



JIF Jakarta Investment Forum

“Investing in Resilience”

2022

Investment Projects List



In Collaboration With



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Disclaimer



Disclaimer

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Any financial model included in this project list does not purport to present operations in accordance with Indonesia's generally accepted accounting principles. No independent auditors have examined, compiled, or performed any procedures with respect to the financial models and projections included in this project list, nor have they expressed any opinion or any other form of assurance of such information or the likelihood that the Project Owners may achieve the results contained in the models, and accordingly the Jakarta Investment Center, Jakarta Government and Jakarta Experience Board assume no responsibility for them.

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For more projects, please visit our website www.invest.jakarta.go.id



Introduction



DKI Jakarta with a total population of ~11 million and GDP of IDR 2,840 trillion (2019) is the highest contributor to the Indonesian National GDP at 17.17% (2020). Between 2017 and 2019, Jakarta's economy grew rapidly at around 6% annually, exceeding the national growth rate of 5%. The network of neighboring cities around Jakarta is home to 22 million people, accounting for another 9% of the Indonesian National GDP.

After witnessing the impacts of the Covid-19 pandemic, we are starting to realize the necessity for each country to re-evaluate its governance system to restore economic growth while giving great considerations towards environmental, social, and governance (ESG) aspects. As such, the Jakarta government has chosen "Investing in Resilience" as the theme for Jakarta Investment Forum (JIF) 2022. This theme aims to support Jakarta's development plan in transforming the city to become a greener and liveable city. Achieving this goal requires a collaborative effort between the Jakarta government and the private sector, through a sustainable and robust public private partnership scheme. JIF 2022 is a platform to showcase exciting projects that the Jakarta government is currently working on, opening opportunities for private sector players to invest in and benefit from. In total there are 19 projects.

For enquiries pertaining to any of the projects listed below, please email us at jic.dpmptsp@jakarta.go.id. We look forward to working with you.



JAKPRO

- Intermediate Treatment Facility (ITF) Sunter
- LRT Jakarta Phase 2A (Kelapa Gading – Jakarta International Stadium)
- LRT Jakarta Phase IIIA (Jakarta International Stadium - Rajawali)



PROJECT #1

Intermediate Treatment Facility (ITF) Sunter



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Project Background

Overview



Regulation no. 18 of 2008 concerning Waste Management mandates that the Local Government is tasked ensuring to manages waste properly and environmentally friendly. Currently, the Bantargebang Integrated Waste Processing Site (TPST) is the only Final Waste Processing Site (TPA) owned by the DKI Jakarta provincial Government, which has been operating since 1989 and currently TPST Bantargebang has reached 90% of its total maximum capacity.

In the Document for the Medium Term Development Plan for the Province of DKI Jakarta 2017-2022 (RPJMD), there is a plan to build 4 (four) Intermediate Treatment Facility (ITF), one of them is ITF Sunter. In implementing the ITF Sunter project, Province of DKI Jakarta issued Governor Regulation No.33 of 2018 concerning Advanced Assignment to PT Jakpro in the implementation of Intermediate Treatment Facility. So, PT Jakpro established a subsidiary, PT Jakarta Solusi Lestari

(PT JSL) to develop ITF Sunter Project.

With the implementation of ITF Sunter Project, there are several benefits including but not limited to:

- Reducing waste by around 80-90% using renewable and environmentally friendly waste processing technology;
- Reducing regional dependence on TPST outside the region in waste management;
- Utilizing the result of waste management to become energy using renewable green technology and environmentally friendly;
- Reduction and handling of waste in accordance with the provisions of laws and regulation

**Project Value:
IDR 4,03 Trillion**

Financial Analysis

Overview



- **Project Type**

Build Operation Transfer 25 Years

- **Project Cost**

USD 340 M

- **Investment Opportunity**

EPCF Partner and/or Strategic Partner

- **Source of Revenue**

Tipping Fee 585.963 IDR/ton &
Feed in Tarif 11.88 cents USD/kWh

- **Current Status**

Pre-Engineering

- **Land Area**

3.05 Ha

- **Location**

Jalan Sunter Permai / RE Martadinata Sub
- District Sunter Agung, District Tanjung
Priok, North Jakarta

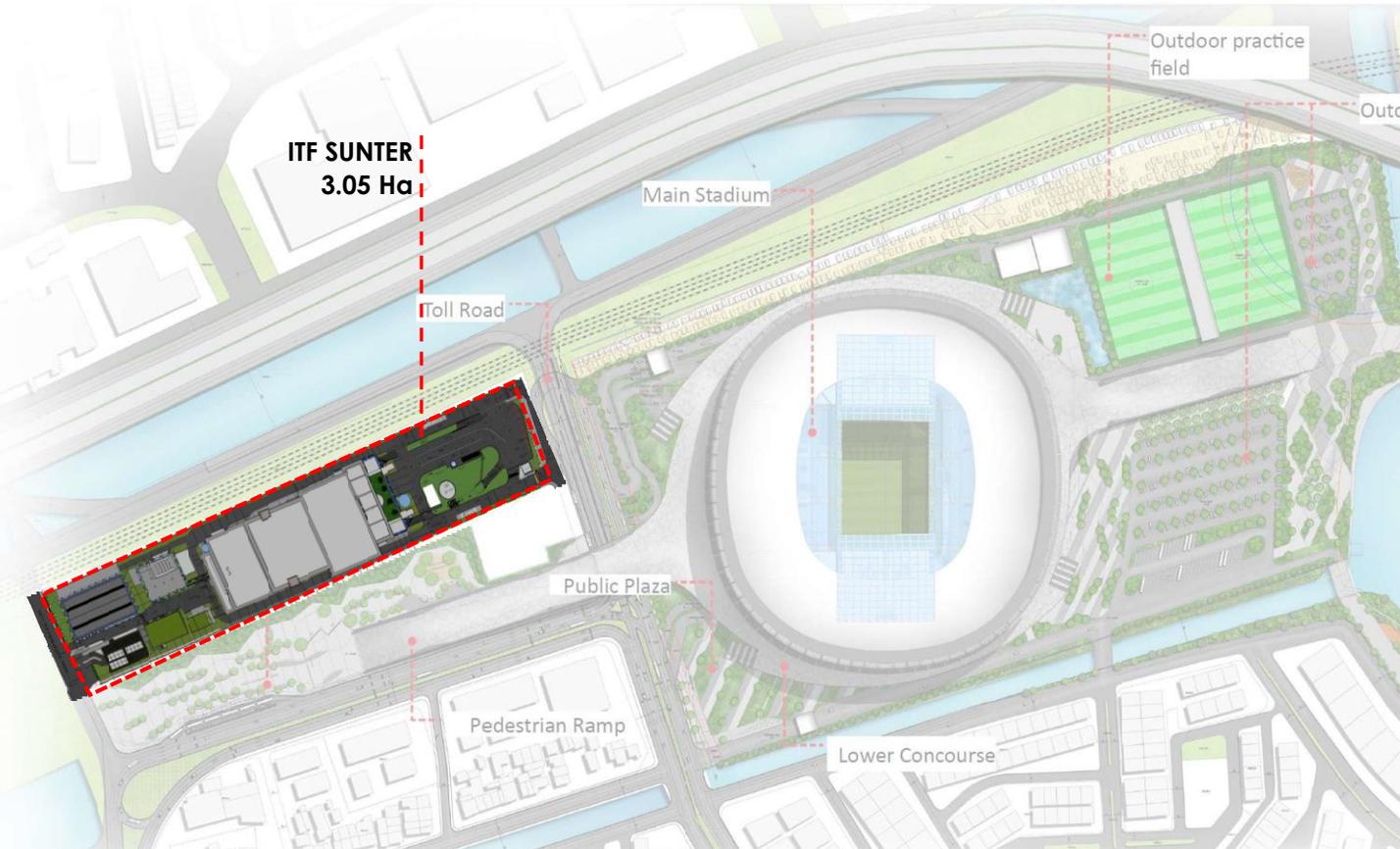
- **Expected Started Date**

February 2026

**Project Value:
IDR 4,03 Trillion**

Indicative Project Structure

Overview



PT Jakarta Propertindo (Perseroda) as the party that receiving the assignment from the DKI Jakarta Provincial Government has signed a Waste Supply Cooperation Agreement (CA) with the Environment Service of DKI Jakarta Provincial Government with BOT scheme for 25 years. Then PT JSL as subsidiary of PT Jakpro which was established to develop ITF Sunter has a Power Purchase Agreement (PPA) with PLN which has received an Assignment to Purchase Electricity from the ITF Sunter owned by PT JSL for 25 years (20 years Take or Pay & 5 Years take and pay).

Financial Analysis

Financial analysis of the Sunter Project based on the feed in tariff of 11,88 cent USD/kWh and waste management fee (gate fee)

585.963 IDR/t (in the year 2022). Feed in tariff is non-inflated and flat for 25 years. Gate fee is escalated by 4%/year. Plant capex estimation is 256 MUSD. Calculation period is 25 years after COD.

Base case project IRR = 11,1 %, NPV = USD 96,5 Million and WACC = 7,6%

Project Value:
IDR 4,03 Trillion



PROJECT #2

LRT Jakarta Phase 2A (Kelapa Gading – Jakarta International Stadium)



Contact Information

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Project Background

Overview



PT Jakarta Propertindo (PERSERODA) ("JAKPRO") has been assigned by DKI Jakarta Provincial Government under Governor's Decree 45/2020, an amendment of Governor's Decree 154/2017– Assignment to Jakpro for the Development of LRT Facilities and Infrastructure to build and operate the Light Rail Transit Project

LRT Jakarta Phase 2 is also expected to bring economic benefits to the capital city such as:

- Direct economic benefits:

1. Total vehicle operating cost avoided: USD 1,831 Million

2. Total cost time saving: USD 7,395 Million

3. Total cost emissions avoided: USD 126 Million

4. Total cost traffic accident avoided: USD 1,024 Million

- Indirect economic benefits:

1. Increasing price of properties along LRT Jakarta route

2. Increasing competitiveness of Jakarta

**Project Value:
IDR 7,03 Trillion**

Financial Analysis

Overview



- **Project Type**

EPCF / Public-Private Partnership

- **Project Cost**

USD 493,5 M

- **Investment Opportunity**

EPCF Partner and/or Strategic Partner

- **Source of Revenue**

Farebox and Non-Farebox Revenue

- **Current Status**

Feasibility Study

- **Length**

8 Km

- **Location**

Kelapa Gading - JIS

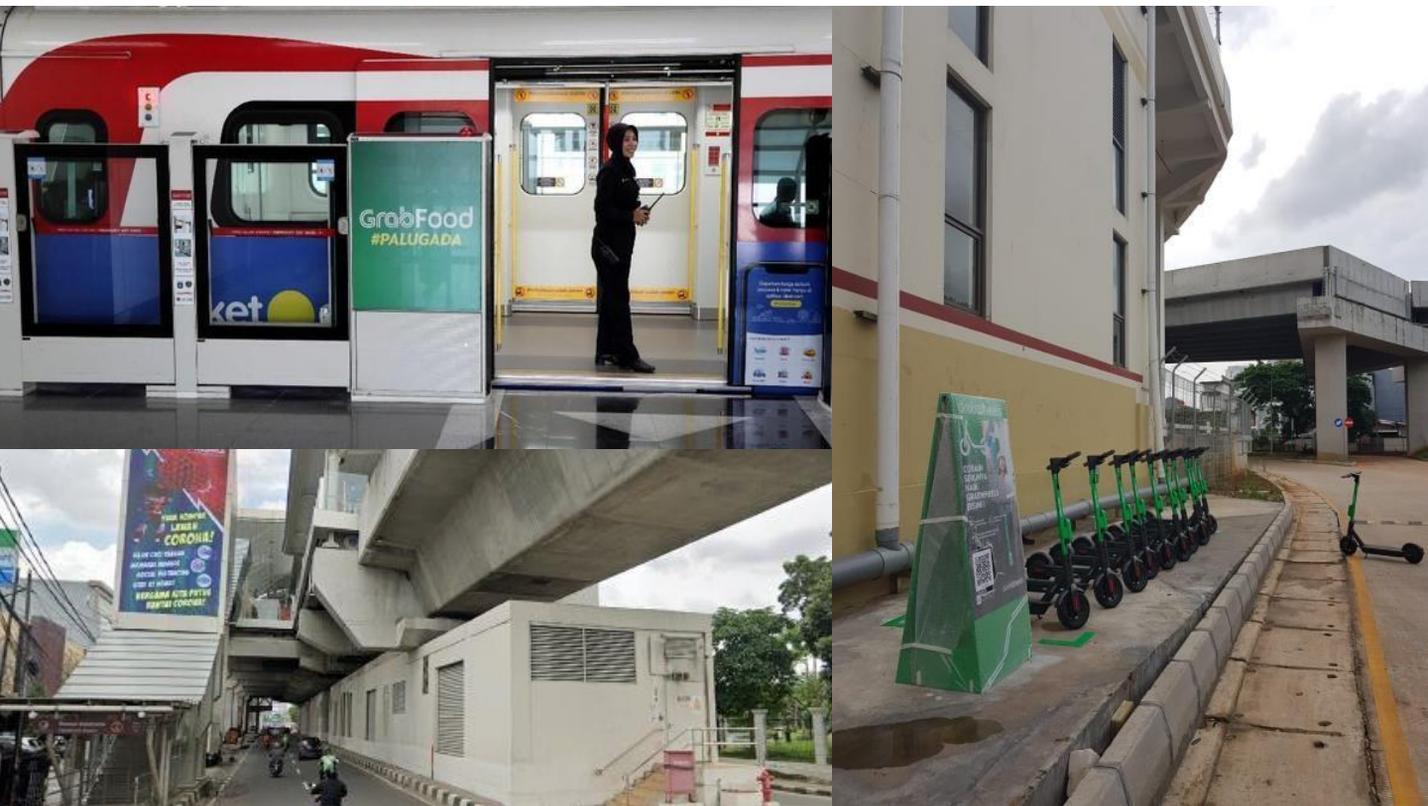
- **Expected Started Date**

2026 (3 years construction)

**Project Value:
IDR 7,03 Trillion**

Other Potential Opportunities

Overview



1 EPC Contractor

2 System and rolling stock supplier

3 Non-Farebox Business Partners, such as:

- Advertising (e.g. naming rights, out-of-home advertising, digital business)
- Retail lease
- Telecommunication (e.g. fiber optic/ducting lease, wi-fi, and cellular tower)

Project Value:
IDR 7,03 Trillion



PROJECT #3

LRT Jakarta Phase IIIA (Jakarta International Stadium - Rajawali)



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Project Background

Overview



PT Jakarta Propertindo (PERSERODA) ("JAKPRO") has been assigned by DKI Jakarta Provincial Government under Governor's Decree 45/2020, an amendment of Governor's Decree 154/2017– Assignment to Jakpro for the Development of LRT Facilities and Infrastructure to build and operate the Light Rail Transit Project

LRT Jakarta Phase 3 is also expected to bring economic benefits to the capital city such as:

• Direct economic benefits:

1. Total vehicle operating cost avoided: USD 1,831 Million

2. Total cost time saving: USD 7,395 Million

3. Total cost emissions avoided: USD 126 Million

4. Total cost traffic accident avoided: USD 1,024 Million

• Indirect economic benefits:

1. Increasing price of properties along LRT Jakarta route

2. Increasing competitiveness of Jakarta

**Project Value:
IDR 20,84 Trillion***

Financial Analysis

Overview

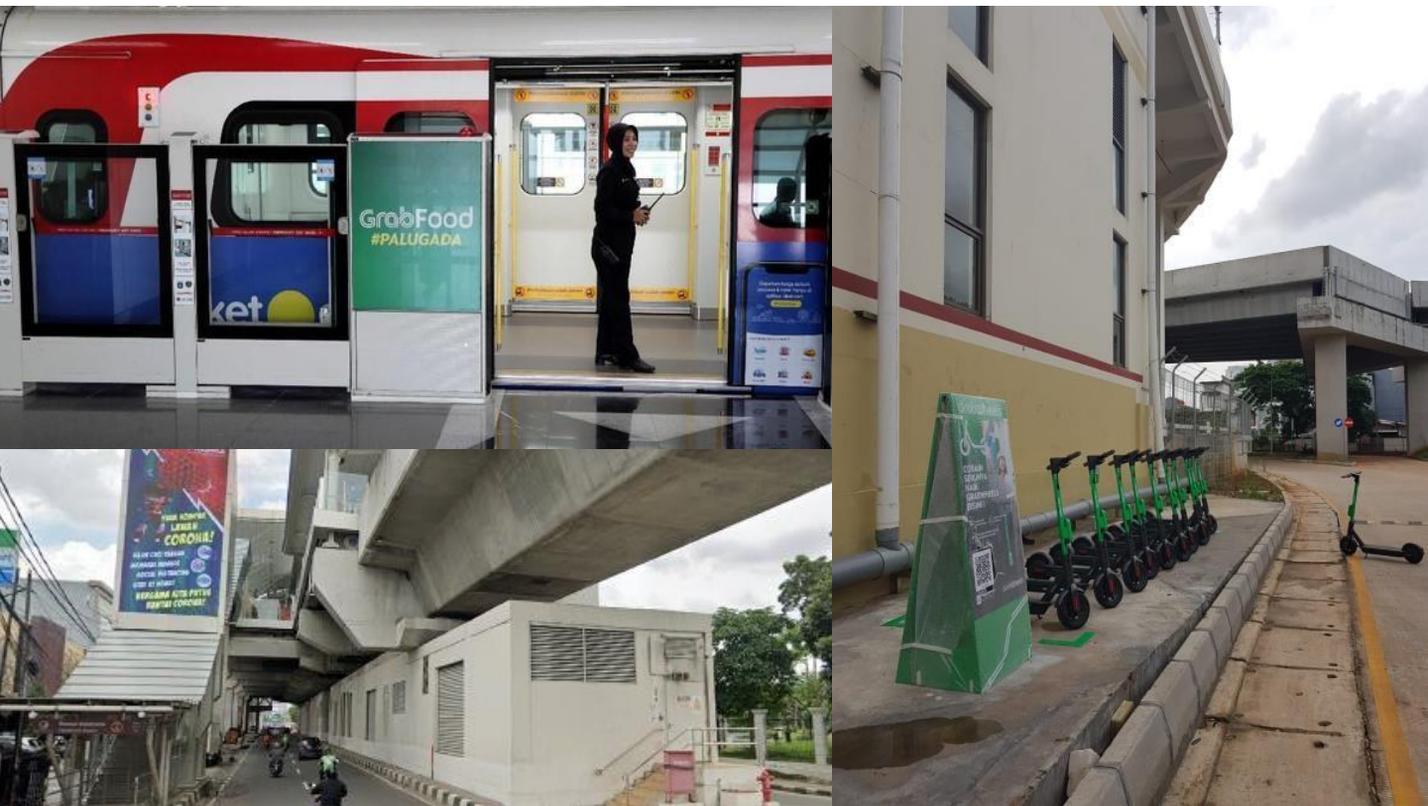


- **Project Type**
EPCF / Public-Private Partnership
- **Project Cost**
USD 493,5 M
- **Investment Opportunity**
EPCF Partner and/or Strategic Partner
- **Source of Revenue**
Farebox and Non-Farebox Revenue
- **Current Status**
Feasibility Study
- **Length**
5,6 Km
- **Location**
JIS - Rajawali
- **Expected Started Date**
2027 (3 years construction)

Project Value:
IDR 20,84 Trillion*

Other Potential Opportunities

Overview



1

EPC Contractor

2

System and rolling stock supplier

3

Non-Farebox Business Partners, such as:

- Advertising (e.g. naming rights, out-of-home advertising, digital business)
- Retail lease
- Telecommunication (e.g. fiber optic/ducting lease, wi-fi, and cellular tower)

**Project Value:
IDR 20,84 Trillion***

About Project Owner

Overview



PT Jakarta Propertindo (Perseroda)

As the party that receiving the assignment from the DKI Jakarta Provincial Government has signed a Waste Supply Cooperation Agreement (CA) with the Environment Service of DKI Jakarta Provincial Government with BOT scheme for 25 years. Then PT JSL as subsidiary of PT Jakpro which was established to develop ITF Sunter has a Power Purchase Agreement (PPA) with PLN which has received an Assignment to Purchase Electricity from the ITF Sunter owned by PT JSL for 25 years (20 years Take or Pay & 5 Years take and pay)

PT Jakarta Solusi Lestari (PT JSL)

PT Jakarta Solusi Lestari (PT JSL) is a subsidiary established by PT Jakarta Propertindo (Perseroda) (Jakpro) to development ITF so that it can be operated efficiently, effectively and in accordance with good corporate governance and statutory provisions.



mrt jakarta

- MRT Phase III (East – West)
- MRT Phase IV (Fatmawati – TMII)
- South Jakarta Mix-Used Development



PROJECT #1

**MRT Phase III
(East - West)**



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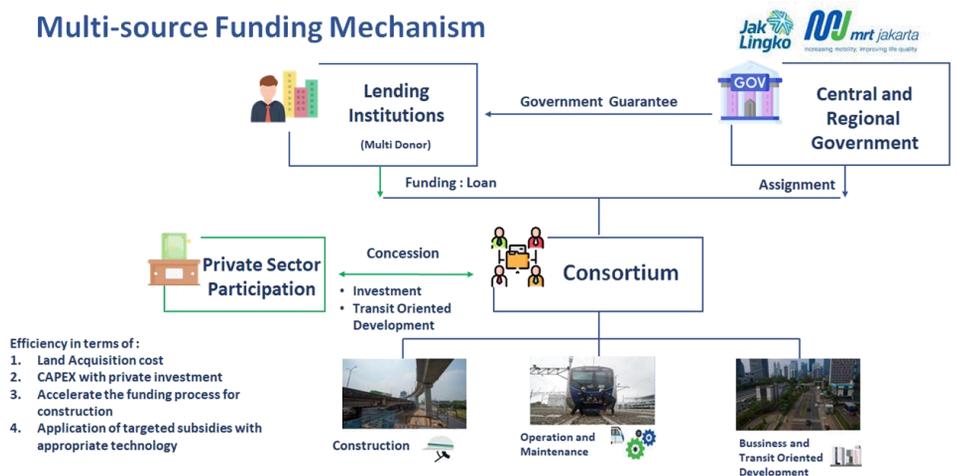
Project Background

Overview



Costing **10x as much as** and length **5,5x** that of MRT Phase 1, construction period will take considerably longer time if using the same approach of Phase 1.

Multi-source Funding Mechanism



**Project Value:
IDR 163,55 Trillion**

Financial Analysis

Overview



More Friendly City...



- **Project Type**
Multi Source Funding Mechanism
- **Project Cost**
USD 1,2 Billion
- **Investment Opportunity**
EPCF Partner and/or Strategic Partner
- **Source of Revenue**
Farebox and Non-Farebox Revenue
- **Current Status**
Feasibility Study
- **Length**
± 12 Km
- **Location**
East - West
- **Expected Started Date**
2030 (7 years construction)

Project Value:
IDR 163,55 Trillion



PROJECT #2

**MRT Phase IV
(Fatmawati - TMII)**



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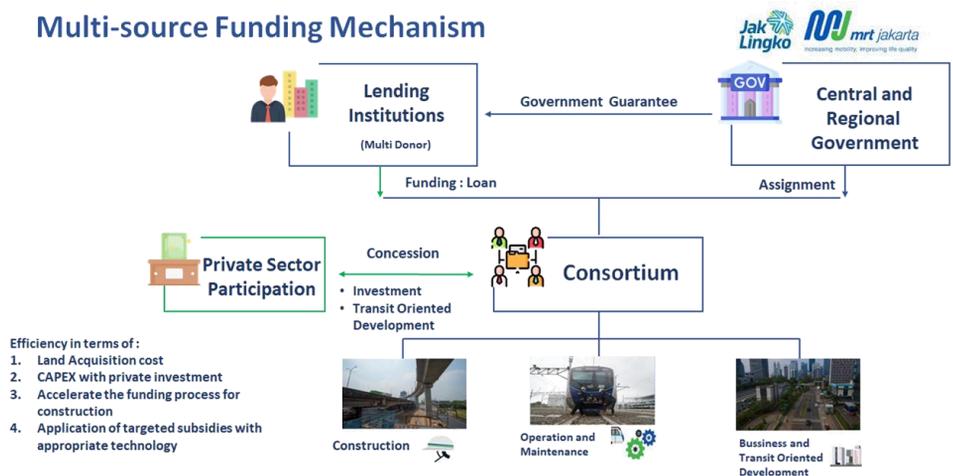
Project Background

Overview



Costing **10x** as much as and length **5,5x** that of MRT Phase 1, construction period will take considerably longer time if using the same approach of Phase 1.

Multi-source Funding Mechanism



**Project Value:
IDR 17,8 Trillion**

Financial Analysis

Overview



More Friendly City...



- **Project Type**
Multi Source Funding Mechanism
- **Project Cost**
USD 1,2 Billion
- **Investment Opportunity**
EPCF Partner and/or Strategic Partner
- **Source of Revenue**
Farebox and Non-Farebox Revenue
- **Current Status**
Feasibility Study
- **Length**
± 12 Km
- **Location**
Fatmawati - TMII
- **Expected Started Date**
2030 (7 years construction)

Project Value:
IDR 17,8 Trillion



PROJECT #3

South Jakarta Mix-Used Development



Contact Information

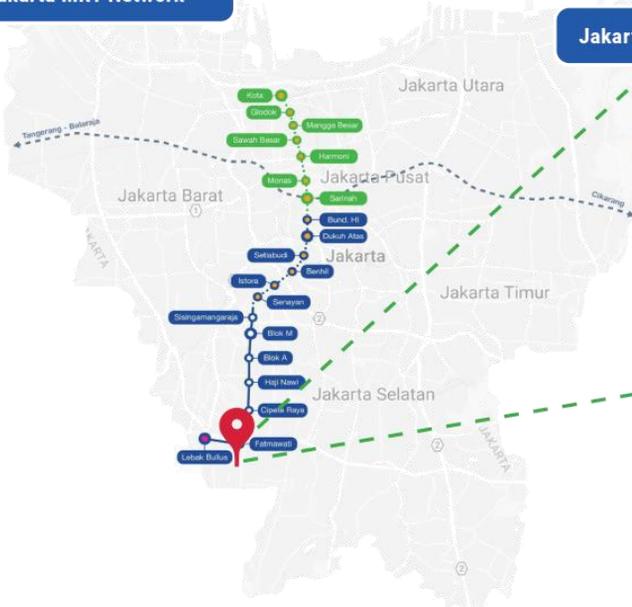
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Project Background

Overview

South Jakarta Mix-Used Development

Jakarta MRT Network



Jakarta Outer Ring Road

Fatmawati MRT Station

Project Area

The potential project is located at Jalan TB Simatupang, which known as a secondary area for Business District in Jakarta. The location is located only less than 1km from the existing Fatmawati MRT Station. In addition, the location could also be accessed from the existing JORR which further links this location to several location in Jakarta through toll road.

This location is also surrounded by commercial development, such as office, hotel, apartment, retail center, etc



Status:
On-Going Study

About Project Owner

Overview



PT MRT Jakarta

PT MRT Jakarta (Perseroda) is a regional-owned enterprise of the Provincial Government of DKI Jakarta which was established in 2008 through a mass rapid transit cooperation project between the Government of the Republic of Indonesia and the Government of Japan.

MRT Jakarta is responsible for building, managing and developing the urban railway system in Jakarta. In its journey, MRT Jakarta is no longer just a means of transportation, but as a manager of transit-oriented areas in Jakarta and its surroundings through its subsidiaries and encourages a perfect

integration system between transportation modes in Greater Jakarta.

MRT Jakarta is always committed to providing the best service for the community by increasing the economy along the route and being a pioneer in the railway industry in Indonesia.

Good Corporate Governance is the main foundation of MRT Jakarta's business. I CAN becomes a beacon for every individual and organization to carry out its mission and realize a sustainable vision.

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transjakarta

- ❑ TransJakarta Electric Buses



PROJECT #1

TransJakarta Electric Buses



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Project Background

Overview

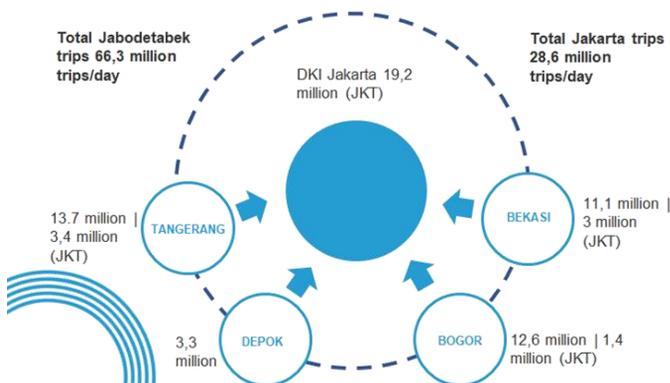


By 2030, the total daily movement in Jabodetabek (Jakarta, Bogor, Depok, Tangerang, Bekasi) will reach ~60 million trips/day, of which 20 million trips will occur in DKI Jakarta



It is estimated that the public transportation development plan in 2030 will not be able to accommodate all movements in both DKI Jakarta and Jabodetabek

TRIP PROJECTIONS PER DAY IN 2030



Source: Transport Masterplan for City Regeneration (2019), Jakarta Urban Transport Policy Integration I (2011)

URBAN TRANSPORTATION DEVELOPMENT PLAN IN JABODETABEK

-  Transjakarta Development Addition of 10.000 buses Potential Capacity: ~2,3 Million trips/day
-  MRT Development North-South, East West Potential Capacity: ~ 1,2 Million trips/day
-  Jakarta LRT Development Phase 2, Phase 3 Potential capacity: ~0,1 million trips/day
-  Jabodebek LRT Development D. Atas-Cawang-Bekasi-Cibubur Potential Capacity: ~0,4 million trips/day
-  Jabodetabek KRL Development Manggarai double-double track Potential capacity: ~2 million trips/day

**Project Value:
On-Going Study**

Financial Analysis

Overview



URBAN TRANSPORTATION DEVELOPMENT PLAN IN JABODETABEK



Transjakarta Development Addition of 10.000 buses Potential Capacity: ~2,3 Million trips/day



MRT Development North-South, East West Potential Capacity: ~ 1,2 Million trips/day



Jakarta LRT Development Phase 2, Phase 3 Potential capacity: ~0,1 million trips/day



Jabodebek LRT Development D. Atas-Cawang-Bekasi-Cibubur Potential Capacity: ~0,4 million trips/day



Jabodetabek KRL Development Manggarai double-double track Potential capacity: ~2 million trips/day

Project Background

Overview



In December 2019, Jakarta declared a commitment to participate in Fossil-Fuel-Free-Streets (an initiative carried out by C40 Cities which already followed by other 34 cities around the world).

1. Procuring zero-emissions buses only from 2025 onward
2. Ensuring the most areas of Jakarta City are emission-free by 2030

The most audacious goal for us, is to have ALL, 100%, of government vehicles and public transports in Jakarta run on electricity or other renewable energy by 2030 and shift towards zero emission mobility by then.

We believe government can and should be the “kick starter” for electric public transportation initiatives

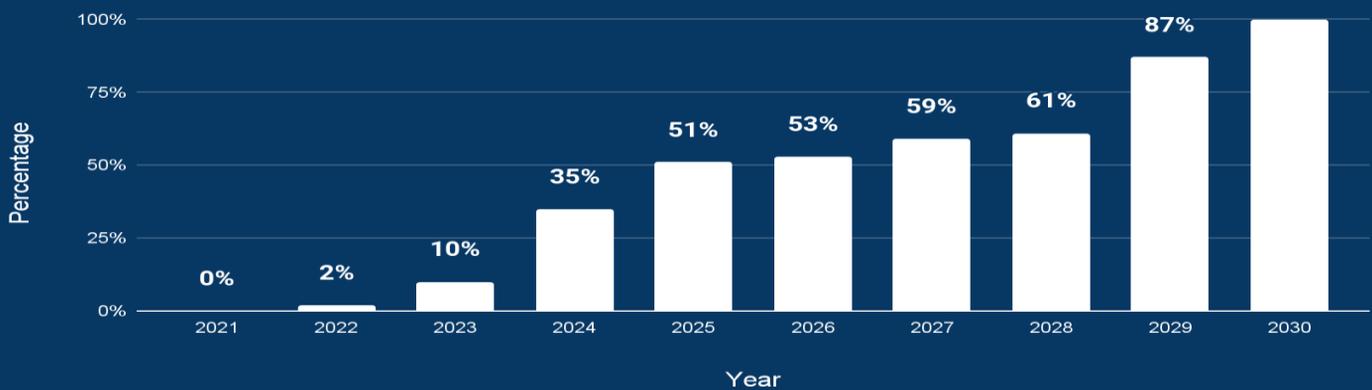
- Anies Baswedan, at Move EV forum -

**Project Value:
USD 2,13 Billion**

Project Background



TRANSJAKARTA ELECTRIC BUS SHARE



Commitment of Electrification

- 1st Electric Bus Operation on 2022
- A part of 100 buses plan purchase on 2022, 30 buses already procure and operate

Pilot Project

Routes for pilot ini 2022 : **Bundaran Senayan - Terminal Senen; Tanah Abang - Terminal Senen; Blok M - Tanah Abang; Ragunan - Blok M**

During pilot, there will be total **70 buses** purchase plan on 2022 and **10 chargers** overnight fast charging capacity 200kW.



PROJECT #2

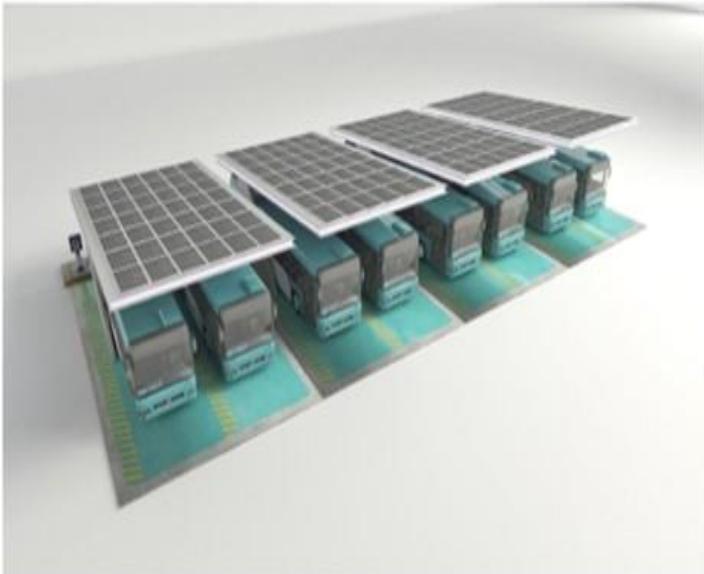
Charging Station



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Project Background



In support of the ambitious goal to achieve net-zero emissions by 2050, TransJakarta will be gradually switch mobility to electrical bus. Electric buses need charged during daily operation due to the limitation of short driving, to support the electric bus operation TransJakarta have a project opportunity “Charging Station Project”.

Charging station will be design using solar powered that solves the key downside of fuel and pollution. Use of solar powered chargers has emerged as an interesting opportunity through the use of renewable energy.

Investment Plan:

- Depo charging station
- Terminal charging station in 12 location

Pilot Project

- Routes for pilot ini 2022 : Bundaran Senayan - Terminal Senen; Tanah Abang - Terminal Senen; Blok M - Tanah Abang; Ragunan - Blok M
- During pilot, there will be total 70 buses purchase plan on 2022 and 10 chargers overnight fast charging capacity 200kW.

Project Value:
USD 319 Million

About Project Owner

Overview



PT Transportasi Jakarta

PT Transportasi Jakarta (TransJakarta) is one of the regional-owned enterprises with its transportation role. Along with Jakarta Government, PT Transportasi Jakarta develops integrated transportation with its bus-transit services, transportation planning, and bus rapid transit. PT TransJakarta has been serving Jakarta residents since 2004 and became a Limited Liability Company in 2014. Currently, Trans Jakarta has the longest Bus Rapid Transit (BRT) service in the world with a network of 231 kilometers. We serve one million customers per day (of course before the pandemic) with a value to always serve every customer service 24/7.

PT Transportasi Jakarta develops Smart Mobility for Smart City and connecting the life of Jakarta. PT TransJakarta plans to open new ongoing corridors and always thrive to innovate in improving customer convenience.



- Thousand Island Development - Eco Resort & Eco Theme Park
- Health Tourism For Seniors
- Jakarta Landmark



PROJECT #1

Pulau Seribu Development – Eco Resort and Eco-Theme Park



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Executive Summary



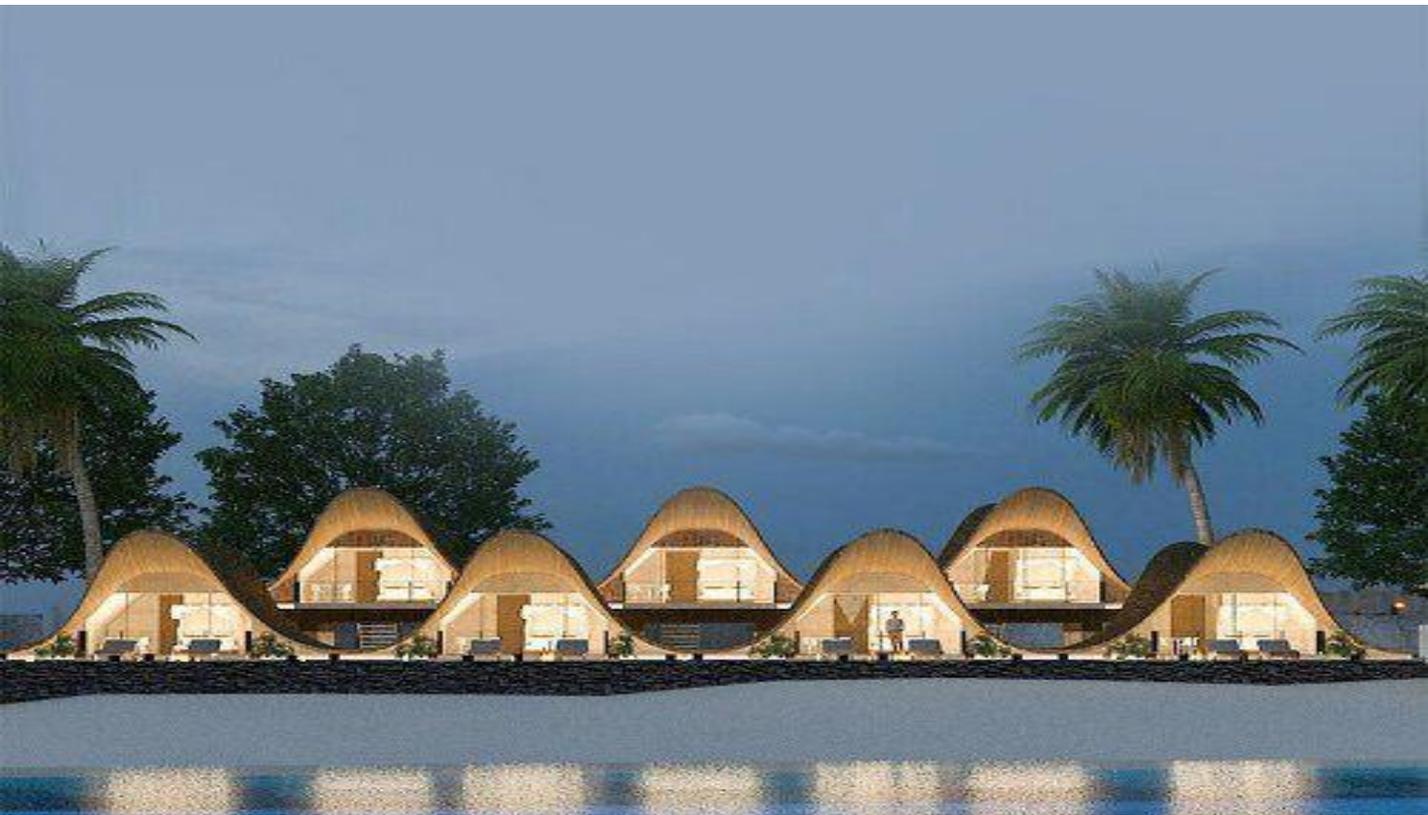
The Thousand Islands are currently the focus of Jakarta's tourism development due to its archipelagic natural element like Bali. It is to be hoped that the Thousand Islands can become an alternative nature-based tourism for Jakarta residents. To support the Thousand Islands tourism, one of the plausible plans is to develop it into an Eco Resort and Eco Theme Park.

The choice of the 'Eco' theme compared to other models is to maintain the branding and image of nature tourism in the Thousand Islands. Later the development of the Eco Resort and Eco Theme Park will promote sustainable tourism objects complete with environmentally friendly systems such as paperless and anti-plastic features,

environmentally friendly amusement rides and organic architectural designs.

**Project Value:
IDR 600 Billion**

Project Offering



- **Location**

Pulau Seribu

- **Investment Value**

Rp, 600.000.000.000,-

- **Total Area & Status**

12,9 ha

- **Mode of Offer**

Revenue Sharing

- **Project Owner**

PT Jakarta Tourisindo

- **Project Status**

Concept Phase

**Project Value:
IDR 600 Billion**



PROJECT #2

Health Tourism for Seniors



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Executive Summary



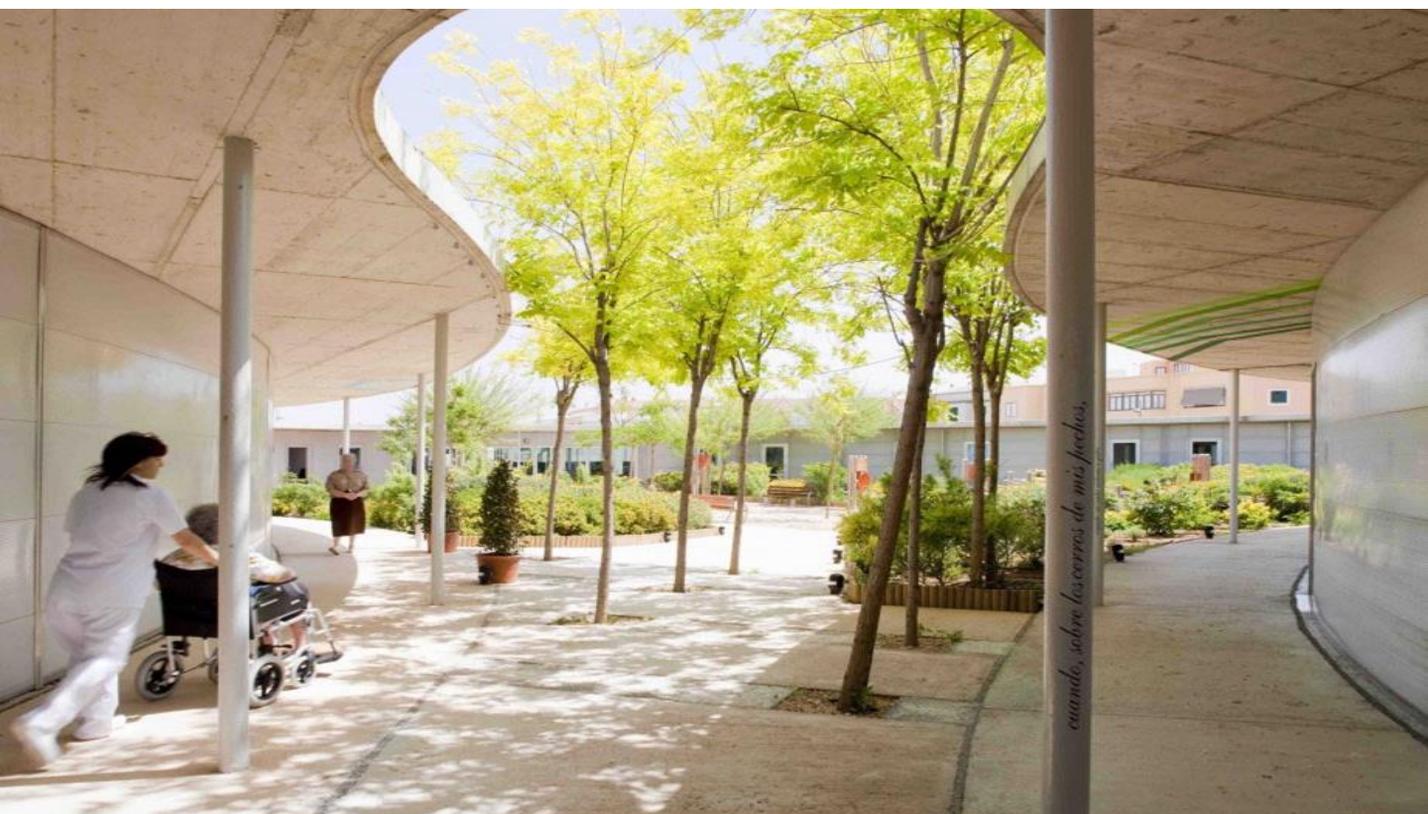
Data from Statistics Indonesia shows that the population structure of Indonesia's elderly in 2025 will reach 36 million people, and estimated to reach 63.31 million people or almost 20% of Indonesia's total population in 2045. Most elderly homes in Indonesia are intended for neglected elderly people and have not implemented the concept of a community-based 'senior living center' and entertainment with a monthly fee.

The purpose of establishing Health Tourism For Seniors is to provide a premium hospitality experience for the elderly in Jakarta with a more affordable

price compared to other providers. In addition, in its operations, the to-be-built senior living center by PT Jakarta Tourisindo will prioritize comfort, physical and mental fitness as well as crafting activities that would become elements of creative economy education and tourism in Jakarta

**Project Value:
IDR 560 Billion**

Project Offering



- **Location**

C'One Cempaka Putih

- **Investment Value**

Rp 560.000.000.000,-

- **Total Area & Status**

JXB - Owned Property

- **Mode of Offer**

Revenue Sharing

- **Project Owner**

PT Jakarta Tourisindo

- **Project Status**

Concept Phase

**Project Value:
IDR 560 Billion**



PROJECT #3

Jakarta Landmark



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Executive Summary



Jakarta is already known for its two famous landmarks; The Monas Monument and the HI Roundabout, located in the administrative area of Central Jakarta. However, the city of Jakarta is currently under the development of Reclamation Island - Pantai Indah Kapuk 2 (PIK 2), a metropolitan area with seaside view. As of now, there are no landmarks that characterize PIK 2. This could become the next opportunity for the development of Jakarta tourism, predominantly the North Jakarta administration area.

**Project Value:
IDR 350 Billion**

Project Offering



- **Location**

PIK 2 (Pantai Indah Kapuk)

- **Investment Value**

IDR 350.000.000.000

- **Sector**

Tourism

- **Business Scheme**

Investment

- **Project Owner**

PT Jakarta Tourisindo

- **Project Status**

Concept

**Project Value:
IDR 350 Billion**

About Project Owner



Let's Collaborate

PT. Jakarta Tourisindo is a regionally owned enterprise, operating under the provincial government of Jakarta, which was established in 2004 and later transformed into Jakarta Experience Board (JXB) in 2020. As a profit-oriented and public interest-oriented enterprise, JXB serves as an extension of the provincial government in overseeing the hotel and tourism business in Jakarta. JXB has launched various programs such as JXLive, JXStore, JXSpace, JXPlore, JXStay, and JXTaste; where each program aims to provide new experiences in Jakarta's tourism.

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**PT. KAWASAN BERIKAT NUSANTARA
(PERSERO)**

- Solar Rooftop
- Hazardous and Toxic Waste Treatment Plant



PROJECT #1

Solar Rooftop



Contact Information

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Executive Summary



Solar Rooftop development plan at PT. Kawasan Berikat Nusantara (Persero) / KBN in Jakarta with a total capacity of 3,737.9 kWp will provide several positive impacts and benefits, especially for energy system and electricity system at national and local scope, such as :

1. Provide more electricity supply at KBN while at peak period;
 2. Helping to Improve National Energy Security;
 3. Increasing Access to Clean Energy;
 4. Environmental Contribution;
 5. Provide opportunities for the private sector to develop and exploitation of the renewable energy industry.
- Electric power is one of energy that is needed to be develop, one of which is in the Industrial sector and Government. Therefore, in line with the economic growth forecast will grow about 7%-10% per year in 2025, Indonesia's electricity consumption will increase rapidly.
 - PT. KBN as a company that manages a fairly large industrial area in Jakarta has a very potential area for the development of renewable energy utilization, in this case the installation of a rooftop solar panel system. In addition to the potential of the roof of the building which has not yet been fully utilized, the electricity consumption in the area of PT. KBN is quite high, this is because industries in this area require a lot of electrical energy for their business operations

Project Value:
IDR 74,8 Billion

Project Offering



- **Project Type**

 - Performance Based Contract

- **Total Project Cost**

 - IDR 74.8 Billion / USD 5.3

 - Million (USD 1 IDR 14,500)

- **Source of Revenue**

 - Solar Panel Sales & Cost-saving from
Reduction of Electricity Use

- **Investment Type**

 - Open for Discussion

- **Project Status**

 - Pre Feasibility Study

**Project Value:
IDR 74,8 Billion**



PROJECT #2

Hazardous and Toxic Waste Treatment Plant



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Executive Summary



Hazardous and Toxic Waste Treatment Plant Project is planned to built at PT. Kawasan Berikat Nusantara (Persero) / KBN in Jakarta with a land use more than 2 Ha and will provide several positive impacts and benefits, especially for energy system and electricity system at national and local scope, such as :

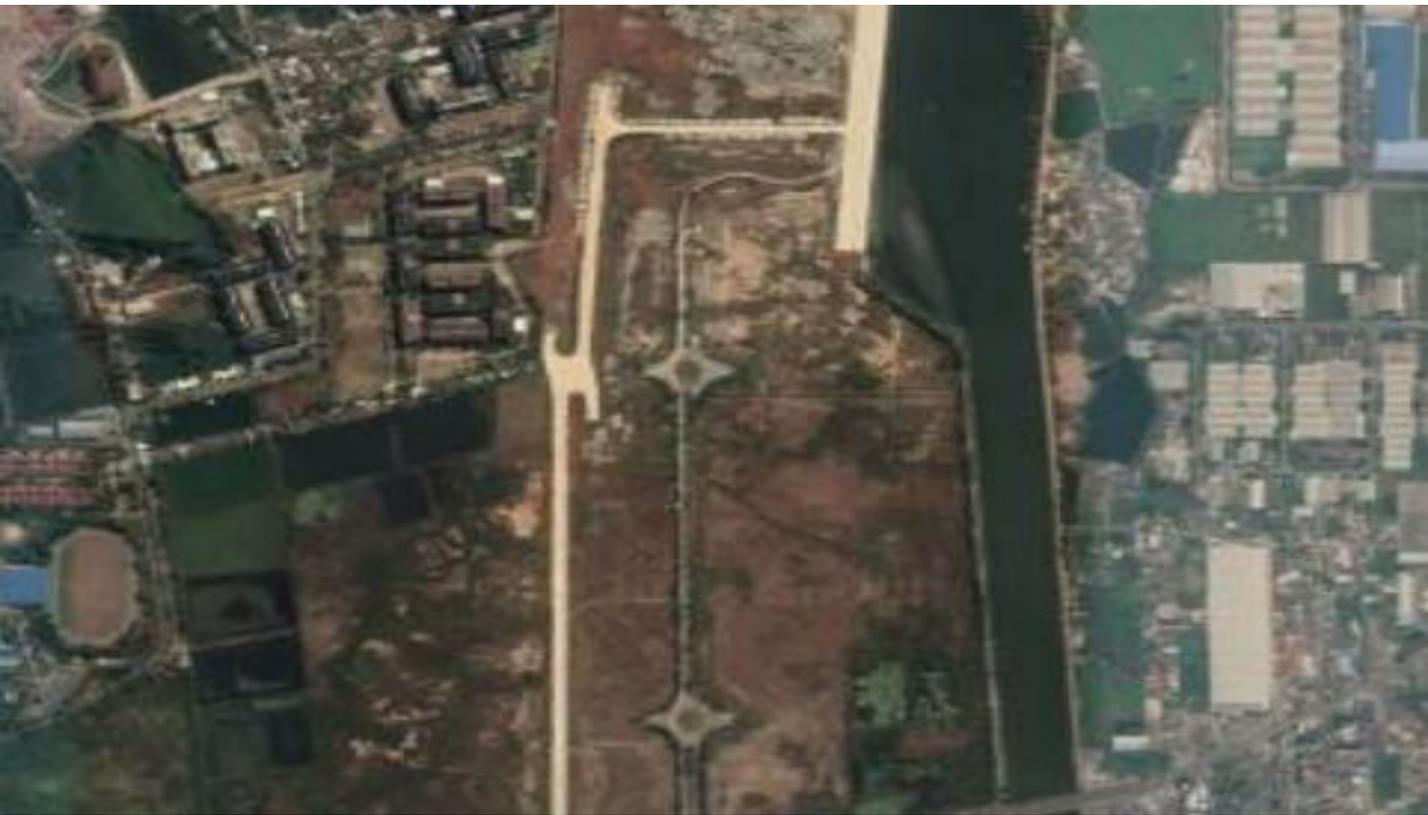
1. Provide clean climate at DKI Jakarta Province;
2. Helping to Improve more Energy use;
3. Increasing Access to Clean Energy;
4. Environmental Contribution;
5. Provide opportunities for the private sector to develop and exploitation of the renewable energy industry.

KBN as an industrial estate has expected to be able to participate developing Hazardous and Toxic Waste Treatment Plant and so we are looking to find investors with construction, operation, and maintenance experience to help us.

KBN will sign a Performance-Based Contract with an investor partner (contractor) for the duration of up to 20 years (open for discussion). The contractor is expected to do rehabilitation of existing facilities and target will be negotiated between both parties. Additional revenue obtained from the optimization will be used to incentivize the contractor during the contract period.

**Project Value:
On-Going Study**

Project Offering



- **Source of Revenue**

Services/ Product Sales & Cost-saving from Reduction of Energy Use

- **Investment Type**

Open for Discussion

- **Project Status**

Pre Feasibility Study

**Project Value:
On-Going Study**

About Project Owner



The name KBN itself only appeared on June 28, 1986. This date later became the anniversary of KBN. This company was established following the issuance of Government Regulation (PP) No. 23 of 1986. This regulation contains the formation of a new company which is the result of the merger of two Persero State-Owned Enterprises (BUMN) namely PT Bonded Warehouses Indonesia and PT. Bhandasana. PT. Sasana Bhandasana is a first-line warehousing company that was founded in 1983 located in Cakung.

PT Kawasan Berikat Nusantara's business is to manage industrial estates with both bonded and non-bonded status (Export Processing Zone). The definition of a bonded area is a certain area within the Indonesian customs

area which is one of the supporting infrastructures for economic development by using the location to increase export-oriented processing industries that receive special incentives, namely exemption from import duties and other state levies. Another facility provided by the government to investors in KBN is that 50% of their production can be marketed domestically and foreign investors can own 100% of the shares.

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- Sentra Primer Tanah Abang



PROJECT #1

Sentra Primer Tanah Abang



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Executive Summary



Sentra Primer Tanah Abang (SPTA) is an Urban Redevelopment Project on a 27,26 Hectares land in Central Jakarta, commissioned by DKI Jakarta Regional Government in accordance with Pergub Provinsi DKI Jakarta No. 41 Tahun 2014. This project aims to create an integrated high-density complex which upholds compact development and Transit Oriented Development principles.

Project Value:
USD 974.990.000

Project Offering



- **Location**

Tanah Abang, Central Jakarta

- **Area**

11,23 Hectare as a part of 27,26 Hectare Integrated Development

- **Investment Opportunity**

Equity investment

- **Source of Revenue**

Residential, Office, Commercial

- **Current Status**

Looking for a partner-investor for land acquisition, build and operate Lot 1, 2, 4, 5, 6 (± 11,23 Hectares)

1,16 Hectares of the land has been acquired by Sarana Jaya

- **Total Project Cost**

USD 974.990.000

- **Project IRR**

22,91%

- **Payback Period**

9 years

- **Interest Rate**

12,00%

- **NPV**

IDR 1,05 trillion (USD 104,49 million)

Project Value:
USD 974.990.000

About Project Owner



The Regional Public Company (Perumda) for the Development of Sarana Jaya for the Special Capital Region of Jakarta is a Regional Owned Enterprise that was established in 1982, which at the beginning of its establishment was oriented to supporting the general policies of the Provincial Government of the Special Capital Region of Jakarta in order to improve people's welfare by implementing activities in the field of land provision, housing construction, public buildings, industrial estates and infrastructure by adhering to the economic principles of a company which by its nature is a profit-oriented legal entity. In its development, with the challenges of the City of Jakarta and the increasingly competitive business world, Sarana Jaya needs to make changes and

expand the functions and roles of Sarana Jaya. In addition, with the trust of Sarana Jaya by the Provincial Government of the Special Capital Region of Jakarta to handle the development of strategic projects within the Special Capital Region of Jakarta, such as the development of the Tanah Abang Primary Center Area and the construction of residential houses with a Down Payment of Rp.0, - (zero rupiah) , and to support the vision and mission of the Provincial Government of the Special Capital Region of Jakarta to develop modern urban areas, it is necessary to increase the authorized capital as well as to expand the functions and roles as well as implementation capabilities based on a strong legal basis that is directly related to Sarana Jaya.



JIEP Masterplan Inc. Plot 4 Project



PROJECT #1

JIEP Masterplan Inc. Plot 4 Project



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Executive Summary

CONCEPT OF DEVELOPMENT

DIGITAL HUB



MEDIA HUB



CULTURAL HUB



HALAL HUB



GREEN HUB



LOGISTIC HUB



SOCIAL HUB



JIEP has been designated as a location for the development of a primary activity center. With that, JIEP will become an industrial city in Jakarta that integrating Innovations, Businesses, Creativity, and Communities.

Concept of Development : Digital HUB, Media HUB, Cultural HUB, Halal HUB, Green HUB, Logistic HUB, Social HUB

Project Value:
IDR 14,04 Trillion

Project Offering

JIEP Masterplan Inc. Plot 4 Project

CONCEPT OF MASS TRANSPORTATION

Integrated with 4 types public transportation such as KRL COMMUTERLINE, MRT, LRT, and TRANSJAKARTA BRT.



Location

Hub : Media Hub Condominium, Office Tower, Hotel & Mall

Total Area / Land Status

37,412 sqm

Capacity/Total GFA Condominium

2 Towers (56,118 sqm)

Capacity/Total GFA Hotel

4,757 sqm

Capacity/Total GFA Office Tower

3 Towers (64,176 sqm)

Capacity/Total GFA Mall

13,900 sqm

Investment Value

USD 146 Millions

Internal Rate of Return (IRR)

19,53% / year

Payback Period

7 Years

Project Status

Highest Best Use Study

Construction Plan

2022-2030

Project Value:
IDR 14,04 Trillion

About Project Owner



JIEP NEW PROJECT

Industrial Estate Re-Masterplan

PT Jakarta Industrial Estate Pulogadung (JIEP) is the first industrial area in Indonesia. Initiated by the government of Jakarta Province, PT JIEP has been established on June 23th, 1973, The initial vision was to restructure the industrial spreads in Jakarta, and to support the development of manufacturing industry subsectors in Indonesia. Until now the composition of shareholders of PT JIEP is 50% of the Republic of Indonesia and 50% of the Provincial Government of DKI Jakarta



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