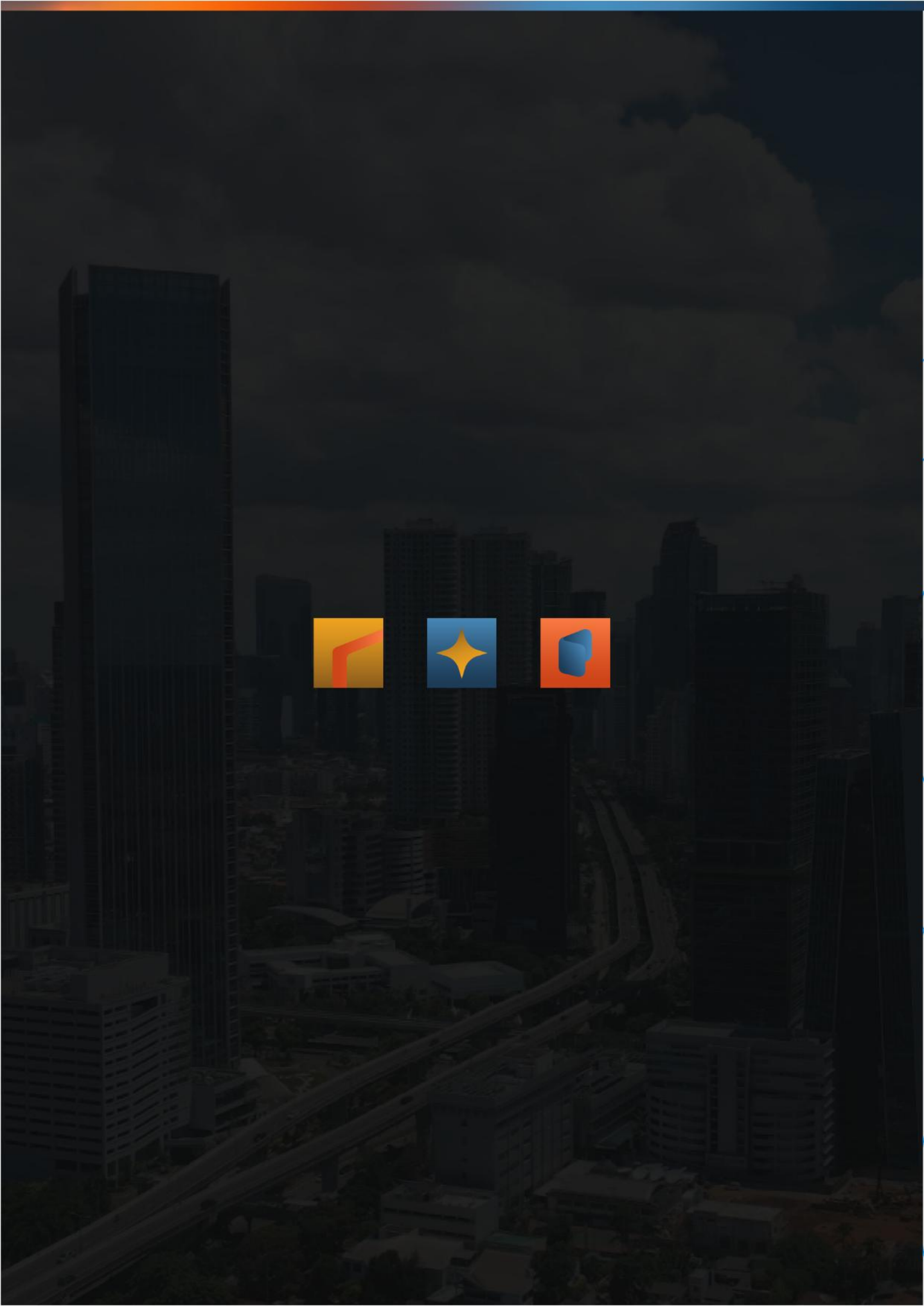
# Jakarta Investment Festival 2026

*Advancing Today,*
**Securing Tomorrow**

## INVESTMENT PROJECT LIST

BUMN & BLU

BUMD & BLUD



Centuries
of Jakarta
A Global &
Cultural City

# Preface

The global economy is facing a period of significant change. Geopolitical and geoeconomic developments, rapid technological advancement, environmental challenges, and shifting investment trends are reshaping the way cities and countries compete for investment and economic growth. In this increasingly dynamic environment, creating a stable and conducive investment climate has become more important than ever.

Jakarta continues to demonstrate strong investment performance and remains one of Indonesia's leading investment destinations. In 2025, Jakarta recorded IDR 270.9 trillion in investment realization, representing approximately 14% of Indonesia's total investment realization. This achievement reflects sustained investor confidence and highlights Jakarta's strategic role in supporting national economic growth.

Sustaining this momentum requires strong partnerships among government, businesses, financial institutions, and development partners. Jakarta remains committed to strengthening its investment ecosystem through policy certainty, investment facilitation, and sustainable urban development that creates long-term value for both investors and the community.

As part of this commitment, the theme "Advancing Today, Securing Tomorrow" embodies Jakarta's vision of taking meaningful action today while laying the foundation for a more resilient and competitive future. Through Jakarta Investment Festival (JIF) 2026, Jakarta brings together key stakeholders to strengthen collaboration and showcase 37 strategic investment projects, offering opportunities across transit-oriented development, urban infrastructure, hospitality, logistics, and waterfront destinations. These projects represent diverse opportunities for investment and partnership while contributing to Jakarta's sustainable economic growth and competitiveness.

To further unlock Jakarta's investment potential, the Jakarta Provincial Government, through the Jakarta Investment Centre (JIC), remains committed to facilitating investment, connecting investors with strategic opportunities, and building partnerships that will shape Jakarta's sustainable and prosperous future.

**The time to invest in Jakarta is now.**

Invest Now, Invest Jakarta!

Jakarta, July 2026
Head of Jakarta Investment Centre

Ezrin Kartika

# Table of Content

# Jakarta Economic Indicator

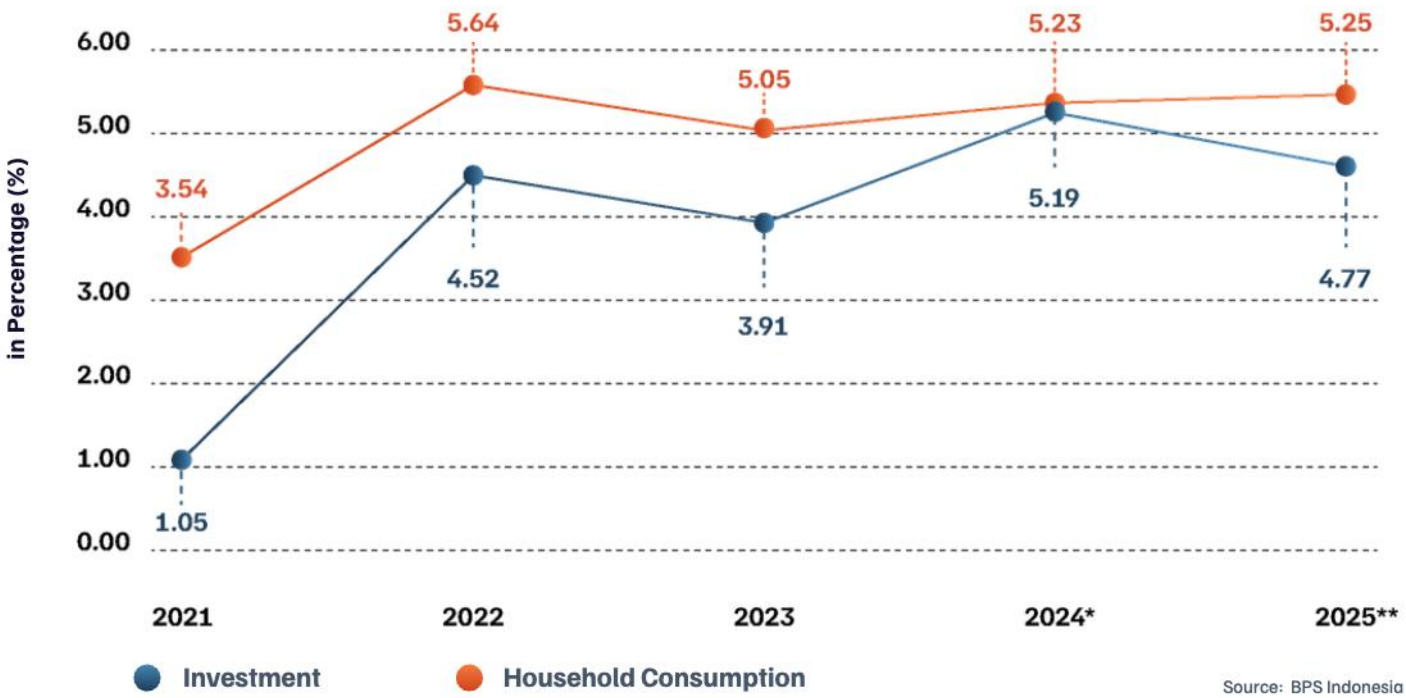
The following indicators provide an overview of Jakarta's economic performance, providing insights into key trends in population, economic growth, household consumption, and investment that shape the city's economic development.

**10.67M**
TOTAL POPULATION (2025)

**5.25%**
Household Consumption (2025)

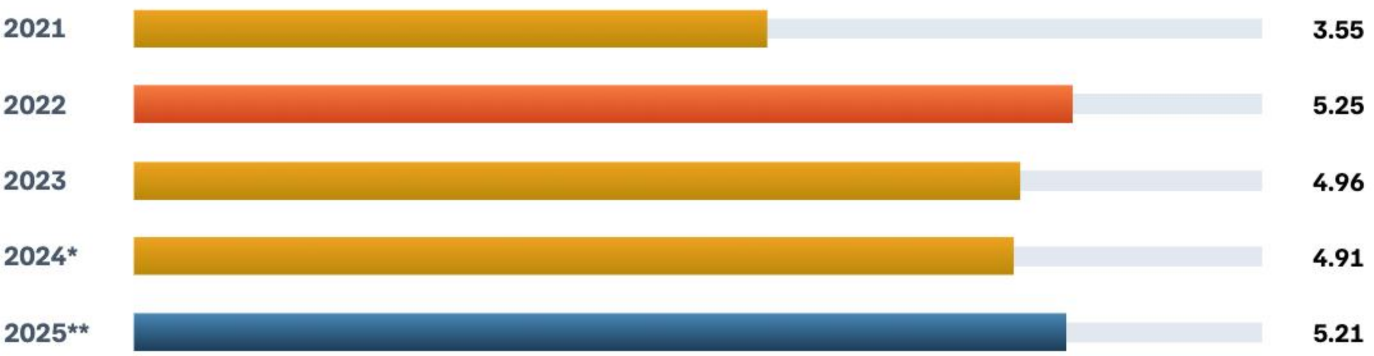
**5.21%**
GRDP GROWTH (2025)

### Household Consumption & Investment Growth




Source: BPS Indonesia

### Jakarta GRDP Growth Trend (2021-2025)



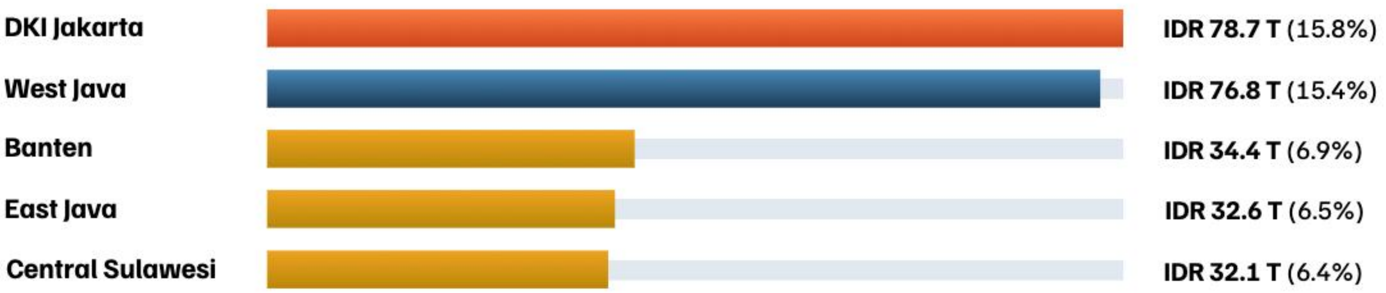

*) Temporary Number
**) Very Temporary Number

Source: BPS Indonesia

# Investment Climate Outlook

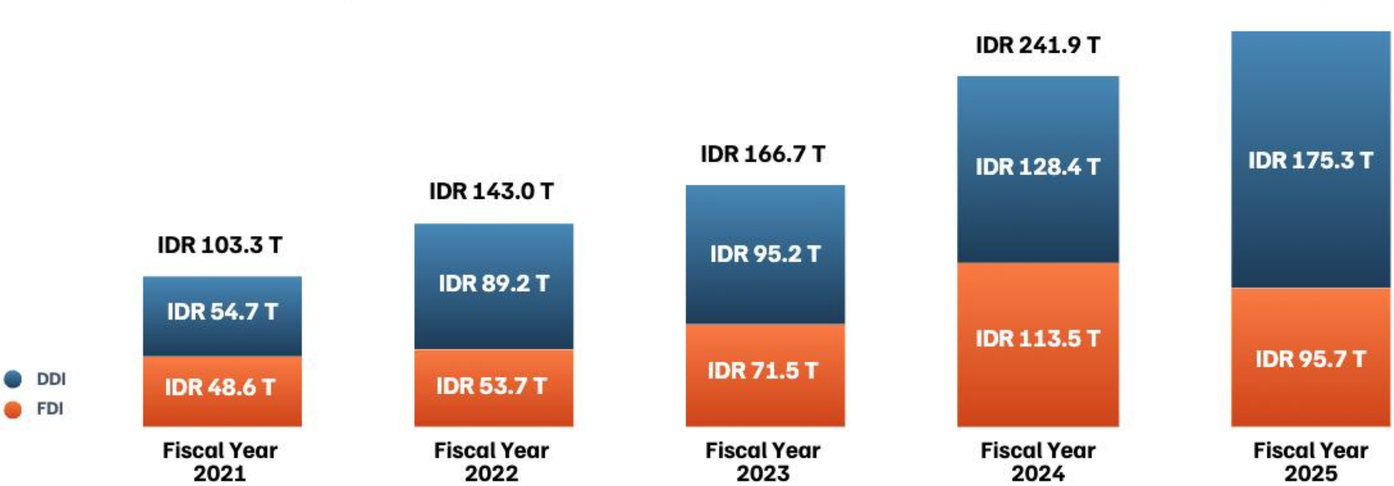
The investment indicators presented below offer insights into recent investment trends, key sectors, and strategic investment areas that contribute to Jakarta's economic development.

## Indonesia Investment Realization Q-1 2026



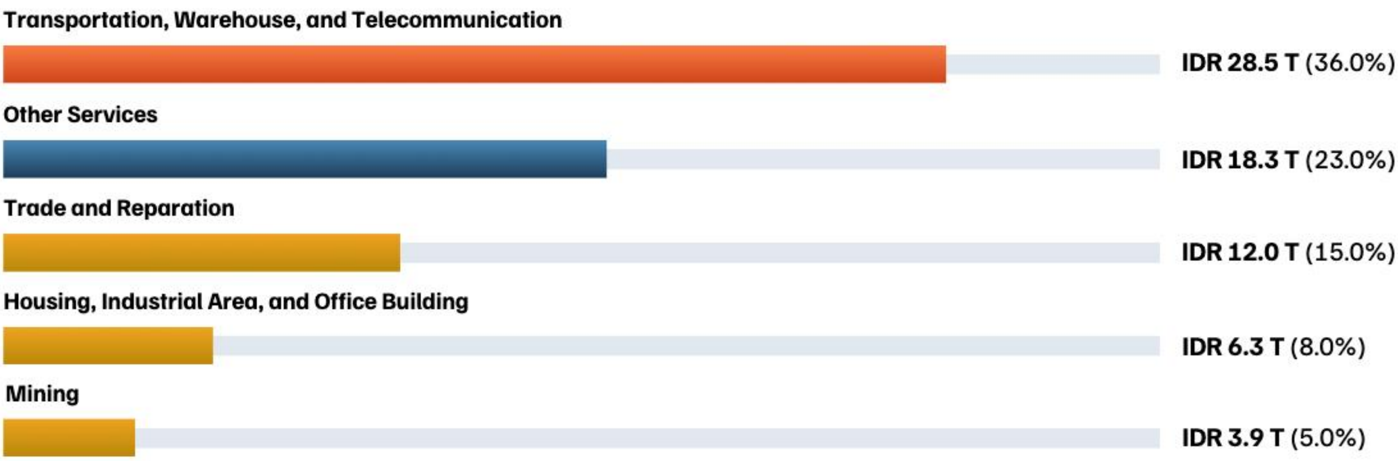

Source: Ministry of Investment and Downstream Industry/BKPM

## Jakarta Investment Outlook




Source: Department for Investment and Integrated One-Stop Services

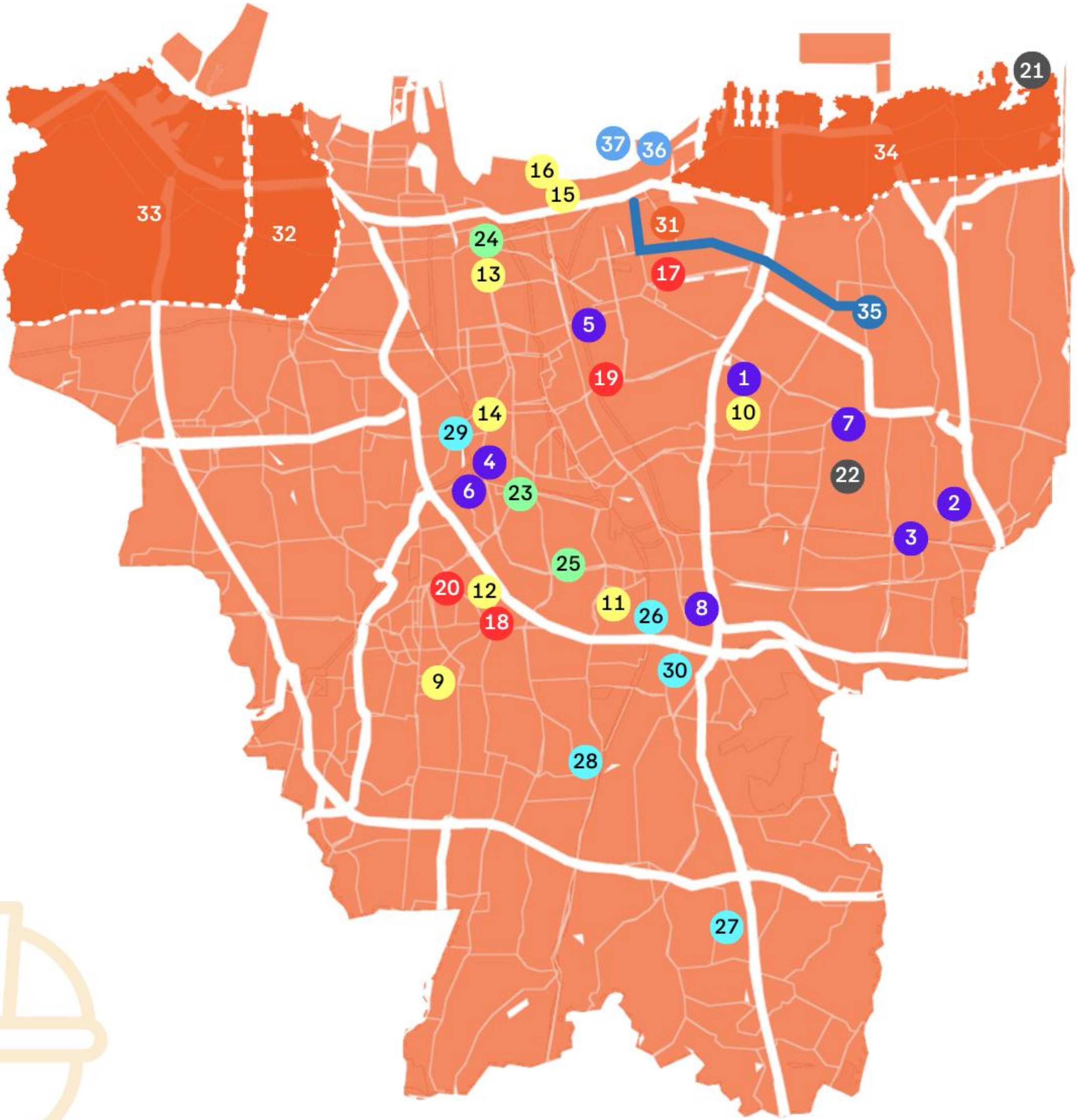
## Jakarta Investment Realization Based on Sector Q-1 2026




Source: Department for Investment and Integrated One-Stop Services

# 2026 Jakarta

Explore **37 strategic investment opportunities** across Jakarta's priority investment sectors, ranging
Each project represents a gateway




IDR
**115** Trillion Investment Value

**37** Strategic Project

# Projects Map

from TOD and urban infrastructure to hospitality, logistics, and waterfront destinations.
to Indonesia's economic growth.

## Residential

1. The Urban Oasis (Jakpro - PMJ)
2. Samesta Aksora (Perumnas)
3. Samesta Nexa (Perumnas)
4. Samesta Lumino (Perumnas)
5. Samesta Angkasa (Perumnas)
6. Samesta Omnia (Perumnas)
7. Apartment & Podium Retail (JIEP)
8. Tamansari Skyhive (Wika Realty)

## Hospitality

9. Dharmawangsa Serviced Apartment & Hotel (PAM Jaya)
10. Jakarta Esports Hotel (JxB)
11. Tebet Hotel (Sarana Jaya)
12. Palm Court Apartment (Sarana Jaya)
13. Combine Building Glodok (MRT Jakarta)
14. Thamrin Boutique Hotel (MRT Jakarta)
15. Ancol Hotel (Pembangunan Jaya Ancol)
16. Lot A - West Ancol Waterfront Development (Pembangunan Jaya Ancol)

## Sports & Recreation

17. Sunter Promenade (JAMC)
18. Sportainment Tendean (LMAN)
19. Senen Sports & Lifestyle (JAMC)
20. Blok S Sports Center (JAMC)

## Industry & Logistics

21. Reclamation Marunda Industrial Estate (KBN)
22. Modern Fulfillment Pulogadung (JIEP)

## Commercial

23. Sudirman Gateway (MITJ)
24. The Heritage Hub Kalibesar (MRT)
25. Jakarta International Cultural Hub (JAMC)

## Mixed-Use TOD

26. LRT City Tebet (ADCP)
27. LRT City Ciracas (ADCP)
28. Pasar Minggu Development (Pasar Jaya)
29. Intercity Point Jatibaru (MITJ)
30. Jakarta River City (Wika Realty)

## Utility

31. Intermediate Treatment Facility Sunter (Jakpro)
32. Jakarta Sewerage System Zone 2 (PAL Jaya)
33. Jakarta Sewerage System Zone 7 (PAL Jaya)
34. Jakarta Sewerage System Zone 8 (PAL Jaya)

## Transportation

35. LRT Jakarta Phase 2A (Jakpro)

## Waterfront Township

36. East Ancol 20 Ha - Gateway District (Pembangunan Jaya Ancol)
37. East Ancol 100 Ha - Horizon City (Pembangunan Jaya Ancol)

**Disclaimer:**

This information provides a general overview. Further consultation with relevant government agencies may be required. Jakarta Investment Centre (JIC) is not liable for any inaccuracies.

Regional-Owned Enterprise (BUMD)

**PROJECT 01**

## Intermediate Treatment Facility Sunter

**PROJECT 02**

## The Urban Oasis

**PROJECT 03**

## LRT Jakarta Phase 2A

## About Project Owner

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.

Ready to Offer    Utility

# Intermediate Treatment Facility
Sunter

| | |
|---|---|
| **Location** | Sunter Agung, North Jakarta, Indonesia |
| **Total Investment** | IDR 5.3 Trillion |
| **Development Area** | 30,500 $m^2$ |
| **Partnership Period** | 25 Years |
| **Contact Information** | **Syafira Zahrah**<br>Project Control Officer – ITF Sunter<br>(Syafira.zahrah@jakpro.co.id) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Waste Management** | Jakarta generates more than 7,700 tons of municipal solid waste daily, driving strong demand for advanced waste treatment infrastructure. Limited landfill capacity at Bantargebang, combined with rapid urbanization, population growth, and government waste reduction targets, creates a compelling need for sustainable waste management solutions. |
| **Renewable Energy** | ITF Sunter will process up to 2,200 tons of municipal solid waste per day into renewable electricity through Waste-to-Energy (WtE) technology. Rising electricity demand and Indonesia's commitment to expanding renewable energy generation create a strong foundation for the project's long-term sustainability and investment potential. |

## Target Market

| | |
|---|---|
| **Waste-to-Energy Facility (Municipal Solid Waste Treatment & Renewable Energy Generation)** | DKI Jakarta Provincial Government and PT PLN (Persero) |

## Product Development
### Waste-to-Energy (WtE) Facility

| | |
|---|---|
| **Segment** | Municipal Solid Waste Treatment & Renewable Energy Generation |
| **Type** | Business, Environmental Infrastructure/ Waste Management Facility, Convention, etc |
| **Revenue Stream** | Tipping Fees and Feed-in Tariffs |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Project Financing / EPC + Financing |
| **Investment Sharing** | To Be Determined |

## Project Data

| | |
|---|---|
| **Coordinates** | 6°07'31.9"S 106°51'21.6"E |
| **Nearest Public Transportation** | 50 m from JIS Bus Stop |
| **Nearest Toll Road Access** | 3 km from Ancol Timur Toll Gate |
| **Asset Status** | Right-to-Use Certificate (Hak Pakai) over property owned by the Provincial Government of DKI Jakarta |
| **Existing Condition** | Vacant Land |

## Development Metrics

| | |
|---|---|
| **Waste Processing Capacity** | 2,200 tpd |
| **Power Generation Facilities** | Waste Bunker, Boiler, Steam Turbine Generator, and Flue Gas Treatment System |
| **Supporting Facilities** | Administration Building, Workshop, Weighbridge, Utility Area, and Internal Roads |
| **Electricity Output** | 35 MWh (net) |
| **Waste Reduction** | Minimum 80% |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 1.1 Trillion |
| **IRR** | 12.5% |
| **WACC** | 8.92% |
| **Payback Period** | 8 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 3 Years |
| **Operating** | 25 Years |

Ready to Offer    Residential

# The Urban Oasis

| | |
|---|---|
| **Location** | Jalan Ahmad Yani, East Jakarta, Indonesia |
| **Total Investment** | IDR 824.1 Billion |
| **Development Area** | 21,754 m$^2$ |
| **Partnership Period** | 28 Years |
| **Contact Information** | **Budi Irawan** Group Head of Project Development (budi.irawan@pulomasjaya.co.id) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Market Potential** | The residential market continues to demonstrate healthy absorption, with sales rates ranging from 56% to 80% in the upper segment and 74% to 94% in the upper-middle segment. |

## Target Market

| | |
|---|---|
| **Co-living & Serviced Apartment** | Middle-income professionals, young families, and urban residents seeking a well-connected, modern lifestyle |
| **Integrated Sport-Hub** | Families, local residents, and community groups seeking active, inclusive, and engaging public spaces |

## Product Development

### Co-living & Serviced Apartment

| | |
|---|---|
| **Number of Units** | 728 |
| **Unit Type** | **Studio:** 20-24 m$^2$, **1 BR:** 36-40 m$^2$, **2 BR:** 40-50 m$^2$ |
| **Selling Price** | IDR 32 Million per m$^2$ |

### Integrated Sport-Hub (Sporthub – SOHO)

| | |
|---|---|
| **NLA** | 9,072 m$^2$ |
| **Selling Price** | IDR 350,000 / m$^2$ |

### Pavilion

| | |
|---|---|
| **NLA** | 8,262 m$^2$ |
| **Selling Price** | IDR 350,000 / m$^2$ |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | B2B Lease Arrangement |
| **Investment Sharing** | To Be Determined |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.171891° S, 106.878654° E |
| **Nearest Public Transportation** | Approximately 500–1,000 m from Sumur Batu MRT Station (Phase 3) Approximately 200 m from Cempaka Putih BRT Bus Stop |
| **Nearest Toll Road Access** | Approximately 100 m from Cempaka Putih Toll Gate |
| **Asset Status** | Right-to-Build Certificate (HGB) registered under the name of PT Pulo Mas Jaya |
| **Existing Condition** | Existing Building on Site |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 42,329 m$^2$ |
| **Total GFA** | 56,928 m$^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 159.6 Billion |
| **IRR** | 16.72% |
| **WACC** | 9.48% |
| **Payback Period** | 7.25 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2026 |
| **Construction** | 2 Years |
| **Operating** | 28 Years |

Market Sounding | Transportation

# LRT Jakarta
Phase 2A

JAKPRO

| | |
|---|---|
| **Route** | Kelapa Gading – Jakarta International Stadium (JIS) |
| **Total Investment** | IDR 7.8 Trillion |
| **Length** | 8.2 km |
| **Partnership Period** | 10 Years |
| **Contact Information** | **Daru Pambayun Ramadhanti** Officer Transportation – Project LRT (daru.pambayun@jakpro.co.id) |

## Project Profile

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).

## Project Data

| | |
|---|---|
| **Location** | Kelapa Nias - Boulevard Gading - Sunter Timur - Gelanggang Remaja - Danau Sunter Barat (Jakarta International Stadium) |
| **Asset Status** | Infrastructure to be developed on assets owned by the Provincial Government of DKI Jakarta. |

## Market Opportunity

| | |
|---|---|
| **Willingness to Pay** | IDR 10,000 – 15,000 / trip (Farebox) |
| **Demand** | 67,256 passengers / day |

## Target Market

| | |
|---|---|
| **Age Range** | 70% within age range 20-39 years old |
| **Reason to Travel** | 41% Recreation, 35% Business |

## Product Development

### Farebox Revenue

| | |
|---|---|
| **Base Fare** | IDR 3,000 / trip |
| **Distance-based Fare** | IDR 750 / km |

### Non-Farebox Revenue

| | |
|---|---|
| **Projected Naming Rights Revenue** | IDR 10–33 Billion over 5 Years |
| **Retail Revenue** | IDR 375,000 – 562,500 per $m^2$/month |
| **Unit-Based Revenue** | IDR 3.5-5.4 Million per unit/month |
| **Advertisement Revenue** | **Station:** IDR 660,000 per $m^2$/year<br>**Train:** IDR 213.5 Million per train/year |

## Development Metrics

| | |
|---|---|
| **Naming Rights** | Up to 6 Stations (Phase 2A) |
| **Retail** | Approximately 149 $m^2$ of retail space per station |
| **Unit Based** | Up to 10 units per station |
| **Advertising Assets** | **Station:** Approximately 50 $m^2$ of advertising space per station (typical)<br>**Train**: Advertising opportunities on up to 32 trains (Phase 2A) |

## Financial Feasibility

| | |
|---|---|
| **WACC** | 12% |
| **IRR** | 12.3% |
| **Payback Period** | 15 Years |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | G2G Loan, PPP, or EPCF |
| **Investment Sharing** | None |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 4 Years |

JAYA ANCOL

Regional-Owned Enterprise (BUMD)

**PROJECT 01**

## Ancol Hotel

**PROJECT 02**

## Lot A - West Ancol

Waterfront Development

**PROJECT 03**

## East Ancol - 20 Ha

Gateway District

**PROJECT 04**

## East Ancol - 100 Ha

Horizon City

## About Project Owner

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.

Ready to Offer    Hospitality

# Ancol Hotel

| | |
|---|---|
| **Location** | Jalan Pantai Indah, Ancol, North Jakarta, Indonesia |
| **Total Investment** | IDR 441 Billion |
| **Development Area** | 15,207 m$^2$ |
| **Partnership Period** | 25 Years |
| **Contact Information** | **Nuri Hermila**<br>Corporate Strategy & Transformation<br>(partnership@ancol.com) |

## Project Profile

The Ancol Hotel Development is a premium hospitality project focused on the leisure and MICE segments, strategically located within the Taman Impian Jaya Ancol area, Jakarta's largest integrated recreational destination. The project comprises 304 hotel rooms supported by comprehensive MICE facilities to capitalize on the growing demand for tourism, business events, and destination-based hospitality experiences in Jakarta.

## Market Opportunity

| | |
|---|---|
| **Market Potential** | More than 10 million annual visitors to Ancol, combined with growing MICE activities and business travel from the surrounding industrial and port areas, create strong demand and support healthy occupancy throughout the week |

## Target Market

| | |
|---|---|
| **Hotel** | **Origin:** Domestic (80–85%) \| International (15–20%)<br>**Guest Type:** Families (40%) \| Corporate Travelers (30%) \| Leisure Travelers (30%)<br>**Travel Purpose:** Leisure & Recreation (50%) \| MICE & Group Meetings (35%) \| Business Travel (15%) |

## Product Development

### Hotel

| | |
|---|---|
| **Segment** | 4-Star Hotel |
| **Room type** | Business, Leisure and Convention (MICE) |
| **Number of Rooms** | 304 |
| **Rental Rate** | IDR 1.5 Million per night |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Build Operate Transfer (BOT) |
| **Investment Sharing** | • **Asset:** Land contributed by PJAA (HPL title)<br>• **Capital:** Full project financing and construction by the investor<br>• **Asset Transfer:** Assets transferred to PJAA at the end of the cooperation period |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.121° S, 106.839° E |
| **Nearest Public Transportation** | 1 km from Ancol Railway Station<br>1.8 km from Kampung Bandan Railway Station<br>1 km from Ancol Bus Stop<br>Planned North Jakarta LRT Corridor and MRT Phase 2B |
| **Nearest Toll Road Access** | 1.5 km from East Ancol Toll Gate<br>2 km from West Ancol Toll Gate |
| **Asset Status** | HPL (Land Management Rights), managed by PT Pembangunan Jaya Ancol Tbk |
| **Existing Condition** | Existing Structures |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 17,225 m$^2$ |
| **Total GFA** | 26,500 m$^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 19.7 Billion |
| **IRR** | 13.61% |
| **WACC** | 12.40% |
| **Payback Period** | 15 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2026 |
| **Construction** | 2 Years |
| **Operating** | 25 Years |

Ready to Offer    Hospitality

# Lot A - West Ancol

## Waterfront Development

| | |
|---|---|
| **Location** | Taman Marina, West Ancol, North Jakarta, Indonesia |
| **Total Investment** | IDR 1.1 Trillion |
| **Development Area** | ±17,142 m$^2$ (±1.71 ha) |
| **Partnership Period:** | Hotel & Convention: 50 Years<br>Apartment : 7 Years |
| **Contact Information** | **Nuri Hermila**<br>Corporate Strategy & Transformation<br>(partnership@ancol.com) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Market Potential** | Jakarta's hospitality market is recovering, supported by the government's target of hosting more than 1,700 international MICE events by 2026. Growing corporate activities, leisure tourism, and demand from business executives and buy-to-rent investors continue to drive opportunities for integrated beachfront hospitality, convention, and residential developments. |

## Product Development

**Mixed-Use: 4-Star Hotel + Convention Center + Middle-Upper Apartment + Quick Win (Pre-Development)**

| | |
|---|---|
| **Hotel Class** | 4-Star Hotel |
| **Number of Rooms** | 292 |
| **Room Rate** | IDR 1,307,000–1,500,000 / night |
| **Apartment** | |
| **Segment** | Mid- to Upper-Market |
| **Number of Units** | 336 |
| **Unit Pricing** | **1BR:** IDR 1.4 Billion<br>**2BR:** IDR 2.3 Billion<br>**3BR:** IDR 3.2 Billion |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 40,643 m$^2$ |
| **Total GFA** | 59,459 m$^2$ |

## Project Structure

| | |
|---|---|
| **Hotel & Convention** | BOT arrangement |
| **Apartment** | **Land Status:** HGB (Right-to-Build) over HPL (Land Management Rights)<br>**Investment Scheme:** Joint Development / Profit-Sharing with an Experienced Residential Developer |
| **Quick Win** | Land Lease, Profit Sharing, or PJAA Self-Operation. |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.116° S, 106.825° E |
| **Nearest Public Transportation** | 3 km from Ancol Railway Station<br>2 km from Kampung Bandan Railway Station<br>1.5 km from Ancol TransJakarta Bus Stop<br>Planned North Jakarta LRT Corridor and MRT Phase 2B |
| **Nearest Toll Road Access** | • 3 Km from East Ancol Gate<br>• 1.8 km from West Ancol Gate |
| **Asset Status** | Land Management Rights (HPL) managed by PT Pembangunan Jaya Ancol Tbk |
| **Existing Condition** | Clear site, ready for development |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 510 Billion |
| **IRR** | 21.01% |
| **WACC** | 12% |
| **Payback Period** | 8 Years |

## Project Timeline

| | |
|---|---|
| **Year 0 (Immediate)** | Quick-win activation of the apartment development site |
| **Years 1-3** | Hotel and convention center construction begins in Year 1, with operations commencing in Year 3. Hotel and convention facilities will operate under a 50-year partnership period. |
| **Years 4-7** | Apartment marketing launches in Year 4, followed by construction during Years 4–5 and sell-out by Year 7. Total development completion is expected within 7–8 years. |

Ready to Offer    Waterfront Township

# East Ancol - 20 Ha

## Gateway District

| | |
|---|---|
| **Location** | Taman Impian Jaya Ancol, North Jakarta, Indonesia |
| **Total Investment** | IDR 5.3 Trillion |
| **Development Area** | Approx. 14 ha<br>Gross Site Area: 20 ha |
| **Partnership Period** | Over 25 Years |
| **Contact Information** | **Nuri Hermila**<br>Corporate Strategy & Transformation<br>(partnership@ancol.com) |

## Project Profile

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.

## Project Data

| | |
|---|---|
| **Coordinates** | 6°06'44.8"S 106°51'21.1"E |
| **Nearest Public Transportation** | 1 km from JIS Station<br>2.2 km from Ancol Station<br>4 km from Kampung Bandan Station<br>3.5 km from Ancol Bus Stop<br>Planned North Corridor LRT & MRT Phase 2B |
| **Nearest Toll Road Access** | 2 Km from East Ancol Toll Gate<br>4 km from West Ancol Toll Gate |
| **Asset Status** | Land Management Rights (HPL) managed by PT Pembangunan Jaya Ancol Tbk |
| **Existing Condition** | Reclamation Completed; Site Ready for Development |

## Market Opportunity

| | |
|---|---|
| **Potential** | Demand for hospitality, commercial, and waterfront mixed-use developments is driven by Ancol's thriving tourism industry and Jakarta's position as Indonesia's leading business and event destination |

## Product Development

### Luxury Hotel + Convention Center

| | |
|---|---|
| **Segment** | Luxury / 5-Star Resort |
| **Type** | Leisure Resort, Business, Convention (MICE) |
| **Number of Rooms** | 280 |
| **Rental Rate** | IDR 2.1 Million / night |

### High-Rise Apartment

| | |
|---|---|
| **Segment** | High-End |
| **Number of Units** | 672 |
| **Selling Price** | IDR 29.4 Million / $m^2$ |

### Office & Lifestyle Retail

| | |
|---|---|
| **Segment** | Corporate/MNC - Grade A (Office)<br>Middle-Upper (Retail) |
| Rental Rate | IDR 150,000–250,000 per $m^2$/month |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Build–Operate–Transfer (BOT) or Joint Venture (JV) |
| **Investment Sharing** | **PJAA**: Contribution of HPL (Land Management Rights) land and equity participation<br>**Investor:** Construction financing and operational management by sector |

## Development Metrics

| | |
|---|---|
| **Total NLA (Hotel)** | 18,565 $m^2$ |
| **Total NLA (MICE)** | 2,779 $m^2$ |
| **Total NLA (Apartment)** | 64,344 $m^2$ |
| **Total NLA (Office)** | 43,898 $m^2$ |
| **Total GFA** | Approx. 195,542 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 363.9 Billion |
| **IRR** | 14.48% |
| **WACC** | 12% |
| **Payback Period** | 13 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027-2029 |
| **Construction** | 15-18 Years |
| **Operating** | 25 Years |

Market Sounding | Waterfront Township

# East Ancol - 100 Ha

## Horizon City

| | |
|---|---|
| **Location** | Taman Impian Jaya Ancol, North Jakarta (East Extension of Phase I / 20 Ha zone), Indonesia |
| **Total Investment** | IDR 37.4 Trillion |
| **Development Area** | Approx. 100 ha |
| **Partnership Period** | 30 Years |
| **Contact Information** | **Nuri Hermila**<br>Corporate Strategy & Transformation<br>(partnership@ancol.com) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Opportunity** | The development benefits from strong market opportunities driven by existing market gaps, including the lack of a 5-star beachfront resort and beachfront Grade A office space in Jakarta, as well as limited waterfront residential developments in North Jakarta. |

## Product Development

### Residential & Others

| | |
|---|---|
| **Segment** | Middle-Upper (Apartment) \| Middle (Low-Rise Residential) \| Corporate/MNC (Grade A Office) |
| **Total Units (Residential)** | **Total Residential Units:** 4,752 units<br>**High-Rise Apartments:** 3,132 units<br>**Low-Rise Residential:** 765 units<br>**Mid-Rise Apartments:** 654 units<br>**Destination Park Site Area:** 293,849 m² |
| **Selling Price** | **High-Rise Apartments:** from IDR 29.4 million/m²<br>**Low-Rise Residential:** from IDR 27.9 million/m²<br>**Grade A Office:** Available for Lease<br>**Commercial Plots:** Available for Outright Sale |

### 5-Star Luxury Hotel + Convention Center

| | |
|---|---|
| **Segment** | Luxury / 5-Star |
| **Type** | Leisure Resort, Business, Convention (MICE) |
| **Number of Rooms** | **Hotel**: 366 Rooms<br>**Convention Facilities**: up to 3,563 attendees |
| **Room Rate** | **Target ADR**: IDR 1.9 Million / night<br>**Target RevPAR**: IDR 1.3 Million (based on 70% stabilized occupancy) |

## Project Structure

| | |
|---|---|
| **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 |
| **Capital / Asset Contribution** | **PJAA:** HPL (Land Management Rights) land contribution + equity partner role<br>**Investors:** Construction financing + operations per sector |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.1143° S, 106.8488° E |
| **Nearest Public Transportation** | 1 Km from JIS Station<br>2.2 Km from Ancol Station<br>4 Km from Kampung Bandan Station<br>3.5 Km From Ancol Bus Stop,<br>Planned Jakarta North Coridor LRT & MRT Phase 2 B |
| **Nearest Toll Road Access** | 2 Km from East Ancol Toll Gate<br>4 km from West Ancol Toll Gate |
| **Asset Status** | Highest and Best Use (HBU) Study Completed<br>Land Reclamation in Progress |
| **Existing Condition** | Land reclamation is currently underway; the timeline for permanent development is yet to be confirmed. |

## Development Metrics

| | |
|---|---|
| **Total NLA (Residential & Office)** | **Apartment (all):** approx. 300,825 m²<br>**Low-Rise Residential:** 99,054 m²<br>**Grade A Office:** 43,898 m²<br>**Office Park (2 clusters):** approx. 133,356 m² |
| **Total GFA** | Approximately 837,989 m² |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 1.9 Trillion |
| **IRR** | 15.02% |
| **WACC** | 12% |
| **Payback Period** | 12 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | Destination Park & Hotel commence Year 1 post-reclamation |
| **Construction** | 17-19 Years |
| **Operating** | 30 Years |


Image source: ancol.com

MITJ

Regional-Owned Enterprise (BUMD)

PROJECT 01

## Sudirman Gateway

PROJECT 02

## Intercity Point Jatibaru

## About Project Owner

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.

Ready to Offer Commercial

# Sudirman Gateway


| | |
|---|---|
| **Location** | Sudirman Commuter Line Station and BNI City Airport Train Station |
| **Total Investment** | IDR 729.9 Billion |
| **Development Area** | 15,925 $m^2$ |
| **Partnership Period** | 30 Years |
| **Contact Information** | **Seno Pranata**<br>Group Head of Business Development<br>(pseno@mitj.co.id and busdev@mitj.co.id) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Potential** | The Dukuh Atas area records a daily traffic volume of approximately 935,000, consisting of 98% commuters and 2% office employees. Average spending is assumed at IDR 30,000–31,000 per person per day. |

## Product Development

**Retail**

| | |
|---|---|
| **Segment** | Middle Low |
| **Type** | **BNI City Station:**<br>Mini Anchor: 500-1,500 $m^2$<br>Specialty Shops: 100-160 $m^2$<br>Food & Beverage: 144-1,050 $m^2$<br><br>**Sudirman Station:**<br>Mini Anchor: 500-750 $m^2$<br>Specialty Shops: 100-200 $m^2$<br>Food and Beverage: 180-1,260 $m^2$ |
| **Rental Rate** | **Small Tenant:** IDR 675,000/$m^2$/month<br>**Medium Tenant:** IDR 425,000/$m^2$/month<br>**Large Tenant:** IDR 400,000/$m^2$/month<br>**Mini Anchor Tenant:** IDR 80,000/$m^2$/month |

**Advertising**

| | |
|---|---|
| **Rental Rate** | 2–9 million per $m^2$/month |
| **Naming Rights Fee** | IDR 416.7 million per month |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Build Transfer Operate (BTO) |
| **Investment Sharing** | - |

## Project Data

| | |
|---|---|
| **Coordinates** | 6°12'08.3"S 106°49'24.2"E |
| **Nearest Public Transportation** | 0 m from Sudirman Station and BNI City Station;<br>200 m from MRT Dukuh Atas Station |
| **Nearest Toll Road Access** | 3 km from Jakarta Inner Ring Road |
| **Asset Status** | Right-to-Use Certificate (Hak Pakai) held by PT Kereta Api Indonesia (Persero) |
| **Existing Condition** | Existing Station (Daily Operating) |

## Development Metrics

| | |
|---|---|
| **Total NLA** | **Sudirman Station:** 4,147 $m^2$<br>**BNI City Station:** 4,554 $m^2$<br>**Total:** 8,701 $m^2$ |
| **Total GFA** | 46,218 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 167.8 Billion |
| **IRR** | 12.65% |
| **WACC** | 10% |
| **Payback Period** | 10 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 2 years |
| **Operating** | 30 years |

Ready to Offer | Mixed-Use TOD

# Intercity Point Jatibaru

| | |
|---|---|
| **Location** | Jalan Jatibaru Raya, Central Jakarta, Indonesia |
| **Total Investment** | IDR 1.2 Trillion |
| **Development Area** | 15,035 m$^2$ |
| **Partnership Period** | 30 years, with an optional 20-year extension |
| **Contact Information** | **Seno Pranata**<br>Group Head of Business Development<br>(pseno@mitj.co.id and busdev@mitj.co.id) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Opportunity** | The development is designed to cater to KRL commuters, meeting facility users, and visitors to Tanah Abang Market by providing convenient accommodation. It also provides an attractive residential option for those seeking city-centre living with direct access to public transportation. |

## Product Development

### Hotel

| | |
|---|---|
| **Segment** | 3-Star and Above |
| **Number of Rooms** | 212 |
| **Rental Rate** | Superior IDR 500,000/night (incl. PPN)<br>Deluxe IDR 625,000/night (incl. PPN) |

### Apartement

| | |
|---|---|
| **Segment** | Mid-Market |
| **Number of Units** | 584 |
| **Selling price** | IDR 26,800,000/m$^2$ |

### Retail

| | |
|---|---|
| **Segment** | Lower- to Mid-Market |
| **NLA** | 2,900 – 175,017 m$^2$ |
| **Selling price** | Rent: IDR 180,000 – IDR 1,650,000 / m$^2$ |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Joint Venture (JV) |
| **Investment Sharing** | **MITJ**: 25%<br>**Strategic Partner**: 75%<br>The participation ratio is subject to further discussion and mutual agreement. |

## Project Data

| | |
|---|---|
| **Coordinates** | 6°11'02"S 106°48'41"E |
| **Nearest Public Transportation** | 0 km from Tanah Abang Station |
| **Nearest Toll Road Access** | 2.5 – 3.5 km from Slipi Toll Gate |
| **Asset Status** | Land Management Rights (HPL) held by PT Kereta Api Indonesia (Persero) |
| **Existing Condition** | Tanah Abang Station (operational) |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 65,519 m$^2$ |
| **Total GFA** | 84,381 m$^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 295.2 Billion |
| **IRR** | 17.40% |
| **WACC** | 10% |
| **Payback Period** | 7 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 2 Years |
| **Operating** | 30 Years |


image source: pexels.com

Regional-Owned Enterprise (BUMD)

PROJECT 01
## Jakarta Sewerage System Zone 2

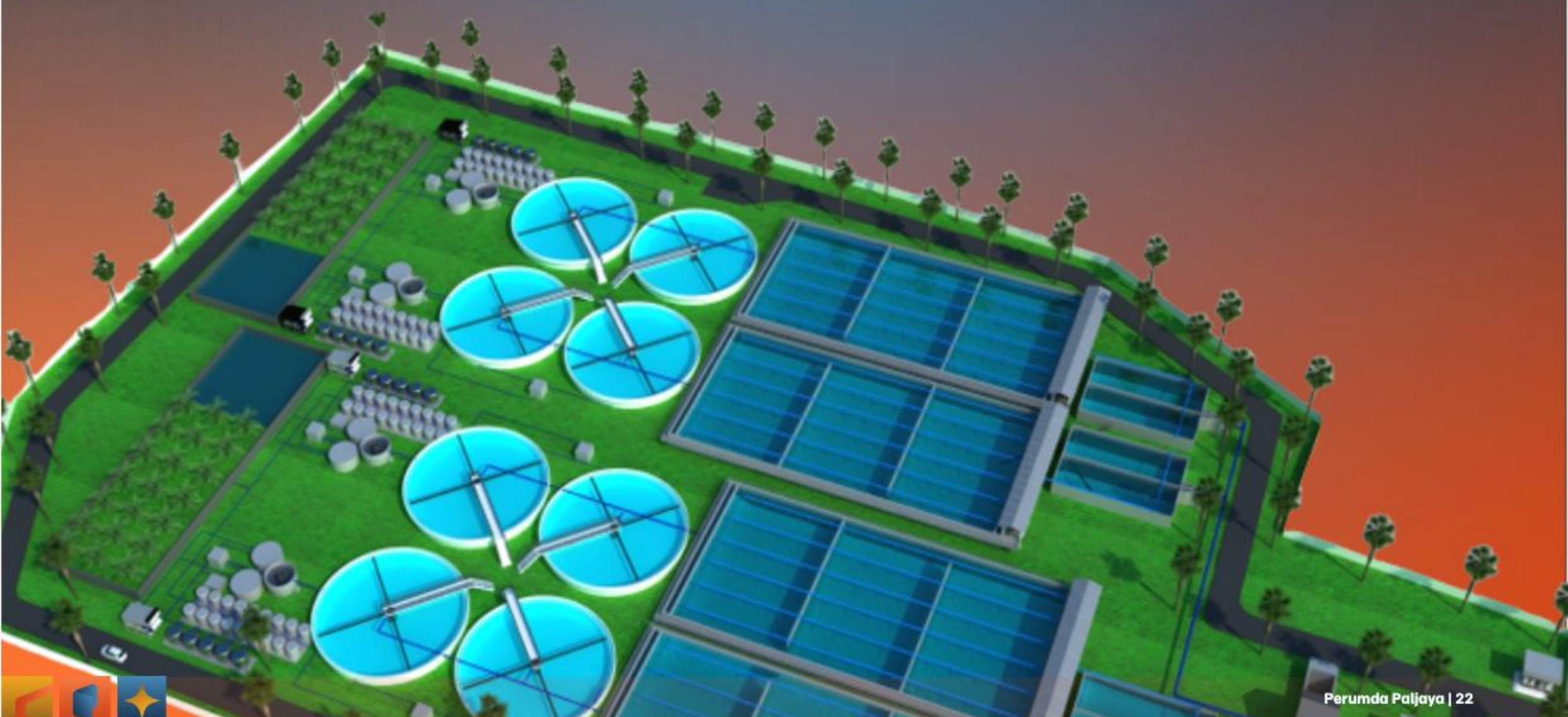
PROJECT 02
## Jakarta Sewerage System Zone 7

PROJECT 03
## Jakarta Sewerage System Zone 8

## About Project Owner

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.



Ready to Offer    Utility

# Jakarta Sewerage System
Zone 2

| | |
|---|---|
| **Location** | North Jakarta, spanning 5 subdistricts across 2 districts |
| **Total Investment** | IDR 1.5 Trillion |
| **Development Area** | 1,370 ha |
| **Partnership Period** | As stipulated in the Public-Private Partnership (PPP) |
| **Contact Information** | **Fayadh Chaerul Bani Akbar** Corporate Planning Officer (Fayadh@paljaya.com) |

## Project Profile

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.

## Project Data

| | |
|---|---|
| **WWTP Location** | Muara Angke, North Jakarta |
| **Land/Asset Status** | Land owned by Jakarta Provincial Government |
| **Existing Condition** | Vacant Land |

## Market Opportunity

| | |
|---|---|
| **Potential** | Residential, Industrial, Warehousing, and Commercial Customers |
| **Area coverage** | **2 Districts:** Penjaringan, Cengkareng **5 Subdistricts:** Kapuk, Kedaung Kali Angke, Penjagalan, Kapuk Muara, Pluit |

## Target Market

| | |
|---|---|
| **Service Coverage** | 163,678 PE |
| **Registered GFA** | 15,378,000 $m^2$ |

## Product Development

| | |
|---|---|
| **Revenue Source** | User Tariff |
| **Potential Revenue** | IDR 80 Billion / year |
| **Ratio of Revenue-GFA** | IDR 5,200 per $m^2$/year |

## Development Metrics

| | |
|---|---|
| **WWTP Capacity** | 17,885 $m^3$ per day |
| **Wastewater Treatment Technology** | Moving Bed Biofilm Reactor (MBBR) |
| **Total Pipe Length** | 137.18 km |
| **Pipe Diameter** | 200 - 1,200 mm |
| **Pipe Installation Method** | Pipe Jacking and Mechanical Boring |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 249.2 Billion |
| **IRR** | 11.6% |
| **WACC** | 8.19% |
| **Payback Period** | 10.5 Years |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Public–Private Partnership (PPP) |
| **Investment Sharing** | To Be Determined |

## Project Timeline

| | |
|---|---|
| **Expected Start** | Upon completion of the Feasibility Study (FS) |
| **Construction** | 5 Years / WWTP |
| **Operating** | As stipulated in the PPP Agreement |

Ready to Offer Utility

# Jakarta Sewerage System
Zone 7

| | |
|---|---|
| **Location** | West Jakarta, within 7 subdistricts across 3 districts |
| **Total Investment** | IDR 4.9 Trillion |
| **Development Area** | 4,590 ha |
| **Partnership Period** | As stipulated in the PPP Agreement |
| **Contact Information** | **Fayadh Chaerul Bani Akbar**<br>Corporate Planning Officer<br>(Fayadh@paljaya.com) |

## Project Profile

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.

## Project Data

| | |
|---|---|
| **WWTP Location** | Kamal-Pegadungan, West Jakarta |
| **Land/Asset Status** | Land owned by Jakarta Provincial Government |
| **Existing Condition** | Vacant Land |

## Market Opportunity

| | |
|---|---|
| **Potential** | Residential, Industrial, Commercial, and Warehouse Developments |
| **Area Coverage** | **3 Districts:**<br>Cengkareng, Kalideres, Penjaringan<br>**7 Subdistricts:**<br>Cengkareng Timur, Cengkareng Barat, Kamal, Tegal Alur, Pegadungan, Kalideres, Kamal Muara |

## Target Market

| | |
|---|---|
| **Service Coverage** | 637,307 Population Equivalent (PE) |
| **Registered Gross Floor Area (GFA)** | 48,637,000 $m^2$ |

## Product Development

| | |
|---|---|
| **Revenue Source** | User Tariff Fees |
| **Potential Revenue** | IDR 228 Billion per year |
| **Ratio of Revenue-GFA** | IDR 4,700 per $m^2$/year |

## Development Metrics

| | |
|---|---|
| **Wastewater Treatment Technology** | Conventional Activated Sludge (CAS) Combined with a Nature-Based Treatment Approach |
| **Total Pipe Length** | 686.71 km |
| **Pipe Diameter** | 200-2,400 mm |
| **Pipe Installation Method** | Pipe Jacking and Mechanical Boring |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 627 Billion |
| **IRR** | 11.5% |
| **WACC** | 8.19% |
| **Payback Period** | 10.6 Years |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Public–Private Partnership (PPP) or Traditional Procurement |
| **Investment Sharing** | To Be Determined |

## Project Timeline

| | |
|---|---|
| **Expected Start** | Upon completion of the Feasibility Study (FS) |
| **Construction** | 5 Years / WWTP |
| **Operating** | As stipulated in the PPP Agreement |

Ready to Offer    Utility

# Jakarta Sewerage System
Zone 8

| | |
|---|---|
| **Location** | North Jakarta, within 14 subdistricts across 3 districts |
| **Total Investment** | IDR 7.4 Trillion |
| **Development Area** | 6 ha across 16 subdistricts in 3 districts, North Jakarta |
| **Partnership Period** | As stipulated in the PPP Agreement |
| **Contact Information** | **Fayadh Chaerul Bani Akbar**<br>Corporate Planning Officer<br>(Fayadh@paljaya.com) |

## Project Profile

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.

## Project Data

| | |
|---|---|
| **WWTP Location** | Marunda, North Jakarta |
| **Land/Asset Status** | Land owned by Jakarta Provincial Government |
| **Existing Condition** | Vacant Land |

## Market Opportunity

| | |
|---|---|
| **Potential** | Household Customers |
| **Area Coverage** | 3 District (Cilincing, Koja, Tanjung Priok) and 14 Subdistricts across those districts |

## Target Market

| | |
|---|---|
| **Service Coverage** | 840,779 PE |
| **Registered Gross Floor Area** | 53,516,000 $m^2$ |
| **Total Waste Water Generated** | 160,000 $m^3$ per day |
| **Potential Commercial Customers** | 166 units |
| **Potential Household Customers** | 278,638 households |

## Product Development

| | |
|---|---|
| **Revenue Source** | User Tariff |
| **Potential Revenue** | IDR 332 Billion/year |
| **Ratio of Revenue-GFA** | IDR 6,200 per $m^2$/year |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Public–Private Partnership (PPP) |
| **Investment Sharing** | To Be Determined |

## Development Metrics

| | |
|---|---|
| **Wastewater Treatment Technology** | Completely Mixed Activated Sludge (CMAS) |
| **Total Pipe Length** | 360.40 km |
| **Pipe Diameter** | 200 - 1,800 mm |
| **Pipe Installation Method** | Pipe Jacking and Mechanical Boring |
| **Trunk sewer** | 62.4 km |
| **Reticulation (secondary and tertiary sewer)** | 887 km |
| **Relay pumping station PS-1 (capacity in terms of max flow in L/s)** | 900 L/s |
| **WWTP, including pumping station PS-WWTP (in million L/day)** | 160 million liters/day |
| **House connection to ensure 80% coverage of the service population** | 221,784 |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 1.7 Trillion |
| **IRR** | 12.15% |
| **WACC** | 10% |
| **Payback Period** | 8 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2031 |
| **Construction** | 5 years / WWTP |
| **Operating** | As stipulated in the PPP Agreement |

mrt jakarta

Regional-Owned Enterprise (BUMD)

**PROJECT 01**

## Combined Building Glodok

**PROJECT 02**

## Thamrin Boutique Hotel

**PROJECT 03**

## The Heritage Hub Kalibesar

## About Project Owner

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.

Ready to Offer    Hospitality

# Combined Building
Glodok

mrt jakarta

| | |
|---|---|
| **Location** | Jalan Pintu Besar Selatan, West Jakarta, Indonesia |
| **Total Investment** | IDR 41.4 Billion |
| **Development Area** | 823 $m^2$ |
| **Partnership Period** | 50 Years |
| **Contact Information** | **Iman Hidayatullah**<br>TOD Permit and Asset Management Specialist<br>(himan@jakartamrt.co.id) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Opportunity** | Strategically located near the future MRT Jakarta Phase 2A Kota Station, the development benefits from excellent accessibility, strong tourism demand, and the established visitor base of the Kota Tua heritage district. |

## Target Market

| | |
|---|---|
| **Hotel** | **Origin:** Domestic 70 % / International 30 %<br>**Type:** Corporate 10% / Family 20% / Travelers 70%<br>**Activity:** Group meeting 0% / Business 30 %, Leisure 70% |

## Product Development

### Hotel

| | |
|---|---|
| **Segment** | Boutique |
| **Number of Rooms** | 42 |
| **Room type** | Superior 22 $m^2$<br>Deluxe 24-28 $m^2$<br>Executive 30-35 $m^2$ |
| **Rental Rate** | IDR 815,000 / night |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | **Option 1:** Land & building concession<br>**Option 2:** JV |
| **Investment Sharing** | Fixed Contribution & Profit Sharing |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.138943° S, 106.813962° E |
| **Nearest Public Transportation** | Directly connected to Kota Tua MRT Station |
| **Nearest Toll Road Access** | ±1.5 km from Tol Ancol |
| **Asset Status** | **Land Ownership**: State Asset Management Agency (LMAN)<br>**Land Tenure**: MRT Jakarta – 50-year lease (including a 5-year grace period) |
| **Existing Condition** | Structural Construction in Progress |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 1,220 $m^2$ |
| **Total GFA** | 4,591 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 34.7 Billion |
| **IRR** | 11.50% |
| **WACC** | 8.22% |
| **Payback Period** | 11 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 2 Years |
| **Operating** | 50 Years |

Ready to Offer    Hospitality

# Thamrin Boutique Hotel

mrt jakarta

| | |
|---|---|
| **Location** | Jalan K.H. Wahid Hasyim, Central Jakarta, Indonesia |
| **Total Investment** | IDR 121.3 Billion |
| **Development Area** | 655 m$^2$ |
| **Partnership Period** | 30–50 Years |
| **Contact Information** | **Iman Hidayatullah**<br>TOD Permit and Asset Management Specialist<br>(himan@jakartamrt.co.id) |

## Project Profile

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.

## Project Data

| | |
|---|---|
| **Coordinates** | 6°11'12.7"S 106°49'11.1"E |
| **Nearest Public Transportation** | 0.5 km from MRT Bundaran HI |
| **Nearest Toll Road Access** | 2 km from Slipi Toll Gate |
| **Asset Status** | Owned by LMAN. MRT Jakarta is currently in the process of proposing a cooperation agreement for the asset's utilization |
| **Existing Condition** | Existing Building |

## Market Opportunity

| | |
|---|---|
| **Potential** | Located near Bundaran HI MRT Station and Thamrin MRT Station |

## Target Market

| | |
|---|---|
| **Hotel** | **Origin:** Domestic 70 % / International 30 %<br>**Type:** Corporate 50 % / Family 20 % / Traveler 30 %<br>**Activity:** Leisure 60% / Business 40% |

## Product Development

**Hotel**

| | |
|---|---|
| **Segment** | Boutique Hotel |
| **Type** | Leisure and Business |
| **Rooms Total** | 138 |
| **Rental Rate** | IDR 815,000 / night |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 3,202 m$^2$ |
| **Total GFA** | 4,162 m$^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 73.6 Billion |
| **IRR** | 11.85% |
| **WACC** | 8.22% |
| **Payback Period** | 10 Years |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | JV - Build Operate Transfer (BOT) |
| **Investment Sharing** | TBD |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 2 Years |
| **Operating** | 30-50 Years |

Ready to Offer    Commercial

# The Heritage Hub
Kalibesar

| | |
|---|---|
| **Location** | Jalan Kali Besar Timur, West Jakarta, Indonesia |
| **Total Investment** | IDR 50.5 Billion |
| **Development Area** | 5,310 $m^2$ |
| **Partnership Period** | 20–50 Years |
| **Contact Information** | **Iman Hidayatullah**<br>TOD Permit and Asset Management Specialist<br>(himan@jakartamrt.co.id) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Opportunity** | Located near the future MRT Jakarta Phase 2A Kota Station, the development benefits from strong connectivity and the established tourism appeal of the Kota Tua heritage district, creating a compelling opportunity for tourism-oriented and mixed-use development. |

## Product Development

### Commercial FnB

| | |
|---|---|
| **Rental Rate** | IDR 200,000 per $m^2$/month |
| **Service Charge** | IDR 50,000 per $m^2$/month |

### MICE

| | |
|---|---|
| **Rental Rate** | IDR 15,000,000 / day |

### Museum & Galery

| | |
|---|---|
| **Ticket Rate** | IDR 50,000 / person |

### Commercial Retail

| | |
|---|---|
| **Rental Rate** | IDR 175,000 per $m^2$/month |

### Green Area

| | |
|---|---|
| **Rental Rate** | IDR 50,000 per $m^2$/month |
| **Service Charge** | IDR 10,000 per $m^2$/month |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | JV - Build Operate Transfer (BOT) |
| **Investment Sharing** | TBD |

## Project Data

| | |
|---|---|
| **Coordinates** | 6°08'00.9"S 106°48'41.7"E |
| **Nearest Public Transportation** | 750 m from Kota Tua MRT Station (2029) |
| **Nearest Toll Road Access** | 1.5 km from Ancol Toll Gate |
| **Asset Status** | Owned by LMAN. MRT Jakarta is currently in the process of proposing a cooperation agreement for the asset's utilization |
| **Existing Condition** | Cultural heritage building |

## Development Metrics

| | |
|---|---|
| **Retail** | 1,256 $m^2$ |
| **MICE & Museum** | 1,054 $m^2$ |
| **FnB** | 1,714 $m^2$ |
| **Plaza & Landscape** | 2,142 $m^2$ |
| **Total GFA** | 6,166 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 22.4 Billion |
| **IRR** | 12.62% |
| **WACC** | 8.22% |
| **Payback Period** | 9 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 2 Years |
| **Operating** | 20–50 Years |

JIEP

Regional-Owned Enterprise (BUMD)

PROJECT 01

# Apartment & Podium Retail TOD

PROJECT 02

# Modern Fulfillment Pulogadung

## About Project Owner

Jakarta's emergence as the epicenter of national development in the late 1960s was marked by the rapid expansion of Indonesia's manufacturing industry subsector. In line with government efforts to stabilize the national economy through the rehabilitation and improvement of production facilities, industrial zones began to emerge without centralized planning across various areas within the city. This development highlighted the need for local governments to better organize industrial activities by consolidating them into dedicated zones that would support planned growth while contributing to surrounding communities.

In response to this need, PT Jakarta Industrial Estate Pulogadung (PT JIEP) was established in 1973 as Indonesia's pioneer industrial estate developer. Formed through a strategic partnership between the Jakarta Provincial Government and the Government of the Republic of Indonesia, both parties hold a 50% share. PT JIEP manages and develops the Pulogadung Industrial Estate, which spans 433 hectares in DKI Jakarta. For over 50 years, PT JIEP has served as a key centre of investment in Jakarta and has earned the trust of more than 500 national and multinational companies.

Ready to Offer    Residential

# Apartment & Podium Retail
TOD

| | |
|---|---|
| **Location** | Pulogadung Industrial Estate, Jalan Pulogadung Raya, East Jakarta, Indonesia |
| **Total Investment** | IDR 228.9 Billion |
| **Development Area** | 4,143 $m^2$ |
| **Partnership Period** | 20 Yerars |
| **Contact Information** | **Lola Cahyana**<br>AVP Business Development<br>(lolacahyana@jiep.co.id) |

## Project Profile

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.

## Project Data

| | |
|---|---|
| **Coordinates** | 6.1832° S, 106.9171° E |
| **Nearest public transportation** | 4.5 km from Klender KRL Station<br>0.1 km from nearest bus station<br>3.9 km from LRT Jakarta Station |
| **Nearest Toll Road Access** | 3.4 km from Cakung 1 Toll Gate |
| **Asset Status** | Right-to-Build Certificate (HGB) on HPL (Land Management Rights) PT Jakarta Industrial Estate Pulogadung |
| **Existing Condition** | Vacant Land |

## Market Opportunity

| | |
|---|---|
| **Potential** | The project targets the lower-mid and mid-market residential segments, supported by strong housing demand from the growing workforce within the Pulogadung Industrial Estate. Comparable residential developments in the area have achieved sales rates of 80–90%. |

## Product Development

### Apartment

| | |
|---|---|
| **Segment** | Lower-Mid to Mid-Market |
| **Total Units** | 390 |
| **Selling Price** | IDR 18 Million / $m^2$ |

### Retail Podium

| | |
|---|---|
| **Segment** | Lower-middle |
| **Number of Rooms** | 980 $m^2$ |
| **Selling Price** | IDR 24.6 Million / $m^2$ |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 12,576 $m^2$ |
| **Total GFA** | 21,378 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 27.9 Billion |
| **IRR** | 34.95% |
| **WACC** | 11.21% |
| **Payback Period** | 3 Years |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | BOT (Build Operate Transfer) |
| **Capital Structure** | 30% Equity / 70% Debt |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2026 |
| **Construction** | 5 Years |
| **Operational** | 20 Years |

Ready to Offer

Industry & Logistics

# Modern Fulfillment
Pulogadung

JIEP

| | |
|---|---|
| Location | Pulogadung Industrial Estate Block D, East Jakarta, Indonesia |
| Total Investment | IDR 170.3 Billion |
| Development Area | 14,295 m$^2$ |
| Partnership Period | 30 Years |
| Contact Information | **Lola Cahyana**<br>AVP Business Development<br>(lolacahyana@jiep.co.id) |

## Project Profile

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 last-mile 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.

## Market Opportunity

| | |
|---|---|
| Potential | Demand for fulfillment warehouses continues to grow, supported by occupancy rates of approximately 90%. Targeting e-commerce companies, third-party logistics (3PL) providers, and digital SMEs, the project is positioned to benefit from an undersupply of fulfillment warehouse facilities, a well-established industrial supply chain ecosystem, and strong interest from foreign investors. |

## Product Development

**Modern Fulfillment Warehouse**

| | |
|---|---|
| Segment | E-commerce, 3PL, and MSMEs |
| Type | Industry & Logistics |
| Service Type | Inbound, Storage, Handling, Picking & Packing, Outbound, Returns Handling, Return-to-Seller (RTS), and Relabeling |
| Warehouse Area | 14,295 m$^2$ |
| Rental Rate | **Small:** IDR 49.7 Billion/ Year<br>**Medium:** IDR 8.8 Billion / Year<br>**Large:** IDR 8.8 Billion / Year<br>**Inbound Services:** IDR 7.7 Billion / Year |
| Estimated Employment Generation | 339 jobs |

## Project Structure

| | |
|---|---|
| Partnership Scheme | Business-to-Business (B2B) model based on warehouse leasing and operational services. |
| Capital Structure | 30% Equity / 70% Debt |

## Project Data

| | |
|---|---|
| Coordinates | 6.1903° S, 106.9177° E |
| Nearest Public Transportation | <1 km from the nearest bus stop<br>3.5 km from Buaran Station (Commuter Line)<br>3.6 km from Kelapa Gading LRT Station |
| Nearest Toll Road Access | 8.85 km from Rawamangun Toll Gate3.6 km from Cakung Toll Gate |
| Asset Status | Land Management Rights (HPL) held by PT Jakarta Industrial Estate Pulogadung |
| Existing Condition | Vacant Land |

## Development Metrics

| | |
|---|---|
| Total GFA | 8,300 m$^2$ |
| Warehouse Area | 14,295 m$^2$ |

## Financial Feasibility

| | |
|---|---|
| NPV | Rp 295.5 Billion |
| IRR | 19.37% |
| WACC | 10% |
| Payback Period | 8.37 Years |

## Project Timeline

| | |
|---|---|
| Expected Start | 2027 |
| Construction | 1 Year |
| Operational | 30 Years |

Image source: canva.com

Regional-Owned Enterprise (BUMD)

PROJECT 01

# Pasar Minggu
Development

## About Project Owner

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.

Ready to Offer    Mixed-Use TOD

# Pasar Minggu
Development


| | |
|---|---|
| **Location** | Jalan Raya Ragunan, South Jakarta, Indonesia |
| **Total Investment** | IDR 696.5 Billion |
| **Development Area** | 16,594 $m^2$ |
| **Partnership Period** | 5-20 Years |
| **Contact Information** | **Slamet**<br>Head of Business Partnership and Commercial Division<br>(slamet@pasarjaya.co.id) |

## Project Profile

Located on a ±16,594 $m^2$ 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.

## Market Opportunity

| | |
|---|---|
| **Potential** | Pasar Minggu presents a compelling transit-oriented development (TOD) investment opportunity, strategically positioned adjacent to the Pasar Minggu Railway Station and Bus Terminal. Strong residential demand, limited land availability, and growing preference for transit-oriented living further strengthen the project's market potential and long-term value proposition. |

## Product Development

### Service Apartment

| | |
|---|---|
| **Segment** | Mid-market |
| **Number of Units** | 900 |
| **Type of Units** | 2BR (32 $m^2$) |
| **Rental Rate** | 160,000 per $m^2$/month |

### Traditional Market

| | |
|---|---|
| **Segment** | Middle low |
| **Number of Units** | 1,755 Existing Merchant Units |
| **Type of Units** | Kiosk (74%), Market Stall (26%) |
| **Rental Rate** | IDR 40 million per $m^2$ (20-year lease) |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Joint Operation |
| **Investment Sharing** | **Owner:** Land value<br>**Investor:** All development costs |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.284318° S, 106.843882° E |
| **Nearest Public Transportation** | Approximately 100 m from Pasar Minggu Station<br>Approximately 100 m from Pasar Minggu Bus Terminal |
| **Nearest Toll Road Access** | 3 km from Lenteng Agung Toll Gate |
| **Asset Status** | Right-to-Use Certificate (Hak Pakai) |
| **Existing Condition** | Pasar Minggu Market (daily operating) |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 74,490 $m^2$ |
| **Total GFA** | 86,705 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 70.8 Billion |
| **IRR** | 11.26% |
| **WACC** | 9% |
| **Payback Period** | 8 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 3 Years |
| **Operating** | 5-20 Years |

SARANA JAYA

Regional-Owned Enterprise (BUMD)

**PROJECT 01**
## Tebet Hotel

**PROJECT 02**
## Palm Court

## About Project Owner

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.

Ready to Offer　Hospitality

# Tebet Hotel

SARANA JAYA

| | |
|---|---|
| **Location** | Jalan Tebet Barat IV, South Jakarta, Indonesia |
| **Total Investment** | IDR 287.5 Billion |
| **Development Area** | 3,492 m² |
| **Partnership Period** | 20 Years |
| **Contact Information** | **Yesaya Kekko**<br>Supervisor of Business Development<br>(Yessaya.kekko@sarana-jaya.co.id) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Potential** | Jakarta's hotel market demonstrates strong growth potential, with occupancy projected to reach 60–65% by 2026. Increasing demand driven by MICE activities, corporate travel, rising international arrivals, and the growing staycation trend presents attractive opportunities for new hotel developments. |

## Target Market

| | |
|---|---|
| **Hotel** | **Origin:** Domestic 70% / Foreigner 30%<br>**Type:** Corporate 40% / Family 30% / Traveler 30% |

## Product Development

### Hotel

| | |
|---|---|
| **Segment** | 4-Star Hotel |
| **Type** | Business, Leisure, Convention |
| **Total Rooms** | 192 |
| **Rental Rate** | IDR 875,000 / night |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Joint Operation |
| **Investment Sharing** | **Sarana Jaya:** Land Area Potential<br>**Partner:** Development Cost |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.233772° S, 106.847062° E |
| **Nearest Public Transportation** | 2–3 km from TransJakarta, LRT, and KRL stations<br><1 km from TransJakarta feeder services |
| **Nearest Toll Road Access** | Direct access to Tebet Toll Gate, connected to Jakarta Inner Ring Road |
| **Asset Status** | Right-to-Build Certificate (HGB) |
| **Existing Condition** | Vacant Land |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 12,854 m² |
| **Total GFA** | 18,139 m² |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 94.5 Billion |
| **IRR** | 14.78% |
| **WACC** | 9.56% |
| **Payback Period** | 6.7 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2026 |
| **Construction** | 2 Years |
| **Operating** | 20 Years |

Market Sounding | Hospitality

# Palm Court

SARANA JAYA

| | |
|---|---|
| **Location** | Jalan Gatot Subroto, South Jakarta, Indonesia |
| **Total Investment** | IDR 217.1 Billion |
| **Development Area** | 10,300 $m^2$ |
| **Partnership Period** | 20 Years |
| **Contact Information** | **Yesaya Kekko**<br>Supervisor of Business Development<br>(Yessaya.kekko@sarana-jaya.co.id) |

## Project Profile

Palm Court is a premium apartment complex built in 1990 in Jakarta's Golden Triangle, with two towers totaling 28,788 $m^2$ 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.

## Market Opportunity

| | |
|---|---|
| **Potential** | Jakarta's hotel market continues to benefit from growing demand driven by MICE activities, corporate travel, international tourism, and the staycation trend. Palm Court further benefits from its location near Jakarta's major office and business districts, making it an attractive residential option for expatriate professionals. |

## Target Market

| | |
|---|---|
| **Hotel** | **Origin:** Domestic 70% / Foreigner 30%<br>**Type:** Corporate 40% / Family 30% / Traveler 30% |

## Product Development

**Hotel**

| | |
|---|---|
| **Segment** | 4-Star Hotel |
| **Room Types** | Standard, Deluxe, and Suite |
| **Number of Rooms** | 145 |
| **Rental Rate** | IDR 1.5 Million / night |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Joint Operation |
| **Investment Sharing** | Proposed Capital Structure:<br>30% Asset Owner<br>70% Investor |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.236126° S, 106.825095° E |
| **Nearest Public Transportation** | 350 m from Simpang Kuningan BRT Bus-stop;<br>400 m from Denpasar BRT Bus-stop |
| **Nearest Toll Road Access** | 300 m from the Gatot Subroto Toll Gate |
| **Asset Status** | Right-to-Build Certificate (HGB) |
| **Existing Condition** | Two Apartment Towers (Currently Vacant) |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 21,292 $m^2$ |
| **Total GFA** | 28,788 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 55.8 Billion |
| **IRR** | 15.26% |
| **WACC** | 10.49% |
| **Payback Period** | 7.4 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2026 |
| **Construction** | 1 Year |
| **Operating** | 20 Years |


image source: canva.com

Regional-Owned Enterprise (BUMD)

**PROJECT 01**

# Jakarta Esports Hotel

## About Project Owner

PT Jakarta Tourisindo is a regionally owned enterprise under the DKI Jakarta Provincial Government. Established in 2004 and later transformed into the Jakarta Experience Board (JXB) in 2020. As a profit-oriented BUMD that also prioritizes public interests, JXB serves as an extension of the DKI Jakarta Provincial Government in managing hospitality and tourism businesses in Jakarta.

To support Jakarta's vision as a Global City, JXB aims to become the orchestrator of the city's tourism ecosystem and a top-of-mind entity in the tourism industry. This includes positioning Jakarta as a leading destination, enhancing synergy across tourism experiences, and mobilizing various tourism stakeholders.

Ready to Offer    Hospitality

# Jakarta Esports
Hotel


| | |
|---|---|
| **Location** | Pulomas, East Jakarta, Indonesia |
| **Total Investment** | IDR 80.3 Billion |
| **Development Area** | 8,220 m$^2$ |
| **Partnership Period** | >10 Years |
| **Contact Information** | **Yogi Hansen Sirait**<br>SM Strategic Planning & Development<br>(yogi@jxboard.co.id) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Demand** | The e-sports industry, estimated to grow by around 12% annually, presents significant opportunities for the development of supporting facilities such as e-sports hotels, gaming hubs, and tournament venues designed to attract gaming enthusiasts, professional teams, and event organizers. |

## Target Market

| | |
|---|---|
| **Profile market** | Students and young professionals, including gamers and casual players, seeking affordable accommodation with high-speed, low-latency internet, shared room options, "stay & play" packages, and community gaming experiences. |

## Product Development

### Hotel

| | |
|---|---|
| **Segment** | 3-Star Hotel |
| **Type** | Business |
| **Number of Rooms** | 120 |
| **Rental Rate** | **Room Rate:** IDR 440,000 / night<br>**Hall Rental:** IDR 60,000,000 / event<br>**Retail Rental:** IDR 193,000 per m$^2$/month |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | BOT (Build-Operate-Transfer) – Land Lease |
| **Investment Sharing** | None |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.182484° S, 106.876505° E |
| **Nearest Public Transportation** | 2.0 km from LRTJ Pulomas Station |
| **Nearest Toll Road Access** | 5.0 km from Rawamangun Toll Gate |
| **Asset Status** | Land Owned PT Jakarta Tourisindo |
| **Existing Condition** | Hotel Building (Operational 2 floor) |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 5,320 m$^2$ |
| **Total GFA** | 8,473 m$^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 68.6 Billion |
| **IRR** | 18.87% |
| **WACC** | 9% |
| **Payback Period** | 7 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2026 |
| **Construction** | 4 Years |
| **Operating** | 10 Years |

PAM JAYA

Regional-Owned Enterprise (BUMD)

**PROJECT 01**

# Dharmawangsa
Serviced Apartment & Hotel

## About Project Owner

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.

Ready to Offer    Hospitality

# Dharmawangsa
## Serviced Apartment & Hotel

PAM JAYA

| | |
|---|---|
| **Location** | Jalan Dharmawangsa Raya, South Jakarta, Indonesia. |
| **Total Investment** | IDR 678.1 Billion |
| **Development Area** | 6,585 $m^2$ |
| **Partnership Period** | 20 Years |
| **Contact Information** | **Ahda Megawati Hasunia**<br>Senior Manager Strategical Planning & Business Portfolio<br>(strategy.business@pamjaya.co.id) |

## Project Profile

AM JAYA owns a prime 6,585 $m^2$ 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.

## Market Opportunity

| | |
|---|---|
| **Potential** | The market continues to demonstrate strong demand, supported by sales absorption rates ranging from 56%–80% in the upper segment and 74%–94% in the upper-middle segment. |

## Target Market

| | |
|---|---|
| **Serviced Apartment** | **Origin:** foreigner 75% / local 25%<br>**Job:** Professionals 50% / Entrepreneurs 50% |
| **Hotel** | **Origin:** foreigner 75% / local 25%<br>**Job:** Professionals 50% / Entrepreneurs 50% |

## Product Development

### Serviced Apartment

| | |
|---|---|
| **Segment** | Upper-Mid Market |
| **Number of Units** | 192 |
| **Rental Rate** | IDR 262,295 per $m^2$/month |

### Hotel

| | |
|---|---|
| **Segment** | 4-Star Hotel |
| **Number of Rooms** | 224 |
| **Room Rate** | IDR 1,319,828 / night |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Build, Operate, and Share (BOS) or Profit-Sharing Partnership. |
| **Investment Sharing** | **Landowner Contribution:** Land provision and land-use rights during the concession period.<br>**Investor Contribution:** Capital investment, project development, construction, operation, maintenance, and business management expertise. |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.255351° S, 106.798676° E |
| **Nearest Public Transportation** | 210 m from Blok A MRT Station |
| **Nearest Toll Road Access** | 4–5 km from the Jakarta Outer Ring Road (JORR) |
| **Asset Status** | Right-to-Build Certificate (Hak Guna Bangunan – HGB) |
| **Existing Condition** | Existing Building on Site |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 24,972 $m^2$ (51.7%) |
| **Total GFA** | 48,295 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 164.2 Billion |
| **IRR** | 11.9% |
| **WACC** | 9% |
| **Payback Period** | 8 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | Open for Discussion |
| **Construction** | 1–2 Years |
| **Operating** | 20 Years |

PROJECT 01
## Senen Sports & Lifestyle

PROJECT 02
## Jakarta International Cultural Hub

PROJECT 03
## Blok S Sport Center

PROJECT 04
## Sunter Promenade

## About Project Owner

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.

Ready to Offer    Sport & Recreation

# Senen Sports & Lifestyle

JAKARTA ASSET MANAGEMENT CENTRE

| | |
|---|---|
| **Location** | Jalan Pasar Senen, Central Jakarta, Indonesia |
| **Total Investment** | IDR 692.9 Billion |
| **Development Area** | 18,810 $m^2$ |
| **Partnership Period** | 26—30 Years |
| **Contact Information** | **Dhini Rizky P** Staff of Business Development, Communication, and Partnership (pukkjamc@gmail.com) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Potential** | Growing participation in wellness activities and recreational sports, together with exhibitions, festivals, community events, corporate gatherings, and government functions, supports sustained demand for the project. |

## Product Development

### Sports Hub

| | |
|---|---|
| **Type** | Futsal, Basketball, Volleyball, Badminton, Tennis, Padel, Gym, Virtual Sports, and Swimming Pools |
| **Number of Courts** | 4 |
| **Rental Rate** | IDR 350,000 per hour/ court |

### Retail & F&B

| | |
|---|---|
| **Commercial Area** | Retail, Restaurants, F&B, Mini Stalls, and MSMEs |
| **Rental Rate** | IDR 400, 000 per $m^2$/month |

### MICE / Outdoor Event Space

| | |
|---|---|
| **Segment** | Middle – Middle Upper |
| **Type** | Outdoor Event Plaza & Multifunction Hall |
| **Unit Configuration** | 1 Outdoor Event Plaza |

### Apartement

| | |
|---|---|
| **Tipe** | 1BR & 2BR |
| **Number of Units** | 99 |
| **Unit Types** | **1BR:** 57 $m^2$<br>**2 BR:** 73 $m^2$ |
| **Rental Rate** | **1BR:** IDR 13,179,000 per month<br>**2BR:** IDR 16,882,000 per month |

### Transit Hotel

| | |
|---|---|
| **Type** | Capsule Hotel & Express Hotel |
| **Rooms Total** | **Hotel:** 62 rooms<br>**Capsul Hotel:** 288 rooms |
| **Rental Rate** | **Hotel:** IDR 450,000 per night<br>**Capsul Hotel:** IDR 200,000 per night |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.175493° S, 106.843721° E |
| **Nearest Public Transportation** | ±100 m from Pasar Senen Station<br>±262,2 m from Pasar Senen Bus Terminal |
| **Nearest Toll Road Access** | ±3.70 km from Cempaka Putih Toll Gate |
| **Asset Status** | Right-to-Use (Hak Pakai) |
| **Existing Condition** | Existing indoor and outdoor sports facilities are located on the project site. |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 23,366 $m^2$ |
| **Total GFA** | 35,873 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 79.3 Billion |
| **IRR** | 12.01% |
| **WACC** | 10.58% |
| **Payback Period** | 9 Years |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Asset Utilization Cooperation (KSP) |
| **Investment Sharing** | Fix Contribution : tbc<br>Profit Sharing : tbc |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 3 Years |
| **Operating** | 30 Years |

Ready to Offer    Hospitality

# Jakarta International
Cultural Hub

| | |
|---|---|
| **Location** | Jalan H.R. Rasuna Said, South Jakarta, Indonesia |
| **Total Investment** | IDR 1.5 Trillion |
| **Development Area** | 24,375 $m^2$ |
| **Partnership Period** | 26-30 Years |
| **Contact Information** | **Dhini Rizky P**<br>Staff of Business Development, Communication, and Partnership<br>(pukkjamc@gmail.com) |

## Project Profile

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

## Market Opportunity

| | |
|---|---|
| **Potential** | Growing demand for corporate meetings, government events, seminars, exhibitions, and community gatherings creates opportunities for dedicated MICE facilities, while the current supply remains limited and is primarily integrated into hotels, mixed-use developments, and commercial complexes. |

## Product Development

### Retail

| | |
|---|---|
| **Segment** | Middle – Upper Middle |
| **Number of Units** | 52 |
| **Rental Rate** | IDR 460,000 per $m^2$/month |

### Office

| | |
|---|---|
| **Segment** | Grade B+ and Grade A- Offices |
| **Total Size** | 5,600 $m^2$ |
| **Rental Rate** | IDR 260,000 per $m^2$/month |

### MICE

| | |
|---|---|
| **Segment** | Upper Middle Corporate Market |
| **Capacity** | 10,000 pax |
| **Venue Size** | ±10,678 $m^2$ GFA |
| **Rental Rate** | IDR 7,000 per $m^2$/hour |

### Hotel

| | |
|---|---|
| **Segment** | 5-Star Hotel |
| **Total Rooms** | 262 |
| **Rental Rate** | **Standard:** IDR 1.3 Million / night<br>**Deluxe:** IDR 1.8 Million / night |

### Apartement

| | |
|---|---|
| **Segment** | Upper Middle Market |
| **Number of Units** | 182 |
| **Rental Rate** | IDR 14.9 Million per unit/month |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.224559° S, 106.834938° E |
| **Nearest Public Transportation** | ±500 m from LRT Kuningan Station |
| **Nearest Toll Road Access** | ±1.85 km from Kuningan 2 Toll Gate |
| **Asset Status** | Right-to-Use Certificate (Hak Pakai) registered under BPSDM |
| **Existing Condition** | The site contains several vacant buildings |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 73,326 $m^2$ |
| **Total GFA** | 60,294 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 10.9 Billion |
| **IRR** | 10.68% |
| **WACC** | 10.58% |
| **Payback Period** | 11 Years |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Asset Utilization Cooperation (KSP) |
| **Investment Sharing** | **Fix Contribution:** tbc<br>**Profit Sharing:** tbc |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 3 Years |
| **Operating** | 30 Years |

Ready to Offer    Sport & Recreation

# Blok S

## Sport Centre

| | |
|---|---|
| **Location** | Jalan Suryo, South Jakarta, Indonesia |
| **Total Investment** | IDR 268.1 Billion |
| **Development Area** | 13,378 m$^2$ |
| **Partnership Period** | 26-30 Years |
| **Contact Information** | **Dhini Rizky P** Staff of Business Development, Communication, and Partnership (pukkjamc@gmail.com) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Sports Area** | Growing health awareness, active lifestyles, sports communities, and corporate wellness programs continue to drive demand for sports and recreational facilities. |
| **Retail & F&B** | Consumer preferences are shifting toward dining, socializing, and experience-led destinations, supporting demand for retail and F&B offerings. |

## Product Development

### Multi-Sport & Wellness Hub

| | |
|---|---|
| **Segment** | Middle to Upper-Middle |
| **Facility Types** | Futsal Field, Football Field, Basketball Court, Volleyball Court, Padel Court, Gym/Fitness Center, and Wellness Studio |
| **Total Area** | 10,106 m$^2$ |

### Retail & F&B

| | |
|---|---|
| **Segment** | Middle to Upper-Middle |
| **Tenant Mix** | Cafés, Restaurants, Healthy F&B, Grab-and-Go, Sports Retail, and SME Area |
| **Total Area** | 3,704 m$^2$ |
| **Rental Rate** | IDR 300,000 per m$^2$/month |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Asset Utilization Cooperation (KSP) |
| **Investment Sharing** | **Fix Contribution:** tbc<br>**Profit Sharing:** tbc |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.236771° S, 106.814672° E |
| **Nearest Public Transportation** | Approximately 291 m from Rawa Barat TransJakarta Bus Sto |
| **Nearest Toll Road Access** | Approximately 985 m from Kuningan 1 Toll Gate |
| **Asset Status** | Right-to-Use Certificate (Hak Pakai) registered under the Provincial Government of DKI Jakarta |
| **Existing Condition** | Several indoor and outdoor sports facilities and 65 SME lots |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 20,449 m$^2$ |
| **Total GFA** | 35,873 m$^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 43.2 Billion |
| **IRR** | 11.18% |
| **WACC** | 9.61% |
| **Payback Period** | 11 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 2 Years |
| **Operating** | 30 Years |

Ready to Offer    Sport & Recreation

# Sunter Promenade

JAKARTA ASSET MANAGEMENT CENTRE

| | |
|---|---|
| **Location** | Jalan Danau Sunter Selatan, North Jakarta, Indonesia |
| **Total Investment** | IDR 387.1 Billion |
| **Development Area** | ± 21 Ha (South Sunter Lake)<br>± 58,634 $m^2$ (Sunter Sports Center) |
| **Partnership Period** | 30 Years |
| **Contact Information** | **Dhini Rizky P**<br>Staff of Business Development, Communication, and Partnership<br>(pukkjamc@gmail.com) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Potential** | Rising participation in sports and wellness activities, together with increasing domestic travel and business events, creates strong market potential for an integrated sports, recreation, and lifestyle destination. |

## Product Development

### Sports Hub

| | |
|---|---|
| **Target Segment** | Middle to Upper-Middle Active Lifestyle Market |
| **Sports Activities** | Approximately 17 Types |

### Hotel

| | |
|---|---|
| **Segment** | Budget Hotel |
| **Total Rooms** | 70 |
| **Unit Type & Area** | Standard (18–22 $m^2$) |
| **Rental Rate** | IDR 540,000 / night |

### FnB & Retail

| | |
|---|---|
| **Segment** | Middle to Upper-Middle Market |
| **Area** | 1,368.5 $m^2$ |
| **Rental Rate** | IDR 300,000 per $m^2$/month |

### MICE

| | |
|---|---|
| **Segment** | Middle to Upper-Middle Market |
| **Area** | 1.402 $m^2$ |
| **Rental Rate** | IDR 37,810 per $m^2$/month |

### Apartement

| | |
|---|---|
| **Segment** | Mid-Market |
| **Number of Units** | 45 |
| **Unit Type & Area** | Studio (32 $m^2$), 2 Bedroom (45–58 $m^2$) |
| **Rental Rate** | 1BR: IDR 35 Million per Unit/Year<br>2BR: IDR 50–64 Million per Unit/Year |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.147° S, 106.875° E |
| **Nearest Public Transportation** | 3.66 km from LRT Kelapa Gading Station |
| **Nearest Toll Road Access** | 1.56 km from Podomoro Toll Gate |
| **Asset Status** | 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 |
| **Existing Condition** | The site is currently equipped with various sports facilities, a waterfront promenade, SME retail areas, and a reservoir, providing a strong foundation for future development |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 73,326 $m^2$ |
| **Total GFA** | 57,765 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 90.8 Billion |
| **IRR** | 12.18% |
| **WACC** | 10.07% |
| **Payback Period** | 10 Years |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Asset Utilization Cooperation (KSP) |
| **Investment Sharing** | **Fix Contribution:** tbc<br>**Profit Sharing:** tbc |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 3 Years |
| **Operating** | 30 Years |


image source: bpad.jakarta.go.id

Member of Danareksa

State-Owned Enterprise (BUMN)

**PROJECT 01**

# Reclamation Marunda
Industrial Estate

## About Project Owner

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.

# Reclamation Marunda
## Industrial Estate

| | |
|---|---|
| **Location** | Jakarta Bay, North Jakarta, Indonesia. |
| **Total Investment** | IDR 8.6 Trillion |
| **Development Area** | 234 ha |
| **Partnership Period** | More than 20 Years |
| **Contact Information** | **Nurul Rizki Yanti**<br>SVP Pengembangan Bisnis dan Manajemen Aset<br>(nurul.rizki@gmail.com) |

## Project Profile

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.

## Project Data

| | |
|---|---|
| **Coordinates** | 6.094° S, 106.966° E |
| **Nearest Public Transportation** | ±9.3 km to Port of Tanjung Priok<br>±34 km to Soekarno - Hatta International Airport<br>±1 km to Tanjung Priok railway station |
| **Nearest Toll Road Access** | Approximately 1–3 km to JORR and Cibitung–Cilincing Toll Road |
| **Asset Status** | Land Management Rights (HPL) held by PT Kawasan Berikat Nusantara |
| **Existing Condition** | Marine Waters |

## Target Market

| | |
|---|---|
| **Industrial Estate** | Manufacturing & Heavy Industries, Logistics & Warehousing, and Data Centres |

## Market Opportunity

| | |
|---|---|
| **Potential** | The continued growth of industrial and logistics activities is driving demand for additional industrial land across Greater Jakarta. Supported by high occupancy levels of approximately 85–90% across KBN's existing industrial estates, the market presents strong potential for future expansion and long-term investment opportunities. |

## Product Development

### Industrial Estate

| | |
|---|---|
| **Product Name** | Industrial Estate |
| **Segment** | Heavy Industries, Warehouse and Data Center |
| **Development Components** | Industry, Warehouse, Commercial Area, Office Area & Docking |
| **Rental Rate** | IDR 25,850 per m$^2$/month |

## Development Metrics

| | |
|---|---|
| **Saleable Area** | 149 ha |
| **Development Area** | 234 ha |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 1 Trillion |
| **IRR** | 9.11% |
| **WACC** | 8.08% |
| **Payback Period** | 41 Years |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Business-to-Business (B2B) through Joint Operation and/or Business Partnership mechanisms, subject to further structuring and agreement. |
| **Investment Sharing** | CAPEX Allocation: TBD<br>Licensing and Permit Management: Profit Sharing Arrangement |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | **Phase 1 (±110.00 ha):** 2027–2030<br>**Phase 2 (±66.40 ha):** 2031–2032<br>**Phase 3 (±57.50 ha):** 2033–2035 |
| **Operational** | TBD |

perumnas

State-Owned Enterprise (BUMN)

**PROJECT 01**
## Samesta Aksora
Pulogebang

**PROJECT 02**
## Samesta Nexa
Klender Flat Revitalization

**PROJECT 03**
## Samesta Lumino
Revitalization of Kebon Kacang Flat

**PROJECT 04**
## Samesta Angkasa
Kemayoran Block A Flat Revitalization

**PROJECT 05**
## Samesta Omnia
Tanah Abang Flat Revitalization

# About Project Owner

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.

Ready to Offer    Residential

# Samesta Aksora

Pulogebang

| | |
|---|---|
| **Location** | Jalan Raya Cakung, East Jakarta, Indonesia |
| **Total Investment** | IDR 2.2 Trillion |
| **Development Area** | 31,004 $m^2$ |
| **Partnership Period** | 9 Years |
| **Contact Information** | **Rahman Nur Wahyu** Head of The Business Feasibility Department (rahmanwahyu@gmail.com) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Potential** | Block K benefits from its strategic TOD location in East Jakarta, with excellent connectivity to the Pulogebang Integrated Bus Terminal and proximity to key transportation, educational, commercial, and public facilities. Supported by high population density and growing demand for affordable housing, the project presents significant long-term residential development potential. |

## Target Market

| | |
|---|---|
| **Apartment / Vertical Residential TOD (Rusunami & Anami)** | **Origin:** Jakarta (70%) / Greater Jakarta (Bodetabek) (30%)<br>**Motivation:** Investment (35%) / End-user (65%)<br>**Occupation:** Professionals (70%) / Entrepreneurs & Self-employed (20%) / Others (10%) |

## Product Development

### Rusunami & Anami

| | |
|---|---|
| **Segment** | Middle-Bottom Residential (MBR) & Middle Residential (MBM) |
| **Number of units** | 4,316 units<br>**Rusunami:** 2,084 Units<br>**Anami:** 2,032 Units |
| **Selling Price** | **Rusunami:** IDR 13.5 million/$m^2$<br>**Anami:** IDR 26.3–27.1 million/$m^2$ |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Joint Venture |
| **Investment Sharing** | Participation portion: Owner 35% / investor 65% |

## Project Data

| | |
|---|---|
| **Coordinates** | 6°12'43.7"S 106°57'00.4"E |
| **Nearest Public Transportation** | 0.8 Km from Cakung station |
| **Nearest Toll Road Access** | 0.3 km from Pulogebang Toll Gate |
| **Asset Status** | Land Management Rights (HPL) held by Perum Perumnas |
| **Existing Condition** | Vacant land |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 156,354 $m^2$ |
| **Total GFA** | 198,000 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 362.3 Billion |
| **IRR** | 27.59% |
| **WACC** | 10% |
| **Payback Period** | 5 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 7 Years |
| **Operating** | 9 Years |

Ready to Offer    Residential

# Samesta Nexa

## Klender Flat Revitalization

perumnas

| | |
|---|---|
| **Location** | Jalan I Gusti Ngurah Rai, East Jakarta, Indonesia |
| **Total Investment** | IDR 5.9 Trillion |
| **Development Area** | ± 100,000 $m^2$ |
| **Partnership Period** | 16 Years |
| **Contact Information** | **Rahman Nur Wahyu** Head of The Business Feasibility Department (rahmanwahyu@gmail.com) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Opportunity** | Excellent connectivity via the KRL, TransJakarta, and Klender Terminal, along with a large surrounding population and a diverse mix of educational, healthcare, commercial, and industrial facilities, supports strong long-term residential market potential. |

## Target Market

| | |
|---|---|
| **TOD vertical housing** | **Origin:** Jakarta 70%; Bodetabek 30%. **Motivation:** 20% investment / 80% end-user **Occupation:** Professionals / Employees / Academic Staff – ±70%; Entrepreneurs / Self-Employed Individuals – ±20%; Others – ±10%. |

## Product Development

**Replacement Flats & Anami**

| | |
|---|---|
| **Segment** | Middle-Bottom Residential (MBR) & Middle Residential (MBM) |
| **Number of Units** | 10,521 |
| **Selling Price** | IDR 17.6- 53.8 Million / $m^2$ |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Joint Venture |
| **Investment Sharing** | The project is structured with 35% participation by the Project Owner and 65% participation by the Investor. |

## Project Data

| | |
|---|---|
| **Coordinates** | 6°12'59.7"S 106°55'41.9"E |
| **Nearest Public Transportation** | 0.2 km from Buaran Station, 0.2 km from Klender Baru Station, 0.05 km from the Flyover Bus Stop in Pondok Kopi |
| **Nearest Toll Road Access** | 1.5 km from the Pulogebang Toll Gate |
| **Asset Status** | Right-to-Build Certificate (HGB) above Land Management Rights (HPL) held by Perum Perumnas |
| **Existing Condition** | The site is currently occupied, comprising 78 operational low-rise residential blocks. |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 436,705 $m^2$ |
| **Total GFA** | 472,739 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 621.7 Billion |
| **IRR** | 20.71% |
| **WACC** | 10.00% |
| **Payback Period** | 10 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 15 Years |
| **Operating** | 17 Years |

Market Sounding | Residential

# Samesta Lumino

## Kebon Kacang Flat Revitalization

perumnas

| | |
|---|---|
| **Location** | Jalan Kebon Kacang IX, Central Jakarta, Indonesia |
| **Total Investment** | IDR 2.3 Trillion |
| **Development Area** | ±16,500 $m^2$ |
| **Partnership Period** | 9 Years |
| **Contact Information** | **Rahman Nur Wahyu**<br>Head of The Business Feasibility Department<br>(rahmanwahyu@gmail.com) |

## Project Profile

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).

## Market Opportunity

| | |
|---|---|
| **Opportunity** | A strategic location in Central Jakarta near the Thamrin corridor, together with excellent connectivity via the MRT, LRT, KRL, and TransJakarta networks, positions the project to capture long-term residential demand. Easy access to major business districts, shopping centers, tourism destinations, and an established residential area further enhances its market potential. |

## Target Market

| | |
|---|---|
| **Replacement Flats & Anami** | **Origin:** Jakarta 75% / Bodetabek 25%<br>**Motivation:** End-user 65% / Investment 35%<br>**Occupation:** Professional/Executive/ASN 65% / Entrepreneur-Self-Employed 25% / Other 10% |

## Product Development

**Replacement Flats & Anami**

| | |
|---|---|
| **Segment** | Middle Residential (MBM) |
| **Unit Type Configuration** | 1BR (53%), 2BR (24%) |
| **Number of Units** | 2,731 units (600 Replacement Flats; 2,131 Anami) |
| **Selling Price** | IDR 31.6 Million / $m^2$ |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Joint Venture |
| **Investment Sharing** | Participation portion:<br>Owner 35% / investor 65% |

## Project Data

| | |
|---|---|
| **Coordinates** | 6°11'18.2"S 106°49'18.8"E |
| **Nearest Public Transportation** | 0.5 km from Trans Jakarta Bus Stop<br>1.0 km from Bundaran HI Bus Stop |
| **Nearest Toll Road Access** | - |
| **Asset Status** | Right-to-Build Certificate (HGB) above Land Management Rights (HPL) held by Perum Perumnas |
| **Existing Condition** | Operational residential complex with 8 occupied low-rise blocks (600 units; ~2,400 residents) |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 151,133 $m^2$ |
| **Total GFA** | 159,270 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 568.6 Billion |
| **IRR** | 32.32% |
| **WACC** | 10% |
| **Payback Period** | 7 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 7 Years |
| **Operating** | 10 Years |

Market Sounding | Residential

# Samesta Angkasa

## Kemayoran Block A Flat Revitalization

perumnas

| | |
|---|---|
| **Location** | Jalan Dakota Raya, Central Jakarta, Indonesia |
| **Total Investment** | IDR 3.8 Trillion |
| **Development Area** | ± 80,000 $m^2$ |
| **Partnership Period** | 13 Years |
| **Contact Information** | **Rahman Nur Wahyu**<br>Head of The Business Feasibility Department<br>(rahmanwahyu@gmail.com) |

### Project Profile

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.

### Market Opportunity

| | |
|---|---|
| **Opportunity** | Strategically located in Kemayoran, the project benefits from strong connectivity to business districts, JIExpo, government offices, commercial centres, and public facilities |

### Target Market

| | |
|---|---|
| **Vertical Apartments / Residences: Replacement Flats & Anami** | **Origin:** Jakarta 75% / Bodetabek 25%<br>**Motivation:** Inhabited 65% / Investment 35%<br>**Occupation:** Professional/Executive/ASN 65% / Entrepreneur-Self-Employed 25% / Other 10% |

### Product Development

**Replacement Flats & Anami**

| | |
|---|---|
| **Segment** | MBR (28.95%), MBM (42.20%), MBA (23.86%) |
| **Number of Units** | 7,547 |
| **Selling Price** | IDR 283 Million - 1.3 Billion / Unit |

### Project Structure

| | |
|---|---|
| **Partnership Scheme** | Joint Venture |
| **Investment Sharing** | Participation portion:<br>Owner 35% / investor 65% |

### Project Data

| | |
|---|---|
| **Coordinates** | 6.1538° S, 106.8541° E |
| **Nearest Public Transportation** | 500 m from Kemayoran Corridor |
| **Nearest Toll Road Access** | 4.3 km from Kemayoran Toll gate |
| **Asset Status** | Right-to-Build Certificate (HGB) above Land Management Rights (HPL) held by PPKK Setneg |
| **Existing Condition** | 34 Lowrise Block (2,185 unit / ±8,470 existing residents) |

### Development Metrics

| | |
|---|---|
| **Total NLA** | 210,730 $m^2$ |
| **Total GFA** | 269,619 $m^2$ |

### Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 148.9 Billion |
| **IRR** | 14.97% |
| **WACC** | 10% |
| **Payback Period** | 10 Years |

### Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 10 Years |
| **Operating** | 13 Years |

Market Sounding Residential

# Samesta Omnia

## Tanah Abang Flat Revitalization

perumnas

| | |
|---|---|
| **Location** | Jalan KH Mansyur, Central Jakarta, Indonesia |
| **Total Investment** | IDR 3.3 Trillion |
| **Development Area** | ± 36,000 $m^2$ |
| **Partnership Period** | 10 Years |
| **Contact Information** | **Rahman Nur Wahyu** Head of The Business Feasibility Department (rahmanwahyu@gmail.com) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Potential** | Excellent connectivity via MRT, KRL, and TransJakarta networks enhances access to business districts, commercial centres, tourism destinations, and public facilities, supporting long-term growth potential |

## Target Market

| | |
|---|---|
| **Anami** | **Origin:** Jakarta 75% / Bodetabek 25% **Motivation:** Investment 35% / End-Users 65% **Occupation:** Professional/Executive/Civil Servant 65% /Entrepreneur-Self-Employed 25% / Other 10% |

## Product Development

### Replacement Flats & Anami

| | |
|---|---|
| **Segment** | MBR (27%), MBM (73%) |
| **Total Units** | Approximately 3,888 units |
| **Selling Price** | IDR 522 Million - 2.1 Billion |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Joint Venture |
| **Investment Sharing** | Equity Structure – Owner 35% / Investor 65% |

## Project Data

| | |
|---|---|
| **Coordinates** | 6°11'31.2"S 106°48'55.9"E |
| **Nearest Public Transportation** | Approximately 1.1 km from Karet KRL Commuter Line Station |
| **Nearest Toll Road Access** | 4.8 km from Slipi Toll Gate |
| **Asset Status** | Right-to-Build Certificate (HGB) above Land Management Rights (HPL) held by Perum Perumnas |
| **Existing Condition** | 60 block lowrise Building (960 unit/3,840 existing Residents) |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 143,225 $m^2$ |
| **Total GFA** | 244,500 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 557.4 Billion |
| **IRR** | 28.18% |
| **WACC** | 10% |
| **Payback Period** | 7 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 8 Years |
| **Operating** | 13 Years |

WIKA Realty

State-Owned Enterprise (BUMN)

**PROJECT 01**

# Tamansari Skyhive

**PROJECT 02**

# Jakarta River City

## About Project Owner

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.

Ready to Offer    Residential

# Tamansari Skyhive

| | |
|---|---|
| **Location** | Jalan D.I. Panjaitan, East Jakarta, Indonesia |
| **Total Investment** | IDR 618.6 Billion |
| **Development Area** | 5,331 m$^2$ |
| **Partnership Period** | 5 Years |
| **Contact Information** | **Redisya Gilang Permana**<br>Strategic Business Development Manager<br>(redisya_gilang@wikarealty.co.id) |

## Project Profile

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.

## Project Data

| | |
|---|---|
| **Coordinates** | 6.2384° S, 106.8776° E |
| **Nearest Public Transportation** | 1.7 km from Cawang LRT Station |
| **Nearest Toll Road Access** | 0.2 km from Kebon Nanas Toll Gate |
| **Asset Status** | Right-to-Build Certificate (HGB) registered under PT Wika Realty |
| **Existing Condition** | Vacant building structure |

## Market Opportunity

| | |
|---|---|
| **Potential** | Strong rental demand from SOE employees, business travellers, and government officials, with attractive rental yields of 8.8%–10.0% per annum and two-bedroom rental rates of IDR 7–16 million/month in the Tebet–Cawang area |

## Product Development

### Apartment

| | |
|---|---|
| **Segment** | Mid-Market |
| **Number of Units** | 571 |
| **Selling Price** | **Phase 1:** IDR 28–30 Million / m$^2$<br>**Average Final Selling Price:** IDR 36.3 Million / m$^2$ |

### Commercial

| | |
|---|---|
| **Segment** | F&B, Lifestyle & Daily Needs |
| **Area** | 301 m$^2$ |
| **Selling Price** | IDR 36,3 Million / m$^2$ |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 21,036 m$^2$ |
| **Total GFA** | 32,712 m$^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 74.3 Billion |
| **IRR** | 28.06% |
| **WACC** | 10% |
| **Payback Period** | 3 Years |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Joint Operation (KSO) — Profit & Loss Sharing |
| **Investment Sharing** | **Investor:** Responsible for the full project capital investment<br>**PT Wika Realty:** Responsible for providing the land, securing building permits, contributing development expertise, and delivering overall project management services |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 3 Years |
| **Operational** | 5 Years |

Market Sounding    Mixed-Use TOD

# Jakarta River City

| | |
|---|---|
| **Location** | Jalan Letjen M.T. Haryono, South Jakarta, Indonesia |
| **Total Investment** | IDR 6.1 Trillion |
| **Development Area** | 60,304 m² |
| **Partnership Period** | 13 Years |
| **Contact Information** | **Redisya Gilang Permana**<br>Strategic Business Development Manager<br>(redisya_gilang@wikarealty.co.id) |

## Project Profile

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

## Market Opportunity

| | |
|---|---|
| **Potential** | Jakarta's property market offers strong growth potential, driven by rising demand, limited new supply, expanding transportation connectivity, expansion of transit-oriented developments (TOD) and the recovery of tourism and business activities. These factors support the long-term viability of integrated mixed-use developments and their ability to create sustainable investment value. |

## Product Development

**Hotel**

| | |
|---|---|
| **Segment** | 4-Star Hotel |
| **Type** | Business |
| **Number of Rooms** | 235 |
| **Rental Rate** | IDR 777,000 / night |

**Commercial (Mall)**

| | |
|---|---|
| **Segment** | Urban Lifestyle & Entertainment |
| **Total NLA** | 12,960 m² |
| **Selling Price** | IDR 47.5 Million / m² |

**Office**

| | |
|---|---|
| **Segment** | Lifestyle Business Hub & Flexible Grade A Office |
| **Total NLA** | 6,800 m² |
| **Selling Price** | IDR 38.8 Million / m² |

**Apartment**

| | |
|---|---|
| **Segment** | Mid-Market |
| **Total Units** | 4,073 |
| **Selling Price** | IDR 44.3 – 61.8 Million / m²<br>IDR 1.55 – 4.45 Billion / unit |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.2437° S, 106.8630° E |
| **Nearest Public Transportation** | 0 km from LRT Ciliwung Station |
| **Nearest Toll Road Access** | 300 m from Cawang Toll Gate |
| **Asset Status** | Right-to-Build Certificate (HGB) registered under PT Jakarta River City |
| **Existing Condition** | Vacant Land |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 226,440 m² |
| **Total GFA** | 263,025 m² |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 2.3 Trillion |
| **IRR** | 17.1% |
| **WACC** | 10% |
| **Payback Period** | 6.06 Years |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Joint Venture Equity Participation |
| **Investment Sharing** | Existing Shareholder 72.94%<br>New Investor 27.06% |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 9 Years |
| **Operational** | 13 Years |

image source: smartcity.jakarta.go.id

adhi commuter properti

State-Owned Enterprise (BUMN)

PROJECT 01
## LRT City Tebet

PROJECT 02
## LRT City Ciracas

## About Project Owner

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.

Ready to Offer | Mixed-Use TOD

# LRT CITY
## Tebet

adhi commuter properti

| | |
|---|---|
| **Location** | Jalan MT Haryono,<br>South Jakarta, Indonesia |
| **Total Investment** | IDR 964 Billion |
| **Development Area** | 20,449 $m^2$ |
| **Partnership Period** | 2.5 Years |
| **Contact Information** | **Taufiq Hardiyansyah**<br>Project Manager Property<br>(taufiq.hardiyansyah@adhi.co.id) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Demand** | Market demand is driven by passengers using the LRT Jabodebek and KRL Commuter Line networks. Rental demand is further supported by the large number of office workers in the Cawang, Sudirman, and Kuningan business districts, as well as visitors to nearby hospitals. |

## Product Development

### Commercial

| | |
|---|---|
| **Segment** | Retail / F&B |
| **Area** | 5,063 $m^2$ |
| **Selling Price** | IDR 46 Million / $m^2$ |

### Office

| | |
|---|---|
| **Segment** | Corporate Office |
| **Area** | 1,058 $m^2$ |
| **Selling Price** | IDR 50 Million / $m^2$ |

### Apartement

| | |
|---|---|
| **Segment** | Mid-Market |
| **Type** | Studio (70%), 1BR (20%), 2BR (10%) |
| **Total Units** | 589 |
| **Selling Price** | IDR 32 Million per $m^2$,<br>IDR 700 Million - 1.6 Billion per units |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Profit Sharing |
| **Investment Sharing** | Owner 77% / Investor 23% |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.2426° S, 106.8562° E |
| **Nearest Public Transportation** | • 300 m from Cawang Urban Railway Transportation Station<br>• 500 m from LRT Cikoko Station |
| **Nearest Toll Road Access** | 500 m from Cawang Toll Gate |
| **Asset Status** | Right-to-Build Certificate (HGB) over Land Management Rights (HPL) |
| **Existing Condition** | Under Construction |

## Development Metrics

| | |
|---|---|
| **Total NLA** | 20,449 $m^2$ |
| **Total GFA** | 40,765 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 22.6 Billion |
| **IRR** | 20.39% |
| **WACC** | 9% |
| **Payback Period** | 8 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2026 |
| **Construction** | 2 Years |
| **Operating** | 2.5 Years |

Market Sounding · Mixed-Use TOD

# LRT CITY
Ciracas

adhi commuter properti

| | |
|---|---|
| **Location** | Jalan Penganten Ali, East Jakarta, Indonesia |
| **Total Investment** | IDR 1.74Trillion |
| **Development Area** | 62,956 $m^2$ |
| **Partnership Period** | 10 Years |
| **Contact Information** | **Yodha Dwi Pratomo**<br>Engineering Manager<br>(yodha.dwi@gmail.com / yodha.dp@adhi.co.id ) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Potential** | A diverse demand base, including apartment residents, LRT Jabodebek passengers, office workers, and surrounding communities in Ciracas, the TB Simatupang corridor, and Cibubur, supports the project's long-term market potential. |

## Product Development

### Commercial (Mall)

| | |
|---|---|
| **Segment** | Middle-Class Shopping Mall |
| **Type** | Lifestyle Mall (Neighborhood Shopping) |
| **Tenant Mix / Retail Unit Configuration** | **Small to Medium Tenant:** < 86 $m^2$<br>**Large Tenant:** 86–100 $m^2$<br>**Anchor Tenant:** > 100 m |
| **Rental Rate** | IDR 240,000 per $m^2$/month |

### Apartment

| | |
|---|---|
| **Segment** | Mid-Market |
| **Number of Units** | **Tower 1:** 1,137 units<br>**Tower 2:** 477 units |
| **Type** | Studio (60%), 2BR (10%), 1 BR (30%) |
| **Unit Mix** | Studio (24 $m^2$)<br>1BR (32 $m^2$)<br>2BR (52–65 $m^2$ |
| **Selling Price (Exc PPN)** | Starting from IDR 22 Million per $m^2$<br>Starting from IDR 540.3 Million per Unit (Studio Type) |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Strategic Partnership with Debt Financing |
| **Capital Structure** | Debt / Equity |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.3238° S, 106.8866° E |
| **Nearest Public Transportation** | 0 km from LRT Ciracas Station |
| **Nearest Toll Road Access** | 2.4 km from Kampung Rambutan Toll Gate |
| **Asset Status** | Right-to-Build Certificate (HGB) Under PT Adhi Commuter Properti Tbk and PT Urban Jakarta Propertindo Tbk |
| **Existing Condition** | Under Construction |

## Development Metrics

### Commercial (Mall)

| | |
|---|---|
| **Total NLA** | 7,785 $m^2$ |
| **Total GFA** | 9,262 $m^2$ |

### Apartment

| | |
|---|---|
| **Total NLA** | 62,294 $m^2$ (Tower 1 and Tower 2) |
| **Total GFA** | 86,908 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 137.1Billion |
| **IRR** | 12% |
| **WACC** | 10.5% |
| **Payback Period** | 6 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2026 |
| **Construction** | 2.5 Years |
| **Operating** | 10 Years |

image source: pexels.com

Lembaga Manajemen Aset Negara

Public Service Agency (BLU)

**PROJECT 01**

# Sportainment
Tendean

## About Project Owner

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.

Ready to Offer　Sports & Recreation

# Sportainment
Tendean

Lembaga Manajemen Aset Negara

| | |
|---|---|
| **Location** | Jalan Kapten Tendean, South Jakarta, Indonesia |
| **Total Investment** | IDR 10.4 Billion |
| **Development Area** | 3,534 $m^2$ |
| **Partnership Period** | 10 Years |
| **Contact Information** | **Dian Amintapratiwi Purwandhini**<br>Deputy Director<br>(dian.aminta@kemenkeu.go.id) |

## Project Profile

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.

## Market Opportunity

| | |
|---|---|
| **Potential** | A sportainment market projected to grow by around 5% annually provides a strong foundation for the project. Rising demand for sports, recreation, and wellness activities further supports its long-term commercial potential. |

## Target Market

| | |
|---|---|
| **Sportainment** | The project targets local residents, sports communities, and corporate customers, supported by a broad and diverse market base. |

## Product Development

### Sportainment

| | |
|---|---|
| **Segment** | Mid-market |
| **Type** | Sport, Wellness, and Leisure |
| **Number of Courts** | 4 |
| **Rental Rate** | IDR 350,000 per court/hour |

## Project Structure

| | |
|---|---|
| **Partnership Scheme** | Lease Agreement |
| **Investment Sharing** | None |

## Project Data

| | |
|---|---|
| **Coordinates** | 6.239758° S, 106.826161° E |
| **Nearest Public Transportation** | • 0.4 km from Hotel Indonesia Bus Stop<br>• 1.8 km from LRT Station |
| **Nearest Toll Road Access** | 2.0 km from Kuningan 1 and 2 Gate |
| **Asset Status** | Right-to-Use Certificate (Hak Pakai) owned by the Government of the Republic of Indonesia. |
| **Condition** | Vacant Land |

## Development Metrics

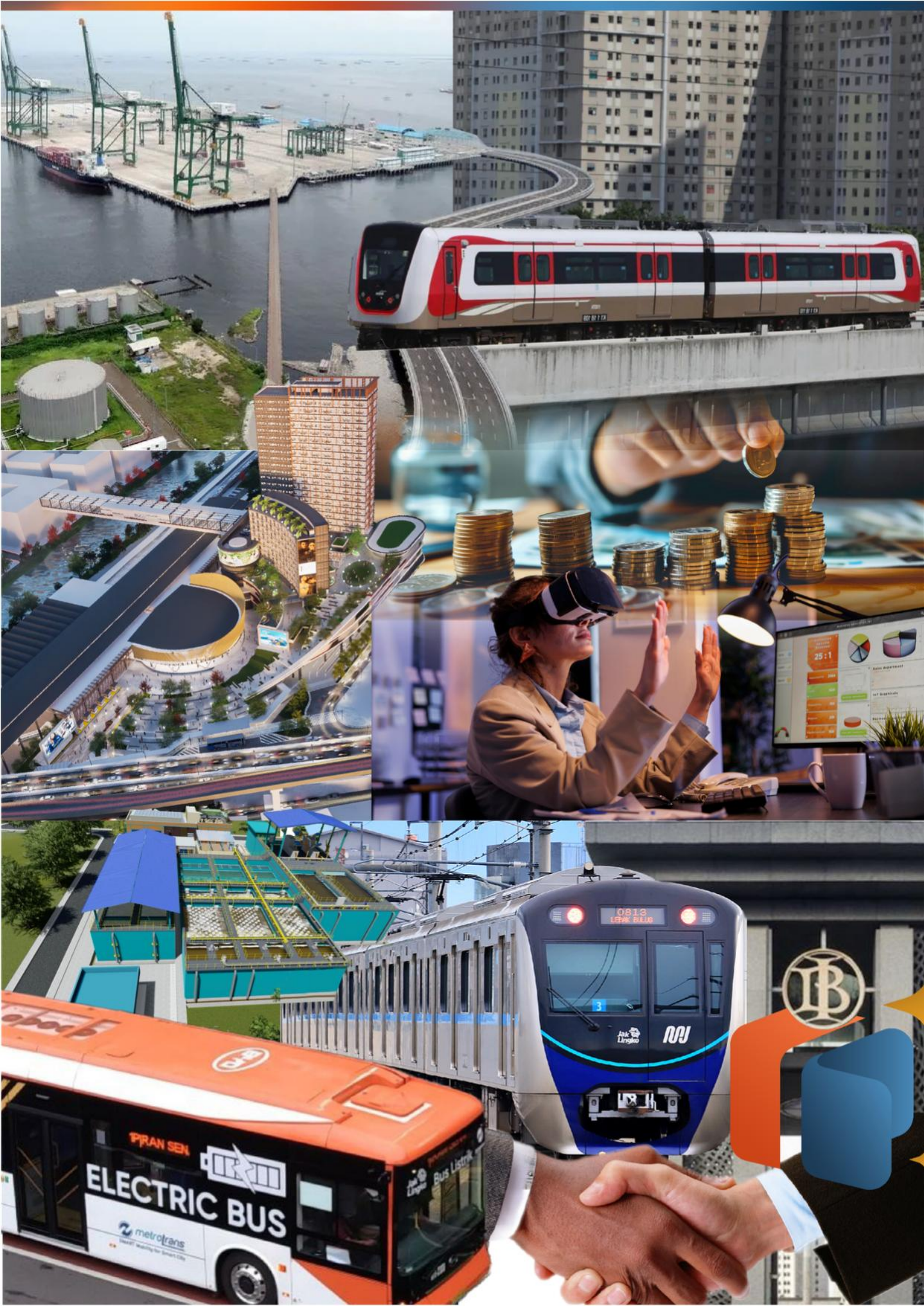
| | |
|---|---|
| **Total NLA** | 1,556 $m^2$ |
| **Total GFA** | 1,944 $m^2$ |

## Financial Feasibility

| | |
|---|---|
| **NPV** | IDR 943.9 Million |
| **IRR** | 14.10% |
| **WACC** | 12% |
| **Payback Period** | 5.6 Years |

## Project Timeline

| | |
|---|---|
| **Expected Start** | 2027 |
| **Construction** | 1–1.5 Years |
| **Operating** | 10 Years |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ELECTRIC BUS
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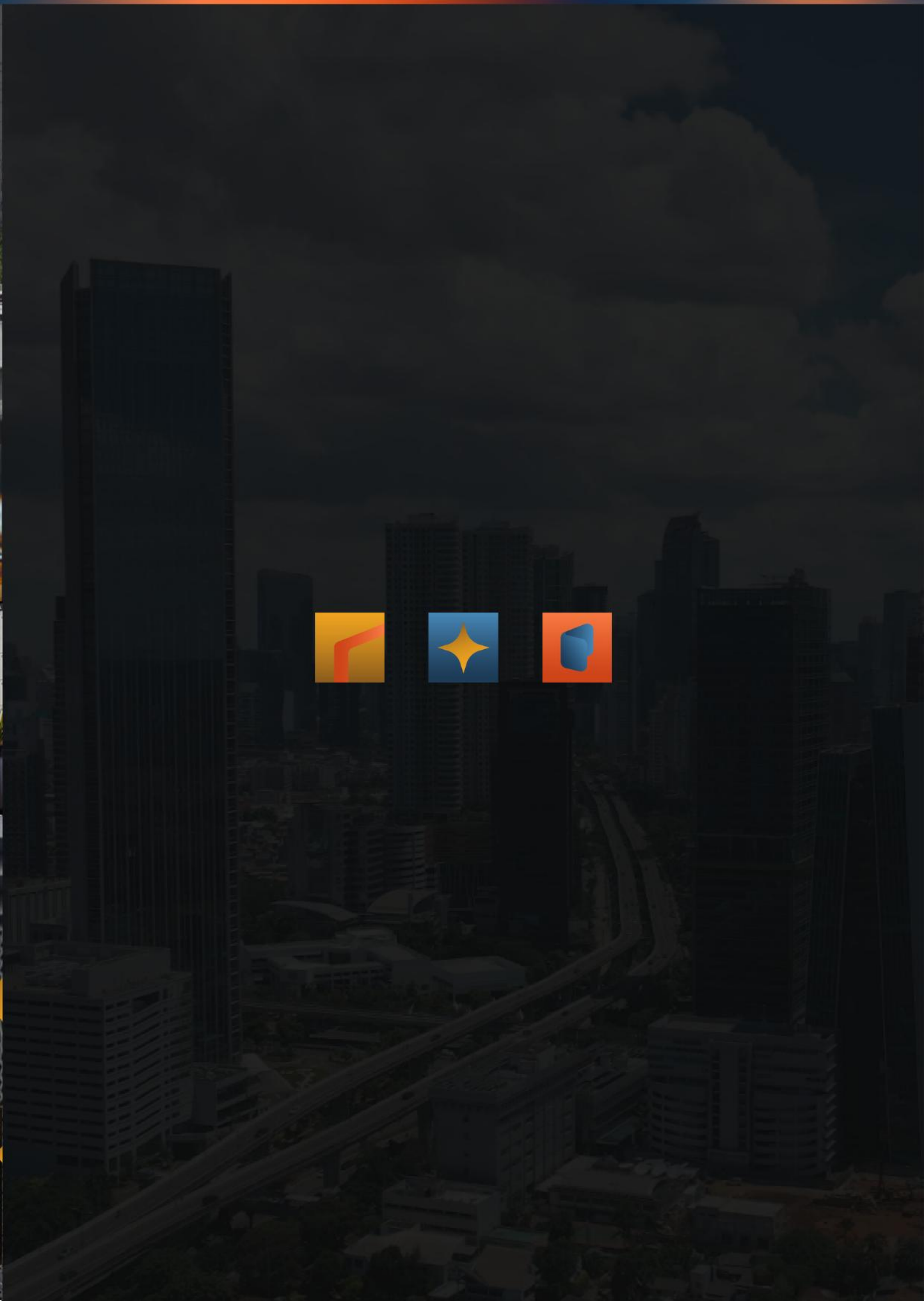
Bus Listrik



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