



DKI Jakarta Presentation Book

MARCH 2026

Empowering Jakarta's Economy by Attracting More Global Investment to Strengthen Jakarta's Position as Global City



BANK INDONESIA
BANK SENTRAL REPUBLIK INDONESIA



Jakarta
Investment
Centre

To accelerate economic growth and unlock Jakarta's full investment potential, the Jakarta Provincial Government established the Jakarta Investment Centre (JIC) on July 31, 2018. As a dedicated one-stop service for investors, JIC aims to streamline the investment process and improve ease of doing business in the capital. In 2020, in collaboration with DKI Jakarta Province Bank Indonesia Representative Office, the Jakarta Investment Committee was also formed to accelerate investment realization through the establishment of the Regional Investor Relations Unit (RIRU).

As part of its continuous promotion efforts, the Jakarta Investment Committee regularly publishes a presentation book to highlight the city's investment opportunities. **The March 2026** edition carries the theme: **"Unlocking Global Investment to Propel Jakarta's Next Era as a World-Class City."** This theme signals Jakarta's commitment to unlocking investment, accelerating realization, and delivering inclusive, sustainable impact—elevating its standing as a world-class city.

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*Acting Head of Bank Indonesia, DKI Jakarta
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**Uus Kuswanto**

*Secretary of DKI Jakarta
Provincial Government*



1

Indonesia's Growth Path: Competing on the Global Stage

Indonesia is among the world's fastest-growing economies. See how its Performance compares with regional neighbors and global peers.

2

Jakarta's Macroeconomic Outlook: ASEAN's Gateway for Investment

As Indonesia's capital and a leading ASEAN business hub, Jakarta offers investors strategic access to a large, expanding market and regional value chains.

3

Jakarta's Strategic Vision: Evolving into a World-Class Economic Center

Jakarta's long-term development plan is designed to transform the capital into a world-class economic center, reinforcing its role as a global investment destination.

4

Unlocking Opportunities: Investment Projects in Jakarta

Discover a diverse portfolio of strategic investment opportunities—fully supported and guaranteed by the Jakarta Provincial Government.

5

Jakarta's Premier Destinations

6

MSMEs Products from Jakarta

7

Jakarta Investment Centre Features

8

Investment Service Guidelines

9

Licensing in Jakarta & Key Contacts

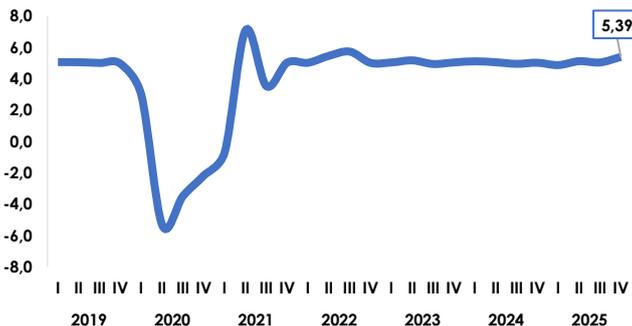


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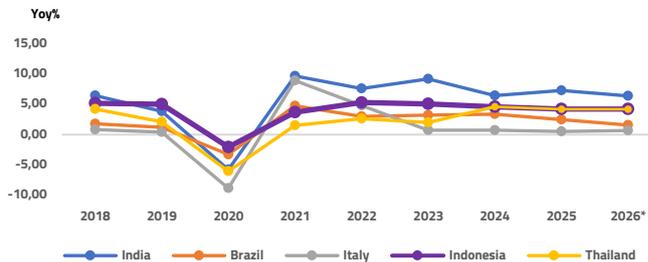
Indonesia's Growth Path: Competing on the Global Stage



Strong GDP Growth



GDP Growth Compared to Peers



Source: Central Bureau of Statistics of Indonesia (BPS), ** Including non-profit household consumption
Source: World Economic Outlook Database – Jan 2026* indicates estimated figure

Indonesia's economy continues to demonstrate resilience. The economy expanding by 5.39% (yoy) in the fourth quarter of 2025, up from 5.04% (yoy) in the previous quarter. With this development, Indonesia's economy as a whole expanded by 5.11% (yoy) in 2025, accelerated from 5.03% (yoy) growth in 2024.

Growth momentum is expected to persist into early 2026, driven primarily by domestic demand. Household consumption is increasing, supported by government stimulus programs, accommodative monetary policy, improving consumer expectations, and seasonal economic activity during major religious holidays. Investment is also projected to accelerate, powered by government-led initiatives, including natural resources downstreaming, alongside improving business confidence. Bank Indonesia projects economic growth in 2026 in the range of 4.9–5.7% (yoy), in line with continued policy support from the Government and Bank Indonesia to foster higher and more resilient growth.



2026 Growth Projection

Institution	GDP growth (%) 2026
2026 Budget	5.4
Bank Indonesia	4.9–5.7
Consensus Forecast (Feb 2026)	5.2
IMF (WEO, Jan 2026)	5.1
ADB (Asian Development Bank, Dec 2025)	5.1

GDP Growth by Expenditure (% YoY)

By Expenditure	2021					2022					2023					2024					2025				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
HH. Consumption	-2.22	5.96	1.02	3.56	2.01	4.35	5.52	5.40	4.50	4.94	4.53	5.22	5.05	4.47	4.82	4.91	4.93	4.91	4.98	4.94	4.89	4.97	4.89	5.11	4.98
Non profit HH. Consumption	-3.65	4.06	2.87	3.20	1.62	5.91	5.03	5.99	5.72	5.66	6.29	8.78	6.40	18.37	10.03	24.13	9.79	11.46	6.06	12.48	3.07	7.82	4.28	5.9	5.13
Government Consumption	2.59	8.29	0.69	5.24	4.25	-6.58	-4.59	-2.41	-4.66	-4.42	3.33	10.52	-3.86	2.94	3.02	20.44	2.03	4.62	4.17	6.61	-1.38	-0.33	5.49	4.55	2.5
Gross Fixed Cap. Formation	-0.21	7.52	3.76	4.49	3.80	4.08	3.09	4.98	3.33	3.87	1.53	4.05	5.08	4.32	3.76	3.78	4.42	5.16	5.03	4.61	2.12	6.99	5.04	6.12	5.09
Exports	2.20	28.46	20.82	22.24	17.99	14.40	16.32	19.09	14.95	16.23	11.72	-2.84	-3.91	1.66	1.34	1.48	8.13	8.79	7.63	6.51	5.91	10.14	9.14	3.25	7.03
Imports	5.18	33.20	31.08	32.61	24.86	16.06	13.06	25.73	6.49	15.00	4.12	-3.25	-6.82	0.14	-1.60	1.50	7.79	11.92	10.36	7.95	3.57	11.15	0.86	3.96	4.77
GDP	-0.69	7.08	3.53	5.03	3.70	5.02	5.46	5.73	5.01	5.31	5.05	5.11	5.05	4.95	5.05	5.11	5.05	4.95	5.02	5.03	4.87	5.12	5.04	5.39	5.11

GDP Growth by Sectors (% YoY)

By Sectors	2021					2022					2023					2024					2025				
	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total	Q1	Q2	Q3	Q4	Total
Agriculture, Forestry, and Fishery	3.48	0.56	1.44	2.33	1.87	1.16	1.68	1.95	4.51	2.25	0.44	2.03	1.49	1.13	1.31	-3.54	3.25	1.69	0.71	0.67	10.52	1.65	4.93	5.14	5.33
Mining and Quarrying	-2.02	5.22	7.78	5.15	4.00	3.82	4.01	3.22	6.46	4.38	4.92	5.01	6.95	7.46	6.12	9.31	3.17	3.46	3.95	4.90	-1.23	2.03	-1.98	-1.31	-0.66
Manufacturing	-1.38	6.58	3.68	4.92	3.39	5.07	4.01	4.83	5.64	4.89	4.43	4.88	5.19	4.07	4.64	4.13	3.95	4.72	4.89	4.43	4.55	5.68	5.54	5.4	5.40
Construction	-0.79	4.42	3.84	3.91	2.81	4.83	1.02	0.63	1.61	2.01	0.32	5.23	6.39	7.68	4.91	7.59	7.29	7.48	5.81	7.02	2.18	4.98	4.21	3.89	3.81
Wholesale and Retail Trade, Repair of Car and Motorcycle	-1.28	9.50	5.12	5.54	4.63	5.74	4.44	5.37	6.57	5.53	4.94	5.30	5.10	4.09	4.85	4.58	4.85	4.82	5.19	4.86	5.03	5.37	5.49	6.07	5.49
Transportation and Storage	-13.09	25.10	-0.72	7.93	3.24	15.79	21.27	25.80	16.99	19.87	15.93	15.28	14.74	10.33	13.96	8.66	9.56	8.64	7.92	8.69	9.01	8.52	8.62	8.98	8.78
Information and Communication	8.72	6.90	5.54	6.24	6.82	7.15	8.06	6.94	8.72	7.73	7.11	8.03	8.51	6.74	7.59	8.41	7.66	6.82	7.45	7.57	7.72	7.92	9.65	8.09	8.35
Financial Service	-2.97	8.33	4.29	-2.59	1.56	1.64	1.50	0.87	3.76	1.93	4.45	2.86	5.24	6.56	4.77	3.93	7.90	5.49	1.74	4.74	3.98	3.20	0.77	7.92	3.96
Other Services	-2.52	9.83	-0.84	3.43	2.35	3.33	4.02	7.87	4.94	5.03	4.55	7.08	3.34	4.89	4.97	9.45	5.59	5.64	4.88	6.33	5.80	11.31	9.92	8.71	9.93
GDP	-0.69	7.08	3.53	5.03	3.70	5.02	5.46	5.73	5.01	5.31	5.04	5.17	4.94	5.04	5.05	5.11	5.05	4.95	5.02	5.03	4.87	5.12	5.04	5.39	5.11

Source: Central Bureau of Statistics of Indonesia (BPS)

*Other services consist of 10 sectors (according to Standard National 2008)



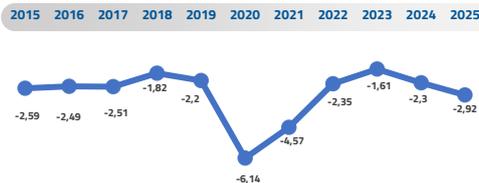
Revenue Ratio (% of GDP)



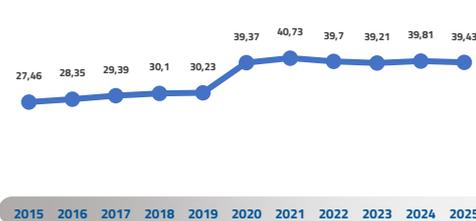
Source: Ministry of Finance



A controlled deficit (% GDP)



Debt Ratio is under control (%GDP)



Economic Policy Package: "8+4+5 Program"

8 Programs: 8 Accelerated Programs in 2025

- Government Assistance for College Graduates Internship Program:** Maximum 1-year internship placements for 100,000 fresh graduates. Launched on 20 Oct 2025.
- Government-borne Income Tax (PPh 21) Incentives:** For workers in the tourism sector during Oct–Dec 2025 (552,000 workers).
- Food Assistance Program:** Oct–Nov 2025 (18.3 million households).
- Discount on Work Accident Insurance (JKK) and Death Insurance (JKM) Contributions:** For non-wage recipients in the transportation sector for six months (731,361 workers).
- BPJS Employment Housing (MLT):** Provision of 1,050 housing units starting 1 Oct 2025.
- Cash-for-Work Program:** Ministry of Transportation (15,798 workers) and Ministry of Public Works (199,623 workers), totaling 215,421 workers.
- Deregulation Program (PP 28/2025):** (1) Completion of derivative regulations; (2) integration of ministry/agency systems with OSS; (3) addition of Digital RDTR and integration with OSS. Total: 100 RDTR (approx. Rp4 billion each).
- Urban Program (DKI Jakarta Pilot Project):** Improving housing quality and providing a marketing platform for the gig economy.

4 Programs: Carried Forward to 2026

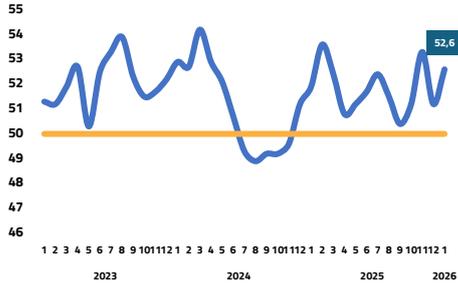
- Adjustment to the utilization period and eligible beneficiaries of the 0.5% final income tax for MSME taxpayers through 2029.**
- Extension of government-borne income tax (PPh 21) incentives for tourism-sector workers (2026 budget).**
- Extension of VAT DTP for the housing sector through 2027.**
- Extension and expansion of discounts on JKK and JKM contributions for all non-wage recipients (BPU).**

5 Programs: Employment Absorption

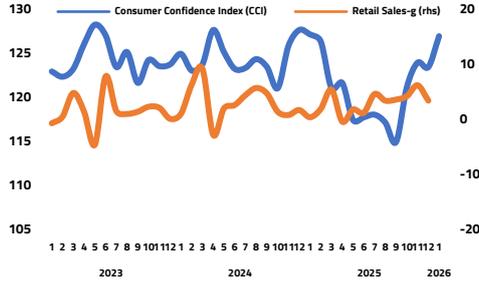
- Merah Putih Village & Urban-Ward Cooperatives (Koperasi Desa/Kelurahan Merah Putih):** Operations are expected to support more than 1 million jobs by December 2025.
- Merah Putih Fishermen Villages (Kampung Nelayan Merah Putih):** Long-term initiative targeted to create 200,000 jobs.
- Pantura Aquaculture Pond Revitalization (20,000 ha):** Revitalization of 20,000 hectares of ponds along Pantura is expected to generate 168,000 jobs.
- Fishermen Vessel Modernization (1,000 vessels):** Modernization of 1,000 fishing vessels is expected to create 200,000 jobs.
- Smallholder Plantation Replanting (Perkebunan Rakyat – 870,000 ha):** Replanting of 870,000 hectares led by the Ministry of Agriculture is expected to create 1.6 million jobs over two years.



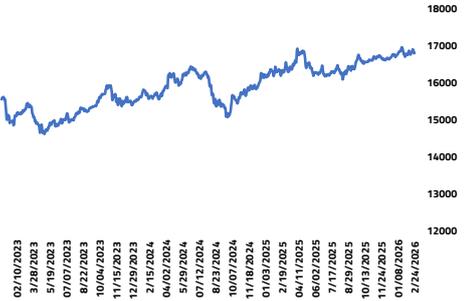
Manufacturing PMI Indicates Ongoing Expansion (>50)



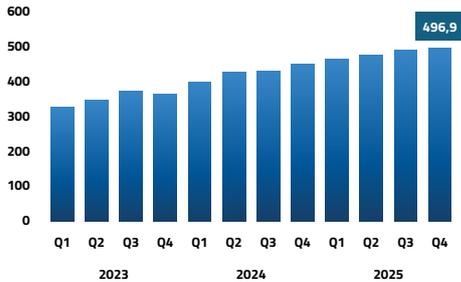
Rising Consumer Confidence and Steady Retail Growth



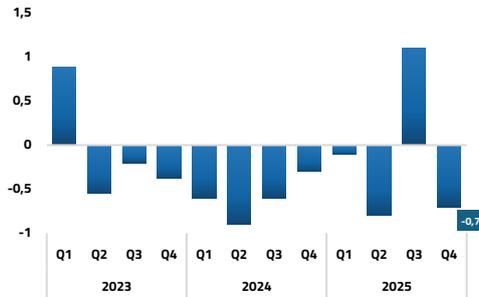
Indonesian Rupiah Holds Firm Amid Global Volatility



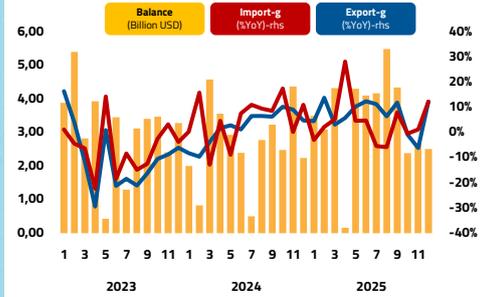
Rising FDI and DDI Underscore Investor Confidence



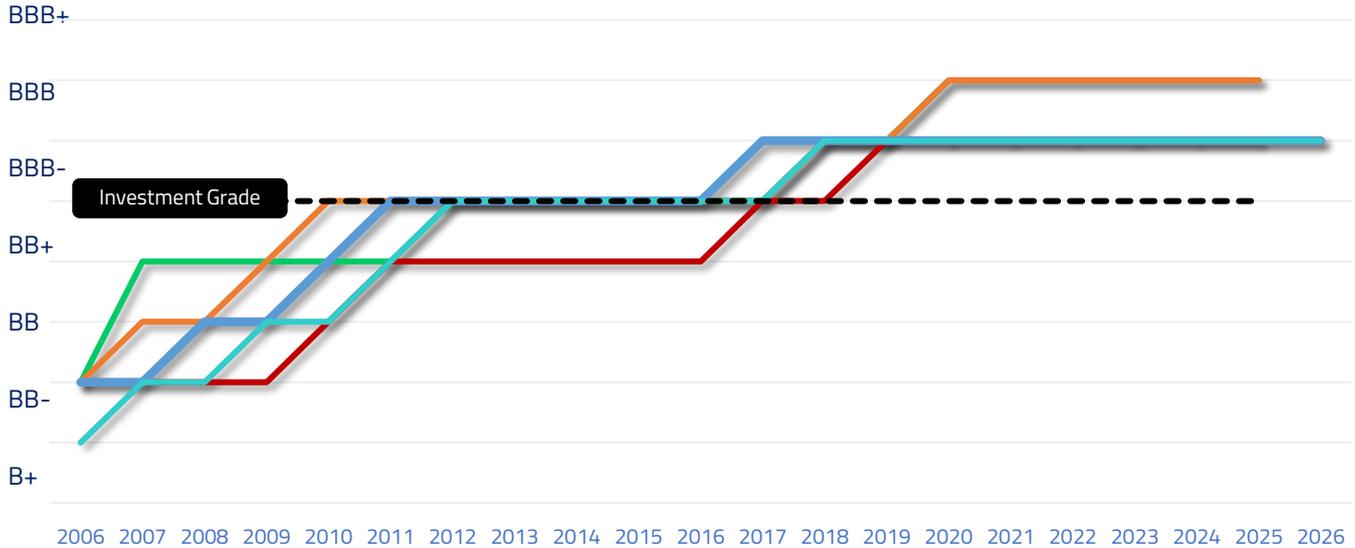
Current Account Deficit Maintained Within Sustainable Levels



Indonesia's Trade Balance Remains Strong



Sources: PMI Markit Indonesia website; Ministry of Investment / BKPM; TradingEconomics; Bank Indonesia; BPS (Statistics Indonesia)





Revenue Ratio (% of GDP)

**September 2025, Rating Affirmed at BBB+/Stable**

The ratings mainly reflect the country's solid domestic demand-led economic growth and restrained public debt. On the other hand, they are constrained by its weak revenue base. The economy's real GDP growth in 2024 remained at around 5%, the same level as the previous year. JCR holds that the government debt-GDP ratio, which rose due to measures aimed to combat the pandemic, will be maintained at current levels amid the ongoing fiscal consolidation efforts through tax reforms and budget allocation revisions.



Revenue Ratio (% of GDP)

S&P Global**July 2025, Rating Affirmed at BBB/Stable**

Indonesia's BBB rating reflects the country's robust economic growth prospects, prudent policy settings, and relatively low net external and government debt burdens. Meanwhile, the stable outlook is supported by the government's commitment to maintaining the 3% annual fiscal deficit ceiling as a policy anchor.



Revenue Ratio (% of GDP)

FitchRatings**March 2026, Rating Affirmed at BBB/Negative**

The rating affirmation reflects Indonesia's record in maintaining macroeconomic stability, favourable medium-term growth, a modest government debt/GDP ratio and moderate external buffers. The outlook revision reflects increasing policy uncertainty and erosion of Indonesia's policy mix consistency and credibility amid growing centralisation of policymaking authority.



Revenue Ratio (% of GDP)

R&I**October 2025, Rating Affirmed at BBB+/Stable**

Indonesia's economic fundamentals remain resilient, supported by demographic expansion, abundant natural resources and growing manufacturing sectors. The economy has been on a relatively stable trajectory, with the inflation rate kept in check. The government debt ratio remains at a low level, reflecting the government's fiscal policy in accordance with fiscal rules. R&I has a view that prudent fiscal and monetary policies have been maintained so far under the Prabowo administration.



Revenue Ratio (% of GDP)

MOODY'S**February 2026, Rating Affirmed at Baa2/Negative**

Indonesia's rating is affirmed at Baa2 reflecting its strong economic resilience, reflected in stable and solid economic growth, and supported by structural strengths such as natural resources endowments and favorable demographics, which support the medium-term growth outlook. Meanwhile, the revised outlook is influenced by Moody's view of the risk of a decline in policy predictability, which if continued could have implications for economic performance.



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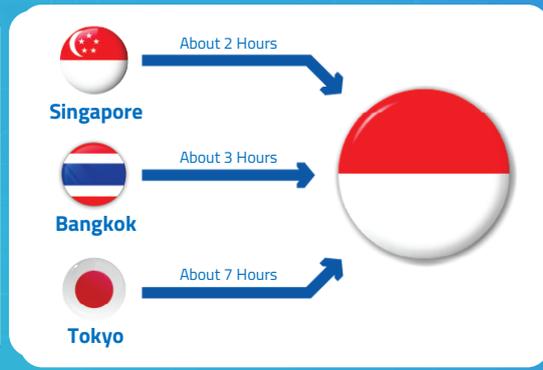
Jakarta's Macroeconomic Outlook: ASEAN's Gateway for Investment



Strategically Connected: Jakarta Is Closer Than You Think

Soekarno-Hatta International Airport—Jakarta’s main gateway—is around a 45-minute train ride from the city center, providing fast and seamless access for international travelers. With a growing network of direct global routes, Jakarta is more connected than ever—making short business trips from major hubs such as Tokyo, Dubai, Seoul, and Shanghai increasingly convenient.

This connectivity strengthens Jakarta’s appeal as a base for a regional headquarters, innovation hub, or R&D center—positioned at the heart of ASEAN’s largest economy and within reach of the region’s most dynamic markets.

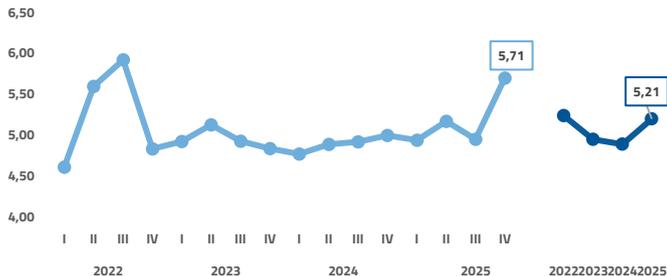


Province	Share (%)	Growth in 2024 (%yoy)					Growth in 2025 (%yoy)				
		Q4 2025	Q1	Q2	Q3	Q4	2024	Q1	Q2	Q3	Q4
DKI Jakarta	16,61%	4.78	4.90	4.93	5.01	4.90	4.95	5,18	4,96	5,71	5,21
East Java	14,40%	4.81	4.98	4.91	5.03	4.93	5.00	5,23	5,22	5,85	5,33
West Java	12,86%	4.93	4.95	4.91	5.02	4.95	4.98	5,28	5,2	5,85	5,32
Central Java	8,22%	4.97	4.92	4.93	4.96	4.95	4.96	5,49	5,37	5,84	5,37
North Sumatera	5,23%	4.88	4.95	5.20	5.1	5.03	4.67	5,23	4,55	4,23	4,53
Riau	5,08%	3.42	3.70	3.46	3.52	3.52	4.65	5,33	4,98	4,94	4,79
National		5.11	5.05	4.95	5.02	5.04	4.87	5,12	5,04	5,39	5,11

Source: Central Bureau of Statistics of Indonesia (BPS)
Source: Central Bureau of Statistics of Indonesia (BPS)



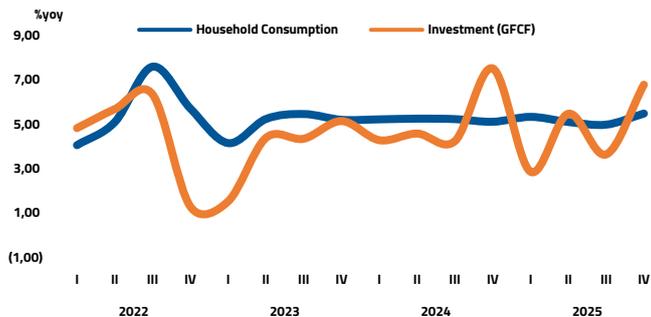
Strong GDP Growth



Source: Statistics Indonesia (BPS)
*Realization as of the third quarter of 2025



Household Consumption and Investment Growth



Source: Statistics Indonesia (BPS)



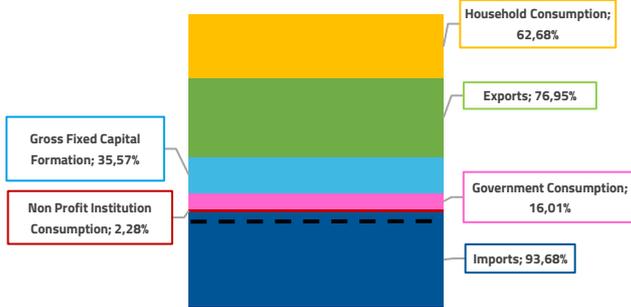
In Q4 2025, Jakarta's economy accelerated and grew 5.71% (yoy), compared to 4.96% (yoy) in the previous quarter. The city's growth was supported by stronger household consumption and investment. Government spending remained positive despite moderating, while exports continued to expand.

Growth was further underpinned by solid momentum in Wholesale and Retail Trade, Financial Services, and Construction. Together, these sectors underscore Jakarta's diversified economic base and reinforce its growing role as a regional hub for commerce, finance, and business activities.

Looking ahead, Jakarta's economy is projected to expand in the range of 4.9%–5.7% (yoy) in 2026, supported by resilient household consumption, sustained investment momentum, and robust sectoral performance. This outlook reinforces Jakarta's role as a key engine of growth for Indonesia and strengthens its prominence within the broader Southeast Asian economy.



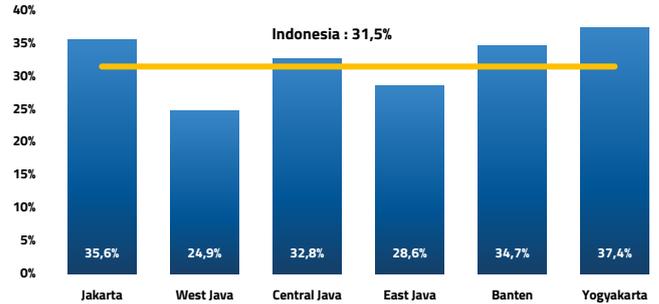
GRDP Share by Expenditure (Q4 2025)



At current price
Source: Statistics Indonesia (BPS)



Investment Share by Total GRDP (Q4 2025)



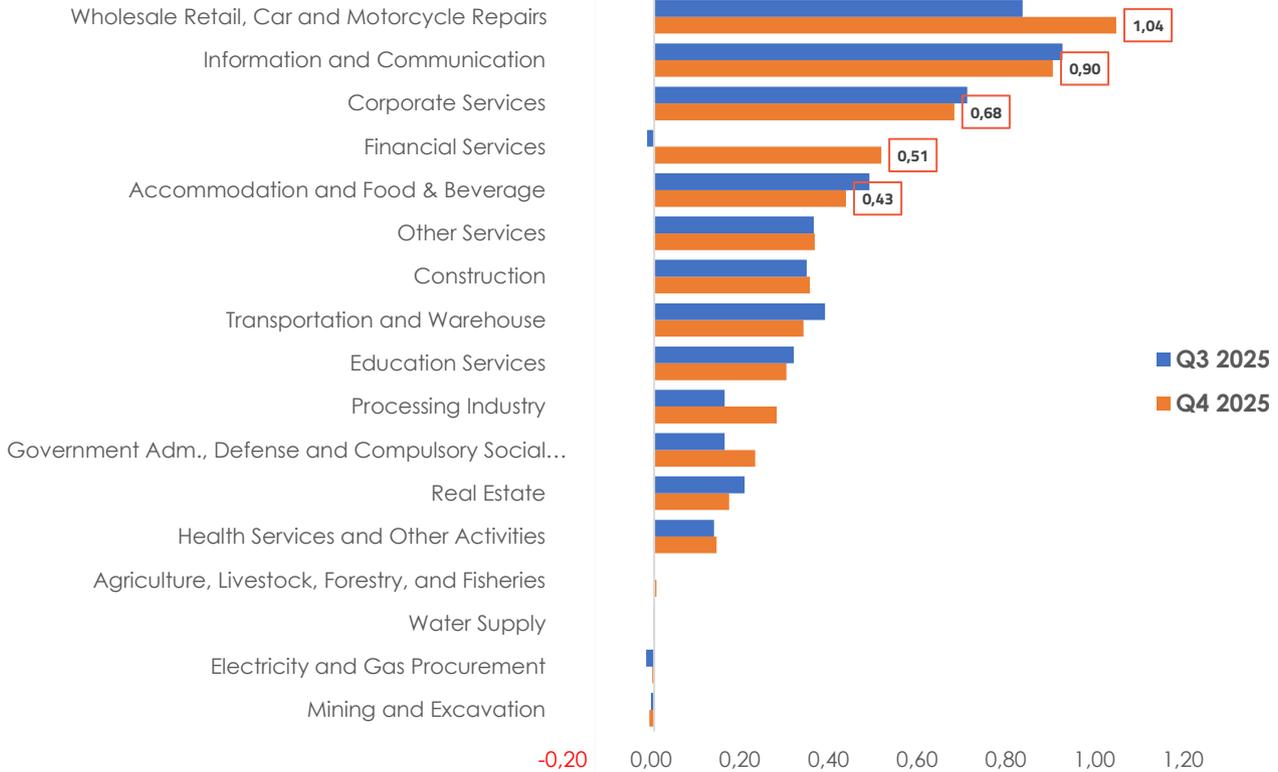
At current price
Source: Statistics Indonesia (BPS)



Domestic demand and investment continue to serve as the backbone of Jakarta's economy, with household consumption accounting for 62.68% and investment for 35.57% of the city's GRDP. This strong internal demand base reinforces Jakarta's economic resilience and highlights its appeal as both a consumer-led and investment-ready market.



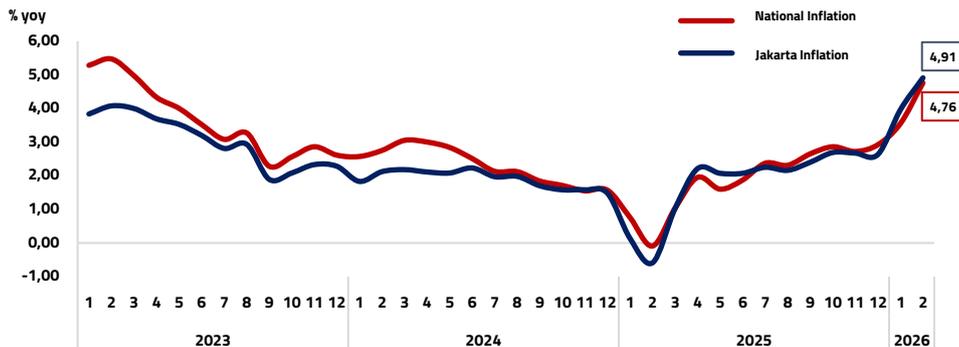
As investment continues to drive Jakarta's sustainable economic development, the city consistently records one of the highest investment-to-GDP ratios in Java, exceeding the national average. This strong performance underscores Jakarta's strategic importance, supportive business climate, and its position as a premier destination for both domestic and international investors.



In the four quarter of 2025, Jakarta's economic growth was fueled by strong performances in Wholesale and Retail Trade, Information and Communication, and Corporate Services. These sectors reflect the city's evolving digital economy, dynamic commercial activity, and its established role as a national financial hub — reinforcing Jakarta's position as a leading engine of growth in Indonesia.

In February 2026, Jakarta recorded annual inflation of 4.91% (yoy), slightly higher the national rate of 4.76% (yoy). Inflation in 2026 is projected to remain within the 2.5% ± 1% target range.

Jakarta's Inflation Compared to National Inflation



Source: Statistics Indonesia (BPS)

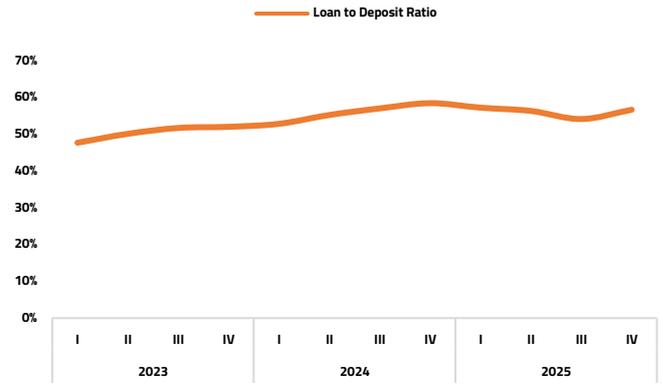
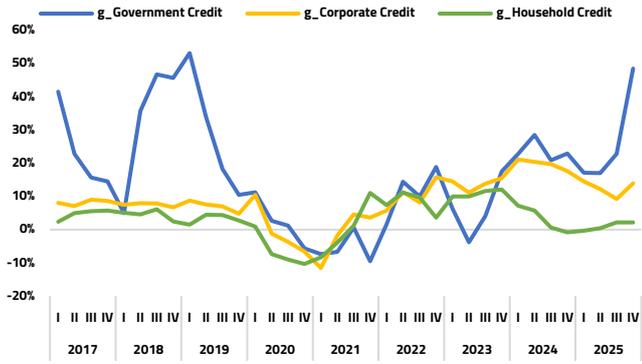
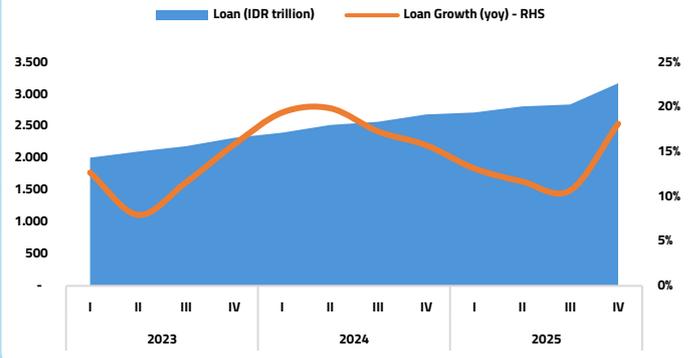
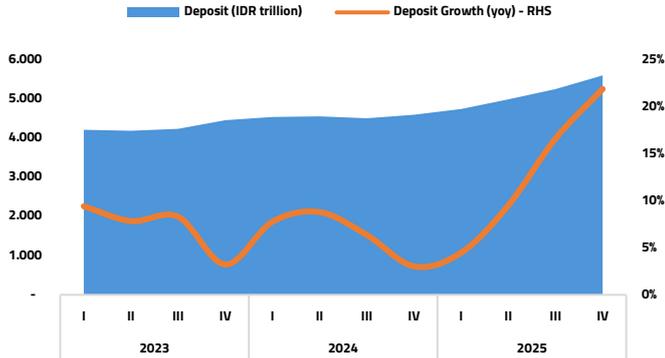
Supporting factors:

- High inflation in Jakarta was mainly driven by a low base effect following electricity tariff discounts implemented in early 2025, along with stronger demand amid weather-related horticultural supply disruptions. The pressure is expected to be temporary and to normalize in April.
- Price stability is reinforced through the 4K strategy, which focuses on securing supply, maintaining affordability, streamlining distribution, and strengthening communication, helping anchor inflation expectations and protect household purchasing power.

In 2025, the Jakarta Provincial Government allocated a regional revenue and expenditure budget of IDR 91.8 trillion. As of the fourth quarter of 2025, revenue realization had reached IDR 79.938 trillion, while expenditure realization stood at IDR 76.051 trillion, reflecting the city's solid fiscal performance and financial management.

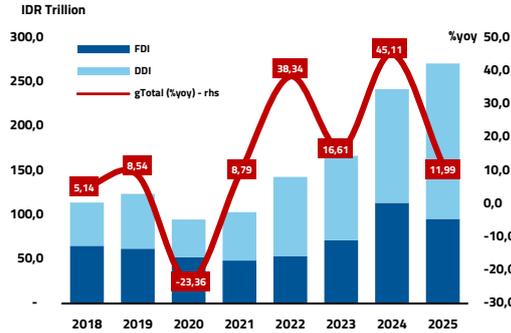
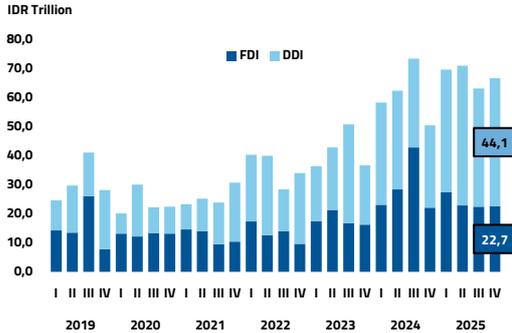
Details	Q4-2023				Q4-2024				Q4-2025			
	Budget IDR Billion	Realization IDR Billion	% Realization	% CTC	Budget IDR Billion	Realization IDR Billion	% Realization	% CTC	Budget IDR Billion	Realization IDR Billion	% Realization	% CTC
Revenue	70.662	70.905	38,26%	5,29%	73.636	72.365	98,28%	2,06%	84.454	79.938	94,65%	10,47%
Locally-Generated Revenue	48.442	49.014	71,00%	7,39%	52.398	50.178	95,76%	2,37%	54.199	51.126	94,33%	1,89%
Transfer Revenue	20.224	20.160	46,73%	6,88%	20.516	21.599	105,28%	7,14%	30.082	28.738	95,53%	33,05%
Other Legal Local Revenue	1.996	1.731	1,29%	-38,98%	722	588	81,36%	-66,03%	173	74	42,94%	-87,40%
Expenditure	72.144	66.338	44,03%	2,20%	73.790	66.003	36,92%	-0,50%	85.979	76.051	88,45%	15,22%
Operational Expenditure	60.384	57.509	54,65%	3,56%	59.751	55.218	92,41%	-3,98%	67.401	62.521	92,76%	13,23%
Capital Expenditure	10.850	8.829	16,48%	0,10%	11.555	10.401	90,02%	17,80%	15.253	13.152	86,23%	26,45%
Unexpected Expenditure	554	-	0%	-100%	2.166	-	0%	-	2.957	-	0%	0%
Transfer Expenditure	356	-	0%	0%	318	384	120,64%	-	368	377	102,44%	-1,85%
NET Financing												
Local Financing Receipt	8.895	8.600	96,68%	-19,63%	9.270	9.482	102,28%	10,26%	7.408	7.278	98,24%	-23,24%
Local Financing Expenditure	7.413	6.609	21,69%	45,35%	9.116	5.502	60,36%	-16,75%	5.883	5.390	91,60%	-2,04%
Revenue + Local Financing Receipt	79.557	79.797	66,0%		82.906	81.847	98,72%		91.862	87.217	94,94%	
Expenditure+Local Financing Expenditure	79.557	73.305	45,9%		82.906	71.505	86,25%		91.862	81.440	88,65%	
Remaining Budget Financing For The Relevant Year		6.492				10.342				5.776		

Source: Regional Financial Management Agency of the Jakarta Provincial Government





Investment Realization Trends: Quarterly and Annual View

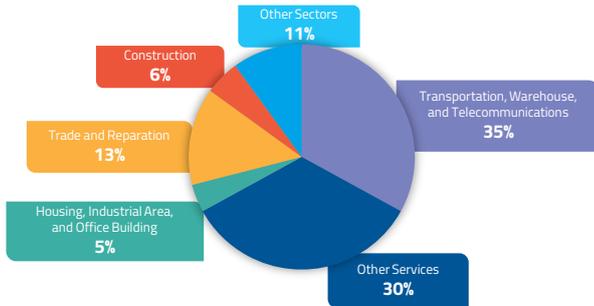


In the fourth quarter of 2025, **Domestic Direct Investment** in Jakarta reached IDR 44.1 trillion, placing the capital city 1st nationally.

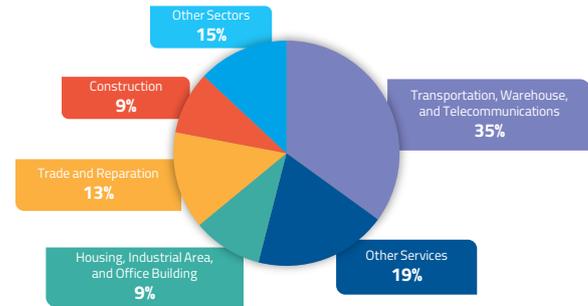


In the fourth quarter of 2025, **Foreign Direct Investment** in Jakarta reached USD 1.4 million (equivalent to IDR 22.7 billion), placing the capital 4th among all provinces in Indonesia.

FDI by Sectors January – December 2025

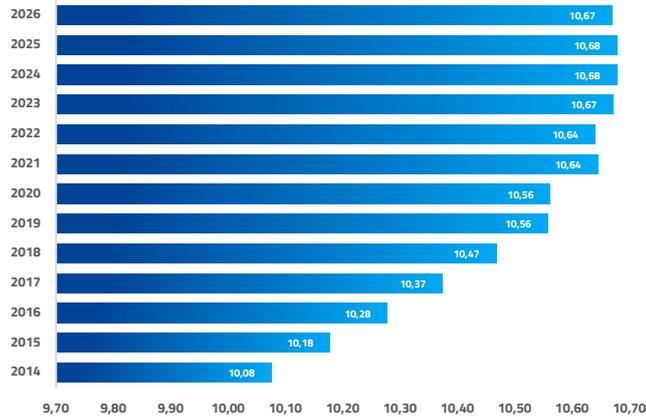


DDI by Sectors January – December 2025

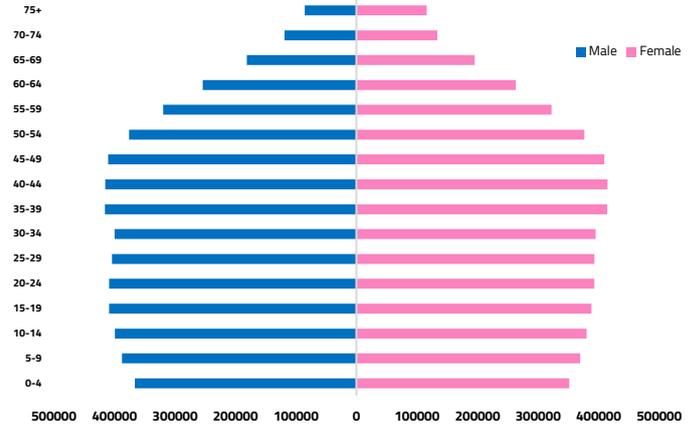




The Population of Jakarta Province



Jakarta's Population Structure by Age



Jakarta's population continues to grow...

- In 2026, Jakarta's population reached 10.67 million, with an annual growth rate of -0.08%. During the daytime, the population exceeds 11 million due to the influx of commuting workers from surrounding areas.
- Jakarta remains the most densely populated region in Indonesia, with a population density of 16.142 people/km². The population structure is dominated by the productive-age group, with the largest segment comprising individuals aged 30-34 years.



The Labor Force Participation in DKI Jakarta in 2026 reached 5.46 million people.



Jakarta recorded the highest Human Development Index (HDI) in Indonesia in 2025, reflecting the strong educational profile of its workforce.

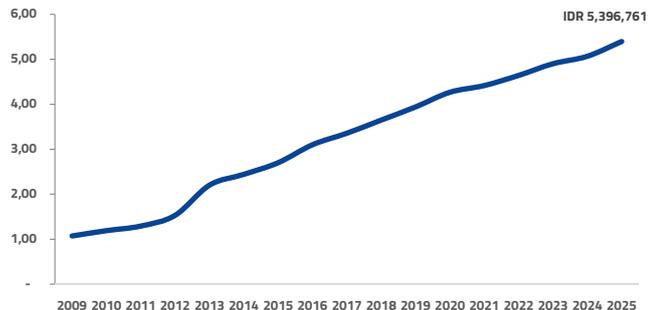


In 2025, Jakarta's minimum wage was set at IDR 5,396,761 per month (equivalent to USD 321,16).

*BI transaction average exchange rate on February 27th, 2025 (IDR 16,779,00)



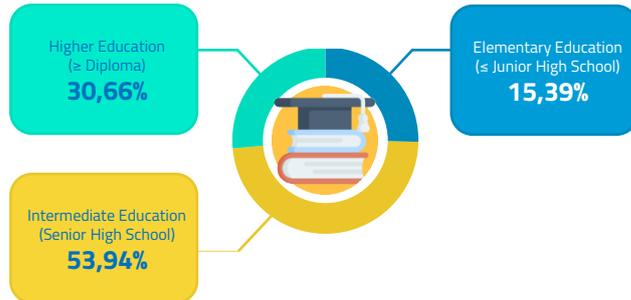
Provincial Minimum Wage (IDR Million)



Source: Statistics Indonesia (BPS)



Total Workforce by Education Level in 2025





A Thriving and Expanding Economy

- High investment inflows supporting economic expansion
- Enhanced growth capacity and competitiveness
- Improved business and living environment for foreign companies and expatriates
- Structural reforms through PM-PTSP (Investment and Integrated One-Stop Licensing Service)
- Strengthened governance to boost investor confidence



A Vast and Advanced Market

- Large and growing population
- High income per capita
- Well-educated workforce (qualified human capital)
- Increasing number of expatriates
- Comprehensive one-stop learning and development services



Robust Infrastructure Enabling Seamless Business Operations

- Comprehensive transportation network: BRT, MRT, LRT, toll roads, airports, and seaports
- Ample and reliable electrical capacity to support industrial and commercial activity
- High-speed, large-scale communication infrastructure for seamless connectivity

Jakarta's 2026 Investment Enhancement Strategy



Investment Incentives & Ease of Doing Business

Enhancing local incentives and simplifying procedures to accelerate realization and improve investor experience.



Expanded Financing Options

Diversifying funding beyond the local budget through capital market instruments, climate finance, blended finance, and external financing.



Stronger Implementation Monitoring

Strengthening investment implementation oversight by clarifying roles across administrative levels and expanding operational access to improve monitoring, facilitation, and compliance.



Promotion & Matchmaking Platforms

Increasing global visibility and deal flow through flagship platforms and targeted engagement with investors.



Partnerships & Collaboration

Deepening collaboration with national stakeholders, global institutions, and knowledge partners to strengthen policy, financing, and implementation capacity.



Jakarta's Integrated Investment Gateway

Through this new system, prospective investors can consult, submit, and monitor investment activities faster, simpler and smarter.

5 Pillars of InvestGate Services

1 Integrated Consultation and Information <i>Pre-emptive Advisory</i>	2 Assisting & Debottlenecking <i>End-to-end Advocacy</i>	3 Sectoral Service Packaging <i>Service Bundling Strategy</i>	4 Cross-sectoral Service Level Agreement (SLA) Monitoring <i>Integrated Performance Monitoring</i>	5 Post-Operational Services <i>System / Technology Requirements</i>
Role Acting as an information clearing house and initial screening	Role Transforming from passive to active advocacy; becoming an "investor representative"	Role Implementing a Holistic Service Delivery approach	Role Functioning as a Control Tower/Supervisory Tower	Role Adopting the Lifecycle Management concept to maintain investor retention
Activity Providing recommendation on spatial planning and local wisdom	Activity Assist in tracking permit status and dan debottlenecking in sectoral services	Activity Providing integrated guidance and services based on business ecosystems in 4 priority sectors: Health, Industry, Tourism, and Transportation	Activity Monitoring Service Level Agreement (SLA) compliance carried out by technical services through an integrated dashboard, ensuring accountability for process times	Activity Facilitate investment activity report and assist in the business expansion process



3

Jakarta's Strategic Vision: Evolving into a World-Class Economic Center



Disaster resilience



Dynamic governance and public service transformation



Inclusive economic security



Digital and community based sustainable city



Health, human development, and equality



Equitable development

Source: Regional Development Plan



MAIN REGIONAL STRATEGIC INFRASTRUCTURE ISSUES



CLEAN WATER, SANITATION, AND WASTE MANAGEMENT



URBAN HEALTH SYSTEM



TRANSPORTATION



TOURISM



SMART CITY DEVELOPMENT



TRANSIT ORIENTED DEVELOPMENT



DECENT HOUSING



Transportation Infrastructure

1. MRT JAKARTA (North – South)

Capex : IDR 39 Trillion (phase 1 & 2)
 Progress : In operation (phase 1) & construction (phase 2)

Phase 2A (November 2025):

- CP 201 (Thamrin and Monas Station) 91,46%
- CP 202 (Harmoni – Sawah Besar – Mangga Besar) 62,47%
- CP 203 (Glodok and Kota Station) 82%
- CP 205 (Railway System) 29,59%
- CP 206 (Rolling stock) The contract has progressed to the inception design stage.
- CP 207 (automatic fare collection system) Currently under technical evaluation of bidders' proposals.

Operation Target of Phase 2A:

- Segment 1 i.e. Bundaran HI - Harmoni 2027
- Segment 2 i.e. Harmoni - Kota 2029

2. MRT JAKARTA (East - West)

Capex : N/A
 Progress : Indonesian President launched MRT East–West Phase 1 in September 2024. As of February 2026, PT MRT Jakarta has accelerated its development and conducted a market sounding for the elevated civil works of Phase 1 Stage 1.

Operation Target : 2031

3. LRT JAKARTA VELODROME - MANGGARAI

Capex : IDR 29,9 Trillion
 Progress : Construction progress of phase 1B is 89,22% (Feb, 2026)

- **Zone 1** (Velodrome – Rawamangun – Pasar Pramuka)
- **Zone 2** (Matraman – Manggarai)

Operation Target : Agustus 2026



Toll Road

1. Semanan – Sunter

Capex : IDR 11.06 Trillion
 Progress : Under construction

2. Duri Pulo – Kampung Melayu

Capex : IDR 8,17 Trillion
 Progress : Under construction

3. Kemayoran – Kampung Melayu

Capex : IDR 4,93 Trillion
 Progress : Ongoing phased development

4. Ulujami – Tanah Abang

Capex : IDR 6,11 Trillion
 Progress : Under construction (elevated section development)



Port

1. NEW PRIOK PORT

Capex : US \$ 2,47 Billion – Phase 1
 US \$1,50 Billion – Phase 2

Progress :

- NPCT1 has been operational since August 2016 and continues handling international container traffic in 2026.
- Kalibaru Terminal Phase 1B – Ongoing construction, progress around ~75%
- New Priok Eastern Access (NPEA) Section II – Currently under construction.

Operation Target : Remaining Phase 1 developments are targeted for operation in 2026–2027



Source: The official websites of PT MRT Jakarta, LRT Jakarta, the Indonesia Toll Road Authority, and Jakarta news media



Health and Social Activities Sector

Health and Social Activities Sector

Health Support Technology (Imaging & Laboratory)



Transportation and Warehousing Sector

Cold Storage

Modern Warehousing Cluster

Multi-Store Warehouse Integrated with Dry Port



Transportation and Warehousing Sector

CBD Office and Non-CBD

Commercial Area

Residential Area

Utility Infra-structure



Information and Communication Sector

Data Center Tire 4 & 5

Integrated Digital Service Cluster Area

SaaS Financing Model

Thematic High-Tech Industry Area



Agriculture, Forestry and Fisheries Sector

Fish Processing Industry Cluster

Sustainable Cold Chain (Cold Storage)

Marine Aquaculture Centre



Accommodation & Food Beverage Provision Sector

Kepulauan Seribu Area

Ancol – JIS Area

Kota Tua Area

Tanah Abang Area

Source: Department for Investment and Integrated One Stop Services, Jakarta Provincial Government



4

Unlocking Opportunities: Investment Projects in Jakarta

Project Description



This project offers a unique opportunity to strategically develop Mixed-Use Buildings within the vibrant Tanah Abang precinct, leveraging its prime commercial location to establish a dynamic Transit-Oriented District (TOD). By integrating residential, commercial, office, and civic spaces, the development will enhance connectivity, optimize land use, and foster a more sustainable urban environment. The initiative is designed to create a new urban identity for Tanah Abang— attracting diverse investments, businesses, and residents—while serving as a key catalyst for infrastructure upgrades and broader economic growth in the surrounding areas.

Key Investment Highlights

Location	Jatibaru Raya Street, Cideng, Central Jakarta
Estimated Investment Value	IDR 1.216.886.000.000 / \$76,055,375.00 (APBN Currency Rp16.000/US \$1)
Land Area	15.035 m2
Asset Status/ Asset Condition	PT Kereta Api Indonesia (Persero)/ Tanah Abang Station (operational)
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Moda Integrasi Transportasi Jabodetabek
Financial Feasibility	<ul style="list-style-type: none"> NPV = IDR 295.226.242.000 IRR = 17,40% WACC = 10,00% Payback Period = 7 years

*Ready to Offer

Project Owner Profile

PT Moda Integrasi Transportasi Jabodetabek (MITJ) is a joint venture between PT MRT Jakarta (Perseroda) and PT Kereta Api Indonesia (Persero), established under DKI Jakarta Governor Regulation No. 136 of 2019. The company's purpose is dedicated to rail transportation and the management of integrated rail services and Transit-Oriented Development (TOD) across the Jakarta, Bogor, Depok, Tangerang, and Bekasi (Jabodetabek) areas. Based on the concept study of railroad integration in the Jabodetabek Cross Services, PT MITJ aspires to implement transportation integration holistically, which includes six (6) dimensions of integration.

Contact Person

Name : Seno Pranata
 Position : Group Head of Business Development
 Email : pseno@mitj.co.id and busdev@mitj.co.id

Project Description



Sudirman Station is recorded as one of the busiest commuter station with top 3 highest numbers of passengers in Jakarta. Located in the heart of Jakarta, the station links to other public transportations such as BNI City Airport Train Station, Dukuh Atas BNI MRT Station, Dukuh Atas LRT Jabodebek Station, and Dukuh Atas TransJakarta Bus Shelter. In the need of revitalization, the station will be transformed into a highly commercialized station to support lifestyle through retail shops, exhibition, and advertisement, along with its main function as a operating train station in order to accommodate a potential higher traffic as well as to create a seamless connectivity and mobility. This revitalization aims to establish an iconic integrated station design, which will be the first precedence for other potential integrated stations in Jabodetabek.

Key Investment Highlights

Location	Sudirman Station & BNI City Station
Estimated Investment Value	IDR 456.135.000.000 / \$28.508.437,50 (APBN Currency Rp16.000/US \$1)
Land Area	Sudirman = 261 m x 21 m BNI City = 512 m x 20,4 m
Asset Status/ Asset Condition	Right to use by PT KAI/ Existing station (daily operating)
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Moda Integrasi Transportasi Jabodetabek
Financial Feasibility	<ul style="list-style-type: none"> NPV = IDR 345.973.000.000 IRR = 14,80% WACC = 12,00% Payback Period = 8 years

*Market Sounding

Project Owner Profile

PT Moda Integrasi Transportasi Jabodetabek (MITJ) is a joint venture between PT MRT Jakarta (Perseroda) and PT Kereta Api Indonesia (Persero), established under DKI Jakarta Governor Regulation No. 136 of 2019. The company's purpose is dedicated to rail transportation and the management of integrated rail services and Transit-Oriented Development (TOD) across the Jakarta, Bogor, Depok, Tangerang, and Bekasi (Jabodetabek) areas. Based on the concept study of railroad integration in the Jabodetabek Cross Services, PT MITJ aspires to implement transportation integration holistically, which includes six (6) dimensions of integration.

Contact Person

Name : Seno Pranata
 Position : Group Head of Business Development
 Email : pseno@mitj.co.id and busdev@mitj.co.id

Project Description



BNI City Station is one of the important mass transportation infrastructures. However, the number of passengers getting on and off this station is one of the lowest compared to other stations in Dukuh Atas, even though BNI City Station is the station with the largest area. This project is proposed to optimize BNI City Station in terms of operations and physical facilities of the station by improving physical services.

Amidst the growing trend of sports, the need for adequate sports facilities is increasing especially for the past 3 (three) years. However, one major challenge faced is the lack of adequate sports venues in urban areas. Interestingly, the location of BNI City station in the middle of the city can be a potential point for the development of sports facilities. With easy transportation access, this station can be used as a hub for physical activities.

Key Investment Highlights

Location	BNI City Train Station
Estimated Investment Value	IDR 10.730.000.000 / \$670.625,00 (APBN Currency Rp16.000/US \$1)
Land Area	17.640 m2
Asset Status/ Asset Condition	Building owned by PT KAI/ Train Station with active platform & concourse area, also a lot of parkir lot area
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Moda Integrasi Transportasi Jabodetabek
Financial Feasibility	<ul style="list-style-type: none"> NPV = IDR 802.173.000 IRR = 13,06% WACC = 11,00% Payback Period = 1 years

*Market Sounding

Project Owner Profile

PT Moda Integrasi Transportasi Jabodetabek (MITJ) is a joint venture between PT MRT Jakarta (Perseroda) and PT Kereta Api Indonesia (Persero), established under DKI Jakarta Governor Regulation No. 136 of 2019. The company's purpose is dedicated to rail transportation and the management of integrated rail services and Transit-Oriented Development (TOD) across the Jakarta, Bogor, Depok, Tangerang, and Bekasi (Jabodetabek) areas. Based on the concept study of railroad integration in the Jabodetabek Cross Services, PT MITJ aspires to implement transportation integration holistically, which includes six (6) dimensions of integration.

Contact Person

Name : Seno Pranata
 Position : Group Head of Business Development
 Email : pseno@mitj.co.id and busdev@mitj.co.id

Project Description



Perumda Pembangunan Sarana Jaya aims to optimize a greenfield site in South Jakarta by developing a 4-star hotel integrated with a serviced apartment concept. This project responds to the increasing demand for business accommodation and extended-stay facilities in the Tebet area. The development will expand upon the existing Sarana Square complex, a commercial building with six floors completed in 2020, featuring office spaces and F&B tenants. The new hotel will be directly connected to Sarana Square, creating an integrated environment that enhances convenience and value. This synergy is expected to boost the area's appeal and deliver a premium hospitality experience.

Key Investment Highlights

Location	West Tebet IV Street, South Jakarta
Estimated Investment Value	IDR 275.139.128.596 / \$ 17.196.195,54 (APBN Currency Rp16.000/US \$1)
Land Area	3.491 m2
Asset Status/ Asset Condition	HGB (Right to Build) Perumda Sarana Jaya/ Greenfiled Ready-to-Develop
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Perumda Sarana Jaya
Financial Feasibility	<ul style="list-style-type: none"> • IRR = 12.27% • NPV = IDR 38.344.244.046 • WACC = 10,48% • Payback Period = 8.1 years

*Ready to Offer

Project Owner Profile

Perumda Sarana Jaya is a regionally owned enterprise under the DKI Jakarta Provincial Government (based on Regional Regulation No. 11 of 2018). Established in 1982, Sarana Jaya has been operating in the real estate sector with four main business scopes: land banking, property, housing, and infrastructure.

Contact Person

Name : Henriko Ganesha Putra
 Position : Investor Relation Manager
 Email : Henriko.Ganesha@sarana-jaya.co.id | admin@sarana-jaya.co.id

Project Description



As part of its commitment to supporting the DKI Jakarta Provincial Government's policy to promote public transportation, Perumda Sarana Jaya proposed the development of an integrated area located in one of the most promising growth zones in South Jakarta — Lebak Bulus. Located just 500 meters from Lebak Bulus MRT Station, this project is designed as a multifunctional hub combining Park & Ride facilities, commercial retail zones, and community sports amenities. This project is set to become a new mobility center that integrates transportation needs with business activity and an active urban lifestyle for Jakarta residents.

Key Investment Highlights

Location	H. Ilyas Street, Lebak Bulus, South Jakarta
Estimated Investment Value	IDR 37.279.788.000/ \$2.329.986,75 (APBN Currency Rp16.000/US \$1)
Land Area	14.381 m2
Asset Status/ Asset Condition	HGB (Right to Build) Perumda Sarana Jaya/ Ready-to-Develop
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Perumda Sarana Jaya
Financial Feasibility	<ul style="list-style-type: none"> • IRR = 14,13% • NPV = IDR 15,489.298.617 • WACC = 10,87% • Payback Period = 7,5 years

*Ready to Offer

Project Owner Profile

Perumda Sarana Jaya is a regionally owned enterprise under the DKI Jakarta Provincial Government (based on Regional Regulation No. 11 of 2018). Established in 1982, Sarana Jaya has been operating in the real estate sector with four main business scopes: land banking, property, housing, and infrastructure.

Contact Person

Name : Henriko Ganesha Putra
 Position : Investor Relation Manager
 Email : Henriko.Ganesha@sarana-jaya.co.id | admin@sarana-jaya.co.id

Project Description



Palm Court is a premium apartment complex built in 2004, located in Jakarta's prestigious Golden Triangle. Consisting of two towers features spacious living units and premium amenities such as a swimming pool, onsen, gym, helipad, and ample parking space. To unlock its full potential, Perumda Pembangunan Sarana Jaya is initiating an asset revitalization program that includes upgrading main facilities to meet the standards of modern premium living. Sarana Jaya aims to reposition this legacy property into a vibrant 4-star hotel and serviced apartment. The revitalization will enhance architectural elements with a blend of classic art-deco style and modern functionality, creating a distinctive hospitality product in the CBD.

Key Investment Highlights

Location	Gatot Subroto Street, Kav. 26-27, Kuningan, South Jakarta
Estimated Investment Value	IDR 217.066.602.873 / \$13.566.662,68 (APBN Currency Rp16.000/US \$1)
Land Area	10.300 m ²
Asset Status/ Asset Condition	HPL (Right of Management Land) Perumda Sarana Jaya/ 2 Existing Towers
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Perumda Sarana Jaya
Financial Feasibility	<ul style="list-style-type: none"> • IRR = 15,26% • NPV = IDR 55.789.059.816 • WACC = 10,49% • Payback Period = 7,4 years

*Market Sounding

Project Owner Profile

Perumda Sarana Jaya is a regionally owned enterprise under the DKI Jakarta Provincial Government (based on Regional Regulation No. 11 of 2018). Established in 1982, Sarana Jaya has been operating in the real estate sector with four main business scopes: land banking, property, housing, and infrastructure.

Contact Person

Name : Henriko Ganesha Putra
 Position : Investor Relation Manager
 Email : Henriko.Ganesha@sarana-jaya.co.id | admin@sarana-jaya.co.id

Project Description



This project is a form of transformation of the Jakarta Experience Board - JXB (PT. Jakarta Tourisindo) hotel assets that are underdeveloped in terms of hotel business. We see opportunities in the current gaming industry and the increasing popularity of E-Sport in Indonesia, especially Jakarta.

JXB is also running an agenda to develop the E-Sport ecosystem in Jakarta, so in the future the E-Sport community or team will need a training ground. This asset will be converted into an E-Sports Hotel and Academy and the form of concession cooperation with potential partners.

Key Investment Highlights

Location	South Pulomas Street, Pulogadung, East Jakarta
Estimated Investment Value	IDR 61.429.050.400 / \$3.839.315,65 (APBN Currency Rp16.000/US \$1)
Land Area	8.220 m ²
Asset Status/ Asset Condition	Land Owned PT Jakarta Tourisindo/ Hotel Building (operational 2 floor)
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Jakarta Tourisindo (JxB)
Financial Feasibility	<ul style="list-style-type: none"> • IRR = 15,58% • NPV = IDR 11.474.577.484 • WACC = 11% • Payback Period = 6,3 years

*Market Sounding

Project Owner Profile

PT Jakarta Tourisindo is a regionally owned enterprise under the DKI Jakarta Provincial Government. Established in 2004 and later transformed into the Jakarta Experience Board (JXB) in 2020. As a profit-oriented BUMD that also prioritizes public interests, JXB serves as an extension of the DKI Jakarta Provincial Government in managing hospitality and tourism businesses in Jakarta. To support Jakarta's vision as a Global City, JXB aims to become the orchestrator of the city's tourism ecosystem and a top-of-mind entity in the tourism industry. This includes positioning Jakarta as a leading destination, enhancing synergy across tourism experiences, and mobilizing various tourism stakeholders

Contact Person

Name : Yogi Hansen Sirait
 Position : Sr. Manager Business Development
 Email : yogi@jxboard.co.id

Project Description



The proposed redevelopment of C'One Cempaka Putih aims to transform an underperforming hotel into a vibrant mixed-use commercial hub. Strategically located in Central Jakarta, the project leverages its proximity to Holland Village to attract young professionals and local residents. The new concept blends coworking spaces, food & beverage outlets, retail, and entertainment areas, targeting middle-class consumers seeking affordable and modern experiences.

Key Investment Highlights

Location	Letnan Jenderal Soeprapto street Kav. 2, Cempaka Putih, Central Jakarta
Estimated Investment Value	IDR 11.704.500.000 / \$ 731.531,25 (APBN Currency Rp16.000/US \$1)
Land Area	6.784 m2
Asset Status/ Asset Condition	Land Owned PT Jakarta Tourisindo/ Hotel Building (operational 2 floor)
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Jakarta Tourisindo (JxB)
Financial Feasibility	<ul style="list-style-type: none"> • IRR = 17,46% • NPV = IDR 3.398.168.736 • WACC = 11% • Payback Period = 5,11 years

*Market Sounding

Project Owner Profile

PT Jakarta Tourisindo is a regionally owned enterprise under the DKI Jakarta Provincial Government. Established in 2004 and later transformed into the Jakarta Experience Board (JXB) in 2020. As a profit-oriented BUMD that also prioritizes public interests, JXB serves as an extension of the DKI Jakarta Provincial Government in managing hospitality and tourism businesses in Jakarta. To support Jakarta's vision as a Global City, JXB aims to become the orchestrator of the city's tourism ecosystem and a top-of-mind entity in the tourism industry. This includes positioning Jakarta as a leading destination, enhancing synergy across tourism experiences, and mobilizing various tourism stakeholders

Contact Person

Name : Yogi Hansen Sirait
 Position : Sr. Manager Business Development
 Email : yogi@jxboard.co.id

Project Description



The Sunter Sports Center is located in a predominantly residential and industrial area. The presence of South Sunter Lake makes it a popular tourist destination in North Jakarta. Public transportation in the area is currently limited to JakLingko Mikrotrans services. A development strategy combining green and blue management approaches is expected to contribute to a healthier environment and improved quality of social life.

Key Investment Highlights

Location	South Danau Sunter street, North Jakarta
Estimated Investment Value	IDR 387.149.984.000 / \$24.196.874,00 (APBN Currency Rp16.000/US \$1)
Land Area	21 Ha (South Sunter Lake) 58.634 m ² (Sunter Sports Center)
Asset Status/ Asset Condition	GOR Sunter is registered in UP Gelanggang Jakarta Utara (Dispora) South Waduk Sunter is registered in Water Resources Management Service (DSDA)/ Existing Building in the Sports Area
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Jakarta Asset Management Center
Financial Feasibility	<ul style="list-style-type: none"> • IRR = 14,71% • NPV = IDR 143.251.440.000 • WACC = 10,38% • Payback Period = 8 years

*Ready to Offer

Project Owner Profile

The Jakarta Asset Management Center is the management unit (UP) in Jakarta Special Province responsible for increasing local government revenue (PAD) through professional asset utilization, ensuring that assets in Jakarta are managed with the highest standards of quality, speed, and accuracy

Contact Person

Name : Imelda
 Position : Coordinator of Initiative Team
 Email : inisiatif.kppupjmc@gmail.com

Project Description



C Bloc Building has the potential to be developed into a mixed-use area, incorporating residential functions such as apartments, hotels, and other commercial purposes. Located in a premium area near Jakarta's SCBD business district, shopping centers, and surrounded by high-rise office buildings, C Bloc is strategically positioned. The development of C Bloc into a mixed-use zone will support housing needs and promote integration with the surrounding central Jakarta area.

Key Investment Highlights

Location	West Kuningan Street , Mampang, South Jakarta
Estimated Investment Value	IDR 324.716.250.000 / \$20.294.765,63 (APBN Currency Rp16.000/US \$1)
Land Area	3.394 m2
Asset Status/ Asset Condition	DKI Jakarta Provincial Government/ Building with 4 floors
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Jakarta Asset Management Center
Financial Feasibility	<ul style="list-style-type: none"> • IRR = 11% • NPV = IDR 159.484.321.543 • WACC = 10,07% • Payback Period = 9 years

*Market Sounding

Project Owner Profile

The Jakarta Asset Management Center is the management unit (UP) in Jakarta Special Province responsible for increasing local government revenue (PAD) through professional asset utilization, ensuring that assets in Jakarta are managed with the highest standards of quality, speed, and accuracy

Contact Person

Name : Imelda
 Position : Coordinator of Initiative Team
 Email : inisiatif.kppupjmc@gmail.com

Project Description



LRT Jakarta Phase 1 Kelapa Gading-Velodrome which has been operating commercially since 2019. Along with the operation of LRT Jakarta phase 1, JAKPRO is currently under construction of LRT Jakarta phase 1B (Velodrome-Manggarai), expected to be completed in 2026.

LRT Jakarta Phase 1C is an extension of LRT Jakarta Phase 1B (Velodrome – Manggarai) which connects Manggarai to Dukuh Atas along 2.4 km and consists of 1 main station in Dukuh Atas. Dukuh Atas Station is the most integrated station with other mass transportation modes, including MRT Jakarta, Airport Commuter Line, Commuter Line, LRT Jabodebek, and TransJakarta. It will also be connected to the Transport Hub operated by PT MRT Jakarta in Dukuh Atas.

Key Investment Highlights

Location	Manggarai – Dukuh Atas
Estimated Investment Value	IDR 2.980.000.000.000 / \$186.250.000,00 (APBN Currency Rp16.000/US \$1)
Total Area/Land Status	2,4 km – 1 Station
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Jakarta Propertindo
Financial Feasibility	<ul style="list-style-type: none"> • IIRR = 12,3% • WACC = 12,3% • Payback Period = 17 years

*Market Sounding

Project Owner Profile

PT Jakarta Propertindo (JAKPRO) has been appointed as the project owner of LRT Jakarta, specifically responsible for the development of the next LRT Jakarta corridor. LRT Jakarta Phase 2A is an extension of LRT Jakarta Phase 1 (Kelapa Gading – Velodrome) which connects Kelapa Gading to Jakarta International Stadium along 8.2 km and consists of 6 main stations; Kelapa Nias, Boulevard Gading, Sunter Timur, Gelanggang Remaja, Sunter Barat, and Danau Sunter Barat (Jakarta International Stadium).

Contact Person

Name : Ririh Pratista
 Position : Assistant Manager Transportation - LRT Project
 Email : ririhpratista@jakpro.co.id

Project Description



PT Jakarta Propertindo (JAKPRO) has been appointed as the owner of the LRT Jakarta project, especially for the development of the next LRT Jakarta corridor. LRT Jakarta Phase 2A is an extension of LRT Jakarta Phase 1 (Kelapa Gading - Velodrome) which connects Kelapa Gading to Jakarta International Stadium along 8.2 km and consists of 5 main stations; Kelapa Nias, Boulevard Gading, Sunter Timur, Gelanggang Remaja, Sunter Barat, and Danau Sunter Barat (Jakarta International Stadium).

Key Investment Highlights

Location	Kelapa Gading – Jakarta International Stadium
Estimated Investment Value	IDR 7.850.000.000.000 / \$490.625.000,00 (APBN Currency Rp16.000/US \$1)
Total Area/Land Status	8,2 km – 5 Station
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Jakarta Propertindo
Financial Feasibility	<ul style="list-style-type: none"> • IIRR = 12,3% • WACC = 12,3% • Payback Period = 14 years

*Market Sounding

Project Owner Profile

PT Jakarta Propertindo (JAKPRO) has been appointed as the project owner of LRT Jakarta, specifically responsible for the development of the next LRT Jakarta corridor. LRT Jakarta Phase 2A is an extension of LRT Jakarta Phase 1 (Kelapa Gading – Velodrome) which connects Kelapa Gading to Jakarta International Stadium along 8.2 km and consists of 6 main stations; Kelapa Nias, Boulevard Gading, Sunter Timur, Gelanggang Remaja, Sunter Barat, and Danau Sunter Barat (Jakarta International Stadium).

Contact Person

Name : Ririh Pratista
 Position : Assistant Manager Transportation - LRT Project
 Email : ririhpratista@jakpro.co.id

Project Description



Assignment by the Jakarta Provincial Government (Governor Regulation 33/2018) to develop an Intermediate Treatment Facility ("ITF Sunter") – Waste processing capacity of 2,200 tons/day with a minimum 80% waste reduction target.

The development of ITF Sunter will utilize environmentally friendly technology in accordance with EURO 5 Emission standard. Based on the Feasibility Study, ITF Sunter is projected to process up to 720,000 tons of waste annually and generate 35 MWh of electricity, or approx. 276,000 MW annually.

The facility is designed with a configuration of 2 boiler incinerators, each of capacity of 1,100 tons/day, and equipped with flue gas treatment systems that meet EURO 5 Emission Standard, enabling development on a 3,05-hectare land area.

Key Investment Highlights

Location	Sunter Permai Raya Street / R.E. Martadinata, Tanjung Priok, North Jakarta
Project Cost	USD 340 million
Land Status	An assessment of the land is currently underway, as well as a plan to recommence the selection process for the technology and financing provider
Revenue Stream	Feed in Tariff PLN – Capacity 35 MWh – Price 11,88 Cent USD/kwh – PPA between PLN & PT JSL Tipping Fee DLH – Capacity 2200 Ton/day – 585,963 IDR/ton – CA between DLH (Environmental Agency) & PT Jakpro
Business Scheme	Build Operate Transfer/BOT 25 years
Technical	Technology Waste to Energy – Euro 5 emission standard quality . Waste treatment via incineration system with a capacity of 2,200 tons/day . Electricity production of 35 MW/hour .
Project Owner	PT Jakarta Propertindo (Perseroda) and PT Jakarta Solusi Lestari (Jakpro subsidiaries company)

*Market Sounding

Project Owner Profile

PT Jakarta Propertindo (JAKPRO) has been appointed as the project owner of LRT Jakarta, specifically responsible for the development of the next LRT Jakarta corridor. LRT Jakarta Phase 2A is an extension of LRT Jakarta Phase 1 (Kelapa Gading – Velodrome) which connects Kelapa Gading to Jakarta International Stadium along 8.2 km and consists of 6 main stations; Kelapa Nias, Boulevard Gading, Sunter Timur, Gelanggang Remaja, Sunter Barat, and Danau Sunter Barat (Jakarta International Stadium).

Contact Person

Name : Ririh Pratista
 Position : Assistant Manager Transportation - LRT Project
 Email : ririhpratista@jakpro.co.id

Project Description



Hotel Ancol is envisioned as a premium leisure and MICE-oriented hospitality project, strategically located within Taman Impian Jaya Ancol, Jakarta's largest integrated recreational destination. The project targets upscale domestic and international travelers, capitalizing on the tourism growth in North Jakarta. Positioned on a 1,5 ha site with beachfront access and supported by Ancol's extensive attractions, Hotel Ancol is planned to be operated under the Courtyard by Marriott brand, offering a four-star experience tailored to business and leisure segments.

Key Investment Highlights

Location	Pantai Indah Street, Ancol, North Jakarta
Estimated Investment Value	IDR 44 1.041.967.777 / \$27.565.122,99 (APBN Currency Rp16.000/US \$1)
Land Area	15,207 m ²
Asset Status/ Asset Condition	HPL (Right of Management Land) managed by PT Pembangunan Jaya Ancol Tbk/ Existing 2-storey incomplete structure (to be redeveloped)
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Pembangunan Jaya Ancol Tbk
Financial Feasibility	IRR = 12,89% NPV = IDR 7.936.969.656 WACC = 12,41% Payback Period = 15 years

*Ready to Offer

Project Owner Profile

PT Pembangunan Jaya Ancol Tbk (Ancol), established on July 10, 1992, is a leading integrated property developer and recreation area manager in Indonesia. Covering approximately 500 hectares in North Jakarta's Ancol area, the company oversees real estate developments and operates major tourism destinations. As a publicly listed company and a regional-owned enterprise, Ancol vision is to become Southeast Asia's largest integrated property and tourism developer.

Contact Person

Name : Nuri Hermila
 Position : Planning & Design Division Head
 Email : nuri.hermila@ancol.com

Project Description



Ancol Ecopark is entering an exciting new chapter of development. This transformative initiative is designed to redefine urban recreation through a seamless blend of edutainment, art, culinary, sportainment, and wellness — all within a dynamic and nature-inspired environment. Spanning 7.5 hectares of lush greenfield, the project is strategically positioned to unlock immediate commercial value. The interim phase introduces immersive themed zones, including a captivating Art Lighting & Sculpture Park, a vibrant Food Market rich with local flavors, and an energizing Sportainment & Wellness Center. These zones are tailored to attract families, youth, and experience-seeking urbanites, creating multiple avenues for recurring revenue through ticketing, leasing, and strategic brand partnerships.

Key Investment Highlights

Location	Pantai Indah Street, Ancol, North Jakarta
Estimated Investment Value	IDR 42.200.000.000 / \$2.637.500 (APBN Currency Rp16.000/US \$1)
Land Area	Total Area Ecopark 75.000 m2 (7,5 ha)
Asset Status/ Asset Condition	HGB (Right to Build) over HPL (Right of Management Land) / Green open space with existing minor attractions
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Pembangunan Jaya Ancol Tbk
Financial Feasibility	IRR = 11,92% NPV = IDR 9.130.000.000 WACC = 9,42% Payback Period = 8 years

*Ready to Offer

Project Owner Profile

PT Pembangunan Jaya Ancol Tbk (Ancol), established on July 10, 1992, is a leading integrated property developer and recreation area manager in Indonesia. Covering approximately 500 hectares in North Jakarta's Ancol area, the company oversees real estate developments and operates major tourism destinations. As a publicly listed company and a regional-owned enterprise, Ancol vision is to become Southeast Asia's largest integrated property and tourism developer.

Contact Person

Name : Nuri Hermila
 Position : Planning & Design Division Head
 Email : nuri.hermila@ancol.com

Project Description



Ancol Ecopark is entering an exciting new chapter of development. This transformative initiative is designed to redefine urban recreation through a seamless blend of edutainment, art, culinary, sportainment, and wellness — all within a dynamic and nature-inspired environment. Spanning 7.5 hectares of lush greenfield, the project is strategically positioned to unlock immediate commercial value. The interim phase introduces immersive themed zones, including a captivating Art Lighting & Sculpture Park, a vibrant Food Market rich with local flavors, and an energizing Sportainment & Wellness Center. These zones are tailored to attract families, youth, and experience-seeking urbanites, creating multiple avenues for recurring revenue through ticketing, leasing, and strategic brand partnerships.

Key Investment Highlights

Location	Pantai Indah Street, Ancol, North Jakarta
Estimated Investment Value	IDR 48.600.000.000 / \$3.307.500 (APBN Currency Rp16.000/US \$1)
Land Area	Total Area Ecopark 75.000 m2 (7,5 ha)
Asset Status/ Asset Condition	HGB (Right to Build) over HPL (Right of Management Land) / Green open space with existing minor attractions
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Pembangunan Jaya Ancol Tbk
Financial Feasibility	IRR = 13,95% NPV = IDR 18.400.000.000 WACC = 9,42% Payback Period = 9 years

*Ready to Offer

Project Owner Profile

PT Pembangunan Jaya Ancol Tbk (Ancol), established on July 10, 1992, is a leading integrated property developer and recreation area manager in Indonesia. Covering approximately 500 hectares in North Jakarta's Ancol area, the company oversees real estate developments and operates major tourism destinations. As a publicly listed company and a regional-owned enterprise, Ancol vision is to become Southeast Asia's largest integrated property and tourism developer.

Contact Person

Name : Nuri Hermila
 Position : Planning & Design Division Head
 Email : nuri.hermila@ancol.com

Project Description



Ancol Ecopark is entering an exciting new chapter of development. This transformative initiative is designed to redefine urban recreation through a seamless blend of edutainment, art, culinary, sportainment, and wellness — all within a dynamic and nature-inspired environment. Spanning 7.5 hectares of lush greenfield, the project is strategically positioned to unlock immediate commercial value. The interim phase introduces immersive themed zones, including a captivating Art Lighting & Sculpture Park, a vibrant Food Market rich with local flavors, and an energizing Sportainment & Wellness Center. These zones are tailored to attract families, youth, and experience-seeking urbanites, creating multiple avenues for recurring revenue through ticketing, leasing, and strategic brand partnerships.

Key Investment Highlights

Location	Pantai Indah Street, Ancol, North Jakarta
Estimated Investment Value	IDR 122.630.000.000 / \$7.664.375 (APBN Currency Rp16.000/US \$1)
Land Area	Total Area Ecopark 75.000 m2 (7,5 ha)
Asset Status/ Asset Condition	HGB (Right to Build) over HPL (Right of Management Land) / Green open space with existing minor attractions
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Pembangunan Jaya Ancol Tbk
Financial Feasibility	IRR = 9,92% NPV = IDR 5.500.000.000 WACC = 9,42% Payback Period = 9 years

*Ready to Offer

Project Owner Profile

PT Pembangunan Jaya Ancol Tbk (Ancol), established on July 10, 1992, is a leading integrated property developer and recreation area manager in Indonesia. Covering approximately 500 hectares in North Jakarta's Ancol area, the company oversees real estate developments and operates major tourism destinations. As a publicly listed company and a regional-owned enterprise, Ancol vision is to become Southeast Asia's largest integrated property and tourism developer.

Contact Person

Name : Nuri Hermila
 Position : Planning & Design Division Head
 Email : nuri.hermila@ancol.com

Project Description



Located at the main gateway of Ancol, the Hailai site is envisioned to be transformed into the Hailai Integrated Lifestyle District—a premium mixed-use development that combines luxury hospitality, MICE (Meetings, Incentives, Conferences, and Exhibitions) facilities, Grade-A offices, retail & F&B destinations, and serviced residences. Positioned strategically with MRT Phase 2B access and surrounded by Jakarta's largest recreational ecosystem, this project aims to become a new lifestyle and business icon in North Jakarta.

Key Investment Highlights

Location	East Lodan Street, Ancol, North Jakarta
Land Area	43.000 m2
Asset Status/ Asset Condition	HGB (Right to Build) over HPL (Right of Management Land) / Cleard, leveled, ready for development
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Pembangunan Jaya Ancol Tbk
Financial Feasibility	Contact further for information

*Ready to Offer

Project Owner Profile

PT Pembangunan Jaya Ancol Tbk (Ancol), established on July 10, 1992, is a leading integrated property developer and recreation area manager in Indonesia. Covering approximately 500 hectares in North Jakarta's Ancol area, the company oversees real estate developments and operates major tourism destinations. As a publicly listed company and a regional-owned enterprise, Ancol vision is to become Southeast Asia's largest integrated property and tourism developer.

Contact Person

Name : Nuri Hermila
 Position : Planning & Design Division Head
 Email : nuri.hermila@ancol.com

Project Description



Pasar Seni Ancol is a revitalized cultural hub within the heart of Taman Impian Jaya Ancol. Originally established in 1977, it now re-emerges as a modern hybrid destination for art, lifestyle, and experience-based tourism. The concept blends digital art museums, co-working studios, artisan retail, and outdoor exhibitions—designed to serve local creatives, global tourists, and digital art collectors alike. This project offers strong investment potential through flexible leasing, event monetization, and digital art commerce. With over 11 million annual visitors, legal land clarity, and alignment with Jakarta’s creative economy vision, Pasar Seni Ancol is uniquely positioned to deliver sustainable returns and cultural impact.

Key Investment Highlights

Location	East Lodan Street, Ancol, North Jakarta
Land Area	36.000 m2
Asset Status/ Asset Condition	HGB (Right to Build) over HPL (Right of Management Land) / Open space with a mix of landscape, plaza, and building
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT Pembangunan Jaya Ancol Tbk
Financial Feasibility	Contact further for information

*Market Sounding

Project Owner Profile

PT Pembangunan Jaya Ancol Tbk (Ancol), established on July 10, 1992, is a leading integrated property developer and recreation area manager in Indonesia. Covering approximately 500 hectares in North Jakarta’s Ancol area, the company oversees real estate developments and operates major tourism destinations. As a publicly listed company and a regional-owned enterprise, Ancol vision is to become Southeast Asia’s largest integrated property and tourism developer.

Contact Person

Name : Nuri Hermila
 Position : Planning & Design Division Head
 Email : nuri.hermila@ancol.com

Project Description



Strategically situated adjacent to the MRT Jakarta Depot and Lebak Bulus Station, this visionary mixed-use development revitalizes a former bus terminal site into a vibrant, future-ready urban hub.

Designed as a dynamic center of activity throughout the day, the development seamlessly integrates transit functions with commercial and residential spaces, fostering a lively environment where people can live, work, and socialize. The project features a park-and-ride facility that serves as a vital transitional space for commuters traveling from outside Jakarta, facilitating a seamless transfer to the MRT system for efficient access to the city center. This integration not only alleviates traffic congestion but also advances sustainable urban mobility.

Key Investment Highlights

Location	Ciputat Raya Street, Lebak Bulus, South Jakarta
Estimated Investment Value	IDR 497.686.000.000/ \$ 31.105.375 (APBN Currency Rp16.000/US \$1)
Land Area	13.333 m ²
Asset Status/ Asset Condition	Land owned by Jakarta Provincial Government (cq. Dinas Perhubungan (UP Parkir) Concession to PT MRTJ/ Currently used for parking facilities by PT MRTJ)
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT MRT Jakarta
Financial Feasibility	IRR = 14,10% NPV = IDR 204.710.000.000 WACC = 8,22% Payback Period = 10 years

*Ready to Offer

Project Owner Profile

PT Mass Rapid Transit Jakarta (PT MRT Jakarta) was established June 17, 2008, as a Limited Liability Company with most shares owned by the Jakarta's government. PT MRT Jakarta's scope of activities include the construction, operation and maintenance (O&M) of MRT infrastructure and facilities, as well as property/business development and management in stations and surrounding areas, including depots and Transit Oriented Development (TOD's).

Contact Person

Name : Baskara Dharma
 Position : TOD Advisor
 Email : dbaskara@jakartamrt.co.id dan tod.division@jakartamrt.co.id

Project Description



Combined Building Glodok is a mixed-use development comprising the Kota MRT Station Entrance, a Cooling Tower & Ventilation Tower, and a Boutique Hotel. MRT Jakarta is currently undertaking the construction of this integrated facility. Investor participation will be structured through equity investment, specifically for the development of the boutique hotel component—covering both interior fit-out and façade works.

Key Investment Highlights

Location	Pintu Besar Selatan Street
Estimated Investment Value	IDR 34.500.000.000 / \$2.156.250,00 (APBN Currency Rp16.000/US \$1)
Land Area	823 m ²
Asset Status/ Asset Condition	Land owned by LMAN (State Asset Management Agency), with MRT Jakarta holding a 50 year lease agreement, which includes a 5 year grace period / Structural construction phase
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT MRT Jakarta
Financial Feasibility	IRR = 12,50% NPV = IDR 40.250.721.690 WACC = 8,22% Payback Period = 10 years

*Ready to Offer

Project Owner Profile

PT Mass Rapid Transit Jakarta (PT MRT Jakarta) was established June 17, 2008, as a Limited Liability Company with most shares owned by the Jakarta's government. PT MRT Jakarta's scope of activities include the construction, operation and maintenance (O&M) of MRT infrastructure and facilities, as well as property/business development and management in stations and surrounding areas, including depots and Transit Oriented Development (TOD's).

Contact Person

Name	: Baskara Dharma
Position	: TOD Advisor
Email	: dbaskara@jakartamrt.co.id dan tod.division@jakartamrt.co.id

Project Description



XGL development is the first mixed-use development located in Kotatua Jakarta. This project will develop hotels, retail and various supporting facilities to support the growth of tourism in Kota Tua Jakarta. At the same time, it captures the potential traffic from users of mass transportation modes. This area is close to the Jakarta Kota KRL station and in the future development will have direct access to the MRT Station.

Key Investment Highlights

Location	Pintu Besar Selatan Street
Estimated Investment Value	IDR 588.933.000.000 / \$36.808.312,50 (APBN Currency Rp16.000/US \$1)
Land Area	5.919 m2
Asset Status/ Asset Condition	Land owned by UP Parkir & Private / Parking area and existing building
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PT MRT Jakarta
Financial Feasibility	IRR = 11,42% WACC = 8,22% Payback Period = 9 years

*Ready to Offer

Project Owner Profile

PT Mass Rapid Transit Jakarta (PT MRT Jakarta) was established June 17, 2008, as a Limited Liability Company with most shares owned by the Jakarta's government. PT MRT Jakarta's scope of activities include the construction, operation and maintenance (O&M) of MRT infrastructure and facilities, as well as property/business development and management in stations and surrounding areas, including depots and Transit Oriented Development (TOD's).

Contact Person

Name : Baskara Dharmas
 Position : TOD Advisor
 Email : dbaskara@jakartamrt.co.id dan tod.division@jakartamrt.co.id

Project Description



The Pulogadung Industrial Estate (JIEP) in East Jakarta is one of the largest industrial areas in the city, currently experiencing increasing economic and commercial activity. Alongside this growth, the demand for strategically located vertical housing in the surrounding area continues to rise. In addition, the area lacks modern retail facilities that not only meet daily needs but also offer a shopping and lifestyle experience aligned with today's urban trends. The primary target market for this project includes industrial estate workers, the local community as end-users, and property investors seeking investment opportunities in a rapidly developing area. Project location is directly faces the northern secondary gate of JIEP and holds further value potential with the possible development of future MRT access nearby.

Key Investment Highlights

Location	Bekasi Boulevard - Pulogadung Boulevard, Pulogadung Industrial Area.
Estimated Investment Value	IDR 228.898.000.000 / \$ 14.306.125,00 (APBN Currency Rp16.000/US \$1)
Land Area	4.143 m2
Asset Status/ Asset Condition	HGB (Right to Build) on HPL (Right of Management Land) / Vacant Land
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Jakarta Industrial Estate Pulogadung (JIEP)
Financial Feasibility	IRR = 40,94% NPV = IDR 18.133.288.187 WACC = 11,21% Payback Period = 12 years

*Ready to Offer

Project Owner Profile

PT Jakarta Industrial Estate Pulogadung (PT JIEP) is Indonesia's pioneer industrial estate developer. PT JIEP manages and develops the Pulogadung Industrial Estate covering an area of 433 hectares located in DKI Jakarta. For more than 50 years as the center of investment absorption in Jakarta, Pulogadung Industrial Estate has been trusted by more than 500 National and Multinational Companies.

Contact Person

Name : Widya Hartanto
 Position : VP Business Development & Planning
 Email : Jiep@jiep.co.id

Project Description



The Jakarta Industrial Estate Pulogadung (JIEP) is recognized as a strategic industrial area with significant potential for mixed-use development. While the area has great potential, it currently lacks a retail center with a lifestyle concept similar to those found in South and North Jakarta. This presents a notable market opportunity, especially given the positive growth of the retail sector in Jakarta. The project is designed to meet the needs of industrial workers, MICE guests, and the surrounding community. The site benefits from a strategic location with public transport access and existing green spaces. The primary target market for this project includes industrial workers in the JIEP area, hotel guests, and the local community. Additionally, the development is expected to attract travelers and MICE participants who require modern accommodations and commercial facilities. This project is expected to become a new landmark in East Jakarta, strengthening the Pulogadung area as a competitive business and commercial destination in Jakarta.

Key Investment Highlights

Location	Pulokambing Street No. 1, Pulogadung Industrial Estate
Estimated Investment Value	IDR 703.592.627.542 / \$43.974.539,22 (APBN Currency Rp16.000/US \$1)
Land Area	37.412 m2
Asset Status/ Asset Condition	HGB (Right to Build) on HPL (Right of Management Land) / Vacant Land
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Jakarta Industrial Estate Pulogadung (JIEP)
Financial Feasibility	IRR = 14,06% NPV = IDR 125.446.000.000 WACC = 11,21% Payback Period = 12 years

*Ready to Offer

Project Owner Profile

PT Jakarta Industrial Estate Pulogadung (PT JIEP) is Indonesia's pioneer industrial estate developer. PT JIEP manages and develops the Pulogadung Industrial Estate covering an area of 433 hectares located in DKI Jakarta. For more than 50 years as the center of investment absorption in Jakarta, Pulogadung Industrial Estate has been trusted by more than 500 National and Multinational Companies.

Contact Person

Name : Widya Hartanto
 Position : VP Business Development & Planning
 Email : Jiep@jiep.co.id

Project Description



PAM JAYA has identified non-productive land and building assets across Jakarta, and many assets in prime locations. PAM JAYA intends to optimize high-value land, especially in South Jakarta. One of the assets owned by PAM JAYA is located in a premium area in the Dharmawangsa Business area. This land located just 3 km from Jakarta's CBD and 210 meters from Blok A MRT Station, holds strong potential for Transit Oriented Development (TOD). The proposed AB Darmawangsa development includes a high-rise office building, apartments and commercial spaces with green open areas. The existing Water Tower will be transformed into a water-themed museum and gallery.

Key Investment Highlights

Location	Darmawangsa Raya Street, Kebayoran Baru District, South Jakarta
Estimated Investment Value	IDR 226.068.950.000 / \$ 14.129.309,38 (APBN Currency Rp16.000/US \$ 1)
Land Area	6.425 m ²
Asset Status/ Asset Condition	HGB (Right to Build) on HPL (Right of Management Land) / Existing Building on Site
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PAM JAYA
Financial Feasibility	IRR = 14,2% NPV = IDR 38.900.107.713 WACC = 8% Payback Period = 8 years

*Market Sounding

Project Owner Profile

PAM JAYA is a regionally owned enterprise under the Jakarta Provincial Government, responsible for providing water supply services in Jakarta. The company currently serves nearly 1 million customers with a service coverage ratio of 67.65%. For 25 years (1998 – 2023) the water supply was operated by two operators (Palyja & Aetra). Effective on 1st February 2023 the contract has ended and the water supply is now fully operated by PAM JAYA. In 2023 PAM JAYA did major transition of assets and operations. As the largest water provider in Indonesia, PAM JAYA is committed to transforming the company to achieve 100% service coverage across Jakarta by 2030

Contact Person

Name : Ahda H. Megawati
 Position : Strategical Planning & Business Portfolio
 Email : Ahda.Megawati@pamjaya.co.id

Project Description



The construction plan for the sewer pipeline network and the Domestic Wastewater Treatment Plant (WWTP) in the TB Simatupang area is divided into two phases. The total planned length of the wastewater pipeline network is 7,616 meters, with a WWTP capacity of 6,000 m³/day. Service coverage for this project is 100.028 People Equivalent (PE). The wastewater treatment system will utilize the Moving Bed Biofilm Reactor (MBBR) technology.

Progress of the Phase I development plan has currently reached the tender preparation stage, with funding sourced from Regional Infrastructure Development Budget (PMD 2018) and scheduled for completion in the second quarter of 2026. For Phase II, the planned pipeline network covers 5,067 meters with a Mechanical & Electrical Capacity Upgrade of 2,000 m³/day.

Key Investment Highlights

Location	Cilandak Water Treatment Plant Perumda PAM Jaya Area
Estimated Investment Value	IDR 186.018.000.000 / \$11.626.125,00 (APBN Currency Rp16.000/US \$1)
WWTP Area	2.910 m ²
Total Pipe Length	5.067 m
Mechanical & Electrical Capacity Upgrade Phase II	2.000 m ² /day
Capacity WWTP Phase II	6.000 m ² /day
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PAL Jaya
Financial Feasibility	IRR = 7,71% NPV = IDR 13,326.117 WACC = 7,00% Payback Period = 20 years

*Ready to Offer

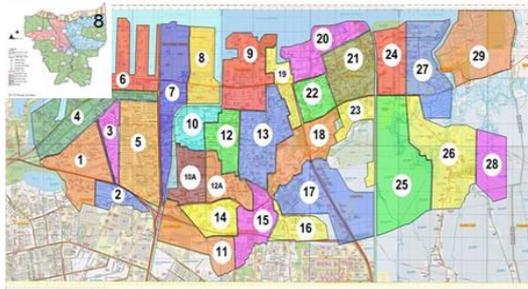
Project Owner Profile

Perumda Paljaya, a regionally owned enterprise under the DKI Jakarta Provincial Government, was established in 1991 based on Regional Regulation Number 10 of 1991. The company is responsible for the distribution, collection, maintenance, and treatment of wastewater through centralized, communal, and on-site systems. Aligned with its core responsibilities, the company also provides services such as septic tank sludge management, recycled water system operations, building plumbing maintenance, and wastewater treatment, ensuring a more comprehensive approach to urban sanitation.

Contact Person

Name : Haris Faza Indrapta
 Position : Perumda Paljaya B2B Team Member
 Email : Harisfazaindrapta@gmail.com

Project Description



The project is part of the Jakarta Sewerage System program that intends to develop and manage domestic wastewater treatment in 15 zones, including zones that are currently in operation. The overall objective of the project is to improve the environmental situation in Jakarta Zone 8 by collecting and treating 80% of the domestic wastewater generated in the service area and discharging the treated wastewater in line with applicable environmental standards and regulations. It is anticipated that the remaining 20% will be covered by onsite septic tanks, with regular emptying and sludge treatment. This would result in 100% sanitation coverage in Zone 8.

Key Investment Highlights

Location	16 subdistricts across 3 districts, North Jakarta
Estimated Investment Value	IDR 13.391.831.325.418 / \$836.989.457,84 (APBN Currency Rp16.000/US \$1)
Project Area	6 Ha within 16 subdistricts across 3 districts
WWTP Capacity	16.000 m ³ .day
Total Pipe Length	949.400m
Trunk sewer	62,4 km
Reticulation sewer	887 km
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	PAL Jaya
Financial Feasibility	IRR = 12,15% NPV = IDR 1.686.000.000 WACC = 9%

*Market Sounding

Project Owner Profile

Perumda Paljaya, a regionally owned enterprise under the DKI Jakarta Provincial Government, was established in 1991 based on Regional Regulation Number 10 of 1991. The company is responsible for the distribution, collection, maintenance, and treatment of wastewater through centralized, communal, and on-site systems. Aligned with its core responsibilities, the company also provides services such as septic tank sludge management, recycled water system operations, building plumbing maintenance, and wastewater treatment, ensuring a more comprehensive approach to urban sanitation

Contact Person

Name : Haris Faza Indrapta
 Position : Perumda Paljaya B2B Team Member
 Email : Harisfazaindrapta@gmail.com

Project Description



Creating an attractive and inclusive nature-based public space in the vibrant heart of South Jakarta, Transit Park Prapanca brings nature into the city and space for the public, creating both healthy lifestyle and lively community events. With the size of just over 1 hectares, the park would become the next Taman Literasi as a public space for event activations supported by F&B retail and advertising. Transit Park Prapanca provide space for communities to thrive through nature. Located on a major road connecting the city center and the city outskirts, Transit Park Prapanca provide space for commuters to take a break from the busy life of Jakarta. Its waterfront promenade, jogging tracks, and public transit connectivity allows urbanites to engage in healthy lifestyle and maintain work-life balance.

Key Investment Highlights

Location	Prapanca Raya Street, Kebayoran Baru, South Jakarta
Estimated Investment Value	IDR 40.834.000.000 / \$2.552.125,00 (APBN Currency Rp16.000/US \$1)
Land Area	10.181 m ²
Asset Status/ Asset Condition	Land owned by Jakarta Provincial Government / Existing Prapanca Park
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Integrasi Transit Jakarta
Financial Feasibility	NPV = IDR 32.061.251.916 IRR = 15,06% WACC = 8,39% Payback Period = 8 years

*Ready to Offer

Project Owner Profile

Established through a joint venture between MRT Jakarta and Transjakarta, PT Integrasi Transit Jakarta (ITJ) is Indonesia's first company focused on transit-oriented development (TOD). ITJ is responsible for planning, developing, and managing integrated areas along the MRT Jakarta corridor, including pedestrian infrastructure, retail spaces, and public facilities. ITJ aims to create vibrant, accessible urban environments that encourage the use of public transportation and enhance city life

Contact Person

Name	: Sekarilalita D. Nandiniardi
Position	: Investor & Government Relations Department Head
Email	: nsekarilalita@itj.co.id

Project Description



Connecting people's home and workplace, Transit Hub Mega Kuningan brings better mobility and improve the quality of life of Mega Kuningan's residents. Located in the heart of Mega Kuningan, this project would become the center point of activity and mobility of the area with large indoor motorcycle parking space and attractive retail tenants.

Transit Hub Mega Kuningan provide connectivity for employees and visitors of Mega Kuningan to major destinations around Jakarta. With integrated bus shelter and route, the project would connect Mega Kuningan with the MRT North-South Line and KRL Commuter's Bogor Line, connecting it to more destinations around the Jakarta Metropolitan Area such as Bogor, South Tangerang, Depok and Bekasi.

Key Investment Highlights

Location	Dr. Ide Anak Agung Gede Agung Street, Setiabudi, South Jakarta
Estimated Investment Value	IDR 27.197.589.422 / \$1.699.849,34 (APBN Currency Rp16.000/US \$1)
Land Area	1.300 m ²
Asset Status/ Asset Condition	Land owned by PT Abadi Guna Papan (AGP) / Informal motorcycle parking
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Integrasi Transit Jakarta
Financial Feasibility	IRR = 14,94% NPV = IDR 15.192.552.452 WACC = 8,39% Payback Period = 6 years after operational

*Market Sounding

Project Owner Profile

Established through a joint venture between MRT Jakarta and Transjakarta, PT Integrasi Transit Jakarta (ITJ) is Indonesia's first company focused on transit-oriented development (TOD). ITJ is responsible for planning, developing, and managing integrated areas along the MRT Jakarta corridor, including pedestrian infrastructure, retail spaces, and public facilities. ITJ aims to create vibrant, accessible urban environments that encourage the use of public transportation and enhance city life

Contact Person

Name	: Sekarilalita D. Nandiniardi
Position	: Investor & Government Relations Department Head
Email	: nsekarilalita@itj.co.id



5

Jakarta's Premier Destinations

Kota Tua: Where Jakarta's Heritage Meets Future Opportunity



This iconic destination has stood at the heart of Jakarta's transformation for centuries. Formerly the administrative center of the Dutch East Indies during the Batavia era, it played a pivotal role in shaping the city's colonial and modern identity.

Today, Kota Tua is home to majestic heritage buildings, world-class museums, and vibrant cultural landmarks—offering a compelling blend of historical richness and tourism potential. With its authentic charm and growing popularity, this area presents unique opportunities for heritage-driven investments in culture, hospitality, and creative industries.



+62 838-7188-8096 (Arini)



Taman Fatahillah Street No.1, Pinangsia, West Jakarta

Kepulauan Seribu: Jakarta's Natural Escape and Marine Investment Haven



Located just north of Jakarta, Kepulauan Seribu is a stunning archipelago of 110 islands scattered across the Java Sea. With its pristine beaches, clear turquoise waters, and rich marine biodiversity, it offers an ideal setting for snorkeling, diving, and eco-tourism.

From untouched, uninhabited islands to exclusive luxury resorts, Kepulauan Seribu provides a peaceful escape from the urban bustle, appealing to both local and international visitors. As demand for sustainable tourism grows, the islands present compelling opportunities for investment in eco-resorts, marine activities, and nature-based tourism infrastructure.



+62 857-1457-2488 (Murtini)



Seribu Islands

Source: Department of Tourism and Creative Economy of DKI Jakarta Province

Taman Mini Indonesia Indah (TMII): Celebrating Unity in Diversity



Inaugurated in 1975 by First Lady Siti Hartinah Soeharto, Taman Mini Indonesia Indah (TMII) is a landmark cultural and educational theme park that showcases the rich cultural heritage of Indonesia. Spanning pavilions from 33 provinces, TMII highlights traditional architecture, costumes, dances, and local wisdom.

Visitors can enjoy a miniature archipelago tour by cable car, explore museums, wildlife gardens, places of worship, and family-friendly attractions — offering an immersive experience where heritage, education, and entertainment converge. As a national icon and revitalized cultural destination, TMII presents strong potential for tourism, creative industry, and cultural investment.



+62 812-8375-9169 (Mayang)



Raya Taman Mini Street, East Jakarta

DUFAN: Jakarta's Iconic Theme Park for Family Fun



As one of Jakarta's most beloved theme parks, Dunia Fantasi (DUFAN) offers nonstop entertainment through a wide array of attractions — from thrilling roller coasters and water rides to scenic Ferris wheels and engaging children's zones. With categories including Children's Rides, Family Rides, Water Rides, and Thrill Rides, DUFAN also features Cartoon World favorites such as Paragliding, Turbo Drop, and Karavel — making it a top destination for both locals and tourists.

Combining adventure and family-friendly experiences, DUFAN continues to thrive as a cornerstone of Jakarta's entertainment industry, offering exciting investment potential in one of the region's fastest-growing leisure markets.



+62 818-0862-2186 (Ariyadi Eko Nugroho)



Lodan Timur Street No. 7, Ancol, Pademangan, North Jakarta

Source: Department of Tourism and Creative Economy of DKI Jakarta Province

Ragunan Orchard Garden: A Lush Marketplace for Nature Enthusiasts



Ragunan Orchard Garden blends the charm of a conservatory and marketplace, showcasing a diverse collection of orchards from across Indonesia. With prices ranging from affordable to premium, the garden attracts casual plant lovers and serious collectors alike. Beyond orchards, the garden also features decorative plants and tropical fish, offering a refreshing green escape in the heart of Jakarta. This vibrant destination not only promotes biodiversity and local horticulture but also presents potential for eco-tourism and green retail investment.



+62 813-1677-8648 / +62 858-1037-3025 (Ema)



Harsono RM. Street No. 1, Ragunan, Pasar Minggu, South Jakarta

GBK City Forest: A Green Urban Escape at the Heart of Jakarta



Nestled within the Gelora Bung Karno (GBK) Complex, GBK City Forest is a unique Indonesian-themed travel and culinary destination, combining lush open spaces with premium international dining experiences. Set against the backdrop of Jakarta's iconic skyline, visitors can relax in tranquil green surroundings while enjoying a curated selection of restaurants and cultural charm. This fusion of nature, gastronomy, and city sophistication makes GBK City Forest a standout destination — offering strong potential for lifestyle, F&B, and leisure investments in the heart of the capital.



+62 855-1030-202 (Dyah)



Jenderal Sudirman Street, Tanah Abang, Central Jakarta

Source: Department of Tourism and Creative Economy of DKI Jakarta Province

Pantjoran PIK: A Vibrant Culinary and Cultural Destination in North Jakarta



Pantjoran PIK has emerged as one of Jakarta's most popular culinary and lifestyle hotspots, offering a dynamic fusion of food, culture, and visual experiences. Inspired by Chinatown-style design, the area features modern Chinese architecture, colorful murals, and immersive dioramas that attract both diners and photographers. With dozens of diverse tenants and a vibrant, festive atmosphere, Pantjoran PIK delivers a memorable culinary journey while celebrating cultural heritage — making it a must-visit destination and a compelling opportunity for F&B and lifestyle investment in North Jakarta.



mtugumonas@yahoo.co.id



Pantai Indah Kapuk Street, Kamal Muara, North Jakarta

Glodok Chinatown: A Historic Urban Quarter of Cultural Harmony and Commercial Vitality in West Jakarta



Located in West Jakarta, Glodok Chinatown comprises three main areas: Gang Gloria, Jalan Pancoran, and Petak Sembilan. Historically, this area served as the primary settlement for the Chinese community in Batavia, who lived in close cultural harmony with the local Betawi population. Today, Glodok remains a vibrant destination known for its traditional markets, culinary heritage, and religious landmarks, including one of Jakarta's oldest temples. Its enduring cultural richness, combined with dynamic urban activity, positions Glodok as a living representation of Jakarta's multicultural identity and commercial resilience.



+62 815-1151-6000 (Andre)



Pancoran Street, Glodok, West Jakarta

Source: Department of Tourism and Creative Economy of DKI Jakarta Province

Monas: The Icon of Jakarta's Spirit and National Pride



Rising 132 meters high, the National Monument (Monas) stands as a powerful symbol of Jakarta's identity and Indonesia's independence. Surrounded by the expansive and green Monas Park, the area serves as a vibrant space for sports, recreation, and community gatherings. More than just a landmark, Monas embodies Jakarta's resilience, history, and cultural legacy—making it a must-visit destination for both locals and international visitors.



mtgumonas@yahoo.co.id



Merdeka Square, Gambir, Central Jakarta

Glodok Chinatown: A Historic Urban Quarter of Cultural Harmony and Commercial Vitality in West Jakarta



Soaring 24 floors into Jakarta's skyline, the National Library of Indonesia stands as a premier center of knowledge, culture, and history. It houses an extensive collection spanning Science, Technology, Religion, History, Literature, and Fiction, featuring works by renowned local and international authors. Beyond its modern facilities, visitors can journey through the evolution of paper and literature, tracing Indonesia's written heritage back to the Buddhist-Hindu Kingdoms era. A landmark for scholars, researchers, and history enthusiasts, the library offers a rich, immersive experience in one of Southeast Asia's most significant cultural institutions.



+62 857-7086-9469/ +62 856-7745-311 (Slamet)



Medan Merdeka Selatan Street No. 11, Senen, Central Jakarta

Source: Department of Tourism and Creative Economy of DKI Jakarta Province



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6

MSMEs Products from Jakarta



Ikaeksi Agro Industri

Rising 132 meters high, the National Monument (Monas) stands as a powerful symbol of Jakarta's identity and Indonesia's independence. Surrounded by the expansive and green Monas Park, the area serves as a vibrant space for sports, recreation, and community gatherings. More than just a landmark, Monas embodies Jakarta's resilience, history, and cultural legacy—making it a must-visit destination for both locals and international visitors.



Ikaeksi Agro Industri - <https://www.kecapoishii.com> | kaeksi.agroindustri@gmail.com | +62 81293531717



Mahaquinn Charcoal

We produce premium charcoal products, such as tamarind hardwood lump charcoal and coconut briquette. Our product goes through extensive quality control and is backed up by test reports that can be provided to customers. Our facility in Indonesia, one of the largest charcoal supplier countries, sources high-quality material to produce consistent and reliable products with calorific content as high as 7000 kcal, with no added chemicals. It is also smokeless and, therefore, cleaner for the environment. Some products also provide a long burning time of up to 300 minutes.

Mahaquinn charcoal products are produced in a sustainable way, using materials that are normally left as waste, such as coconut shells.



Mahaquinn Charcoal - Home - Best BBQ Charcoal Supplier. | info.mahaquinn@salakbisnis.com | +62 817 1717 7307



Nancy Craft Co.

Nancy Craft Co., established in 1981, has produced millions of rattan basketry, furniture and handicrafts from Indonesia for our esteemed customers in 45 countries worldwide. Nancy Craft Co. are indeed honored and humbly thanking our customers for their trust and partnership with our good quality product and design.

Nancy Craft Co. will continue our passion for producing high-quality products with beautiful designs its functions for millions of people. Being located in Indonesia, which is the main rattan resource for the world, we are experienced in working with various types of rattan in combination with other kinds of natural materials.



Nancy Craft Co. - <https://linktr.ee/nancycraftco> | nancycft@cbn.net.id | +62217992802



Embroidery Indonesia

Embroidery Indonesia is renowned for its hand-drawn design of luxury bedding, home decor, and accessories. Available in a large range of stunning Indonesian unique traditional patterns from every province of Indonesia to timeless and elegant design, we believe it gives the most added value to the global trend. Our exclusive way, colour pallets, fabric quality and style can suit any bedroom, from modern living, classic to contemporary, with soft and vibrant colours.



Sancraft Kreasi Indonesia - <https://www/embroideryindonesia.com> | yulia.embroideryindonesia@gmail.com | +6281387792927



Sepiring Indonesia

Sepiring Indonesia is a brand that aims to preserve the culture of the archipelago which was founded by Eridanie Zulviana and Jasmyne Oei in 2013. The founders' various interests in this culture are enshrined in a series of patterns that tell the history, stories & unique characteristics of Indonesia in a fresh, cheerful and energetic way.

By collaborating with local artisans in various regions, Sepiring Indonesia proves that domestic production can compete in the international market. In collaboration with several MSMEs, various high quality home decor & fashion products were born, which are now accessible not only in the national market but also in the UK and Singapore



Sepiring Indonesia - <https://www.sepiringindonesia.com> | +62 815-8834-226



Sancraft Kreasi Indonesia

Sancraft is a local Indonesian brand that is an artisan product based on illustrations. The illustrations are made with the theme of Indonesia which has a mission to introduce Indonesia through fun illustrations with colorful colors. Sancraft products are made according to daily needs and can be collected. Each design has a different story about unique icons in Indonesia. All Sancraft products are made with love



Sancraft Kreasi Indonesia - @sancraftid | sancraft.id@gmail.com | +62 856-9156-1439



Dcraft Indonesia

PT Dekorasi Cipta Indonesia is multi discipline company, in trading, Photo & Video Services, Architectural & Interior Planning. In the trade sector PT Dekorasi Cipta Indonesia with the brand "Dcraft Indonesia". Dcraft Indonesia is a Home appliance that produces and distributes wooden crafts, nature handmade, promote culture, and improve the craftsmen in rural areas in Indonesia. The product is made from natural Teak wood, and organic materials. We cherish the natural variation in texture and color in our crafts as part of the design that makes each product unique.



Dcraft Indonesia - https://linktr.ee/dcraft_indonesia | dekorasiciptaindonesia@gmail.com | +6281510109442



Kultiva Co

Kultiva Co (PT. Kultiva Indonesia Makmur), which was founded in 2016, continues to improve into one of the leading companies in the line business of healthy snacks in Indonesia. "Woh" as our brand named, it comes from the Javanese language "wohwohan" means fruit. We hope that our company will grow and give benefits to others.

Our company name "KULTIVA" is derived from the word "cultivate" which means we committed to improve our quality and quantity business along with sustainable and harmony with the environment.



Kultiva Co - <https://www.kultivaci.com/> surya@excel-sm.com | +628123314030



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7

Investment Service Guideline



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Jakarta Investment Centre



Central Government Service



LABOUR MARKET

Out of 216.97 million working-age individuals in Indonesia, 155.27 million are part of the labor force, while 61.70 million are not engaged in the workforce.

- Unemployed: 7.35 million people
- Employed: 147.91 million people
- Open Unemployment Rate: 4.74%

Source: BPS (Statistics Indonesia)



MSME



Out of 65.5 million Micro, Small, and Medium Enterprises (MSMEs) in Indonesia, the majority operate in the informal sector. **Encouraging their transition into formal businesses is essential for sustainable growth and long-term economic development.**

Source: Ministry of Cooperatives and SMEs



REGULATION

Complicated licensing issues with abundant central & local regulations (**hyper regulations**) that often cause sectoral disharmony due to overlapping, non-operational policies.

JOB CREATION LAW

- | | |
|---|---|
| 1. Improving Investment Ecosystem & Business Activity | 7. Land Procurement |
| 2. Business Licensing | 8. Economic Zone |
| 3. Employment | 9. Government Investment & National Strategic Project |
| 4. Sme & Cooperatives | 10. Public Administration |
| 5. Ease Of Doing Business | 11. Imposition Of Sanctions |
| 6. Research & Innovation | |

BENEFITS



Encouraging Job Creation and Entrepreneurship through Ease of Doing Business from MSEs & Large Enterprises



Protecting Worker's Rights through Worker's Protection



Benefits for the General Public, including provision of housing and redistribution of land



Adjustment to improving investment ecosystem, facilitating strategic projects

Constitutional Court Decision

The Constitutional Court (MK) stated that the Job Creation law was conditionally unconstitutional.

The Job Creation law is still valid and asked the government to complete the revision within two years.

Follow Up

1. Setting the omnibus method in the Law on the Formation of Legislation (Law Number 13 of 2022)
2. Improvements to the Job Creation Law:
 - Use of the omnibus method
 - Meaningful increase in participation
 - Substantial study results on employment, land and the environment.

Emergency Regulation

PERPPU No. 2 of 2022 (30 December 2022)

The Job Creation Perppu was urgently issued to address global and domestic challenges, maintaining the core provisions of the Job Creation Law while introducing key improvements.

Several Major Improvement are Related to Employment Regulation, Halal Certification, and Water Resource Management

Employment Regulation

1. Refinement of the setting of Regency/City Minimum Wage.
2. Changes to the formula for calculating the Minimum Wage which take into account certain variables of Economic Growth, Inflation and Indices.

Halal Product Assurance (Halal Certification)

1. Development of the BPJPH organization in the regions as needed.
2. The Halal Certificate is valid since issuance and it remains valid as long as there is no change in the composition of the ingredients and/or PPH.
3. Halal certification for MSEs through a halal statement is free of charge.

Management of Water Resources

1. Implementation of water sources in the form of diversion of river channels based on approval by the Government.
2. Criminal sanctions for intentionally violating water source activities include diverting the river channel without approval.
3. Imposition of administrative sanctions in the form of administrative fines.

Constitutional Court Decision (25 May 2021)

1. The Constitutional Court stated that the **Job Creation Law (Law Number 11 of 2020) was conditionally unconstitutional**
 - The omnibus method has not yet been regulated in the Law on the Establishment of Legislation
 - Writing technical error
 - Meaningful participation is not maximized
2. The Job Creation law is still valid, and asked the government to complete the revision within two years.

Follow-up (Jan-Dec 2022)

1. Setting the omnibus method in the Law on the **Formation of Legislation** (Law Number 13 of 2022)
2. **Improvements** to the Job Creation Law:
 - Use of the omnibus method
 - Meaningful increase in participation
 - Substantial study results: employment, land, environment, and base
 - Correction of writing technical errors.

Emergency Regulation (30 Dec 2022)

1. The President has issued a Government Regulation instead of Law Number 2 of 2022 concerning Job Creation (**Perpu on Job Creation**).
2. It is **urgently** needed to anticipate global and domestic conditions.
3. **The contents** of the Job Creation Perppu are **generally the same** as those of the Job Creation Law. However, there are some improvements to the content.

Promulgation of the Job Creation Law (31 March 2023)

1. The government has promulgated **Law No. 6 of 2023** as an endorsement of Perpu No. 2 of 2022 concerning Job Creation Becomes Law.
2. **Perpu on Job Creation as an attachment** to Law no. 6 Year 2023.T
3. **All implementing regulations for the Job Creation Perpu and Law Number 11 of 2020 concerning Job Creation are still valid.**

Revision of Implementing Regulations of Law Number 6 of 2023



Source: Coordinating Ministry of Economics

- PP Number 5 of 2021 concerning the Implementation of Risk-Based Business Licensing
- PP Number 28 of 2021 concerning the Implementation of the Industrial Sector
- PP Number 29 of 2021 concerning the Implementation of the Trade Sector
- PP Number 39 of 2021 concerning the Implementation of the Field of Halal Product Assurance
- Presidential Regulation Number 32 of 2021 concerning Commodity Balances
- Determination of Decisions and/or Actions that are Considered Legally Accepted
- PP Number 19 of 2021 concerning the Implementation of Land Acquisition for Public Interests
- Presidential Decree Number 10 of 2021 concerning the Investment Business Sector (BUPM) and Presidential Decree Number 49 of 2021
- PP Number 5 of 2021 concerning the Implementation of Risk-Based Business Licensing
- PP Number 28 of 2021 concerning the Implementation of the Industrial Sector
- PP Number 29 of 2021 concerning the Implementation of the Trade Sector
- PP Number 39 of 2021 concerning the Implementation of the Field of Halal Product Assurance
- Presidential Regulation Number 32 of 2021 concerning Commodity Balances
- Determination of Decisions and/or Actions that are Considered Legally Accepted
- PP Number 19 of 2021 concerning the Implementation of Land Acquisition for Public Interests
- Presidential Decree Number 10 of 2021 concerning the Investment Business Sector (BUPM) and Presidential Decree Number 49 of 2021



The government has completed 51 implementing regulations consisting of 47 government regulations and 4 presidential regulations



Regulations

The ministries prepare internal implementation standards or guidelines no later than two months after the implementing regulations are enacted.



Public Communication

Ministries and institutions conduct intensive public outreach through electronic media and informational materials.



Infrastructure and Supporting System

- The OSS-RBA system serves as the main platform for business licensing.
- Ministries, agencies, and local governments support the system through integrated services and consultations.



Human Resources

Training programs for OSS operators and supervisors

The implementing regulations of the Job Creation Law are grouped into 11 regulatory clusters, namely:

1. Spatial (4)
2. Land and Land Rights (5)
3. Environment (1)
4. Construction and Housing (6)
5. Cooperatives and SMEs (4)
6. Investment (6)
7. Fiscal (3)
8. Employment (4)
9. Economic Zone (2)
10. Government Procurement of Goods and Services (1)
11. Licensing and Sector Business Activities (15)

NEW MECHANISM



NEW MECHANISM



NEW MECHANISM



Central Government Service



NSWi National
Single Window
for investment

<https://nswi.bkpm.go.id/>



NSWi is an online portal to access information and an application for licensing and non-licensing launched by Indonesia Investment Coordinating Board.

NSWi provides services to the Ministries and Agencies related to investment.



<https://siantikui.layanan.go.id/#/login>



The Integrated Licensing Service Smart Application for the Public in the form of a cloud system that government agencies can use for FREE. Si CANTIK itself is a web-based application that is integrated with Online Single Submission (OSS) for business licensing and other services carried out at the One Stop Integrated and Investment Service (DPMPTSP).



**KEMENTERIAN KEUANGAN
REPUBLIK INDONESIA**



INSW is an online portal designed to simplify and oversee trading processes in Indonesia, serving as the National Single Window to ensure efficient and transparent trade management.

<https://insw.go.id/>



Bea Perolehan Hak atas Tanah dan Bangunan (BPHTB) is the acquisition of rights to land and buildings with a tax rate of 5%. The Ministry of Land and Spatial Planning / National Land Agency has made an online service innovation to check the amount of BPHTB in each province.



One Stop Integrated and Investment Service

One Stop Integrated Service (PTSP)



The DKI Jakarta Provincial Investment Service and One-Stop Integrated Service (DPMPTSP) plays a crucial role in managing investment affairs and streamlining licensing and non-licensing services. Through service innovations, DPMPTSP ensures greater convenience and efficiency for Jakarta's residents and businesses.

Jakarta Investment Center (JIC)



Jakarta Investment Centre (JIC), an innovation by DPMPTSP, adopts the Public Services Mall concept to streamline investment services through a one-stop system. This initiative aims to boost FDI and DDI while fostering a conducive investment climate in DKI Jakarta.

Public Service Mall

A Public Services Mall is a centralized hub for goods, services, and administrative processes, expanding integrated service functions at both central and regional levels. It brings together State-Owned Enterprises, Regional-Owned Enterprises, and private companies, ensuring services that are fast, easy, affordable, safe, and convenient.





To enhance investment and economic growth, the government has replaced the Building Permit (IMB) with Building Approval (PBG) under Law No. 11 of 2020 on Job Creation, implemented through Government Regulation No. 16 of 2021.



Building Owners can apply for Building Approval (PBG) through the Building Information System (SIMBG) at <https://simbg.pu.go.id/> or <https://simbg.jakarta.go.id>



The issuance of Building Approval (PBG) emphasizes Fulfilment of Building Technical Standards which are regulated in detail to ensure safety, health, comfort and convenience for the public according to the function and classification of the building.



The issuing process for Building Approval (PBG) is carried out by the Regional Government and refers to the Norms, Standards, Procedures and Criteria (NSPK) of the Central Government.



To manage space utilization, before submitting a PBG, you must have a City Plan Decree (KRK) and RTBL (Building and Environmental Management Plan) which can be lodged via Jakevo (<https://jakevo.jakarta.go.id/>).



SHUTTLE MOTORCYCLE PERMITS (AJIB)

A door-to-door permit service where DPMPSTSP officers pick up and deliver permit/non-permit documents directly to applicants' homes or offices — simplifying business administration.



INTERNAL SERVICE COORDINATION INFORMATION SYSTEM (SI KOPI)

A digital coordination platform to streamline internal communication and knowledge sharing across Jakarta's government units, enhancing efficiency and service delivery.



STARTING BUSINESS CORNER (GERAI MEMULAI USAHA/GEMULAI)

A dedicated service point that assists SMEs with business registration (NIB), licensing consultation, and support for MSME business activities through OSS and the DKI Jakarta support system.



INTEGRATED INVESTMENT PACKAGES

A curated catalogue of priority investment opportunities, complete with regulatory, market, and location data for feasibility analysis — including incentives and permit procedures.

For Business



<https://oss.go.id/portal/>

For non-Business/Technical



<https://jakevo.jakarta.go.id/>

Information on non-business can be accessed on:

<https://pelayanan.jakarta.go.id/>



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Public Private Partnership (PPP) Cooperation

A Public-Private Partnership (PPP), or Kerja Sama Pemerintah dan Badan Usaha (KPBU), is a collaborative arrangement between the government and business entities to develop infrastructure for the public interest, based on technical specifications determined by the Minister, Head of Institution, Regional Head, SOE (BUMN), or Regional SOE (BUMD). This model takes into account the optimal use of resources and the balanced distribution of risks between the government and private sector partners — ensuring efficiency, transparency, and sustainability in delivering essential infrastructure projects.



Solicited KPBU is a project initiated by the government



Unsolicited KPBU is a project on the initiative of a Business Entity



BOO

BUILD OWN OPERATE

Granting concessions in which investors have the right to a return on investment, that is, a reasonable profit, by collecting fees with government approval.



BDO

Build Develop Operate

The private sector rents / buy facilities from the government, then expands, modernizes and operates them on a contract basis.



BLT

Build Lease Transfer

The private sector designs, finances and builds a project, then leases it to the public implementing facility for a fee specified on the contract.



BBO

Buy Build Operate

Granting concessions An existing public facility is transferred to a private party for renovation and is operated for a certain period or until the cost of renovation is covered, with a certain level of profit.



LDO

Lease Develop Operate

The private sector leases facilities from the government, expands, modernizes then operates them based on a contract.

Granting concessions in which investors have the right to a return on investment, that is, a reasonable profit, by collecting fees with government approval.

WRAP AROUND ADDITION (WAA)



This form of contract is cooperation between landowners and investors that will process the land into a single facility for trade, hotels, resorts toll roads or others.

BUILD OPERATE TRANSFER (BOT)



The private sector finances, builds, operates, maintains, manages and collects payments from infrastructure users. At the end of the right of use period, the investor transfers the property to the government.

BUILD OWN OPERATE TRANSFER (BOOT)



The private sector builds infrastructure on government land. The infrastructure built belongs to the government.

BUILD TRANSFER LEASE (BTL)



BUILD RENT OWN TRANSFER (BROT)

The government hands over assets in the form of land to the private sector to be developed and managed (including renting it to other parties) for a certain time, then hand it back to the government after the contract expires.

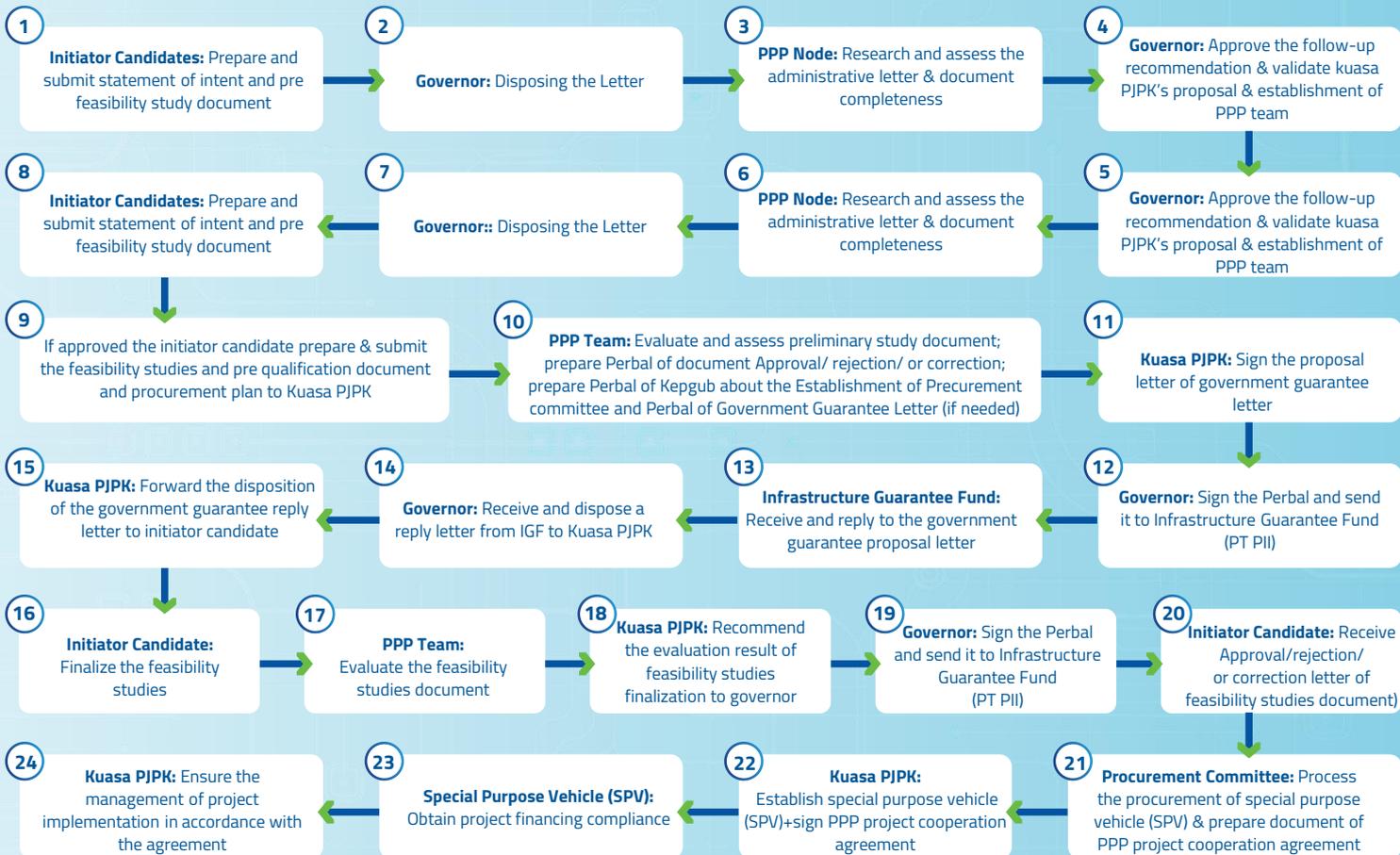


BUILD TRANSFER OPERATE (BTO)

The private sector funds and builds facilities and then transfers them to government agencies when the construction is completed. Furthermore, the private sector operates it for a certain period of time







Source: Regulation of the Minister of National Development Planning of the Republic of Indonesia No. 7 of 2023

Simplu documenting the process of planning, preparing and transacting of PPP project



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Investment Incentive



Lower Corporate Income Tax Rate

- PERPPU No. 1/2020
- Law No. 2/2020
- PP No. 30/2020
- Law No. 7/2021 on Harmonization of Tax Regulations

Other improvements:

1. E-filing for CIT, VAT, worker income tax (payroll)
2. Faster VAT Restitution



25%
before 2020



22%
2020 - present

Investment Incentives Supporting Business Activities



Tax Holiday and Mini Tax Holiday

Corporate income tax exemption of 50–100% for 5–20 years for investments in pioneer industries.



Import Duty Facility

Import duty exemption incentives for imports of machinery as well as goods and materials for industry and service industries.



Tax Allowance

Corporate income tax deduction of 30%–60% (Investment Allowance) for investments in selected sectors and regions.



Investment Facility in SEZ

Tax Holidays for Main Activities and Tax Allowances for Other incentives for investors operating in Special Economic Zones, include Import Duty, Excise and Tax facilities related to Imports, but do not go through OSS.

Regional Typology



The Transit-Oriented Area Typology consists of City Transit-Oriented Area, Sub-City Transit-Oriented Areas, and Environmental Transit-Oriented Areas



City Transit-Oriented Areas have a space utilization proportion of 20%–60% for housing and 40%–80% for non-housing.



Environmental Transit-Oriented Areas have a space utilization proportion of 60%–80% for housing and 20%–40% for non-housing.

Developments that do not comply with Transit-Oriented Development (TOD) planning principles may be subject to the following disincentives:



Higher regional taxes



Restrictions on space utilization



Limitation of the intensity of space utilization.



The government, regional governments, and state- or region-owned enterprises developing affordable housing may receive flexibility incentives related to building size and intensity.



Incentives and Disincentives as referred to in Article 35 and Article 36 are decided at a BKPRD Leadership Meeting.

Sources: Governor Regulation Number 31 of 2022 Concerning Detailed Spatial Plan of the Planning Area of the Special Capital Region of Jakarta Province



8

Jakarta Investment Centre Features



Regional Investor Relation Unit (RIRU)



Strategic partnership



Advisory Role



Providing information & assessment on potential investment



Investment promotion and trade cooperation



Capacity building



JIC as RIRU Functions

- Policy advisor
- Strategic investment partner
- Research and information centre for investment development opportunities
- Trade, investment and partnership promotion.
- Capacity and development

To strengthen economic development across investment, trade, tourism, marine, finance, and labor sectors, the Provincial Government of DKI Jakarta established the Jakarta Investment Centre (JIC) through Governor's Decree No. 1706/2017. Officially launched on July 31, 2018, at the Jakarta Public Service Mall (MPP), JIC operates under the One-Stop Integrated Services and Investment Service (DPMPTSP DKI Jakarta).

Under the guidance of Governor's Regulation No. 57/2022, JIC focuses on investment research, promotion, facilitation, and investor services. Aligned with the vision of "Jakarta's Success for Indonesia," JIC promotes strategic partnerships with local and international stakeholders to build a live able, collaborative, and future-ready city.

Jakarta currently prioritizes infrastructure investment in key sectors such as water management, sustainable transportation, transit-oriented development, waste processing, and green energy. JIC collaborates with government agencies to identify and promote high-potential, investment-ready projects that support the city's long-term growth.

For more information, visit www.invest.jakarta.go.id





Teleconference Room

Virtual meetings have become a standard way for organizations to operate, including government institutions.

At the Jakarta Investment Centre (JIC), our teleconference room serve as key facilities to strengthen communication with international agencies, government stakeholders, and strategic partners. By leveraging this space, we ensure seamless collaboration, effective coordination, and optimized development outcomes



Investment Command and Data Centre

In today's digital era, real-time information and data driven decision making are essential for effective governance and development planning.

At the Jakarta Investment Centre (JIC), the Investment Command and Data Centre functions as a monitoring facility to oversee urban dynamics, analyze data, and coordinate strategic actions. Equipped with multi-screen displays and updated digital tools, it supports the use of City Information for Jakarta Spatial Planning ensuring more effective monitoring of the city's development.





VIP Investor Lounge

The VIP Investor Lounge in Jakarta Investment Centre (JIC) provides an ideal setting for business talks and strategic discussions. It offers a professional and comfortable environment for exploring joint ventures, partnerships, and business expansion opportunities. This lounge is available for meetings with experts and potential partners on topics such as infrastructure financing, subsidies, overseas investment, public-private partnerships, international funding, and regional bank cooperation. It also accommodates discussions on startup development, industrial relocation, investment schemes, venture capital, social entrepreneurship, and business incubator initiatives.



JIC Meeting Room

The Jakarta Investment Centre (JIC) provides meeting room designed to host formal discussions, presentations, and coordination sessions. With seating capacity for larger groups, the JIC Meeting Room is well-suited for engaging with investors, business partners, and government representatives in a focused and professional environment. Equipped with presentation facilities and a comfortable layout, this space supports structured meetings that strengthen collaboration and decision-making, ensuring effective outcomes for Jakarta's investment initiatives.





Amphitheater Room

This JIC minimalist amphitheater is a comfortable spot for relaxed focus discussions, supported by an impressive sound system. It is particularly useful for business discussions, such as tutorial presentations; project presentations; business project prototype design; research disseminations; and workshops. These facilitate various stakeholders' discussions of investment and business interests.





Main Goals of JIC Website

1. Serve as a gateway of information for potential investors.
2. Provide investment opportunities in DKI Jakarta.
3. Offer marketing features through a platform where project owners be able to promote their particular investment opportunities to potential investors.
4. Deliver supporting features like facilitating investors' requests through email, telephone calls and follow up of other investment enquiries.
5. Community features that establish a forum for communication between the community and investors.

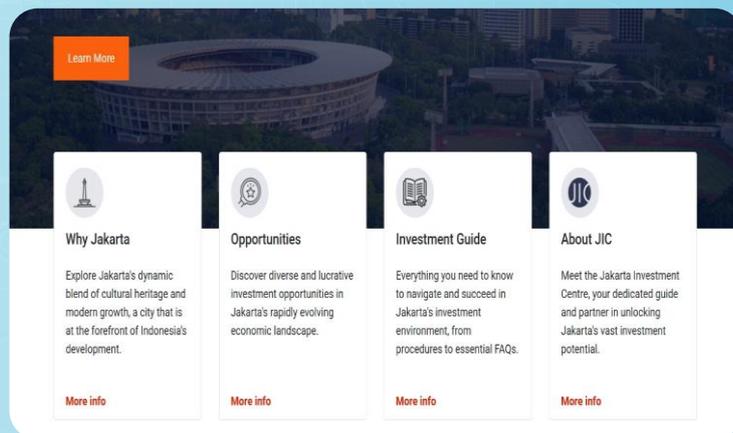
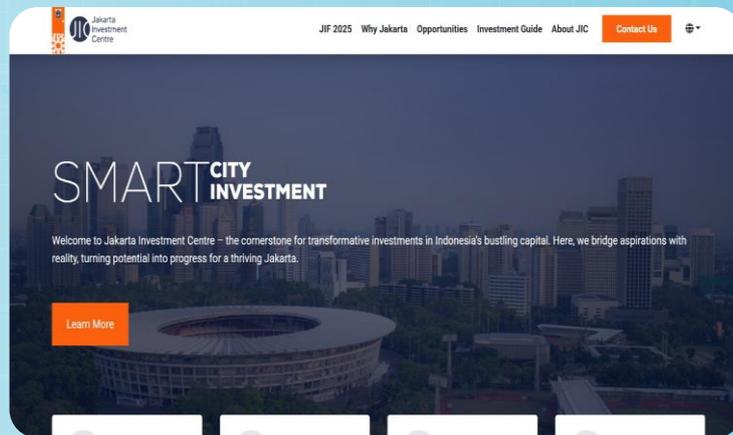
Potential Projects

Discover Jakarta's potential projects, each a unique opportunity for growth and innovation. These projects embody the city's vision for sustainable development, offering investors a chance to shape Jakarta's exciting future.

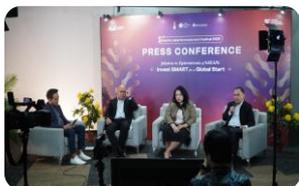
Transit Hub Mega Kuningan

Connecting people's home and workplace, Transit Hub Mega Kuningan brings better mobility and improve the quality of life of Mega Kuningan's residents. Located in the heart of Mega Kuningan, the project is envisioned as a central hub of activity

[See More](#)



Jakarta Investment Festival (JIF) is an annual event initiated in 2021, organized through a collaboration between Bank Indonesia's Representative Office for DKI Jakarta and the Jakarta Investment Centre. The 2025 edition took place from July to October 2025, fostering investment opportunities and economic growth.



Press Conference JIF 2025

On July 24, 2025, Bank Indonesia Representative Office for DKI Jakarta, DPMPTSP DKI Jakarta, and Jakarta Investment Centre participated as featured speakers, highlighting investment opportunities and economic strategies.



Networking Night JIF 2025

July 24 2025 | Hutan Kota Plataran – Exclusive kick-off dinner to introduce JIF 2025 to the target audience.



JIF Talks 2025

August 7 2025 | The Ritz-Carlton Hotel – A discussion on the potential, challenges, and strategies for building an efficient and integrated ASEAN cross-border payment ecosystem was held, with speakers from Bank Indonesia Regional Office for DKI Jakarta, the DKI Jakarta Provincial Government, and the private sector.



JIF Exhibition 2025

An exhibition of investment projects owned by Jakarta's Regional-Owned Enterprises (BUMD) and Public Service Agencies (BLUD), featuring project presentations, one-on-one meetings, and site visits to promote curated Jakarta investment projects to potential investors



JIF Pitch

On September 4, 2025 a reverse pitching platform where venture capitalists, private companies, and financial institutions present business plans and investment opportunities to collaborate with project owners or startups in Jakarta.



JIF Class

September 9, 2025 a workshop discussing the process, requirements, benefits, and potential challenges in preparing for an Initial Public Offering (IPO).



LSE Generate X JIF 2025

On September 18, 2025, a collaboration between JIF, the British Embassy Jakarta, and the London School of Economics and Political Science (LSE) to support startup development in Jakarta through panel discussions, workshops, investor pitching, and networking receptions.

JIF Exhibition #1, 12th - 13th August 2025

The first JIF Exhibition aims to connect investors with opportunities in the Property, Mixed-Use, and Transit-Oriented Development (TOD) sectors. It features projects owned by **PT Pembangunan Jaya Ancol**, **PT MRT Jakarta**, **PT Moda Integrasi Transportasi Jabodetabek (MITJ)**, **PT JIEP**, **PT Integrasi Transit Jakarta (ITI)**, and **Jakarta Asset Management Centre (JAMC)**.

JIF Exhibition #2, 19th - 20th August 2025

The second JIF Exhibition aims to connect investors with opportunities in the clean water and wastewater sectors. It features projects owned by **PAM Jaya** and **PAL Jaya**.

Jakarta Investment Festival (JIF) 2025 Summit an annual business forum bringing together distinguished national leaders, policymakers, and industry experts. This event features an inspiring lineup of speakers, including the Opening Ceremony, Plenary Discussion, Thematic Discussion and Project Booth. Carrying the theme **"Invest SMART for a Global Start,"** this event highlights Jakarta's potential as a growing hub for sustainable and forward-looking investments.. JIF 2025 showcased **31 high-potential investment projects**, facilitating meaningful connections between local and international investors and reinforcing Jakarta's role as a leading economic powerhouse in Southeast Asia.



Opening Ceremony

The event was officially opened by the **Minister of Investment/Chairman of BKPM of the Republic of Indonesia, Mr. Rosan Roeslani.**

Thursday, 9 October
 The St. Regis, Jakarta

It was attended by:

- **Deputy Governor of Bank Indonesia, Mr. Ricky P. Gozali;**
- **Governor of DKI Jakarta, Mr. Pramono Anung;**
- **Assistant for Economy and Finance to the Regional Secretary of DKI Jakarta Province, Ms. Suharni Eliawati;**
- **Head of the Investment and One-Stop Integrated Services Office (DPMPSTP) of DKI Jakarta Province, Mr. Heru Hermawanto.**



Plenary Discussion

Jakarta Investment Forum (JIF) 2025 Plenary Discussion, themed "Invest SMART for a Global Start", brought together key policymakers and experts to discuss Jakarta's ambition to strengthen its competitiveness as a global investment destination in a fireside chat format. This discussion focuses upon the core principles of SMART, which is Sustainable, Mutual Collaboration, Adding Value, R&D Based, and Tech and Innovation Oriented.

Speakers:

- **Atika Nur Rahmania** — Head of Jakarta Regional Development Planning Board
- **Masyita Crystallin** — Director General of Financial Sector Stability and Development, Ministry of Finance of the Republic of Indonesia
- **Dr. Ir. Darwin Cyril Noerhadi, MBA** — Chairman of Creador Indonesia & Senior Expert in Economy and Investment
- **Bayu Priawan Djokoetono** — Vice Chairman for National Development Planning, Indonesian Chamber of Commerce and Industry (KADIN Indonesia); President Commissioner of Bluebird Group

Moderator:

Prof. Dr. Ir. Sutanto Soehodho, M.Eng — Professor of Civil Engineering, Universitas Indonesia



Thematic Discussion

JIF 2025 Summit also presented a discussion forum featuring the following themes:

- **Thematic Discussion 1: Urban Diplomacy – Building Resilience in a Changing Global Landscape;**
- **Thematic Discussion 2: Beyond the Algorithm – Leveraging AI for Tomorrow's Opportunities;** and
- **Thematic Discussion 3: Jakarta's Future Creative Industry – The Strategy to Thrive.**

Project Booth

At the JIF 2025 Summit, a dedicated project booth area was also featured, comprising ten booths hosted by MRT, Bank Indonesia, Perum Perumnas, Jakpro, Sarana Jaya, JXB, Transjakarta, Pasar Jaya, BKPM, as well as JIC and DPMPSTP. These project booths provided participants with the opportunity to directly engage with project owners and obtain more in-depth information about the initiatives on display.



9

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BANK INDONESIA
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Jakarta
Investment
Centre

Unlocking Global Investment to Propel Jakarta's Next Era as a World-Class City