 56 Million

Project Owner :

Marine and Fisheries Agency







INVESTASI
JUARA

Dinas

prmtsp



+(022) 73515000

investasi@jabarprov.go.id

investasi.jabarprov.go.id