DKI Jakarta Presentation Book

JUNE 2026

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

A definitive guide on macroeconomic condition, data & information, key contacts and investment projects in DKI Jakarta Province


JAYA RAYA
BANK INDONESIA
BANK SENTRAL REPUBLIK INDONESIA
Jakarta
Investment
Centre
tokopedia

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 strengthen investment facilitation in Jakarta. 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 June 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.

Iwan Setiawan

Head of Bank Indonesia, DKI Jakarta Representative Office

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

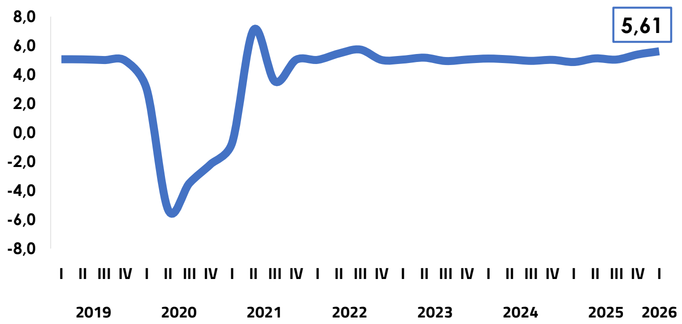
9 Licensing in Jakarta & Key Contacts

1

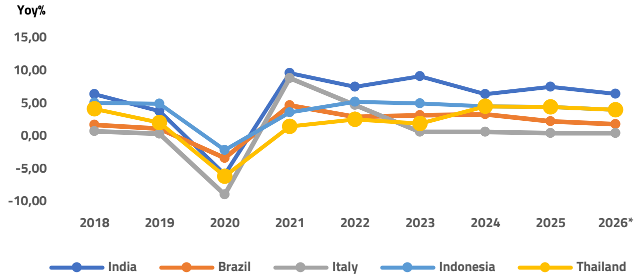
Indonesia's Growth Path: Competing on the Global Stage

Indonesia's Resilient Growth in a Volatile Global Landscape

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 – April 2026* indicates estimated figure

Indonesia's economy continues to demonstrate resilience. The economy expanding by 5.61% (yoy) in the first quarter of 2026, up from 5.39% (yoy) in the previous quarter.

Growth momentum is expected to continue throughout 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 (Apr 2026)	5.4
IMF (WEO, Apr 2026)	5.1
ADB (Asian Development Bank, Apr 2026)	5.2

GDP Growth by Expenditure (%, YoY)

By Sectors	2021					2022					2023					2024					2025					2026
	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	Q1
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	5.52
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	6.28
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	21.81
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	5.96
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	0.9
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	7.18
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**	**5.61**

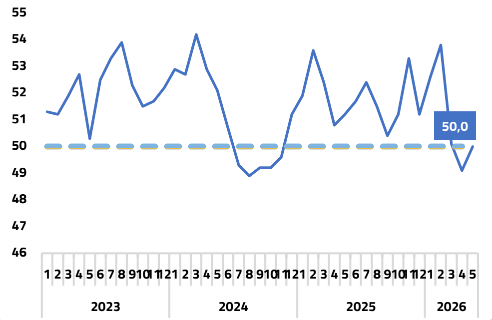
GDP Growth by Sectors (%, YoY)

By Sectors	2021					2022					2023					2024					2025					2026
	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	Q1
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	4.97
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	-2.14
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	5.04
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	5.49
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	6.26
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	8.04
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	7.14
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	4.68
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	9.91
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**	**5,61**

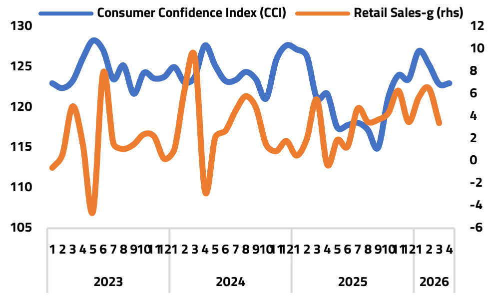
Source: Statistics Indonesia (BPS)
*Other services consist of 10 sectors (according to Standard National 2008)

Positive Economic Outlook Reflected in Indonesia's Leading Indicators

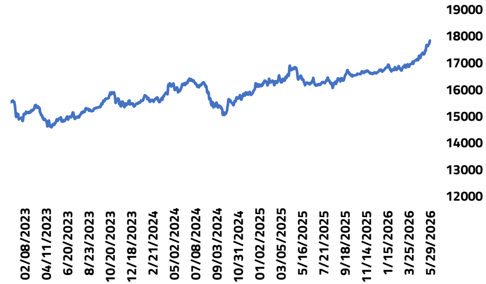
Manufacturing PMI Remains Expansive (>50)



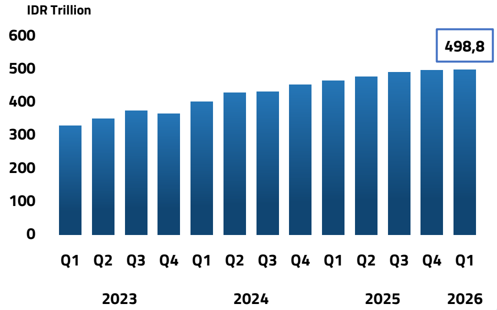
Rising Retail Growth and Steady Consumer Confidence



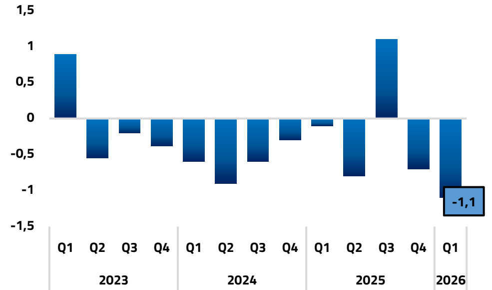
Maintaining Exchange Rate Stability Amidst Evolving Global Dynamics



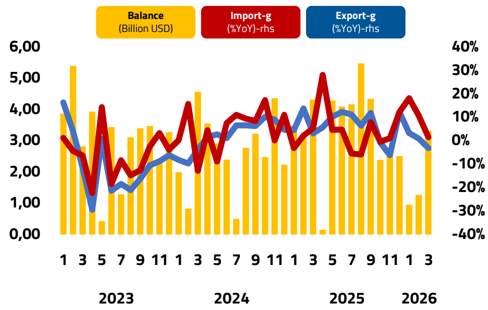
Rising FDI and DDI Underscore Investor Confidence



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)

The 2025 Economic Package was designed to accelerate growth and strengthen employment absorption. It also ensures policy continuity, with several key measures carried forward from previous years and now extended throughout 2026

8 Programs: 8 Accelerated Programs in 2025

1. **Government Assistance for College Graduates Internship Program:** Ministry of Manpower data: 4,894 companies, 44 institutions, and 92,583 vacancies, for up to 100,000 1-year fresh graduates..
2. **Government-borne Income Tax (PPh 21) Incentives:** For workers in the tourism sector during Oct–Dec 2025 (552,000 workers).
3. **Food Assistance Program:** Distribution progress: Rice: 6,776.2 tons (1.85%) of the ceiling of 365,541 tons. Cooking oil: 1,355.3 KL (1.85%) of the ceiling of 73,108 KL.
4. **Discount on Work Accident Insurance (JKK) and Death Insurance (JKM) Contributions:** for non-wage recipients in the transportation sector. Government Regulation (PP) draft is being prepared.
5. **Additional Service Benefits – Housing Program of BPJS Ketenagakerjaan:** Revision of the Minister of Manpower Regulation is under discussion; harmonisation is ongoing at the Ministry of Law and Human Rights.
6. **Program Padat Karya Tunai (Cash for Work):** Ministry of Transportation realization: 13,163 workers; and Ministry of Public Works realization: 197,972 workers.
7. **Deregulation Program (PP 28/2025):** Acceleration of RDTR Integration into OSSAdditional digital RDTR integrated into OSS: target 100 new RDTR, with 17 RDTR realized to date.
8. **Urban Program (DKI Jakarta Pilot Project):** Program identification is underway in each ministry/agency and SOE.

4 Programs: Carried Forward to 2026

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

5 Programs: Employment Absorption

1. **Operasional for KDKMP (Koperasi Desa/ Kelurahan Merah Putih):** Ground-breaking has been carried out at 800 locations..
2. **Value Chain Strengthening for Strategic Plantation and Agricultural Commodities, and Post-Harvest Infrastructure**..
3. **Revitalisation of Northern Coast (Pantura) Shrimp Ponds, Integrated Shrimp Area in Waingapu**, and Modernisation of Fishing Vessels.
4. **Kampung Nelayan Merah Putih" ProgramStage-2 ABT process is ongoing in 35 locations.**
5. **Fish Cultivation Development** to support MBG in 500 districts/cities.

Indonesia's Sovereign Credit Rating Remains Strong Amid Global Volatility

Indonesia's Sovereign Credit Rating Remains Stable

Revenue Ratio (% of GDP)

JCR

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

April 2026, 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.

2

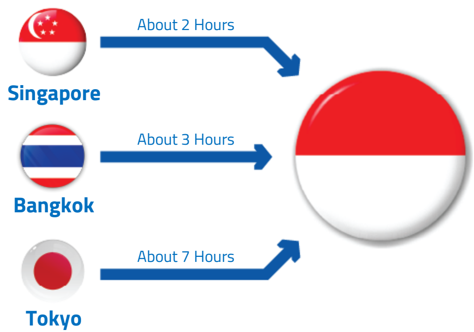
Jakarta's Macroeconomic Outlook: ASEAN's Gateway for Investment

Jakarta at the Crossroads: Strategic Access to ASEAN Markets

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.

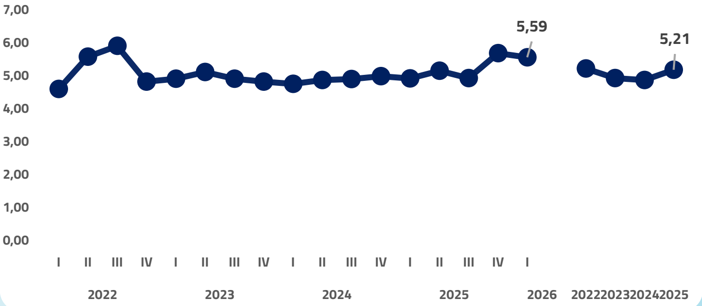
This connectivity strengthens Jakarta's appeal as a base for a regional headquarters, innovation hub, or R&D center—positioned at the heart of ASEAN's largest economy and within reach of the region's most dynamic markets.



Province	Share (%)	Growth in 2025 (%yoy)					Growth in 2026 (%yoy)
	Q1 2026	Q1	Q2	Q3	Q4	2025	Q1
DKI Jakarta	16,68%	4.95	5,18	4,96	5,71	5,21	5,59
East Java	14,92%	5.00	5,23	5,22	5,85	5,33	5,99
West Java	13,55%	4.98	5,28	5,2	5,85	5,32	5,79
Central Java	9,00%	4.96	5,49	5,37	5,84	5,37	5,89
North Sumatera	4,79%	4.67	5,23	4,55	4,23	4,53	4,98
Riau	4,34%	4.65	5,33	4,98	4,94	4,79	4,89
National		4.87	5,12	5,04	5,39	5,11	5,61

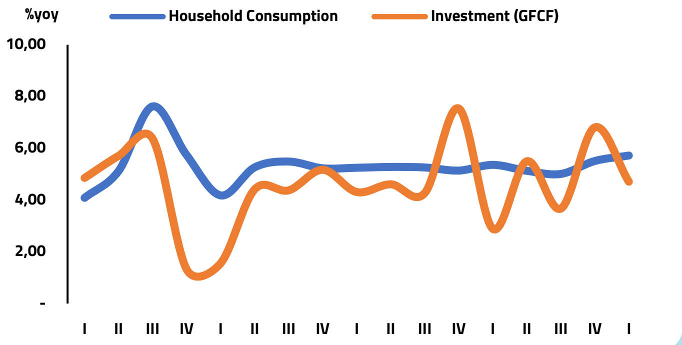
Source: Statistics of Indonesia (BPS)

Strong GDP Growth



Source: Statistics Indonesia (BPS)
*Realization as of the first quarter of 2026

Household Consumption and Investment Growth



Source: Statistics Indonesia (BPS)

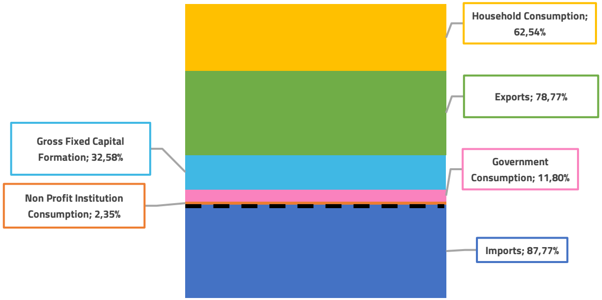
In Q1 2026, Jakarta's economy remained resilient and grew 5,59% (yoy), slightly moderating from 5,71% (yoy) in the previous quarter. The city's growth was supported by stronger household consumption and resilient investment. Government spending remained positive despite moderating, while exports continued to expand.

Growth was further underpinned by solid momentum in Wholesale and Retail Trade, Information and Communication, and Accommodation and Food Services, highlighting Jakarta's diversified economic structure and reinforcing its position as a regional hub for commerce, digital economy, 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.

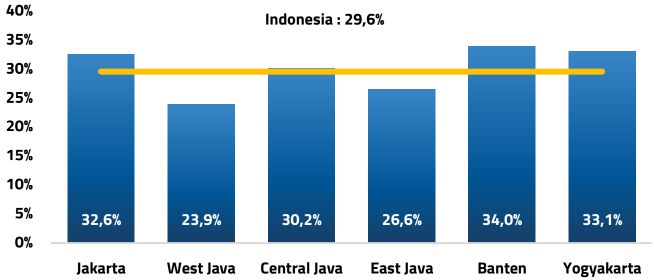
Jakarta's Economic Growth Remains Resilient in Q1 2026

GRDP Share by Expenditure (Q1 2026)



At current price
Source: Statistics Indonesia (BPS)

Investment Share by Total GRDP (Q1 2026)

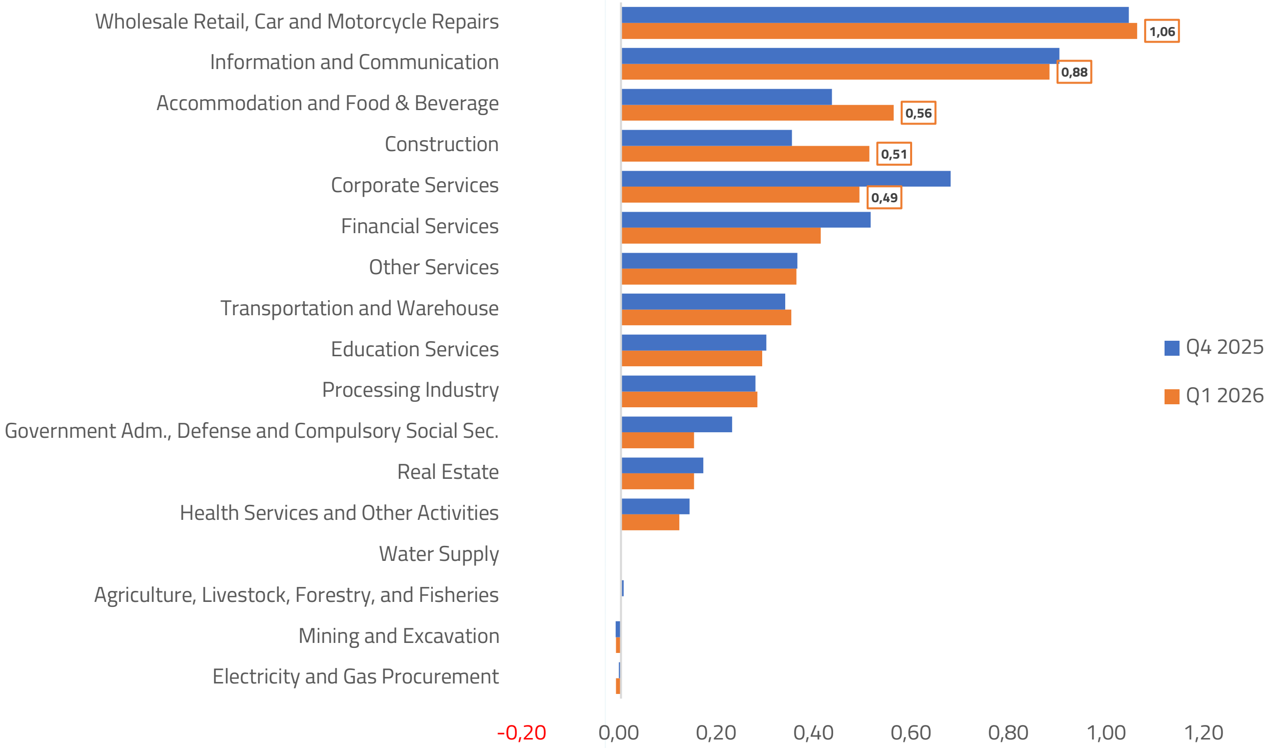


At current price
Source: Statistics Indonesia (BPS)

Domestic demand and investment continue to serve as the backbone of Jakarta's economy, with household consumption accounting for 62,54% and investment for 32,58% of the city's GRDP. 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.

Key Growth Sectors Driving Jakarta's Economic Resilience

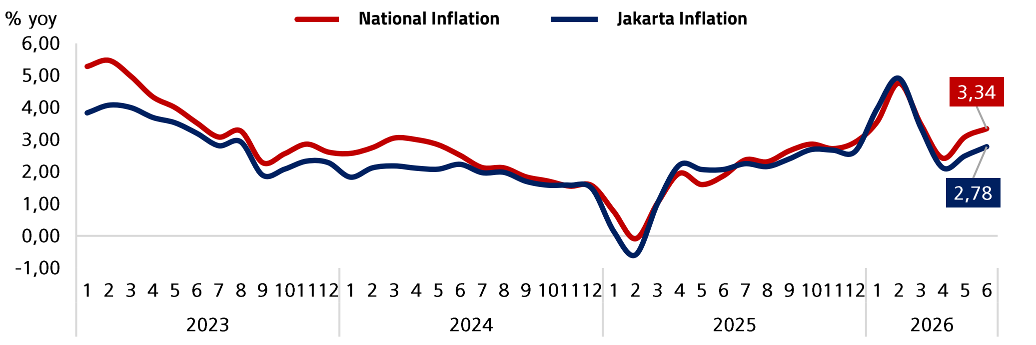


In the first quarter of 2026, Jakarta's economic growth was fueled by strong performances in Wholesale and Retail Trade, Information and Communication, and Accommodation and Food & Beverage. These sectors reflect the city's evolving digital economy, dynamic commercial activity, and its established role as a national financial hub — reinforcing Jakarta's position as a leading engine of growth in Indonesia.

Jakarta's Inflation Remains Under Control

In June 2026, Jakarta recorded an annual inflation rate of 2.78% (yoy), lower than the national rate of 3.34% (yoy). This remains well within the target range of 2.5% ± 1%.

Jakarta's Inflation Compared to National Inflation



Source: Statistics Indonesia (BPS)

Supporting factors:

- Jakarta's inflation was mainly driven by global market developments, higher transportation costs, and rising food prices.
- 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.

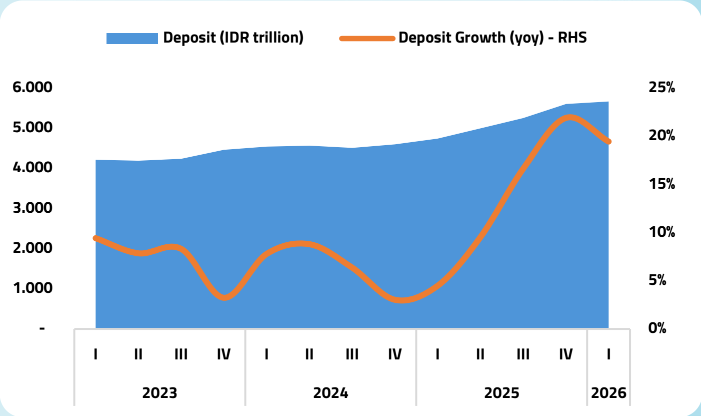
Jakarta's Regional Budget Continues to Grow

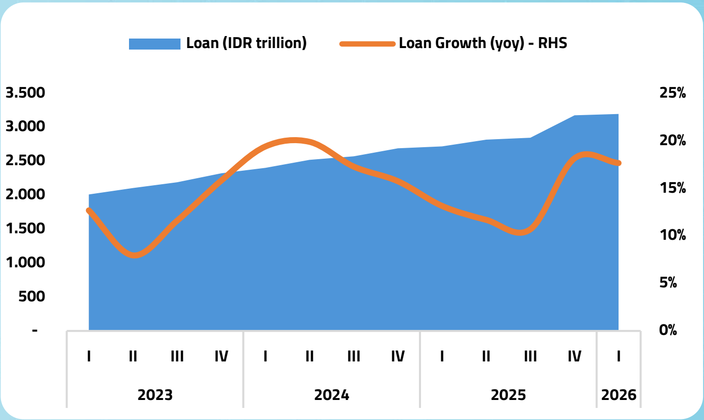
In 2026, the Jakarta Provincial Government allocated a regional revenue and expenditure budget of IDR 81.3 trillion. As of the first quarter of 2026, revenue realization had reached IDR 9.57 trillion, while expenditure realization stood at IDR 10.27 trillion, reflecting the city's solid fiscal performance and financial management.

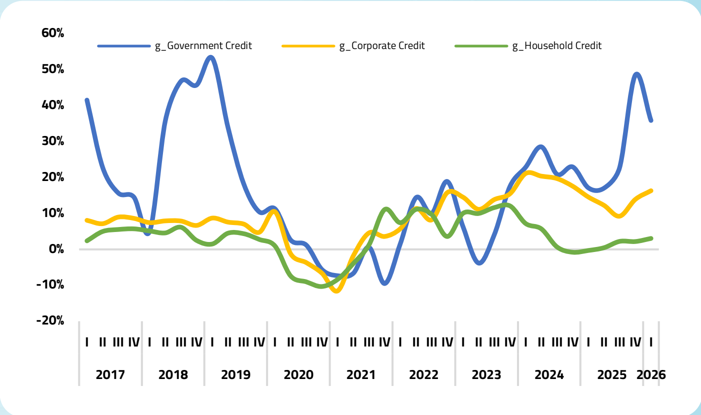
Details	Q1-2024				Q1-2025				Q1-2026			
	Budget IDR Billion	Realization IDR Billion	% Realization	% CTC	Budget IDR Billion	Realization IDR Billion	% Realization	% CTC	Budget IDR Billion	Realization IDR Billion	% Realization	% CTC
Revenue	**73.636**	**9.440**	**13,03%**	**-41,90%**	**84.454**	**12.602**	**15,42%**	**33,49%**	**71.450**	**9.568**	**13,39%**	**-24,07%**
Locally-Generated Revenue	52.398	8.244	15,73%	-31,67%	54.199	8.680	16,02%	5,29%	57.671	8.627	14,96%	-0,61%
Transfer Revenue	20.516	1.196	6,19%	-71,28%	30.082	3.922	15,00%	227,91%	11.159	941	8,43%	-76,01%
Other Legal Local Revenue	722	-	0,00%	-100,00%	173	-	0,00%	0,00%	2.620	-	0,00%	0,00%
Expenditure	**73.790**	**7.766**	**10,70%**	**-32,79%**	**85.979**	**10.882**	**13,16%**	**40,13%**	**74.285**	**10.269**	**13,82%**	**-5,64%**
Operational Expenditure	59.751	7.653	12,83%	-33,00%	67.401	10.821	16,66%	41,40%	63.212	10.229	16,18%	-5,47%
Capital Expenditure	11.555	113	0,97%	-13,74%	15.253	61	0,40%	-46,07%	10.165	40	0,40%	-34,36%
Unexpected Expenditure	2.166	-	0,00%	0,00%	2.957	-	0,00%	-	713	-	0,00%	0,00%
Transfer Expenditure	318	-	0,00%	0,00%	368	-	0,00%	-	195	-	0,00%	0,00%
NET Financing												
Local Financing Receipt	9.270	6.542	70,57%	-24,14%	7.408	4.434	47,83%	-32,22%	9.876	1.000	10,13%	-77,45%
Local Financing Expenditure	9.116	443	7,34%	38,87%	5.883	243	2,67%	-45,10%	7.041	486	6,91%	100%
Revenue + Local Financing Receipt	82.906	15.982	19,56%		91.862	17.036	20,55%		81.326	10.568	12,99%	
Expenditure+Local Financing Expenditure	82.906	8.209	10,04%		91.862	11.126	13,42%		81.326	10.755	13,23%	
Remaining Budget Financing For The Relevant Year	-	7.773	-			5.910			-	(187)	-	

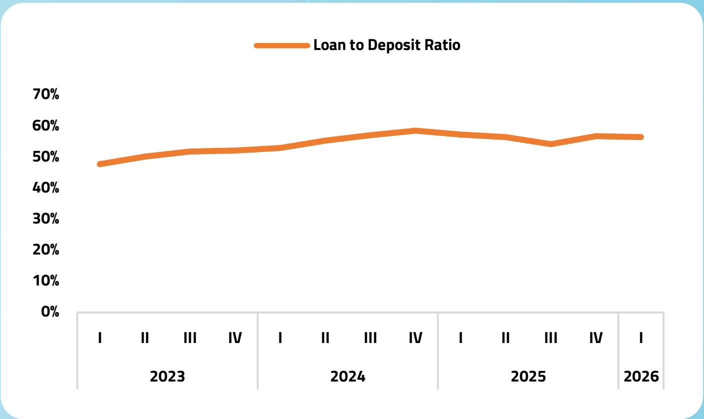
Source: Regional Financial Management Agency of the Jakarta Provincial Government

Financial Intermediation Remains Positive





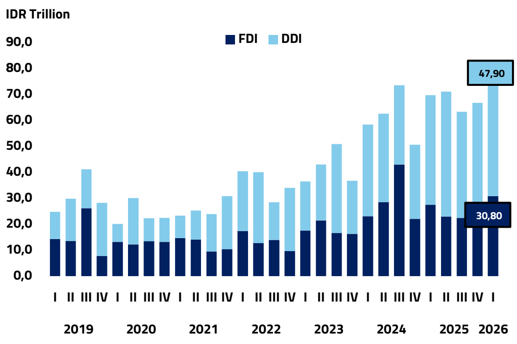


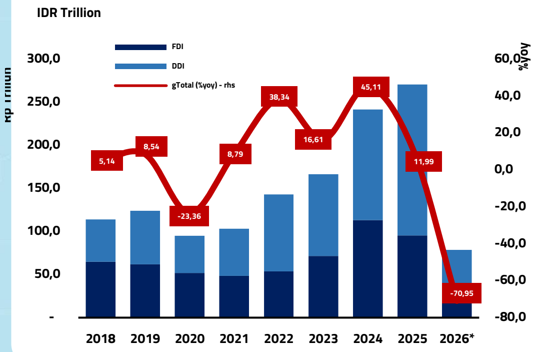


Source: Bank Indonesia

Investment Realization Remains Positive Amidst Moderating Growth (Q1 2026)

Investment Realization Trends: Quarterly and Annual View



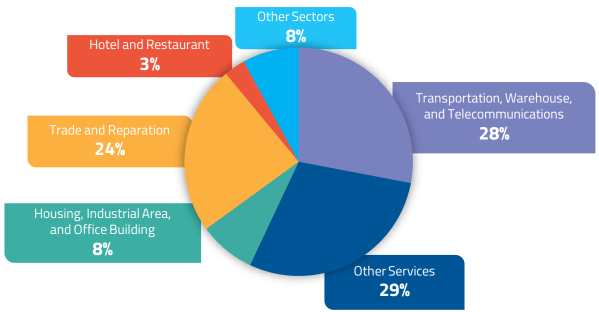


*Realization as of the first quarter of 2026

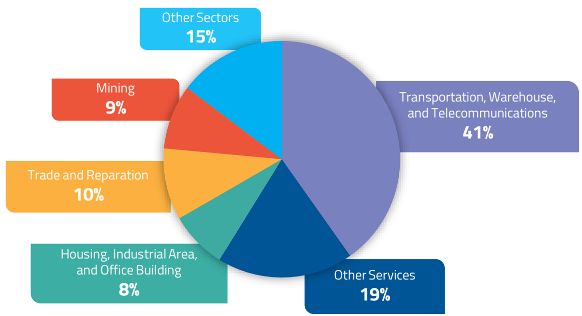
In the first quarter of 2026, **Domestic Direct Investment** in Jakarta reached IDR 47.9 trillion, placing the capital city 1st nationally.

In the first quarter of 2026, **Foreign Direct Investment** in Jakarta reached USD 1.9 million (equivalent to IDR 30.8 trillion), placing the highest among all provinces in Indonesia.

FDI by Sectors January – March 2026



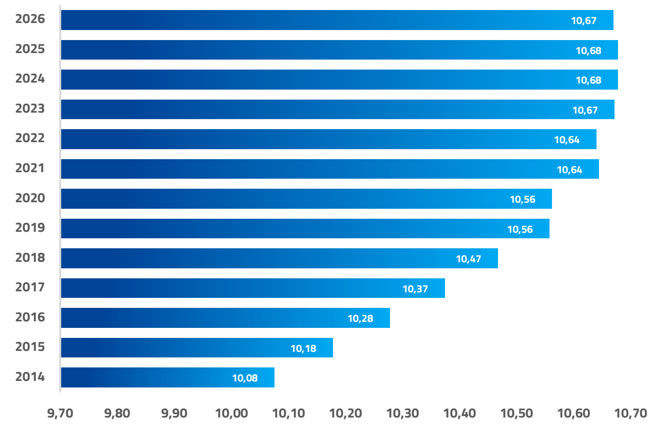
DDI by Sectors January – March 2026



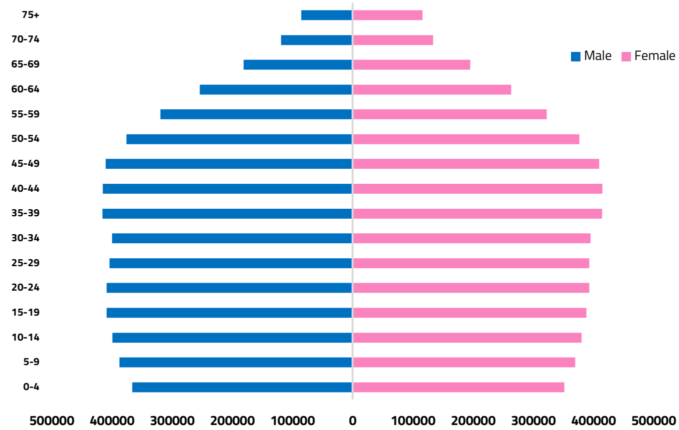
Source: Investment and Integrated One Stop Services, Jakarta Provincial Government

Jakarta has the highest population density in Indonesia, Dominated by the productive age population

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.

Source: Statistics Indonesia (BPS)

The Labor Force Participation in DKI Jakarta in 2026 reached 5.53 million people.

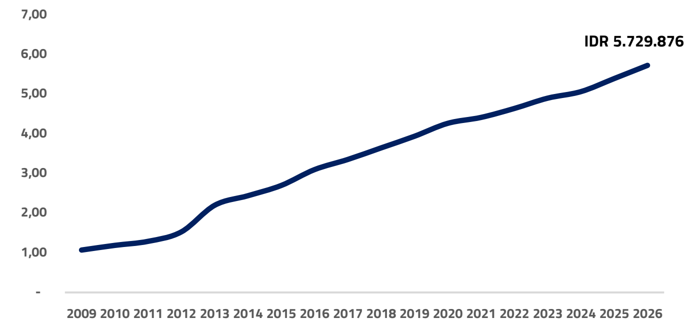
Jakarta recorded the highest Human Development Index (HDI) in Indonesia in 2026, reflecting the strong educational profile of its workforce.

In 2026, Jakarta's minimum wage was set at IDR 5.729.876 per month (equivalent to USD 318.3).

*BI transaction average exchange rate on June 5th, 2025 (IDR 18.000,00)

* Source: Statistics Indonesia (BPS)

Provincial Minimum Wage (IDR Million)



Total Workforce by Education Level in 2026

Higher Education (≥ Diploma)
23,86%

Elementary Education (≤ Junior High School)
26,08%

Intermediate Education (Senior High School)
50,07%

Source: Statistics Indonesia (BPS)

Regional Development Plan

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	2	3	4	5
Integrated Consultation and Information *Pre-emptive Advisory*	**Assisting & Debottlenecking** *End-to-end Advocacy*	**Sectoral Service Packaging** *Service Bundling Strategy*	**Cross-sectoral Service Level Agreement (SLA) Monitoring** *Integrated Performance Monitoring*	**Post-Operational Services** *System / Technology Requirements*
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

Investment Opportunities to Address Strategic Challenges and Drive Jakarta's Sustainable Growth

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 (April 2026):

- CP 201 (Thamrin and Monas Station) 92,58%
- CP 202 (Harmoni – Sawah Besar – Mangga Besar) 65,02%
- CP 203 (Glodok and Kota Station) 84,16%
- CP 205 (Railway System) 44,06%
- 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 91,79% (April 2026)

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

OperationTarget : 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

POTENTIAL INVESTMENT SECTORS IN JAKARTA

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

ITF Sunter is a National Strategic Waste-to-Energy (WtE) project located in North Jakarta. The project is designed to process up to 2,200 tonnes of municipal solid waste per day using environmentally friendly grate-firing incineration technology. It can reduce waste volume by more than 80% while generating renewable electricity, supported by government commitments on land provision, waste supply, tipping fees, and a favorable regulatory framework.

Key Investment Highlights

Location	Sunter Agung, North Jakarta, Indonesia
Estimated Investment Value	IDR 5.280.000.000.000
Land Area	30,500 m^2
Asset Status/ Asset Condition	Right-to-Use Certificate (Hak Pakai) over property owned by the Provincial Government of DKI Jakarta.
Partnership Scheme	Project Financing/EPC + Financing
Project Owner	PT Jakarta Propertindo (Jakpro)
Financial Feasibility	• NPV = IDR 1.100.000.000.000 • IRR = 12,5% • WACC = 8,92% • Payback Period = 8 years

***Ready to Offer**

Project Owner Profile

PT Jakarta Propertindo (Jakpro) is a regional government-owned enterprise (BUMD) under the Provincial Government of DKI Jakarta that develops and manages strategic projects across the property, infrastructure, utilities, and ICT sectors. With total assets of approximately IDR 26 trillion, the company supports Jakarta's development through sustainable projects that strengthen urban infrastructure and enhance the quality of life. Jakpro has delivered numerous landmark developments, including the Jakarta International Stadium (JIS), Jakarta E-Prix Circuit, LRT Jakarta, Water Treatment Plants (WTPs), Compressed Natural Gas (CNG) Refueling Stations (SPBG), and waste management facilities, contributing to Jakarta's sustainable urban development.

Contact Person

Name : Syafira Zahrah
Position : Project Control Officer – ITF Sunter
Email : Syafira.zahrah@jakpro.co.id

The Urban Oasis

Project Description

The Pulomas area offers strong potential as an integrated mixed-use destination in Jakarta's eastern corridor, supported by LRT connectivity and growing demand for well-connected urban developments. The project is strategically positioned to capture demand for residential units, commercial space, curated retail and F&B, boutique offices, and sports facilities. Designed around connectivity and an open-lifestyle concept, the development integrates residential components with green open spaces, pedestrian-friendly streetscapes, and semi-outdoor retail and dining areas, creating a vibrant, accessible, and sustainable urban environment.

Key Investment Highlights

Location	Jalan Ahmad Yani No. 2, East Jakarta, Indonesia
Estimated Investment Value	IDR 824.121.498.886
Land Area	21.754 m2
Asset Status/ Asset Condition	Right-to-Build Certificate (HGB) registered under the name of PT Pulo Mas Jaya.
Business Scheme	B2B Lease Arrangement
Project Owner	PT Jakpro - Pulomas Jaya
Financial Feasibility	• NPV = IDR 159.568.623.736 • IRR = 16,72% • WACC = 9,48% • Payback Period = 7,25 years
***Ready to Offer**	

Project Owner Profile

PT Jakarta Propertindo (Jakpro) is a regional government-owned enterprise (BUMD) under the Provincial Government of DKI Jakarta that develops and manages strategic projects across the property, infrastructure, utilities, and ICT sectors. With total assets of approximately IDR 26 trillion, the company supports Jakarta's development through sustainable projects that strengthen urban infrastructure and enhance the quality of life. Jakpro has delivered numerous landmark developments, including the Jakarta International Stadium (JIS), Jakarta E-Prix Circuit, LRT Jakarta, Water Treatment Plants (WTPs), Compressed Natural Gas (CNG) Refueling Stations (SPBG), and waste management facilities, contributing to Jakarta's sustainable urban development.

Contact Person

Name : Budi Irawan
Position : Group Head of Project Development
Email : budi.irawan@pulomasjaya.co.id

LRT Jakarta Fase 2A
(Kelapa Gading – Jakarta International Stadium (JIS))

Project Description

PT Jakarta Propertindo (Jakpro) has been mandated to develop LRT Jakarta Phase 2A. The project extends the existing LRT Jakarta Phase 1 line (Kelapa Gading-Velodrome) by 8.2 km, connecting Kelapa Gading to Jakarta International Stadium (JIS) and consists of 6 main stations; Kelapa Nias, Boulevard Gading, Sunter Timur, Gelanggang Remaja, Sunter Barat, and Danau Sunter Barat (Jakarta International Stadium).

Key Investment Highlights

Location	Kelapa Nias - Boulevard Gading - Sunter Timur - Gelanggang Remaja - Danau Sunter Barat (Jakarta International Stadium)
Estimated Investment Value	IDR 7.800.000.000.000
Length	8.2 km
Asset Status/ Asset Condition	Infrastructure to be developed on assets owned by the Provincial Government of DKI Jakarta.
Partnership Scheme	G2G Loan, PPP, or EPCF
Project Owner	PT Jakarta Propertindo (Jakpro)
Financial Feasibility	• IRR = 12,3% • WACC = 12% • Payback Period = 15 years

***Market Sounding**

Project Owner Profile

PT Jakarta Propertindo (Jakpro) is a regional government-owned enterprise (BUMD) under the Provincial Government of DKI Jakarta that develops and manages strategic projects across the property, infrastructure, utilities, and ICT sectors. With total assets of approximately IDR 26 trillion, the company supports Jakarta's development through sustainable projects that strengthen urban infrastructure and enhance the quality of life. Jakpro has delivered numerous landmark developments, including the Jakarta International Stadium (JIS), Jakarta E-Prix Circuit, LRT Jakarta, Water Treatment Plants (WTPs), Compressed Natural Gas (CNG) Refueling Stations (SPBG), and waste management facilities, contributing to Jakarta's sustainable urban development.

Contact Person

Name : Daru Pambayun Ramadhanti
Position : Officer Transportation - Project LRT
Email : daru.pambayun@jakpro.co.id

Ancol Hotel

Project Description

PT Pembangunan Jaya Ancol Tbk (Ancol) is a publicly listed regional-owned enterprise (BUMD) majority-owned by the Jakarta Provincial Government. As one of Indonesia's leading integrated property developers and tourism operators, the company manages approximately 550 hectares of strategic coastal land in North Jakarta, with a portfolio spanning tourism destinations, mixed-use developments, and real estate assets. With more than 61 years of experience, Ancol continues to drive the transformation of Jakarta's northern waterfront through sustainable tourism and integrated property development.

Key Investment Highlights

Location	Jalan Pantai Indah, Ancol, North Jakarta, Indonesia
Estimated Investment Value	IDR 441.000.000.000
Land Area	15.207 m2
Asset Status/ Asset Condition	HPL (Land Management Rights), managed by PT Pembangunan Jaya Ancol Tbk.
Business Scheme	Build Operate Transfer (BOT)
Project Owner	PT Pembangunan Jaya Ancol
Financial Feasibility	• NPV = IDR 19.700.000.000 • IRR = 13,61% • WACC = 12,40% • Payback Period = 15 years

***Ready to Offer**

Project Owner Profile

PT Pembangunan Jaya Ancol Tbk (Ancol) is a publicly listed regional-owned enterprise (BUMD) majority-owned by the Jakarta Provincial Government. As one of Indonesia's leading integrated property developers and tourism operators, the company manages approximately 550 hectares of strategic coastal land in North Jakarta, with a portfolio spanning tourism destinations, mixed-use developments, and real estate assets. With more than 61 years of experience, Ancol continues to drive the transformation of Jakarta's northern waterfront through sustainable tourism and integrated property development.

Contact Person

Name : Nuri Hermila
Position : Corporate Strategy & Transformation
Email : partnership@ancol.com

East Ancol 100 Ha - Horizon City

Project Description

This project is planned as an integrated waterfront township spanning approximately 100 hectares, including a Movie & Music Destination Park, a five-star hotel and convention center, residential towers, Grade A office buildings, and commercial developments across 13 development blocks. East Ancol combines a strategic waterfront location, large-scale mixed-use development, and strong long-term investment potential.

Key Investment Highlights

Location	Taman Impian Jaya Ancol, North Jakarta (East Extension of Phase 1/ 20 Ha zone),
Estimated Investment Value	IDR 37.377.873.000.000
Land Area	100 Ha
Asset Status/ Asset Condition	Highest and Best Use (HBU) Study Completed Land Reclamation in Progress. Land reclamation is currently underway; the timeline for permanent development is yet to be confirmed.
Cooperation Scheme	**Hotel & Park:** Build-Operate-Transfer (BOT) or Joint Venture (JV) | **Residential:** Joint Development/Profit Sharing | **Grade A Office**: Land Lease or BOT | **Office Park & Commercial Plots:** Plot Sale | **Phase 1 Activation Area:** Profit/Revenue Sharing or Land Lease
Project Owner	PT Pembangunan Jaya Ancol
Financial Feasibility	• NPV = IDR 1.972.692.000.000 • IRR = 15,02% • WACC = 12% • Payback Period = 12 years
***Ready to Offer**	

Project Owner Profile

PT Pembangunan Jaya Ancol Tbk (Ancol) is a publicly listed regional-owned enterprise (BUMD) majority-owned by the Jakarta Provincial Government. As one of Indonesia's leading integrated property developers and tourism operators, the company manages approximately 550 hectares of strategic coastal land in North Jakarta, with a portfolio spanning tourism destinations, mixed-use developments, and real estate assets. With more than 61 years of experience, Ancol continues to drive the transformation of Jakarta's northern waterfront through sustainable tourism and integrated property development.

Contact Person

Name : Nuri Hermila
Position : Corporate Strategy & Transformation
Email : partnership@ancol.com

East Ancol 20 Ha - Gateway District

Project Description

East Ancol is an integrated waterfront mixed-use development spanning approximately 20 hectares. The project comprises a five-star hotel, a convention center, high-rise residential towers, Grade A office buildings, and waterfront retail destinations within a vibrant, fully integrated urban ecosystem. Supported by the limited supply of premium waterfront land in Jakarta, East Ancol offers a compelling combination of strategic location, development scale, and strong market potential, positioning it as one of the city's most attractive investment and development opportunities.

Key Investment Highlights

Location	Taman Impian Jaya Ancol, North Jakarta
Estimated Investment Value	IDR 5.273.940.000.000
Land Area	20 Ha
Asset Status/ Asset Condition	Land Management Rights (HPL) managed by PT Pembangunan Jaya Ancol Tbk.
Business Scheme	Build-Operate-Transfer (BOT) or Joint Venture (JV)
Project Owner	PT Pembangunan Jaya Ancol
Financial Feasibility	• NPV = IDR 363.944.000.000 • IRR = 14,48% • WACC = 12% • Payback Period = 13 years

***Ready to Offer**

Project Owner Profile

PT Pembangunan Jaya Ancol Tbk (Ancol) is a publicly listed regional-owned enterprise (BUMD) majority-owned by the Jakarta Provincial Government. As one of Indonesia's leading integrated property developers and tourism operators, the company manages approximately 550 hectares of strategic coastal land in North Jakarta, with a portfolio spanning tourism destinations, mixed-use developments, and real estate assets. With more than 61 years of experience, Ancol continues to drive the transformation of Jakarta's northern waterfront through sustainable tourism and integrated property development.

Contact Person

Name : Nuri Hermila
Position : Corporate Strategy & Transformation
Email : partnership@ancol.com

Lot A - West Ancol Waterfront Development

Project Description

Lot A - Ancol Barat is a 1.71-hectare prime waterfront site within the Taman Impian Jaya Ancol ecosystem, offering direct sea frontage outside the ticketed gate. The site is planned as an integrated mixed-use development including a 4-star hotel and convention centre, a middle- to upper-market apartment tower and a quick-win pre-development facility.

Key Investment Highlights

Location	Taman Marina, West Ancol, North Jakarta
Estimated Investment Value	IDR 1.100.000.000.000
Land Area	17,142 m^2
Asset Status/ Asset Condition	Land Management Rights (HPL) managed by PT Pembangunan Jaya Ancol Tbk.
Project Owner	PT Pembangunan Jaya Ancol
Financial Feasibility	• NPV = IDR 510.000.000.000 • IRR = 21,01% • WACC = 12% • Payback Period = 8 years

***Ready to Offer**

Project Owner Profile

PT Pembangunan Jaya Ancol Tbk (Ancol) is a publicly listed regional-owned enterprise (BUMD) majority-owned by the Jakarta Provincial Government. As one of Indonesia's leading integrated property developers and tourism operators, the company manages approximately 550 hectares of strategic coastal land in North Jakarta, with a portfolio spanning tourism destinations, mixed-use developments, and real estate assets. With more than 61 years of experience, Ancol continues to drive the transformation of Jakarta's northern waterfront through sustainable tourism and integrated property development.

Contact Person

Name : Nuri Hermila
Position : Corporate Strategy & Transformation
Email : partnership@ancol.com

Sudirman Gateway

Project Description

The Sudirman Gateway Project is a strategic Transit-Oriented Development (TOD) that integrates Sudirman and BNI City Stations within the Dukuh Atas TOD area. The project enhances connectivity across the KRL Commuter Line, MRT Jakarta, LRT, and Transjakarta networks. By revitalizing both stations, it is designed to accommodate growing passenger demand while creating vibrant commercial destinations that support seamless mobility and sustainable urban development.

Key Investment Highlights

Location	Sudirman Commuter Line Station and BNI City Airport Train Station
Estimated Investment Value	IDR 729.954.105.410
Land Area	15.925 m2
Asset Status/ Asset Condition	Right-to-Use Certificate (Hak Pakai) held by PT Kereta Api Indonesia (Persero). Existing Station (Daily Operating)
Business Scheme	Build Transfer Operate (BTO)
Project Owner	PT Moda Integrasi Tranportasi Jakarta (MITJ)
Financial Feasibility	• NPV = IDR 167.764.000.000 • IRR = 12,65% • WACC = 10% • Payback Period = 10 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 is responsible for developing and managing integrated rail services and Transit-Oriented Development (TOD) across the Jakarta Metropolitan Area (Jabodetabek).
Based on the concept study of railway integration for the Jabodetabek Cross Services, PT MITJ aims to implement a holistic transportation integration framework encompassing six key dimensions of integration.
Visit https://mitj.co.id/profile for MITJ's Company Profile and see further information about MIT).

Contact Person

Name : Seno Pranata
Position : Group Head of Business Development
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Intercity Point Jatibaru

Project Description

Intercity Point Jatibaru is a mixed-use development that will transform Tanah Abang into a vibrant, well-connected urban hub. By integrating residential, commercial, office, and public functions within a TOD framework, the project will enhance accessibility, strengthen regional connectivity, and establish a new urban identity.

Key Investment Highlights

Location	Jalan Jatibaru Raya, Central Jakarta, Indonesia
Estimated Investment Value	IDR 1.216.886.000.000
Land Area	15.035 m2,
Asset Status/ Asset Condition	Land Management Rights (HPL) held by PT Kereta Api Indonesia (Persero). Tanah Abang Station (operational).
Business Scheme	Joint Venture (JV)
Project Owner	PT Moda Integrasi Tranportasi Jakarta (MITJ)
Financial Feasibility	• NPV = IDR 295.226.242.000 • IRR = 17,40% • WACC = 10% • 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 is responsible for developing and managing integrated rail services and Transit-Oriented Development (TOD) across the Jakarta Metropolitan Area (Jabodetabek).

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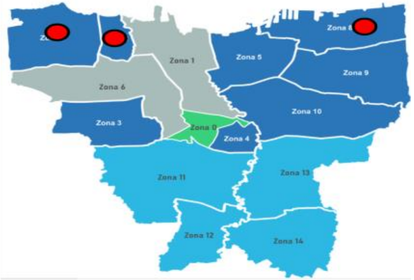
Contact Person

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

Jakarta Sewerage System (JSS) Zone 2

Project Description



The project aims to improve environmental quality in North Jakarta through the development of a comprehensive domestic wastewater collection and treatment system serving five subdistricts across two districts. By ensuring that treated wastewater complies with applicable environmental standards prior to discharge, the project will contribute to improved water quality, public health, and a cleaner, more sustainable urban environment.

Key Investment Highlights

Location	North Jakarta, spanning 5 subdistricts across 2 districts
Estimated Investment Value	IDR 1.519.650.000.000
Land Area	1.370 Ha
Asset Status/ Asset Condition	Land owned by Jakarta Provincial Government.
Business Scheme	Public-Private Partnership (PPP)
Project Owner	Perumda PAL Jaya
Financial Feasibility	• NPV = IDR 249.150.000.000 • IRR = 11,6% • WACC = 8,19% • Payback Period = 10,5 years

***Ready to Offer**

Project Owner Profile

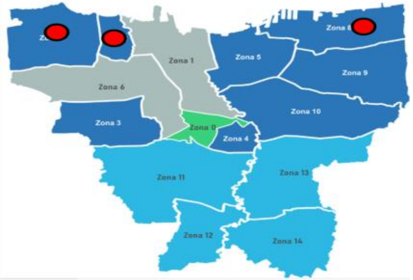
Perumda PAL Jaya is a regional government-owned enterprise (BUMD) under the Provincial Government of DKI Jakarta, established in 1991 under Regional Regulation No. 10 of 1991. The company is responsible for developing, operating, and maintaining Jakarta's wastewater management system, including centralized, communal, and on-site wastewater collection and treatment services.

In line with its core responsibilities, Perumda PAL Jaya also provides a range of supporting services, including septic tank sludge management, recycled water system operations, building plumbing maintenance, and wastewater treatment, contributing to a more comprehensive and sustainable urban sanitation system.

Contact Person

Name : Fayadh Chaerul Bani Akbar
Position : Corporate Planning Officer
Email : Fayadh@paljaya.com

Project Description



Jakarta Sewerage System Zone 7 is a strategic wastewater infrastructure project developed to support Jakarta's sustainable urban growth. The project aims to collect and treat approximately 80% of domestic wastewater generated within the service area, improving environmental quality, public health, and climate resilience.

Key Investment Highlights

Location	West Jakarta, within 7 subdistricts across 3 districts
Estimated Investment Value	IDR 4.950.000.000.000
Land Area	4.590 Ha
Asset Status/ Asset Condition	Land owned by Jakarta Provincial Government.
Business Scheme	Public-Private Partnership (PPP)
Project Owner	Perumda PAL Jaya
Financial Feasibility	• NPV = IDR 627.000.000.000 • IRR = 11,5% • WACC = 8,19% • Payback Period = 10,6 years

***Ready to Offer**

Project Owner Profile

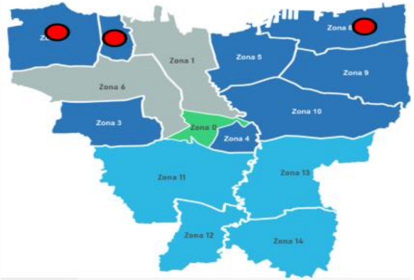
Perumda PAL Jaya is a regional government-owned enterprise (BUMD) under the Provincial Government of DKI Jakarta, established in 1991 under Regional Regulation No. 10 of 1991. The company is responsible for developing, operating, and maintaining Jakarta's wastewater management system, including centralized, communal, and on-site wastewater collection and treatment services.

In line with its core responsibilities, Perumda PAL Jaya also provides a range of supporting services, including septic tank sludge management, recycled water system operations, building plumbing maintenance, and wastewater treatment, contributing to a more comprehensive and sustainable urban sanitation system.

Contact Person

Name : Fayadh Chaerul Bani Akbar
Position : Corporate Planning Officer
Email : Fayadh@paljaya.com

Project Description



As one of Jakarta's priority infrastructure projects, the Jakarta Sewerage System is a transformative investment in urban environmental infrastructure. Zone 8 serves 16 subdistricts across three districts in North Jakarta, with the capacity to collect and treat up to 80% of the domestic wastewater generated within its service area.

Key Investment Highlights

Location	North Jakarta, within 14 subdistricts across 3 districts
Estimated Investment Value	IDR 7.370.000.000.000
Land Area	6 Ha across 16 subdistricts in 3 districts, North Jakarta
Asset Status/ Asset Condition	Land owned by Jakarta Provincial Government.
Business Scheme	Public-Private Partnership (PPP)
Project Owner	Perumda PAL Jaya
Financial Feasibility	• NPV = IDR 1.683.000.000.000 • IRR = 12,15% • WACC = 10% • Payback Period = 8 years

***Ready to Offer**

Project Owner Profile

Perumda PAL Jaya is a regional government-owned enterprise (BUMD) under the Provincial Government of DKI Jakarta, established in 1991 under Regional Regulation No. 10 of 1991. The company is responsible for developing, operating, and maintaining Jakarta's wastewater management system, including centralized, communal, and on-site wastewater collection and treatment services.

In line with its core responsibilities, Perumda PAL Jaya also provides a range of supporting services, including septic tank sludge management, recycled water system operations, building plumbing maintenance, and wastewater treatment, contributing to a more comprehensive and sustainable urban sanitation system.

Contact Person

Name : Fayadh Chaerul Bani Akbar
Position : Corporate Planning Officer
Email : Fayadh@paljaya.com

Project Description

Combined Building Glodok is an integrated development consisting of the Kota MRT Station entrance, a cooling tower and ventilation tower, and a boutique hotel. MRT Jakarta is constructing the project, with investment opportunities available for the boutique hotel's interior and façade.

Key Investment Highlights

Location	Jalan Pintu Besar Selatan, West Jakarta, Indonesia
Estimated Investment Value	IDR 41.355.000.000
Land Area	823 m2
Asset Status/ Asset Condition	Land Ownership: State Asset Management Agency (LMAN) Land Tenure: MRT Jakarta - 50- year lease (including a 5-year grace period).
Business Scheme	Opsi 1: Land & building concession. Opsi 2: JV
Project Owner	PT Mass Rapid Transit Jakarta (MRT)
Financial Feasibility	• NPV = IDR 34.670.000.000 • IRR = 11,50% • WACC = 8,22% • Payback Period = 11 years

***Ready to Offer**

Project Owner Profile

PT Mass Rapid Transit Jakarta (PT MRT Jakarta) was established on June 17, 2008, as a Limited Liability Company, with most shares owned by the Jakarta Provincial Government. PT MRT Jakarta's scope of activities includes the construction, operation, and maintenance (O&M) of MRT infrastructure and facilities, as well as property and business development and management in stations and surrounding areas, including depots and Transit-Oriented Developments (TODS). With a strong commitment to sustainable urban growth, PT MRT Jakarta presents strategic investment opportunities in transit infrastructure, integrated property development, and TODs, supporting Jakarta's transformation into a livable, well-connected global city.

Contact Person

Name : Iman Hidayatullah
Position : TOD Permit and Asset Management Specialist
Email : himan@jakartamrt.co.id

Thamrin Boutique Hotel

Project Description

The Boutique Hotel Development is strategically located near Bundaran HI MRT Station and Thamrin MRT Station, within one of Jakarta's most vibrant business, commercial, and tourism districts. The project features a modern boutique hotel designed to deliver a distinctive guest experience through efficient space planning, high-quality amenities, and seamless connectivity to major business centers, tourist attractions, and Jakarta's integrated public transportation network.

Key Investment Highlights

Location	Jalan K.H. Wahid Hasyim, Central Jakarta, Indonesia
Estimated Investment Value	IDR 121.276.896.063
Land Area	655 m2
Asset Status/ Asset Condition	Owned by LMAN. MRT Jakarta is currently in the process of proposing a cooperation agreement for the asset's utilization. Existing Building.
Business Scheme	JV - Build Operate Transfer (BOT)
Project Owner	PT Mass Rapid Transit Jakarta (MRT)
Financial Feasibility	• NPV = IDR 73.645.898.163 • IRR = 11,85% • WACC = 8,22% • Payback Period = 10 years
***Ready to Offer**	

Project Owner Profile

PT Mass Rapid Transit Jakarta (PT MRT Jakarta) was established on June 17, 2008, as a Limited Liability Company, with most shares owned by the Jakarta Provincial Government. PT MRT Jakarta's scope of activities includes the construction, operation, and maintenance (O&M) of MRT infrastructure and facilities, as well as property and business development and management in stations and surrounding areas, including depots and Transit-Oriented Developments (TODS). With a strong commitment to sustainable urban growth, PT MRT Jakarta presents strategic investment opportunities in transit infrastructure, integrated property development, and TODs, supporting Jakarta's transformation into a livable, well-connected global city.

Contact Person

Name : Iman Hidayatullah
Position : TOD Permit and Asset Management Specialist
Email : himan@jakartamrt.co.id

Project Description

The Heritage Hub Kalibesar is a mixed-use heritage development located on Jl. Kali Besar Timur, Jakarta, featuring commercial, retail, F&B, MICE, and gallery components within a restored historic environment. The project is designed to unlock the value of a strategic heritage asset by creating a distinctive destination that blends cultural preservation with modern commercial and experiential offerings.

Key Investment Highlights

Location	Jalan Kali Besar Timur, West Jakarta, Indonesia
Estimated Investment Value	IDR 50.455.000.000
Land Area	5.310 m2
Asset Status/ Asset Condition	Owned by LMAN. MRT Jakarta is currently in the process of proposing a cooperation agreement for the asset's utilization. There is a cultural heritage building
Business Scheme	JV - Build Operate Transfer (BOT)
Project Owner	PT Mass Rapid Transit Jakarta (MRT)
Financial Feasibility	• NPV = IDR 22.400.000.000 • IRR = 12,62% • WACC = 8,22% • Payback Period = 9 years

***Ready to Offer**

Project Owner Profile

PT Mass Rapid Transit Jakarta (PT MRT Jakarta) was established on June 17, 2008, as a Limited Liability Company, with most shares owned by the Jakarta Provincial Government. PT MRT Jakarta's scope of activities includes the construction, operation, and maintenance (O&M) of MRT infrastructure and facilities, as well as property and business development and management in stations and surrounding areas, including depots and Transit-Oriented Developments (TODS). With a strong commitment to sustainable urban growth, PT MRT Jakarta presents strategic investment opportunities in transit infrastructure, integrated property development, and TODs, supporting Jakarta's transformation into a livable, well-connected global city.

Contact Person

Name : Iman Hidayatullah
Position : TOD Permit and Asset Management Specialist
Email : himan@jakartamrt.co.id

Project Description

Located within the Pulogadung Industrial Estate, the project benefits from sustained demand for strategically located and affordable housing, supported by continued industrial expansion and a growing workforce. The proposed 390-unit Apartment and Retail Podium Development is designed to cater to the mid-market and lower-mid-market residential segments, particularly industrial workers, young professionals, and surrounding communities, presenting a compelling investment opportunity in Jakarta's expanding residential market.

Key Investment Highlights

Location	Pulogadung Industrial Estate, Jl. Pulogadung Raya, East Jakarta, Indonesia
Estimated Investment Value	IDR 228.898.000.000
Land Area	4.143 m2
Asset Status/ Asset Condition	Right-to-Build Certificate (HGB) on HPL (Land Management Rights) PT Jakarta Industrial Estate Pulogadung.
Business Scheme	BOT (Build Operate Transfer)
Project Owner	PT Jakarta Industrial Estate Pulogadung (JIEP)
Financial Feasibility	• NPV = IDR 27.910.914.376 • IRR = 34,95% • WACC = 11,21% • Payback Period = 3 years

***Ready to Offer**

Project Owner Profile

PT Jakarta Industrial Estate Pulogadung (PT JIEP) was established in 1973 as Indonesia's first industrial estate developer through a strategic partnership between the Jakarta Provincial Government and the Government of the Republic of Indonesia, with each holding a 50% stake. The company manages the 433-hectare Pulogadung Industrial Estate in DKI Jakarta and has over 50 years of experience in industrial estate development. Today, PT JIEP serves as one of Jakarta's key investment hubs, hosting more than 500 national and multinational companies.

Contact Person

Name : Lola Cahyana
Position : AVP Business Development
Email : lolacahyana@jiep.co.id

Project Description

The Modern Fulfillment Warehouse Project is designed to address the growing demand for efficient urban warehousing and distribution facilities by providing an integrated fulfillment solution encompassing storage, inventory management, order picking, packing, and lastmile distribution. Serving e-commerce businesses, third-party logistics (3PL) providers, and SMES, the project supports supply chain digitalization while strengthening modern logistics infrastructure across the Greater Jakarta metropolitan area.

Key Investment Highlights

Location	Pulogadung Industrial Estate, Jl. Pulogadung Raya, East Jakarta, Indonesia
Estimated Investment Value	IDR 170.258.814.500
Land Area	14.295 m2
Asset Status/ Asset Condition	Land Management Rights (HPL) held by PT Jakarta Industrial Estate Pulogadung.
Business Scheme	Business-to-Business (B2B) model based on warehouse leasing and operational services.
Project Owner	PT Jakarta Industrial Estate Pulogadung (JIEP)
Financial Feasibility	• NPV = IDR 295.516.620.512 • IRR = 19,37% • WACC = 10% • Payback Period = 8,37 years

***Ready to Offer**

Project Owner Profile

PT Jakarta Industrial Estate Pulogadung (PT JIEP) was established in 1973 as Indonesia's first industrial estate developer through a strategic partnership between the Jakarta Provincial Government and the Government of the Republic of Indonesia, with each holding a 50% stake. The company manages the 433-hectare Pulogadung Industrial Estate in DKI Jakarta and has over 50 years of experience in industrial estate development. Today, PT JIEP serves as one of Jakarta's key investment hubs, hosting more than 500 national and multinational companies.

Contact Person

Name : Lola Cahyana
Position : AVP Business Development
Email : lolacahyana@jiep.co.id

Pasar Minggu Development

Project Description

Located on a ±16,594 m² site in South Jakarta, Pasar Minggu presents a prime transit-oriented development (TOD) investment opportunity strategically positioned adjacent to Pasar Minggu Railway Station and Bus Terminal. The proposed mixed-use development will integrate a modern market, serviced apartments, retail spaces, co-working offices, and public facilities, creating a vibrant urban destination with strong potential for sustainable long-term economic growth.

Key Investment Highlights

Location	Jalan Raya Ragunan, South Jakarta, Indonesia
Estimated Investment Value	IDR 696.546.356.984
Land Area	16.594 m2
Asset Status/ Asset Condition	Right-to-Use Certificate (Hak Pakai).
Business Scheme	Joint Operation
Project Owner	Perumda Pasar Jaya
Financial Feasibility	• NPV = IDR 70.753.598.283 • IRR = 11,26% • WACC = 9% • Payback Period = 8 years

***Ready to Offer**

Project Owner Profile

Perumda Pasar Jaya is a regional government-owned enterprise (BUMD) under the Provincial Government of DKI Jakarta. The company provides public market management services, supports the development of market traders, and contributes to price stability and the efficient distribution of goods and services.

Perumda Pasar Jaya manages 156 markets across DKI Jakarta, including 146 active markets with approximately 93,733 business units. According to the latest survey, these markets attract more than 2 million visitors daily, representing approximately 20% of DKI Jakarta's total population.

Contact Person

Name : Slamet
Position : Head of Business Partnership and Commercial Division
Email : slamet@pasarjaya.co.id

Tebet Hotel

Project Description

Perumda Pembangunan Sarana Jaya is set to develop a 4-Star Hotel on a strategic 3,492 m² site in Tebet, South Jakarta. Strategically integrated with Sarana Square, the project is positioned to capture growing demand for business and extended-stay accommodation. This integrated development is expected to create strong commercial synergies while enhancing the value and vibrancy of the surrounding area.

Key Investment Highlights

Location	Jalan Tebet Barat IV, South Jakarta, Indonesia
Estimated Investment Value	IDR 287.488.801.021
Land Area	3.492 m2
Asset Status/ Asset Condition	Right-to-Build Certificate (HGB)
Business Scheme	Joint Operation
Project Owner	Perumda Pembangunan Sarana Jaya
Financial Feasibility	• NPV = IDR 94.490.377.274 • IRR = 14,7% • WACC = 9,56% • Payback Period = 6,7 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 : Yesaya Kekko
Position : Supervisor of Business Development
Email : Yessaya.kekko@sarana-jaya.co.id

Palm Court

Project Description

Palm Court is a premium apartment complex built in 1990 in Jakarta's Golden Triangle, with two towers totaling 28,788 m² of gross floor area and premium amenities such as a swimming pool, onsen, gym, helipad, and extensive parking facilities. To enhance its value, Perumda Pembangunan Sarana Jaya is upgrading key facilities, including the lobby, corridors, residential units, swimming pool, and gym, to meet modern premium living standards.

Key Investment Highlights

Location	Jalan Gatot Subroto Kav. 26-27, South Jakarta, Indonesia
Estimated Investment Value	IDR 217.100.000.000
Land Area	10.300 m2
Asset Status/ Asset Condition	Right-to-Build Certificate (HGB), Two Apartment Towers (Currently Vacant)
Business Scheme	Joint Operation
Project Owner	Perumda Pembangunan Sarana Jaya
Financial Feasibility	• NPV = IDR 55.789.059.816 • IRR = 15,26% • 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 : Yesaya Kekko
Position : Supervisor of Business Development
Email : Yessaya.kekko@sarana-jaya.co.id

Jakarta E-Sports Hotel

Project Description

The redevelopment of C'One Pulomas aims to transform the property into an e-sports-themed hospitality destination in East Jakarta, responding to the continued growth of the gaming industry. The project integrates accommodation, F&B, and event spaces designed to serve the growing e-sports community.

Key Investment Highlights

Location	Pulomas, East Jakarta, Indonesia
Estimated Investment Value	IDR 80.276.215.876
Land Area	8.220 m2
Asset Status/ Asset Condition	Land Owned PT Jakarta Tourisindo. Hotel Building (Operational 2 floor)
Business Scheme	BOT (Build-Operate-Transfer) – Land Lease
Project Owner	PT Jakarta Tourisindo (Jakarta Experience Board)
Financial Feasibility	• NPV = IDR 68.621.000.000 • IRR = 18,87% • WACC = 9% • Payback Period = 7 years

***Ready to Offer**

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 profitoriented 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 : SM Strategic Planning & Development
Email : yogi@jxboard.co.id

Dharmawangsa Serviced Apartment & Hotel

Project Description

PAM JAYA owns a prime 6,585 m² land asset in the prestigious Dharmawangsa area of South Jakarta, strategically located approximately 3 km from Jakarta's Central Business District (CBD) and only 200 meters from Blok A MRT Station. Benefiting from excellent connectivity and a highly strategic location, the site presents significant development potential. The proposed mixed-use development will comprise serviced apartments, a hotel, commercial spaces, and integrated green open spaces, creating a vibrant urban destination with long-term value potential.

Key Investment Highlights

Location	Dharmawangsa Raya No. 4-5, South Jakarta, Indonesia.
Estimated Investment Value	IDR 678.100.000.000
Land Area	6.585 m2
Asset Status/ Asset Condition	Right-to-Build Certificate (Hak Guna Bangunan - HGB). Existing Building on Site
Partnership Scheme	Build, Operate, and Share (BOS) or Profit Sharing Partnership.
Project Owner	Perumda PAM Jaya
Financial Feasibility	• NPV = IDR 164.190.480.000 • IRR = 11,9% • WACC = 9% • Payback Period = 8 years

***Ready to Offer**

Project Owner Profile

PAM JAYA is a regional government-owned enterprise (BUMD) under the Provincial Government of DKI Jakarta, responsible for providing clean water services across Jakarta. The company currently serves nearly 11 million residents, with a service coverage rate of 67.65%. For 25 years (1998-2023), Jakarta's water supply services were operated by two private operators, Palyja and Aetra. Effective 1 February 2023, the concession agreements ended, and responsibility for Jakarta's water supply services was fully transferred to PAM JAYA. In 2023, PAM JAYA completed a major transition of assets and operations. As Jakarta's water utility, the company is committed to achieving 100% service coverage across Jakarta by 2030.

Contact Person

Name : Ahda Megawati Hasunia
Position : Senior Manager Strategical Planning & Business Portfolio
Email : strategy.business@pamjaya.co.id

Senen Sports & Lifestyle

Project Description

This project upgrades the existing sports, commercial, and recreational facilities in Senen, Central Jakarta. The improvements will increase capacity and enhance facility quality to meet modern standards.

Key Investment Highlights

Location	Jalan Pasar Senen, Central Jakarta, Indonesia
Estimated Investment Value	IDR 692.997.356.643
Land Area	18.810 m2
Asset Status/ Asset Condition	Right-to-Use (Hak Pakai). Existing indoor and outdoor sports facilities are located on the project site.
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Jakarta Asset Management Centre (JAMC)
Financial Feasibility	• NPV = IDR 79.296.869.109 • IRR = 12,01% • WACC = 10,58% • Payback Period = 9 years

***Ready to Offer**

Project Owner Profile

Jakarta Asset Management Centre (JAMC) is a regional public service agency under the Regional Asset Management Agency (BPAD) of the Provincial Government of DKI Jakarta. JAMC was established to optimize the utilization of Regional Government Assets (Barang Milik Daerah or BMD) through strategic, transparent, and value-driven asset management. Established under Governor Regulations No. 423 of 2023, No. 26 of 2023, and No. 3 of 2024, JAMC is authorized to implement various asset utilization schemes, including leases, infrastructure cooperation, and public-private partnerships. Through professional valuation, due diligence, and digital asset management systems, JAMC optimizes the use of land, buildings, infrastructure, and other public assets to increase regional revenue while promoting transparency, efficiency, regulatory compliance, and accountable governance.

Contact Person

Name : Dhini Rizky P
Position : Staff of Business Development, Communication, and Partnership
Email : pukkjamc@gmail.com

Jakarta International Cultural Hub

Project Description

This project transforms a strategically located site in Kuningan into Jakarta International Cultural Hub, an integrated mixeduse destination comprising cultural, commercial, hospitality, and MICE facilities.

Key Investment Highlights

Location	Jalan H.R. Rasuna Said, South Jakarta, Indonesia
Estimated Investment Value	IDR 1.527.615.621.885
Land Area	24.375 m2
Asset Status/ Asset Condition	Right-to-Use Certificate (Hak Pakai) registered under BPSDM.
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Jakarta Asset Management Centre (JAMC)
Financial Feasibility	• NPV = IDR 10.932.305.371 • IRR = 10,68% • WACC = 10,58% • Payback Period = 11 years

***Ready to Offer**

Project Owner Profile

Jakarta Asset Management Centre (JAMC) is a regional public service agency under the Regional Asset Management Agency (BPAD) of the Provincial Government of DKI Jakarta. JAMC was established to optimize the utilization of Regional Government Assets (Barang Milik Daerah or BMD) through strategic, transparent, and value-driven asset management. Established under Governor Regulations No. 423 of 2023, No. 26 of 2023, and No. 3 of 2024, JAMC is authorized to implement various asset utilization schemes, including leases, infrastructure cooperation, and public-private partnerships. Through professional valuation, due diligence, and digital asset management systems, JAMC optimizes the use of land, buildings, infrastructure, and other public assets to increase regional revenue while promoting transparency, efficiency, regulatory compliance, and accountable governance.

Contact Person

Name : Dhini Rizky P
Position : Staff of Business Development, Communication, and Partnership
Email : pukkjamc@gmail.com

Blok S Sports Center

Project Description

This project redevelops the existing sports, commercial, and recreational facilities at Blok S, South Jakarta, with upgraded facilities and expanded capacity to meet modern standards.

Key Investment Highlights

Location	Jalan Suryo, South Jakarta, Indonesia
Estimated Investment Value	IDR 268.115.373.399
Land Area	13,378 m2
Asset Status/ Asset Condition	Right-to-Use Certificate (Hak Pakai) registered under the Provincial Government of DKI Jakarta
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Jakarta Asset Management Centre (JAMC)
Financial Feasibility	• NPV = IDR 43.242.817.197 • IRR = 11,18% • WACC = 9,61% • Payback Period = 11 years

***Ready to Offer**

Project Owner Profile

Jakarta Asset Management Centre (JAMC) is a regional public service agency under the Regional Asset Management Agency (BPAD) of the Provincial Government of DKI Jakarta. JAMC was established to optimize the utilization of Regional Government Assets (Barang Milik Daerah or BMD) through strategic, transparent, and value-driven asset management. Established under Governor Regulations No. 423 of 2023, No. 26 of 2023, and No. 3 of 2024, JAMC is authorized to implement various asset utilization schemes, including leases, infrastructure cooperation, and public-private partnerships. Through professional valuation, due diligence, and digital asset management systems, JAMC optimizes the use of land, buildings, infrastructure, and other public assets to increase regional revenue while promoting transparency, efficiency, regulatory compliance, and accountable governance.

Contact Person

Name : Dhini Rizky P
Position : Staff of Business Development, Communication, and Partnership
Email : pukkjamc@gmail.com

Project Description

Located within a residential and industrial area, the Sunter Sports Centre benefits from its proximity to South Sunter Lake, a popular recreational destination in North Jakarta. The proposed development embraces green and blue development principles to create a healthier environment, strengthen public spaces, and enhance the quality of life for the surrounding community.

Key Investment Highlights

Location	Jl. Danau Sunter Selatan, no. 14, RT.11/RW.11, North Jakarta, Indonesia
Estimated Investment Value	IDR 387.149.990.000
Land Area	± 58,634 m^2
Asset Status/ Asset Condition	GOR Sunter is managed by the Jakarta Provincial Youth and Sports Office, and South Sunter Reservoir is managed by the Jakarta Provincial Water Resources Agency
Business Scheme	Asset Utilization Cooperation (KSP)
Project Owner	Jakarta Asset Management Centre (JAMC)
Financial Feasibility	• NPV = IDR 90.788.919.551 • IRR = 12,18% • WACC = 10,07% • Payback Period = 10 years
***Ready to Offer**	

Project Owner Profile

Jakarta Asset Management Centre (JAMC) is a regional public service agency under the Regional Asset Management Agency (BPAD) of the Provincial Government of DKI Jakarta. JAMC was established to optimize the utilization of Regional Government Assets (Barang Milik Daerah or BMD) through strategic, transparent, and value-driven asset management. Established under Governor Regulations No. 423 of 2023, No. 26 of 2023, and No. 3 of 2024, JAMC is authorized to implement various asset utilization schemes, including leases, infrastructure cooperation, and public-private partnerships. Through professional valuation, due diligence, and digital asset management systems, JAMC optimizes the use of land, buildings, infrastructure, and other public assets to increase regional revenue while promoting transparency, efficiency, regulatory compliance, and accountable governance.

Contact Person

Name : Dhini Rizky P
Position : Staff of Business Development, Communication, and Partnership
Email : pukkjamc@gmail.com

Project Description

This project is planned as a reclamation development in Jakarta Bay, expanding KBN's industrial estate by approximately 234 hectares. With its strategic location and integrated infrastructure, the development is well positioned to support the future growth of industrial and logistics activities across the Greater Jakarta region.

Key Investment Highlights

Location	Jakarta Bay, North Jakarta, Indonesia.
Estimated Investment Value	IDR 8.600.000.000.000
Land Area	234 ha
Asset Status/ Asset Condition	Land Management Rights (HPL) held by PT Kawasan Berikat Nusantara.
Business Scheme	Business-to-Business (B2B) through Joint Operation and/or Business Partnership mechanisms, subject to further structuring and agreement.
Project Owner	PT Kawasan Berikat Nusantara (KBN)
Financial Feasibility	• NPV = IDR 1.038.000.000.000 • IRR = 9,11% • WACC = 8,08% • Payback Period = 41 years

***Market Sounding**

Project Owner Profile

PT Kawasan Berikat Nusantara (KBN) is a state-owned enterprise established on 28 June 1986 through the merger of several companies managing bonded zones. The company develops and manages industrial estates, logistics and warehousing facilities, port operations, and industrial support services across both bonded and non-bonded areas in Cakung, Marunda, and Tanjung Priok.

As a member of the Danareksa State-Owned Enterprise Holding Company, KBN provides an integrated industrial ecosystem through comprehensive infrastructure, logistics, and business support services, supporting sustainable industrial investment in Indonesia.

Contact Person

Name : Nurul Rizki Yanti
Position : SVP Pengembangan Bisnis dan Manajemen Aset
Email : nurul.rizki@gmail.com

Samesta Aksora - Pulogebang

Project Description

Samesta Aksora is a landmark TOD residential development in East Jakarta, strategically positioned within a major transportation hub and surrounded by key government, education, and commercial destinations. Developed on a 3.1-hectare strategic land parcel owned by Perumnas, the project offers an attractive risk-return profile through a mixed-income housing strategy, supported by strong market fundamentals & scalable development potential.

Key Investment Highlights

Location	Jalan Raya Cakung, East Jakarta, Indonesia
Estimated Investment Value	IDR 2.246.799.950.338
Land Area	31.004 m2
Asset Status/ Asset Condition	Land Management Rights (HPL) held by Perum Perumnas.
Business Scheme	Joint Venture
Project Owner	Perum Perumnas
Financial Feasibility	• NPV = IDR 362.261.250.102 • IRR = 27,59% • WACC = 10% • Payback Period = 5 years

***Ready to Offer**

Project Owner Profile

Perum Perumnas is a State-Owned Enterprise (SOE) established as a Public Corporation under the Government of Indonesia. Pursuant to Government Regulation No. 83 of 2015, Perumnas is mandated to implement and support the Government's policies on housing, residential areas, and apartment development.

Since its establishment in 1974, Perumnas has pioneered housing and township development through large-scale residential projects, new town developments, high-rise residential developments, and Transit-Oriented Development (TOD) projects. With more than five decades of experience, Perumnas continues to strengthen its role as a national developer by delivering innovative, sustainable, and value-driven residential and urban developments across Indonesia.

Contact Person

Name : Rahman Nur Wahyu
Position : Head of The Business Feasibility Department
Email : rahmanwahyu@gmail.com

Samesta Lumino - Kebon Kacang Flat Revitalization

Project Description

The revitalization of Rusun Kebon Kacang presents a prime opportunity for vertical housing development in Central Jakarta, just 500 meters from the Thamrin corridor and surrounded by business districts, retail centres, public transportation hubs, and urban amenities. The project transforms an existing 1.65-hectare site with 600 low-rise residential units into a modern vertical residential development with 2,731 units across three towers, including replacement apartments and affordable ownership apartments (Anami).

Key Investment Highlights

Location	Jalan Kebon Kacang IX, Central Jakarta, Indonesia
Estimated Investment Value	IDR 2.328.441.938.043
Land Area	16.500 m2
Asset Status/ Asset Condition	Right-to-Build Certificate (HGB) above Land Management Rights (HPL) held by Perum Perumnas. Operational residential complex with 8 occupied low-rise blocks (600 units; ~2,400 residents)
Business Scheme	Joint Venture
Project Owner	Perum Perumnas
Financial Feasibility	• NPV = IDR 568.635.453.216 • IRR = 32,32% • WACC = 10% • Payback Period = 7 years

***Market Sounding**

Project Owner Profile

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Contact Person

Name : Rahman Nur Wahyu
Position : Head of The Business Feasibility Department
Email : rahmanwahyu@gmail.com

Samesta Nexa - Klender Flat Revitalization

Project Description

A 10-hectare TOD redevelopment in East Jakarta transforming an existing residential area into an integrated vertical community with 14 towers and 10,521 units, including replacement apartments, Rusunami, and Anami, supported by connectivity to KRL, Transjakarta, and nearby facilities.

Key Investment Highlights

Location	Jalan I Gusti Ngurah Rai, East Jakarta, Indonesia
Estimated Investment Value	IDR 5.956.559.256.281
Land Area	± 100,000 m^2
Asset Status/ Asset Condition	Right-to-Build Certificate (HGB) above Land Management Rights (HPL) held by Perum Perumnas. The site is currently occupied, comprising 78 operational lowrise residential blocks.
Business Scheme	Joint Venture
Project Owner	Perum Perumnas
Financial Feasibility	• NPV = IDR 621.720.301.452 • IRR = 20,71% • WACC = 10% • Payback Period = 10 years

***Ready to Offer**

Project Owner Profile

Perum Perumnas is a State-Owned Enterprise (SOE) established as a Public Corporation under the Government of Indonesia. Pursuant to Government Regulation No. 83 of 2015, Perumnas is mandated to implement and support the Government's policies on housing, residential areas, and apartment development.

Since its establishment in 1974, Perumnas has pioneered housing and township development through large-scale residential projects, new town developments, high-rise residential developments, and Transit-Oriented Development (TOD) projects. With more than five decades of experience, Perumnas continues to strengthen its role as a national developer by delivering innovative, sustainable, and value-driven residential and urban developments across Indonesia.

Contact Person

Name : Rahman Nur Wahyu
Position : Head of The Business Feasibility Department
Email : rahmanwahyu@gmail.com

Project Description

The Kemayoran Apartment Block A Revitalization Project is a landmark urban redevelopment in Central Jakarta, transforming an existing 8-hectare low-rise residential area into a high-density vertical residential community with approximately 7,547 units. The development is designed to optimize land value, enhance project feasibility, and deliver a more efficient and sustainable urban housing environment through replacement apartments and additional residential units.

Key Investment Highlights

Location	Jl. Dakota Raya, Central Jakarta, Indonesia
Estimated Investment Value	IDR 3.803.529.125.803
Land Area	80.000 m2
Asset Status/ Asset Condition	Right-to-Build Certificate (HGB) above Land Management Rights (HPL) held by PPKK Setneg.
Business Scheme	Joint Venture
Project Owner	Perum Perumnas
Financial Feasibility	• NPV = IDR 148.860.565.908 • IRR = 14,97% • WACC = 10% • Payback Period = 10 years

***Market Sounding**

Project Owner Profile

Perum Perumnas is a State-Owned Enterprise (SOE) established as a Public Corporation under the Government of Indonesia. Pursuant to Government Regulation No. 83 of 2015, Perumnas is mandated to implement and support the Government's policies on housing, residential areas, and apartment development.

Since its establishment in 1974, Perumnas has pioneered housing and township development through large-scale residential projects, new town developments, high-rise residential developments, and Transit-Oriented Development (TOD) projects. With more than five decades of experience, Perumnas continues to strengthen its role as a national developer by delivering innovative, sustainable, and value-driven residential and urban developments across Indonesia.

Contact Person

Name : Rahman Nur Wahyu
Position : Head of The Business Feasibility Department
Email : rahmanwahyu@gmail.com

Samesta Omnia - Tanah Abang Flat Revitalization

Project Description

The Tanah Abang Apartment Revitalization Project is a strategic urban redevelopment in Central Jakarta, transforming a 3.6 hectare low-rise residential area into a high-density vertical housing development just 1.1 km from Karet KRL Station. The project is designed to optimize the use of prime land and support sustainable urban housing development.

Key Investment Highlights

Location	I. KH Mansyur, Central Jakarta, Indonesia
Estimated Investment Value	IDR 3.310.000.000.000
Land Area	36.000 m2
Asset Status/ Asset Condition	Right-to-Build Certificate (HGB) above Land Management Rights (HPL) held by Perum Perumnas.
Business Scheme	Joint Venture
Project Owner	Perum Perumnas
Financial Feasibility	• NPV = IDR 557.357.000.000 • IRR = 28,18% • WACC = 10% • Payback Period = 7 years

***Market Sounding**

Project Owner Profile

Perum Perumnas is a State-Owned Enterprise (SOE) established as a Public Corporation under the Government of Indonesia. Pursuant to Government Regulation No. 83 of 2015, Perumnas is mandated to implement and support the Government's policies on housing, residential areas, and apartment development.

Since its establishment in 1974, Perumnas has pioneered housing and township development through large-scale residential projects, new town developments, high-rise residential developments, and Transit-Oriented Development (TOD) projects. With more than five decades of experience, Perumnas continues to strengthen its role as a national developer by delivering innovative, sustainable, and value-driven residential and urban developments across Indonesia.

Contact Person

Name : Rahman Nur Wahyu
Position : Head of The Business Feasibility Department
Email : rahmanwahyu@gmail.com

Tamansari Skyhive

Project Description

The Cawang Apartment Development is strategically located along the Cawang-DI Panjaitan corridor, offering excellent accessibility with convenient access to the Jabodebek LRT, major toll road networks, and office complexes occupied by numerous state-owned enterprises (SOEs). The project is planned to include 571 residential units across two towers with a retail podium and is positioned as a resort-style urban living destination.

Key Investment Highlights

Location	Jalan D.I. Panjaitan, East Jakarta, Indonesia
Estimated Investment Value	IDR 618.555.745.393
Land Area	5.331 m2
Asset Status/ Asset Condition	Right-to-Build Certificate (HGB) registered under PT Wika Realty. Vacant building structure,
Business Scheme	Joint Operation (KSO) - Profit & Loss Sharing
Project Owner	PT Wika Realty
Financial Feasibility	• NPV = IDR 74.287.269.856 • IRR = 28,06% • WACC = 10% • Payback Period = 3 years

***Ready to Offer**

Project Owner Profile

PT Wijaya Karya Realty (WIKA Realty) is a subsidiary of PT Wijaya Karya (Persero) Tbk that has operated in property development, hospitality, and property management since 2000. Committed to the principles of sustainable development and local wisdom through its Tamansari brand, the company has developed a diversified portfolio comprising residential townships, apartments, office buildings, hotels, and commercial properties across major cities in Indonesia. WIKA Realty also manages 27 hotels, further strengthening its hospitality business, and continues its transformation into an integrated real estate company by combining asset development, investment, and property management to create long-term value for customers, partners, and shareholders.

Contact Person

Name : Redisya Gilang Permana
Position : Strategic Business Development Manager
Email : redisya_gilang@wikarealty.co.id

Project Description

Jakarta River City (JRC) is a 6-hectare integrated mixed-use development located on Jl. MT Haryono, Cawang, East Jakarta, developed by PT Jakarta River City, a subsidiary of PT WIKA Realty, in collaboration with PT Urban Jakarta Propertindo Tbk. The project adopts a Transit-Oriented Development (TOD) concept with direct connectivity to LRT, commuter rail, and major toll roads. The masterplan includes eight residential towers, one office building, and a commercial area.

Key Investment Highlights

Location	Jalan Letjen M.T. Haryono, South Jakarta, Indonesia
Estimated Investment Value	IDR 6.101.276.000.000
Land Area	6.304 m2
Asset Status/ Asset Condition	Right-to-Build Certificate (HGB) registered under PT Jakarta River City. Vacant Land.
Business Scheme	Joint Venture Equity Participation
Project Owner	PT Wika Realty
Financial Feasibility	• NPV = 2.299.463.000.000 • IRR = 17,1% • WACC = 10% • Payback Period = 6,06 years

***Market Sounding**

Project Owner Profile

PT Wijaya Karya Realty (WIKA Realty) is a subsidiary of PT Wijaya Karya (Persero) Tbk that has operated in property development, hospitality, and property management since 2000. Committed to the principles of sustainable development and local wisdom through its Tamansari brand, the company has developed a diversified portfolio comprising residential townships, apartments, office buildings, hotels, and commercial properties across major cities in Indonesia. WIKA Realty also manages 27 hotels, further strengthening its hospitality business, and continues its transformation into an integrated real estate company by combining asset development, investment, and property management to create long-term value for customers, partners, and shareholders.

Contact Person

Name : Redisya Gilang Permana
Position : Strategic Business Development Manager
Email : redisya_gilang@wikarealty.co.id

LRT City Tebet

Project Description

LRT CITY Tebet is a transit-oriented development (TOD) comprising residential, office, and retail components. Designed around the Balanced Life and Lifestyle concept, the project occupies a strategic location within one of Jakarta's major public transportation hubs, offering direct access to Cikoko LRT Station, Cawang Commuter Line Station, and Cikoko Transjakarta Bus Stop, and is located just 3 km from Halim Perdanakusuma International Airport.

Key Investment Highlights

Location	Jalan MT Haryono, South Jakarta, Indonesia
Estimated Investment Value	IDR 964.000.000.000
Development Area	20.449 m2
Asset Status/ Asset Condition	Right-to-Build Certificate (HGB) over Land Management Rights (HPL)
Business Scheme	Profit Sharing
Project Owner	PT Adhi Commuter Properti (ADCP)
Financial Feasibility	• NPV = IDR 22.600.000.000 • IRR = 20,39% • WACC = 9% • Payback Period = 8 years

***Ready to Offer**

Project Owner Profile

PT Adhi Commuter Properti Tbk (ADCP), a subsidiary of PT Adhi Karya (Persero) Tbk, is Indonesia's pioneer and largest mass-transit-based property developer. ADCP develops transit-oriented residential, commercial, office, township, and hospitality projects integrated with LRT, commuter rail, and BRT networks. Backed by a portfolio of 12 strategic developments and a strong ESG commitment, ADCP creates sustainable urban communities that enhance quality of life, improve connectivity, and deliver long-term investment value across Greater Jakarta.

Contact Person

Name : Taufiq Hardiyansyah
Position : Project Manager Property
Email : (taufiq.hardiyansyah@adhi.co.id)

LRT City Ciracas

Project Description

LRT CITY Ciracas is a well-adapted TOD project integrating residential apartments and commercial spaces directly connected to the LRT Ciracas station. The project offers a unique commercial ecosystem designed to serve both residents and daily LRT passengers, creating sustainable business opportunities through an optimised and strategic tenancy mix in the Southeast part of Jakarta.

Key Investment Highlights

Location	Jalan Penganten Ali No.88, East Jakarta, Indonesia
Estimated Investment Value	IDR 1.743.246.832.000
Land Area	62.956 m2
Asset Status/ Asset Condition	Right-to-Build Certificate (HGB) Under PT Adhi Commuter Properti Tbk and PT Urban Jakarta Propertindo Tbk.
Business Scheme	Strategic Partnership with Debt Financing
Project Owner	PT Adhi Commuter Properti (ADCP)
Financial Feasibility	• NPV = IDR 137.128.604.000 • IRR = 12% • WACC = 10,5% • Payback Period = 6 years

***Ready to Offer**

Project Owner Profile

PT Adhi Commuter Properti Tbk (ADCP), a subsidiary of PT Adhi Karya (Persero) Tbk, is Indonesia's pioneer and largest mass-transit-based property developer. ADCP develops transit-oriented residential, commercial, office, township, and hospitality projects integrated with LRT, commuter rail, and BRT networks. Backed by a portfolio of 12 strategic developments and a strong ESG commitment, ADCP creates sustainable urban communities that enhance quality of life, improve connectivity, and deliver long-term investment value across Greater Jakarta.

Contact Person

Name : Taufiq Hardiyansyah
Position : Project Manager Property
Email : taufiq.hardiyansyah@adhi.co.id

Sportainment Tendean

Project Description

Strategically located along Jalan Kapten Tendean, Jakarta, the site offers strong potential for the development of sports, entertainment, and wellness facilities. The property benefits from a highly accessible location and development readiness for both short- and long-term opportunities, providing an ideal opportunity for immediate project implementation and business expansion.

Key Investment Highlights

Location	Jl. Kapt. Tendean, South Jakarta
Estimated Investment Value	IDR 10.448.900.000
Land Area	3.534 m2
Asset Status/ Asset Condition	Right-to-Use Certificate (Hak Pakai) owned by the Government of the Republic of Indonesia
Business Scheme	Lease Agreement
Project Owner	Lembaga Manajemen Aset Negara (LMAN)
Financial Feasibility	• NPV = IDR 943.853.862 • IRR = 14,10% • WACC = 12% • Payback Period = 5,6 years

***Ready to Offer**

Project Owner Profile

The State Asset Management Agency (LMAN) is a Public Service Agency (BLU) under the Directorate General of State Assets (DJKN) within the Ministry of Finance, established in 2015. As a BLU, LMAN has three primary functions: land funding services for national strategic projects, state asset management services (property management), and asset consultancy services (advisory). LMAN's Property Management services aim to optimize assets so that they deliver benefits both in terms of financial returns and social impact. Property Management is carried out on assets under LMAN's authority, in line with the organization's vision as a driver of state asset optimization. In general, LMAN's assets consist of special properties (refineries and their supporting facilities) and general properties (vacant land, shop-houses, buildings, and other structures). In carrying out its operations, LMAN remains committed to becoming a driving agent in optimizing state assets by continuously innovating to provide the best services for partners and stakeholders.

Contact Person

Name : Dian Amintapratiwi Purwandhini
Position : Deputy Director
Email : dian.aminta@kemenkeu.go.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.

mtugumonas@yahoo.co.id

Merdeka Square, Gambir, Central Jakarta

The National Library of Indonesia: A Tower of Knowledge and Cultural Legacy

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

6

MSMEs Products from Jakarta

Pelita Lumpang Mas

PT Pelita Lumpang Mas is an Indonesian food manufacturing company that produces premium peanut sauce and traditional Pecel Pincuk products under the Pelita Lumpang Mas brand. Since 1999, the company has combined authentic local recipes with modern food processing standards to deliver healthy, preservative-free products for domestic and international markets while preserving Indonesia's rich culinary heritage.

PT Pelita Lumpang Mas| www.pelitalumpangmas.com | srikustamaji@yahoo.com | 08568371567

PT. Miumosa Artha Mandiri

Miumosa is an Indonesian creative lifestyle brand that blends heritage-inspired craftsmanship with modern design and digital innovation. The company develops premium fashion accessories, corporate gifts, and customized merchandise while collaborating with local artisans and brands to create products that celebrate Indonesian culture, creativity, and contemporary luxury.

PT Miumosa Artha Mandiri | | https://miumosa.com | miumosaindonesia@gmail.com | 08128414258

Ghawean Dewe

PT Kreasi Dewe Indonesia is an Indonesian creative social enterprise specializing in eco-friendly batik products that combine cultural heritage with innovation. Founded in 2017, the company produces handcrafted batik dolls, apparel, homeware, and upcycled batik crafts while empowering local women and retirees through skill development programs, promoting sustainable entrepreneurship, and preserving Indonesian batik culture through education and community engagement.

PT Ghawean Dewe | astutidewi33@gmail.com | https://ghawendewe.card.co/ | 085274186568

Ayam Penyet Bandung

PT APB Kulina Indonesia is an Indonesian food and beverage company specializing in ready-to-eat meals, catering services, packaged sambal, and frozen food products. Established in 2013, the company has grown through its flagship brand, Ayam Penyet Bandung, by offering authentic Indonesian flavors, high-quality ingredients, and innovative food solutions while promoting local culinary heritage and supporting sustainable business growth.

PT Ayam Penyet Bandung | ernasari777@gmail.com | www.ayampenyetbandung.com | 081574711110

PT Crispy Salad Moonbite

Founded in 2015, Crispy Salad is an Indonesian healthy snack brand specializing in premium vacuum-fried vegetable chips made from carefully selected fresh produce. Committed to delivering nutritious, delicious, and high-quality snacks, the company offers halal-certified and BPOM-approved products that appeal to consumers of all ages. Through its long-term partnership with okra farmers in Banten, Crispy Salad supports local agricultural communities while ensuring a sustainable supply of high-quality ingredients, reflecting its dedication to ethical sourcing, community empowerment, and healthier lifestyles.

PT Crispy Salad Moonbite | https://crispysalad.co.id | tanirvan@gmail.com | 081933855333

Raya Craft

Raya Craft is an Indonesian SME producing eco-friendly home decor products made from natural fibers including rattan, seagrass, and mendong. Leveraging Indonesia's position as the world's largest rattan producer, all products are handcrafted by experienced local artisans from West Java using centuries-old traditional techniques and water-based coating materials. Professionally managed from Jakarta, Raya Craft delivers scheduled production, quality control, and standardized packaging, while also offering customization services to meet diverse client design needs.

Raya Craft - https://rayacraft.com/ | Herlina@rayacraft.com | +62-8128-5660-552

Casa Grata

Casa Grata is an Indonesian SME established in 2018, specializing in healthy, gluten-free, and vegan baked snacks under the tagline "Better Food Better You." Its product range includes Baked Vegan Crackers (Herbs, Sea Salt, Sesame & Chia, Cajun, Onion & Garlic, Cinnamon) and Crunchy Drop Cookies (Chocolate Cashew, Caramel, Dates, Salciz), all made from locally sourced, natural ingredients with no added MSG and no preservatives. Certified Halal and GMP, Casa Grata is available across Indonesia, Singapore, and Malaysia through modern retail partners, online marketplaces, and export channels.

Casa Grata - www.casagrata.id | jane@casagrata.com | +62-8571-7183-333

Mbrebes Mili Food

PT Mbrebes Mili Food is an Indonesian SME specializing in premium certified condiments, with 100% pure Brebes fried shallots as its flagship product. Sourcing raw materials directly from Brebes, Central Java, the company produces a range of condiments including fried shallots, aromatic oils, fried garlic, chili oil, and minced garlic in a HACCP-certified facility in Depok. With certifications including Halal, BPOM, and SNI, its products are distributed across 100+ points in Indonesia and abroad, targeting modern retail, HORECA, B2B, and export markets.

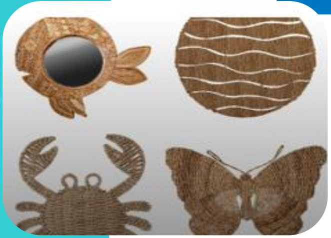
Mbrebes Mili Food - www.mbrebesmilifood.com | mbrebesmilifood@gmail.com | +62-8188-1765-2

PT. Yaanur Indah Kharisma

PT. Yaanur Indah Kharisma (Yaanur Collection) is an Indonesian SME founded in 2016, specializing in eco-friendly fashion and craft products under three brands: Yaanur Collection (knitted and batik products), Mooiste Baby (baby clothing), and Lish (women's bags and accessories). The company produces handmade, sustainable products using natural materials, empowers 90% female workforce, and distributes through online and offline channels including export markets.

PT. Yaanur Indah Kharisma - https://yaanurcollection.my.id | yaanurcoll@gmail.com | +62-8389-1824-545

Craftote Gallery & Coffee



Craftote is an Indonesian small and medium enterprise (SME) that produces functional and decorative handicrafts made from biodegradable natural fibers. Every product is hand-woven traditionally by local Indonesian artisans, preserving the cultural heritage and local wisdom of the Indonesian archipelago. Craftote is committed to eco-friendly production practices, using natural materials that decompose easily without polluting water, air, or soil. Its product range includes woven baskets, decorative lamps, woven rugs, and small rattan and wooden furniture, all blending traditional ethnic aesthetics with a contemporary touch suitable for both local and international markets.

Craftote Gallery & Coffee - www.craftote.com | craftotegallery@gmail.com | +62-8161-8164-56

7

Investment Service Guideline

A

Central Government Service

DATA FACTS

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.

Central Government Service

DATA FACTS

JOB CREATION LAW

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

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.

Central Government Service

Constitutional Court Decision (25 Nov 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.**

Central Government Service

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 Ensures Effective Implementation of the Job Creation Law Through Its Regulations

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)

How to Obtain Business License

Source: BKPM

NEW MECHANISM

Investors

Notary

Establishing Company

Ministry of Law AHU ONLINE

Business Registration

"OSS"

NEW MECHANISM

Nomor Induk Berusaha (NIB)/Single Business Number

Business License

Self Declaration Commitments

OSS System
'One' Format for Business License Application

Commercial/ Operational License

Self Declaration Commitments

Post Audit

Central Government Service

NEW MECHANISM

Issuance of License

Fulfillment of Requirements & Commitment

Post Audit
by Gov. Institution & Regional Gov.

Business License is Published by OSS (not effective yet)

Commercial/ Operational License are published by OSS (not effective yet)

Apply to related sectoral Government Ministries/Institutions or Regional Gov.

Approval for Business License requirements

Commercial/ Operational License

BKPM
BADAN KOORDINASI PENANAMAN MODAL

https://data.bkpm.go.id/home

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.

KEMKOMINFO

SICANTIK CLOUD

https://sicantikui.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
INDONESIA NATIONAL SINGLE WINDOW

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/

KEMENTERIAN AGRARIA DAN TATA RUANG
BADAN PERTANAHAN NASIONAL

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.

BANK INDONESIA
BANK SENTRAL REPUBLIK INDONESIA

Jakarta Investment Centre

B

One Stop Integrated and Investment Service

One Stop Integrated Service (PTSP)

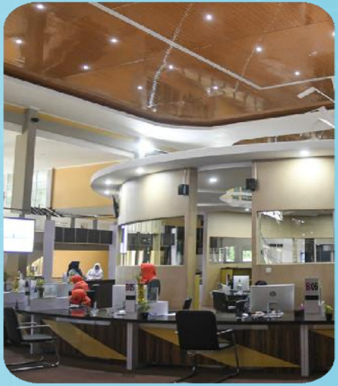
The DKI Jakarta Provincial Investment Service and One-Stop Integrated Service (DPMPTSP) plays a crucial role in managing investment affairs and streamlining licensing and non-licensing services. Through service innovations, DPMPTSP ensures greater convenience and efficiency for Jakarta's residents and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

C

Public Private Partnership (PPP) Cooperation

Government Cooperation with Business Entities (KPBU/PPP)

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

PPP Procedure Summary (Solicited)

--Planning Stage--
--Preparation Stage--
--Transaction Stage--

1. **SKPD :** Prepare preliminary study + public discussion
2. **Bappeda & BPKD :** Evaluate preliminary study + evaluate public discussion result
3. **PPP Node :** Recommend to follow-up the PPP Project plan (attach perbal Kepgub about project arrangement, team establishment, PJPK delegation
4. **Governor :** Approve/reject PPP project plan (process through recommendation letter and Perbal Kebgub)
5. **PPP Node :** Arrange Perbal of Announcement Letter to DPRD and Bappenas
5. **Governor :** Signing the Announcement Letter of PPP Project
6. **Bappenas & DPRD :** Receive notification of plans for the PPP Project
7. **PPP Project Team :** Prepare Pre Feasibility Studies
8. **Kuasa PJPK :** Approve Pre Feasibility Studies (including the result of public discussion and exploring of market interest)
10. **PPP Teram :** Prepare and process Perbal of Proposal Letter (A1), project location arrangement (A2), procurement committee establishment (B1), government support and/or guarantee proposal (*if needed)
11. **Kuasa PJPK/PJPK :** Approve and sign the letter of A1 & A2 and sign the letter of B1 with the Pearbal
12. **Kuasa PJPK/PJPK :** Approve and sign the letter of A1 & A2 and sign the letter of B1 with the Pearbal
13. **Kuasa PJPK/PJPK :** Approve and sign the letter of A1 & A2 and sign the letter of B1 with the Pearbal
14. **PPP Team :** Prepare Perbal of project location arrangement
15. **Contracting Agency :** Sign Kepgub of Project Location
16. **Procurement Committee :** Execute exploration of market interest and prepare procurement document
17. **Kuasa PJPK :** Approve procurement document
18. **Procurement Committee :** procurement of special purpose vehicle (SPV),prepare PPP project cooperation agreement document
19. **Kuasa PJPK and Special Purpose Vehicle (SPV) :** Sign the project cooperation agreement
20. **Special Purpose Vehicle (SPV) :** Fulfill the project financing (output : project financing document
21. **Kuasa PJPK :** Ensure PPP Projecy implementation management in accordance with the cooperation

PPP Procedure Summary (Unsolicited)

1. **Initiator Candidates:** Prepare and submit statement of intent and pre feasibility study document
2. **Governor:** Disposing the Letter
3. **PPP Node:** Research and assess the administrative letter & document completeness
4. **Governor:** Approve the follow-up recommendation & validate kuasa PJPK's proposal & establishment of PPP team
5. **Governor:** Approve the follow-up recommendation & validate kuasa PJPK's proposal & establishment of PPP team
6. **PPP Node:** Research and assess the administrative letter & document completeness
7. **Governor::** Disposing the Letter
8. **Initiator Candidates:** Prepare and submit statement of intent and pre feasibility study document
9. If approved the initiator candidate prepare & submit the feasibility studies and pre qualification document and procurement plan to Kuasa PJPK
10. **PPP Team:** Evaluate and assess preliminary study document; prepare Perbal of document Approval/ rejection/ or correction; prepare Perbal of Kepgub about the Establishment of Precurement committee and Perbal of Government Guarantee Letter (if needed)
11. **Kuasa PJPK:** Sign the proposal letter of government guarantee letter
12. **Governor:** Sign the Perbal and send it to Infrastructure Guarantee Fund (PT PII)
13. **Infrastructure Guarantee Fund:** Receive and reply to the government guarantee proposal letter
14. **Governor:** Receive and dispose a reply letter from IGF to Kuasa PJPK
15. **Kuasa PJPK:** Forward the disposition of the government guarantee reply letter to initiator candidate
16. **Initiator Candidate:** Finalize the feasibility studies
17. **PPP Team:** Evaluate the feasibility studies document
18. **Kuasa PJPK:** Recommend the evaluation result of feasibility studies finalization to governor
19. **Governor:** Sign the Perbal and send it to Infrastructure Guarantee Fund (PT PII)
20. **Initiator Candidate:** Receive Approval/rejection/ or correction letter of feasibility studies document)
21. **Procurement Committee:** Process the procurement of special purpose vehicle (SPV) & prepare document of PPP project cooperation agreement
22. **Kuasa PJPK:** Establish special purpose vehicle (SPV)+sign PPP project cooperation agreement
23. **Special Purpose Vehicle (SPV):** Obtain project financing compliance
24. **Kuasa PJPK:** Ensure the management of project implementation in accordance with the agreement

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

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

D

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

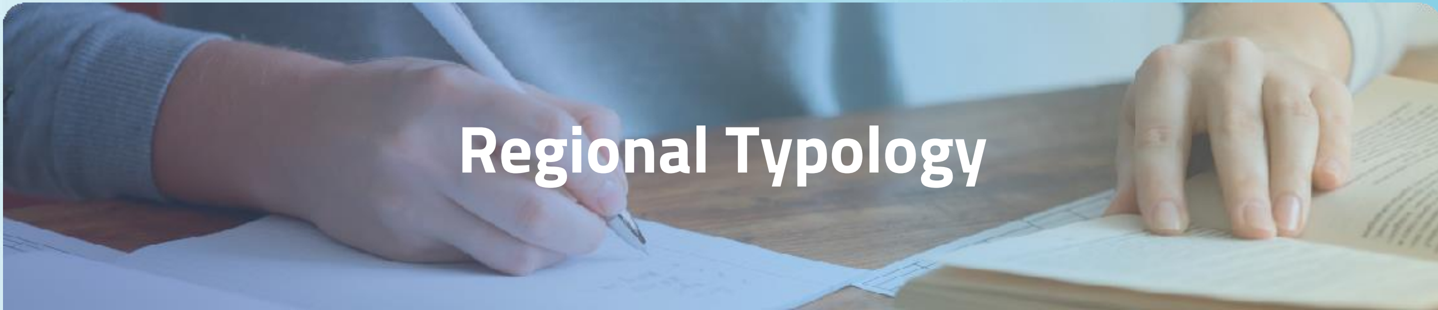
Investment Incentives Supporting Business Activities

Tax Holiday and Mini Tax Holiday
Corporate income tax exemption of 50-100% for 5-20 years for investments in pioneer industries.

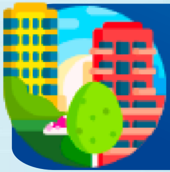
Import Duty Facility
Import duty exemption incentives for imports of machinery as well as goods and materials for industry and service industries.

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.

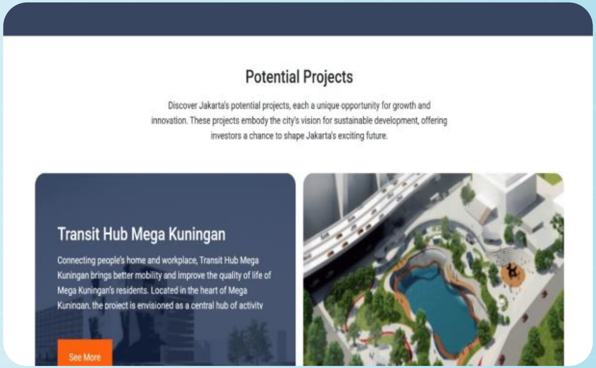
Equipped with presentation facilities and a comfortable layout, this space supports structured meetings that strengthen collaboration and decision-making, ensuring effective outcomes for Jakarta's investment initiatives.

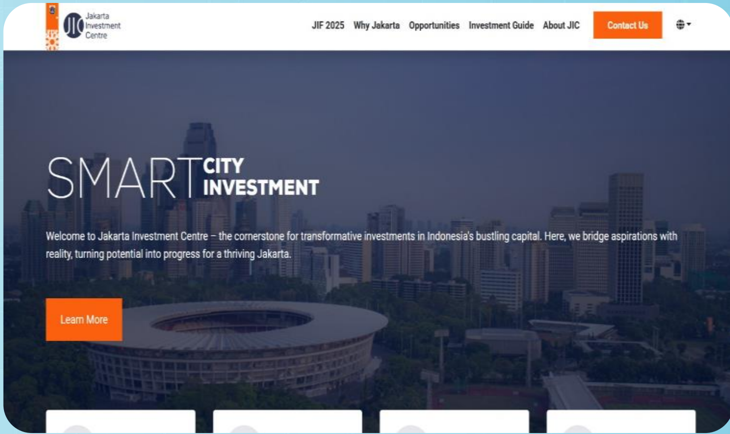
Amphitheater Room

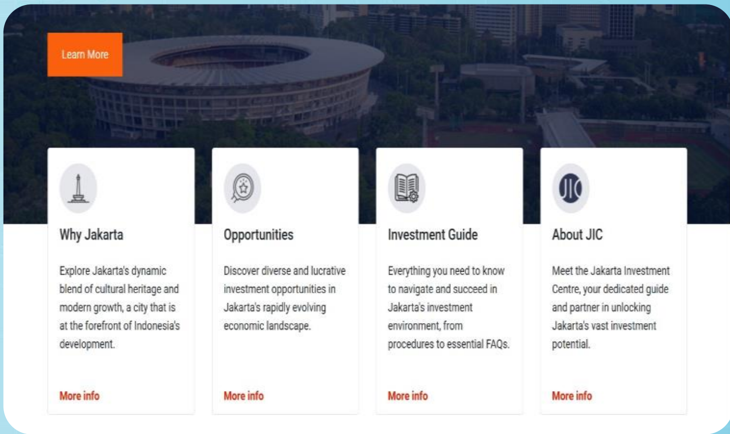
This JIC minimalist amphitheater is a comfortable spot for relaxed focus discussions, supported by an impressive sound system. It is particularly useful for business discussions. such as tutorial presentations; project presentations; business project prototype design; research disseminations; and workshops.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







Jakarta Investment Festival (JIF) 2025

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 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 (ITJ), 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.**

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.

Website : invest.jakarta.go.id/jakarta-investment-festival | Instagram : @jakartainvestmentfestival

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

Thursday, 9 October
The St. Regis, Jakarta

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

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. Suharini Eliawati;**
- **Head of the Investment and One-Stop Integrated Services Office (DPMPTSP) 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 Djokosoetono — 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 DPMPTSP. 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.

Website : invest.jakarta.go.id/jakarta-investment-festival
Instagram : @jakartainvestmentfestival

9

Licensing & Key Contacts

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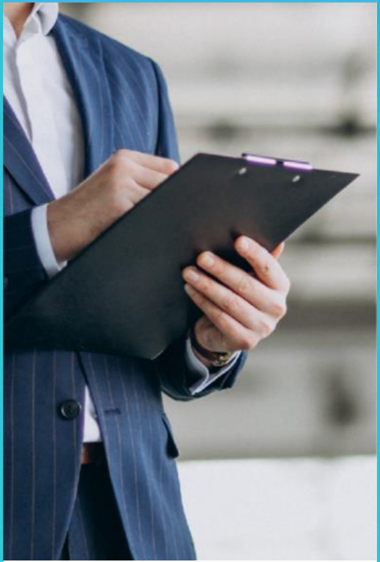

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