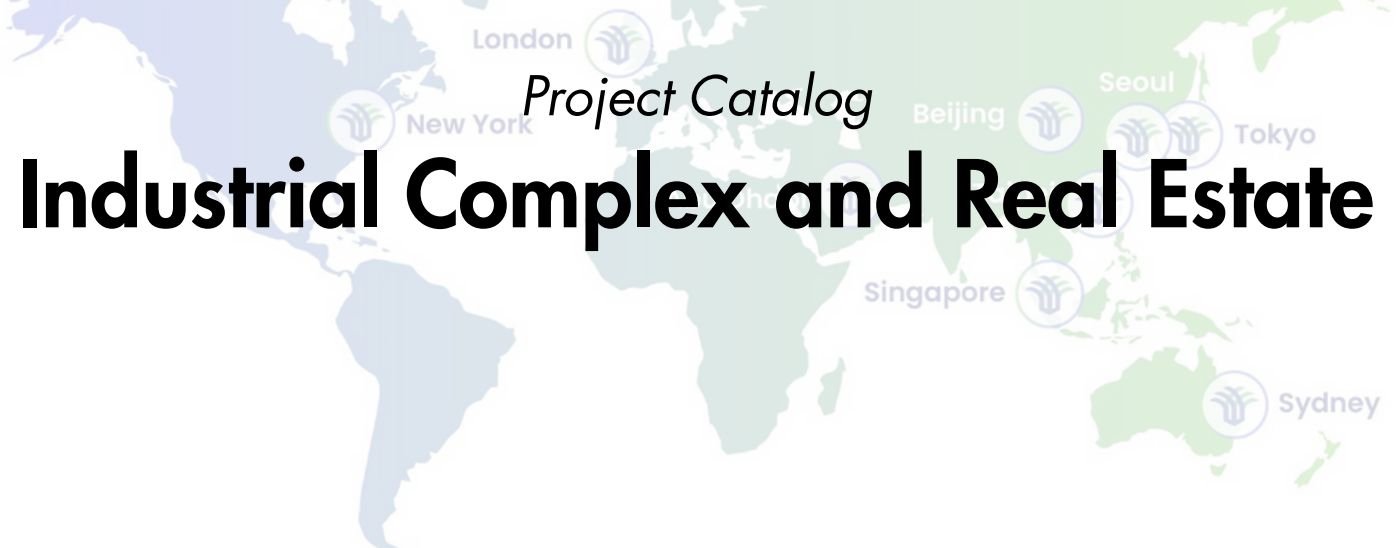




# IIPC

INDONESIA INVESTMENT PROMOTION CENTER  
NEW YORK



*Project Catalog*

# Industrial Complex and Real Estate

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@iipc\_newyork

Indonesian Investment Promotion Center (IIPC) New York

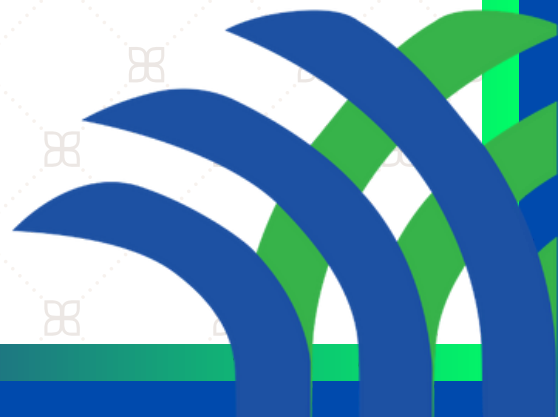


**IIPC**

INDONESIA INVESTMENT PROMOTION CENTER  
NEW YORK

## ***List of Projects***

- 1. Ladong Industrial Estate Development, Aceh**
- 2. Development of Pesawaran Industrial Estate, Lampung**
- 3. Property: Future Living in Harmony, East Kalimantan**
- 4. Baluminung Industrial Estate, East Kalimantan**
- 5. Lamongan Smart Eco-Industrial Park, East Java**





# LADONG INDUSTRIAL ESTATE DEVELOPMENT

## ACEH PROVINCE

# WHY INVEST?

### Area Management

PT PEMBANGUNAN ACEH (PEMA)

### Business Entity

Regional Owned Enterprises (BUMD)

### Business Entity Years

8 April 2019

### Share Ownership Structure

Aceh Government 100%

### Location Address

Jl. Stadion H. Dimurthala No. 8  
Banda Aceh 23125 - Indonesia  
Cabang di Lhoksemaweh



**Malahayati Port (10 km)**

**Ulee Port**



**Sumatra Toll Road Highway  
Banda Aceh- North Sumatra (9 km)**



**Sultan Iskandar Muda  
International Airport (28 km)**

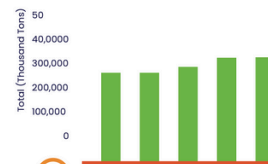


### PROJECT DESCRIPTION

With a land area of **66.54 ha** supported by easy access and support from the Aceh provincial government program, the Ladong industrial area offers easy investment. Ladong industrial area focuses on developing the halal food industry, manufacturing, logistics and chemical industries.

The abundance of natural resources in the form of marine products and plantations supported by improved infrastructure makes it easier for investors to develop the food and logistics industry. Fiscal and non-fiscal support in the form of easy one-stop licensing (OSS), tax facilities (Value added Tax and Income Tax), exemption from import duties on machine imports and exemption from land lease rates, as well as infrastructure support.

### PALM OIL PRODUCTION IN ACEH



### PALM OIL EXPORT IN INDONESIA



### MARGARINE IMPORT & SHORTENING



### GLYCEROL EXPORT



**Business Core :**  
The 4 main business of Ladong Industrial Estate Development: Factory, office unit, multi-purpose warehouse and industrial waste management.

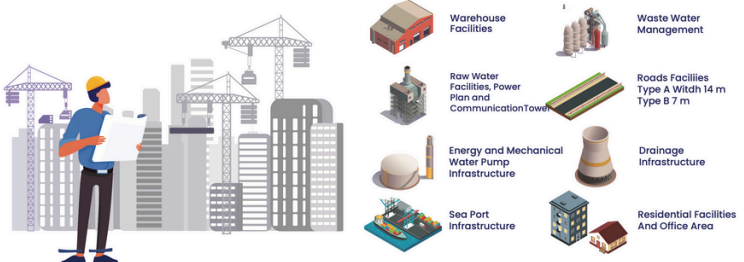
**Competitive Lease Value :**  
Land Lease rate of IDR 5000 (factory rental) and IDR 10000 (office unit) per hectare per year following terms and condition.



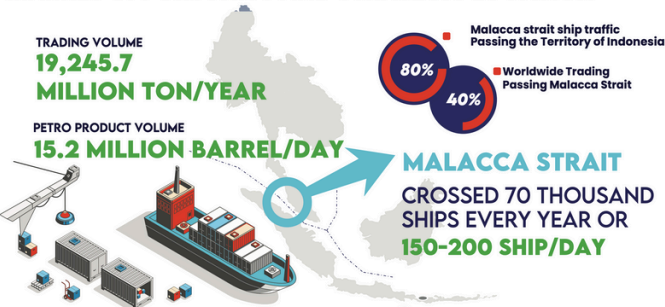
## LADONG INDUSTRIAL ESTATE FACILITIES



## Infrastructures of Ladong Industrial Estate



## MARKET OPPORTUNITY AND STRATEGIC LOCATION



### INVESTMENT VALUE

**196.4 BILLION**

### HALAL GROWTH CONSUMPTION

**US \$ 330,5 BILLION**

**147,000**

**LOCAL LABOUR FORCE**



## Benefit and Efficiency of Investment in the Ladong Industrial Estate

- 3 hours service from Indonesia Investment Coordinating Board for Foreign Investment
- One Stop Delivery/Online Single Submission (OSS), (Administrative Approval, Licensing, etc.)
- Import Duty Exemption Facility for Imported Machinery and Goods
- Income Tax and Value Added Exemption Facilities
- Security Facility as Indonesia National Vital Object (OVNI)
- Bonded Logistics center, Bonded Warehouse, Bonded Zone for Production
- Land Rental Discount
- Waiver of 5, 10, and 20 years land lease rates\*

## Implementation of Licensing Based on OSS



# DEVELOPMENT OF PESAWARAN INDUSTRIAL ESTATE

## PESAWARAN REGENCY - LAMPUNG PROVINCE

### WHY INVEST ?

#### MARKET OPPORTUNITY

- Has Better accesibility and Better Connectivity
- Have a materplan
- Competitive land selling price
- More efficient logistic cost
- Strategic Location

#### MEDIUM AND LARGE INDUSTRY SPREADING

Foods



492 Unit

Textile



206 Unit

Non- Metallic Minerals



183 Unit

#### Block Plan



Phase 1 (100 ha)  
Priority development of Pesawaran IE



Phase 2 (290 ha)  
Advance development of Pesawaran IE



Phase 3 (495 ha)  
Advance development of Pesawaran IE

SUMATRA ISLAND, INDONESIA



Location Area  
Offered  
**885 ha**



Project Offered  
Industrial Estate  
KBLI : 68130



Investment Value  
Nilai investasi yang dibutuhkan  
**IDR577.88 billions**



Project Location Offered  
Tegineneng District  
Pesawaran Regency  
Lampung Province

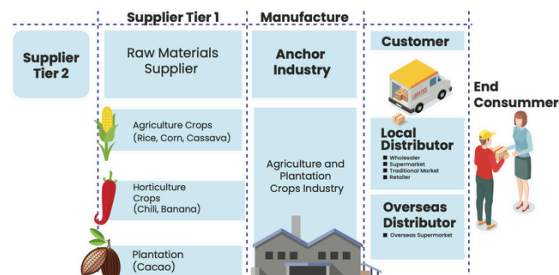
#### PROJECT PROFILE

Pesawaran Industrial Estate has area **885 hektare**. Located in a safe location from potential floods and earthquake, which make this Pesawaran Industrial Estate that is ready to be offered to potential investors.



■ Lampung Province  
■ Pesawaran Regency  
■ Pesawaran Industrial Estate

#### PESAWARAN IE SUPPLY CHAIN FRAMEWORK



#### SUPERIOR COMMODITY



#### FINANCIAL FEASIBILITY

- **WEIGHTED AVERAGE COST OF CAPITAL (WACC)**  
**9.90 %**
- **INTERNAL RATE OF RETURN (IRR)**  
**15.38 %**
- **NET PRESENT VALUE (NPV)**  
**IDR188.25 billion**
- **PAYBACK PERIOD (PP)**  
**8 Years 6 Month**

#### LABOUR FORCE

The amount of Regency Minimum Wage (UMK) of Pesawaran in 2020

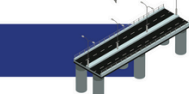
**IDR2,432,001**

The average manpower hired on each **100 ha** is **10,000**.

#### INFRASTRUCTURE SUPPORT

#### ACCESSIBILITY

- **±2 Km (5 minutes)**  
Trans Sumatra National Road
- **±2 Km (5 minutes)**  
Terbanggi Besar- Bakauheni Toll Road
- **±7 Km (15 minutes)**  
Tegineneng Railway



■ **±10 Km (20 minutes)**  
Radin Inten II Airport



■ **±32 Km (50 minutes)**  
Panjang Port

#### GOVERNMENT SUPPORT

##### FISCAL INSENTIVE

Simplification in the investment licensing process, starting from Suitability of Space Utilization Activities, Identification Business Number, environmental permit to the release of Industrial State Business Licensing.

##### Raw Water Source

The phase 1 development of the southern part of the area whose width is **100 hectares** requires raw water is **182.02 lt/sec** which coming from Agroguruh Dam with an average discharge of **43,900 lt/sec**.

##### Water Waste

Plan for the construction of an integrated Waste Water Treatment Plant with maximum quantity of waste **54.8 lt/sec**.

##### Electrical Energy

The need for electrical energy in the southern part development of the area (**100 ha**) is **20.13 mw** which is sourced from existing substation, Tegineneng Substation.

##### Telecommunication

In Tegineneng district, there are **20** telecommunication towers scattered in every village.

##### NON FISCAL INSENTIVE

Support from the Central Government and Regional Governments in land acquisition and provision of basic infrastructure to support industrial estates, especially the provision of raw water, as well as promoting the area in search of prospective tenants.

- Reduction, relief, regional tax exemption and regional retribution.



# PROPERTY

## FUTURE LIVING IN HARMONY

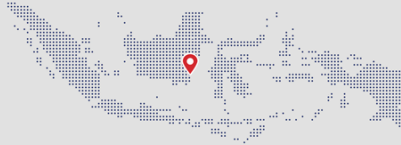
Strategic Investment Project Opportunities  
to Support the Development of the New  
Capital City Nusantara

EAST KALIMANTAN PROVINCE

MINISTRY OF INVESTMENT/  
INDONESIA INVESTMENT COORDINATING BOARD



### Project Profile



North Penajam Paser Regency as Serambi Nusantara, which is the front yard of The New Capital City Nusantara, has the opportunities for property growth.



Property project development in North Penajam Paser includes malls, apartments, offices and sports centers.



Strategic location for the project has been selected right in the center of North Penajam Paser Regency. The location provides unparalleled access to key amenities such as health support facilities (RSUD), educational institutions (school and university), North Penajam Paser regency government center, other residential areas.



### Market Opportunity

PROPERTY SUPPLY AND DEMAND OF NORTH PENAJAM PASER REGENCY  
BASED ON ITS POPULATION IN 2023 (193,554 PEOPLE)

#### Shopping and Office Center



#### Shops



#### Residential

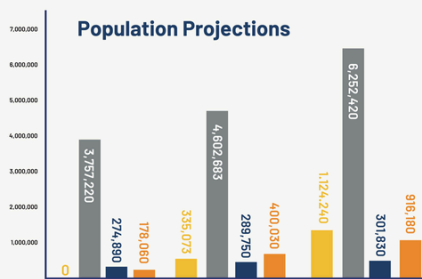


Source : KSO Amythas - Sucofindo (analyzed)

#### Competitive Advantage

The competitive advantage of the property is supported by the increasing demand for property due to the rising population in the East Kalimantan Region, the New Capital City Nusantara, North Penajam Paser Regency, and Paser Regency.

### Population Projections

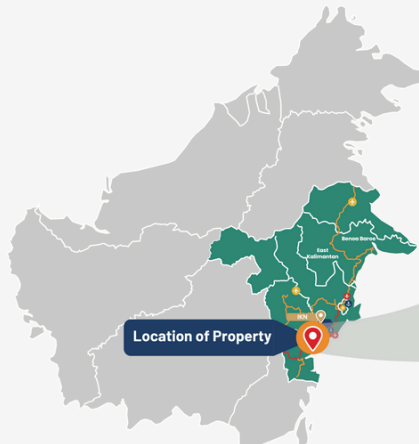
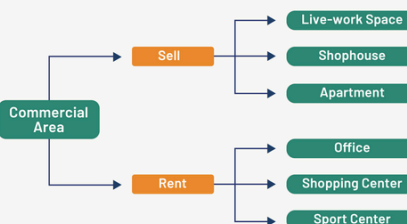


Unit : Population  
Source : KSO Amythas - Sucofindo (analyzed)



### Technical Aspect

#### Business Scheme



Location of Property



#### Business Field(s)

**68111**  
Owned or Rented  
Real Estate



#### Investment Value

**IDR 842.37 B**



### Technical Aspect

#### Infrastructure



**Clean Water**  
Served by Local Water  
Company Danum Taka with a  
discharge capacity of 70 ltr/sec



**Waste Management**  
Waste storage is served by the Bulu-  
muring Final Disposal Site, covering an  
area of 18.3 hectares with an average  
storage of 50 tons/day.



**Supporting Facilities**  
• Government Office Area: 2.5 km  
• Penajam Regional Hospital: 2.3 km  
• Bulumuring Industrial Area: 19 km  
• Nipah-Nipah Beach: 7 km  
• University: 15 km  
• Korpri Housing: 1.3 km



**Electricity**  
Served by the State Electricity  
Company's network from the  
Petung Main Substation with a  
capacity of 50 MW.



**Telecommunication**  
Served by the local fiber optic  
network with a bandwidth of  
50 Mbps and 2 BTS towers  
with a 4G network.



**Gas**  
Served by the government's  
gas network with a capacity  
of 4,260 Standard Cubic  
Meters (SCM)

#### Accessibility



**Access to Karangan Crossing Port**  
10 km 48 minutes



**Access to Semayang Harbor**  
16 km 47 minutes



**Access to Sultan Aji Muhammad Sulaiman Sepinggan International Airport**  
38 km 1 hour 47 minutes



**Access to IKN (Zero point km)**  
65.8 km 1 hour 25 minutes



**Access to VIP Airport Plan**  
51 km 1 hour 7 minutes



**Access to Simpang Petung Railway Station Plan**  
16 km 21 minutes



**Access to Lango Beach toll gate plan**  
51 km 1 hour 7 minutes



### Financial Feasibility



**CAPEX**  
Capital  
Expenditure

**IDR 805.93 B**



**NWC**  
Net Working Capital  
(CAPEX 1 year)

**IDR 36.44 B**



**WACC**  
Weighted Average  
Cost of Capital

**10.17%**



**NPV**  
Net Present Value

**IDR 855.93 B**



**IRR**  
Internal Rate  
of Return

**18.37%**



**PP**  
Payback Period

**6 years**



#### FUNDING STRUCTURE



**70% Debt**



**30% Equity**

**1<sup>st</sup> year revenue IDR 376.41 billion**



### Project location



#### Project Location:

Sungai Parit Sub-District,  
Penajam District,  
North Penajam Paser Regency

#### Land Area

**11.42 ha**

#### Land Price

**IDR 500,000 - IDR 1,000,000/m<sup>2</sup>**

#### Land Title(s)

**Freehold Title**



### Government Support

#### Technical Policy

- Law of the Republic of Indonesia Number 6 of 2023 concerning Stipulation of Government Regulations Instead of Law Number 2 of 2022 concerning Job Creation Becoming Law
- Government Regulation Number 16 of 2021 concerning Implementing Regulations of Law Number 28 of 2022 concerning Buildings
- Government Regulation Number 13 of 2021 concerning the Implementation of Flats
- Minister of Trade Regulation Number 23 of 2021 concerning Guidelines for the Development, Arrangement, and Guidance of Shopping Centers and Supermarkets
- North Penajam Paser Regency Regional Regulation Number 4 of 2015 concerning Buildings

#### Incentives

East Kalimantan Governor Regulation Number 18 of 2016 concerning Guidelines and Procedures for Providing Incentives and Facilitation of Investment in the regions, providing Fiscal and Non-Fiscal Support or incentives.

#### Fiscal

- Reduction or relief from local taxes
- Reduction or relief of regional levies
- Assisted with capital participation, assets, and loan interest subsidies at regionally owned banks

#### Non-Fiscal

- Providing data and information on capital investment opportunities
- Provision of facilities and infrastructure
- Provision of land or location
- Providing technical assistance
- Acceleration of licensing



### Business Licensing Process in the OSS - RBA System



You can download the business licensing application guide at:

<https://oss.go.id/en/panduan>



### Contact Information

Ministry of Investment/Indonesia Investment Coordinating Board  
Directorate of Investment Planning for Services and Economic Zones

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✉ [tu.ditpjkb@bkpm.go.id](mailto:tu.ditpjkb@bkpm.go.id)

📍 Jl. Jend. Gatot Subroto No. 44,  
Jakarta 12190, Indonesia

🌐 <https://regionalinvestment.bkpm.go.id/>

FOR MORE INFORMATION  
SCAN QR HERE



SUSTAINABLE  
DEVELOPMENT  
GOALS



Ministry of Investment/Indonesia Investment Coordinating Board

✉ bkpm

📠 bkpm.id

📠 Kementerian Investasi/BKPM

📠 Kementerian Investasi/BKPM

# BULUMINUNG INDUSTRIAL ESTATE

Strategic Investment Project Opportunities  
to Support the Development of the New  
Capital City Nusantara

EAST KALIMANTAN PROVINCE



MINISTRY OF INVESTMENT/  
INDONESIA INVESTMENT COORDINATING BOARD



## Project Profile



## 6 economic cluster

The New Capital City Nusantara can accelerate Economic growth in the region, including the development of the material construction industry, agriculture-based industrial cluster sustainability, advanced chemistry based on plant fats, and energy-low carbon.

The New Capital City Nusantara development requires various infrastructures such as toll roads, bridges, airports, and government buildings, so that it will encourage the growth of the material construction industry.

Located on the Indonesian Archipelago Sea Route (ALKI) route two Indonesian shipping, the Buluminung Industrial Estate, is a potential location for new economic growth to support The New Capital City



## Market Opportunity

### Anchor Industry

- Sustainable Agriculture Industry
- Chemical Products and by Products Cluster
- Low Carbon Energy Cluster
- Construction Materials

### Competitive Advantage



Buluminung Industrial Estate/Area

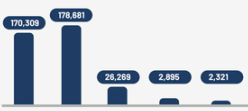
VS

Malay Special Economic Zone

Distance to Semayang Harbor	11.8 km	268 km
Gas pipeline	Served	Not served
Distance to IKN	76.5 km	233 km
Raw material logistics cost	IDR 604,737/trip	IDR 1,908,419/trip



Agricultural Production Results in  
Penajam Paser Utara Regency (tons/year)



Palm oil and corn are the leading commodities in Penajam Paser Utara Regency, which can be exported to other areas or used as raw materials for processing.

### Production

Source : KSO Amthas-Sucofindo (analyzed)



The material construction industry has great potential to support The New Capital City Nusantara, where the most significant temporal demand is for light steel, with a need of 98.27 billion tons per year.

Materials	Needs Gap
Cement	- 52,316 ton
Precast Concrete	- 26,649,490 ton
Construction Steel	- 9,300,000 ton
Cold-Formed Steel	- 98,275,000,000 ton
Buton Asphalt	- 12,104 ton



FUNDING STRUCTURE

50% Debt  
50% Equity

4<sup>th</sup> year revenue IDR 150.10 billion

SUSTAINABLE DEVELOPMENT GOALS

7 Climate Action

9 Industry, Innovation and Infrastructure

12 Responsible Consumption and Production

17 Partnerships for the Goals

18 Peace, Justice and Strong Institutions

19 Cities and Communities

20 Sustainable Consumption and Production

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# Lamongan Smart Eco-Industrial Park

East Java Province

## Project Profile



## Project Advantages



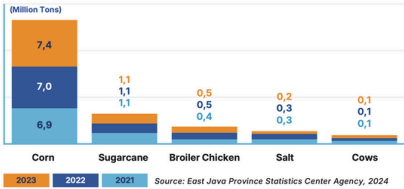
The Smart Eco-Industrial Park Project constitutes a strategic project encouraged by the Indonesian Government to support ESG-based (Environmental, Social, and Governance) investment development and the increase of the green industry in Indonesia.



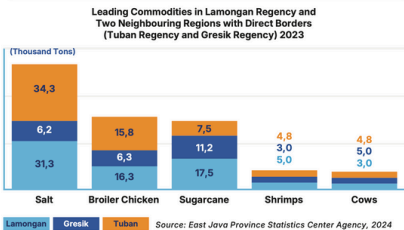
East Java has great potential, whether from its infrastructure, human resources, and industrial estate area and is also supported by its strategic position as the gate connecting Java Island and the eastern region of Indonesia. In addition, since it is situated between Central Java and Bali, East Java has become the center of growth of industry and trade. The existence of a Smart Eco-Industrial Park in East Java is one of the efforts to meet the national target to reduce carbon emissions and achieve sustainable development.

## Market Opportunity

### Leading Commodities in East Java Province



### Leading Commodities in Lamongan & Its Surrounding Area



### Potential Leading Sectors in East Java Province



Source: East Java Province Statistics Center Agency, 2024

## Competitive Advantage

The development of the Smart Eco-Industrial Park in Lamongan has the following advantages:



## Business Sector

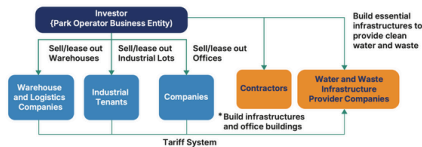
**68130**  
KBLI Industrial Estate

## Investment Value

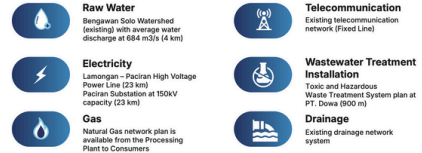
**IDR 5.56 T**

## Technical Aspect

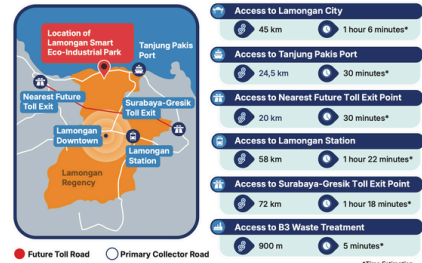
### Business Scheme



## Infrastructure



## Accessibility



## Manpower Requirement

**Man Power**  
**53,000 workers**  
Estimated requirement

**Minimum Wage**  
**IDR 2,828,323**  
Region Minimum Wage 2024

## Financial Feasibility

CAPEX Capital Expenditure	IDR 5.50 T	NWC Net Working Capital	IDR 52.84 B one year period
WACC Weighted Average Cost of Capital	9.02%	IRR Internal Rate of Return	13.77%
NPV Net Present Value	IDR 2.40 T	PP Payback Period	8 Years 5 Months
Financial Structure		70% Debt 30% Equity	
4 <sup>th</sup> Year Income		IDR 793 B	

## Project Location

First Stage 419.38 ha  
Second Stage 110.99 ha

Brongkok Village,  
Brongkok Subdistrict  
Lamongan Regency

## Zone

Industrial Designated Zone (KPI)

## Status

Community-owned

## Land Area

530.37 Ha

## Land Price

IDR667,000/m<sup>2</sup>

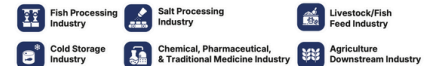


## SEIP Lamongan Development Concept



The Smart Eco-Industrial Park (SEIP) also implements social responsibility for sustainable investment by involving MSMEs or the community as part of the industrial ecosystem. The manpower provided in SEIP is a local workforce with proficient human resource quality.

## Industries Prioritized in SEIP



## Government Support

### Technical Policies

- Development of Smart Eco Industrial Park in accordance with Industrial Zoning Policy (Government Regulation No. 20 of 2024)
- Availability of a technical guideline for developing Industrial Parks (Ministry of Industry Regulation No. 40 of 2016)
- Acceleration of Gerbangkertosusila Zone Development (President Regulation No. 80 of 2019)
- Conformity with the Area Spatial Planning (Regional Regulation of the East Java Province No. 10 of 2023 and Regional Regulation of the Lamongan Regency No. 03 of 2021)

### Incentive Facilities

- Non-Fiscal
- Ease of business licensing through OSS (Online Single Submission)
  - Support for infrastructure development from the regional government
  - Land procurement facility
  - Manpower availability support from the regional government

### Business Licensing Process on OSS RBA System

The Business Licensing guidelines are available for download at

<http://oss.go.id/en/panduan>

## Information & Contact

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FOR MORE INFORMATION  
SCAN QR HERE

