

WEST JAVA

INVESTMENT OPPORTUNITIES

A Portfolio of West Java's Opportunities
in Investment, Trade, and Partnerships



WEST JAVA IN A GLANCE

Demographic Condition
Ease of Doing Business
Investment Realization
Top Investment Sectors

DEMOGRAPHIC CONDITION

West Java Area

35,378 KM²

1.8% of Indonesia's Total Area

Population

50.35 M

Population Density

1,394/KM²

Productive Age Population

37.5 M

1.11% average of last 10 years



West Java in Indonesia is Located in Java Island

West Java has a very strategic geography located directly adjacent to the Indonesia's Capital City, Jakarta

Human
Development Index

74,92 in 2024

Life expectancy
at birth

75.16

Expected Years
of Schooling

12.08

Mean Years
of Schooling

8.87

Mean real per
capita spending
per year

IDR
12.16 Mil

Source: Indonesia Central Bureau of Statistic, 2024

DEMOGRAPHIC CONDITION

Total Population

50.35 M

Male

25.533.273

Female

24.882.278

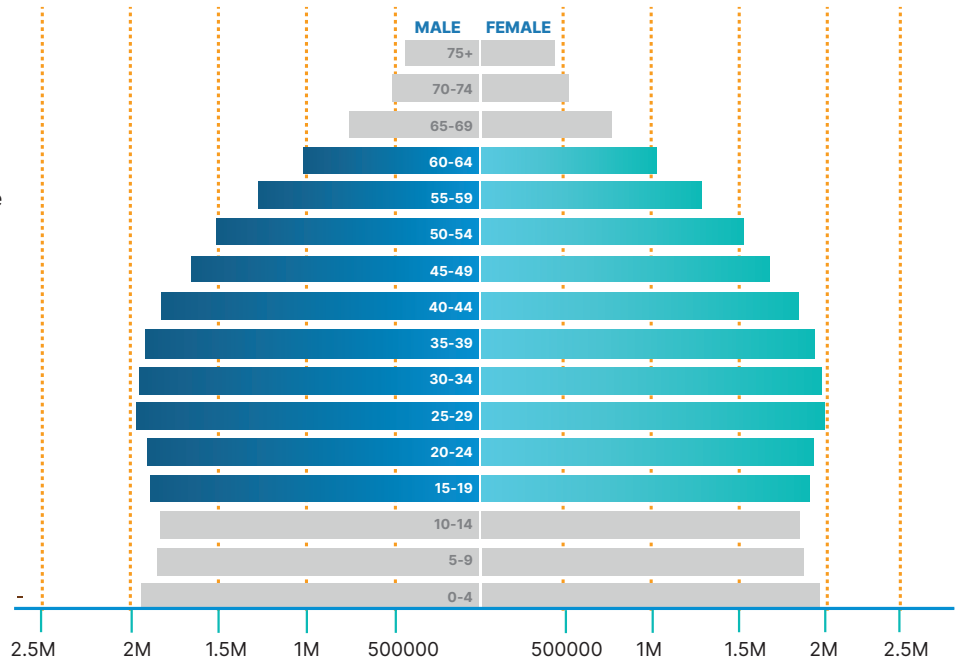
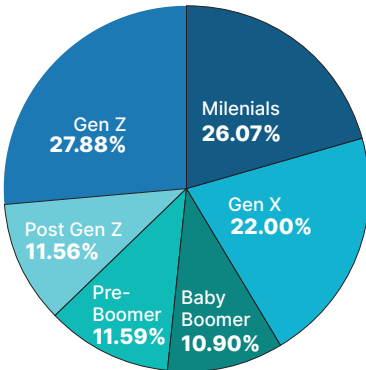


Labor Force
Size

26.18 M

Labor Force
Participation Rate

67,71%



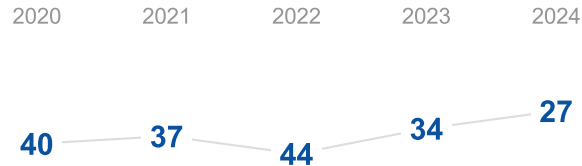
INDONESIA

COMPETITIVENESS TRENDS

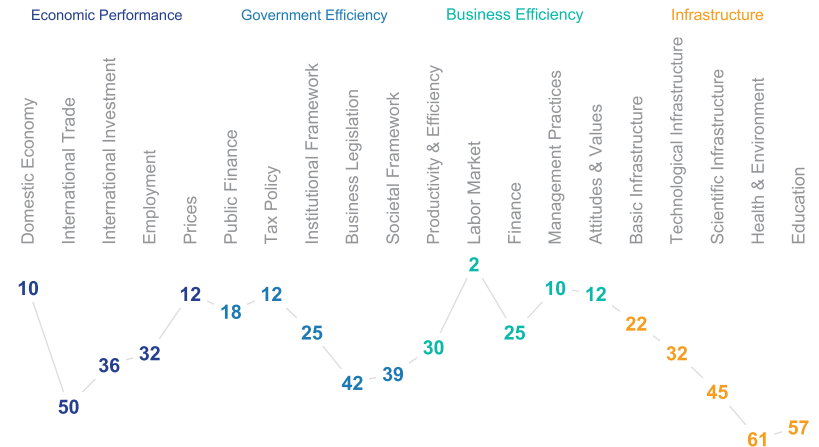
BASIC FACTS

	Jakarta	RANK
Capital	Jakarta	
Land area (square km '000)	1,917	2023
Exchange rate (per \$)	15,237	2023
Population - market size (millions)	277.43	2023 04
Gross Domestic Product (GDP) (US\$ billions)	1,371.2	2023 15
GDP (PPP) per capita (US\$)	15,829	2023 60
Real GDP growth (%)	5.1	2023 06
Consumer price inflation (%)	3.71	2023 20
Unemployment rate (%)	5.32	2023 38
Labor force (millions)	147.71	2023 04
Current account balance (% of GDP)	-0.11	2023 42
Direct investment stocks inward (\$bn)	262.9	2022 25
Direct investment flows inward (% of GDP)	1.67	2022 42

OVERALL PERFORMANCE (67 COUNTRIES)



COMPETITIVENESS LANDSCAPE



Source: IMD World Competitiveness Booklet (2024)

INVESTMENT EFFICIENCY IN INDONESIA

PEER GROUPS RANKINGS

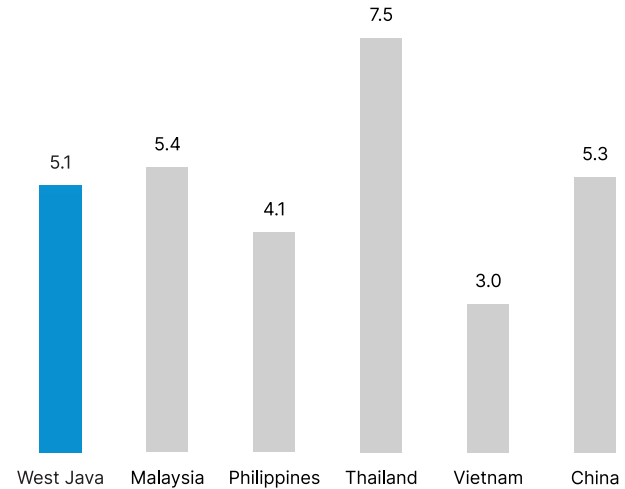
ASIA - PACIFIC (14 countries)



POPULATIONS > 20 MILLION (30 countries)

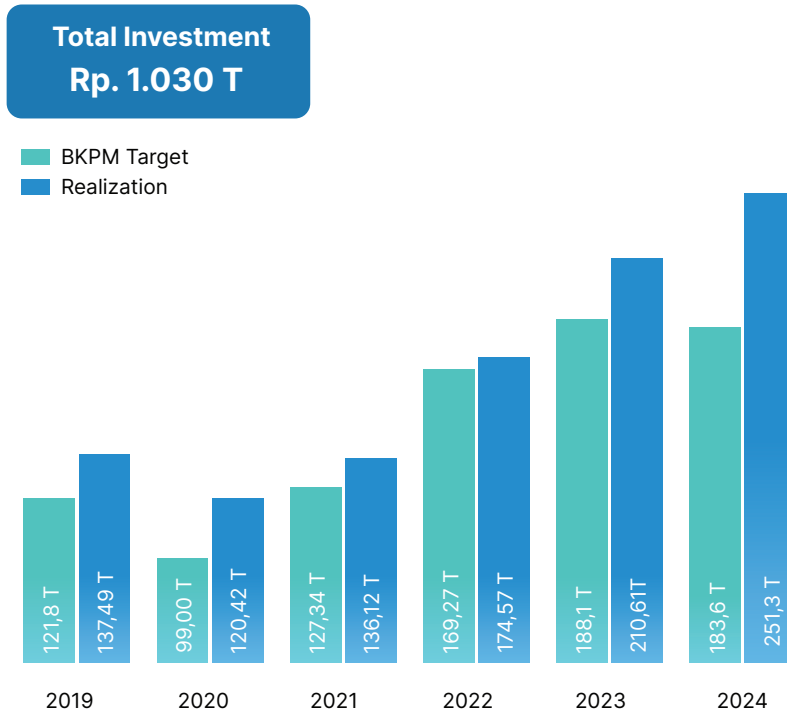


Incremental Capital Output Ratio (ICOR)
in 2019 among other Asian Countries

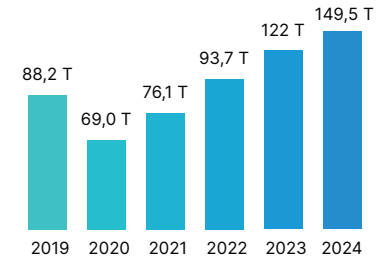


West Java's ICOR can compete with other
Asian Countries

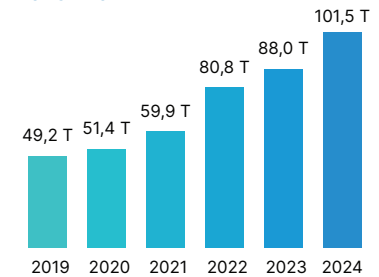
WEST JAVA INVESTMENT REALIZATION PERIOD 2019 - 2024



WEST JAVA FDI INVESTMENT REALIZATION 2019-2024



WEST JAVA DDI INVESTMENT REALIZATION 2019-2024

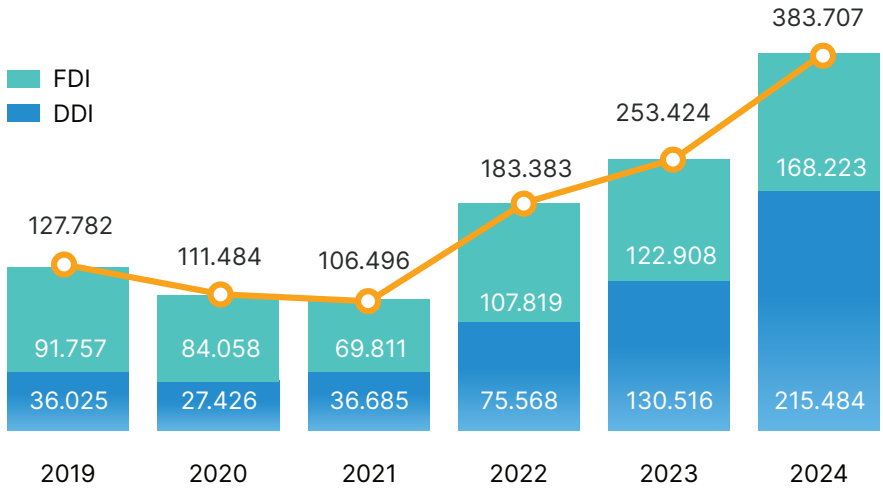


WEST JAVA LABOR ABSORPTION

PERIOD 2019 - 2024

Labor Absorption
2019-2024

1.166.276



INVESTMENT SECTORS WITH THE HIGHEST LABOR ABSORPTION

- MANUFACTURING INDUSTRY**
 245,995 Workers
- WHOLESALE AND RETAIL TRADE, REPAIR OF MOTOR VEHICLES AND MOTORCYCLES**
 44,011 Workers
- HEALTH SERVICES & SOCIAL ACTIVITIES**
 21,206 Workers
- TRANSPORTATION AND WAREHOUSING**
 15,198 Workers
- BUSINESS SERVICES**
 13,182 Workers

10 SECTOR WITH HIGHEST INVESTMENT REALIZATION PERIOD 2019- 2024



Transportation, Warehouse
and Telecommunication
IDR. 162 Billion



Food
Industry
IDR. 57 Billion



Housing, Industrial Area,
and Office
IDR. 137 Billion



Electricity, Gas,
and Water
IDR. 56 Billion



Motorized Vehicles and Other
Transportation Industry
IDR. 94 Billion



Metal, Machinery, and
Electronics
IDR. 52 Billion



Construction
IDR. 66 Billion



Chemical and
Pharmacy
IDR. 45 Billion

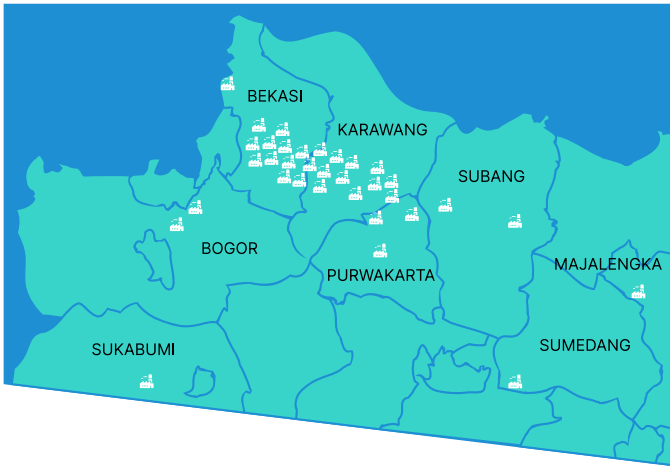


Other
Services
IDR. 65 Billion



Paper and Printing
Industry
IDR. 35 Billion

WEST JAVA INDUSTRIAL ESTATES



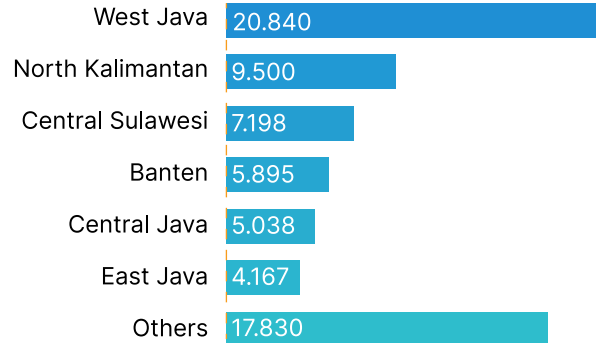
THERE ARE A TOTAL OF
51 INDUSTRIAL ESTATES
IN WEST JAVA



COVERING A VAST AREA OF
20,840 HA

With a prominent position as the leading contributor to the national GDP within the manufacturing sector, West Java boasts vast industrial estates housing numerous companies, attracting both local and foreign investors.

TOTAL SIZE OF INDONESIA'S INDUSTRIAL ESTATE BASED ON PROVINCE (IN HA)



30% of the total size of Indonesia's industrial estates is located in West Java

LIST OF INDUSTRIAL ESTATE IN WEST JAVA

Kab. Bekasi

10 | 8,187,65 Ha

1. Bekasi International Industrial Estate
2. MM2100 Industrial Town BFIE
3. MM2100 Industrial Town MMID
4. Kawasan Industri Jababeka
5. East Jakarta Industrial Park
6. Kawasan Industri Gobel
7. Kawasan Industri Marunda Center
8. Greenland International Industrial Center (GIIC)
9. Kawasan Industri Lippo Cikarang
10. Hacaca Business Park

Kab. Bogor

2 | 200,68 Ha

1. Cibinong Center Industrial Estate
2. Kawasan Industri Sentul

Kab. Sukabumi

1 | 220 Ha

Kawasan Industri Cikembar

Kab. Purwakarta

5 | 2763,70 Ha

1. Kota Bukit Indah Industrial City
2. Kawasan Industri Lion
3. Kawasan Industri SKI
4. Kawasan Industri Jatiluhur Industrial Smart City
5. KI Terpadu Cikaopark

Kab. Subang

5 | 3.760 Ha

1. Suryacipta Subang Smartpolitian
2. Kawasan industri Taifa
3. Kawasan Industri Intijaya Subang Industri
4. Kawasan Industri Patimban
5. CP Industrial Estate

Kab. Karawang

12 | 7,558,30 Ha

1. Kawasan Industri Indotaisei (Kota Bukit Indah)
2. Kawasan Industri Kujang Cikampek
3. Kawasan Industri Mitrakarawang
4. Karawang International Industrial City
5. Suryacipta IE
6. Mandalapratama Permai Industrial Estate
7. Kawasan Industri Artha Industrial Hill
8. Taman Niaga Karawang Prima
9. Karawang New Industrial City
10. Pertiwi Lestari Industrial Estate
11. Karawang Jabar Industrial Estate
12. Sinar Primera Industrial Karawang Eco City (SPIKE)

Kab. Majalengka

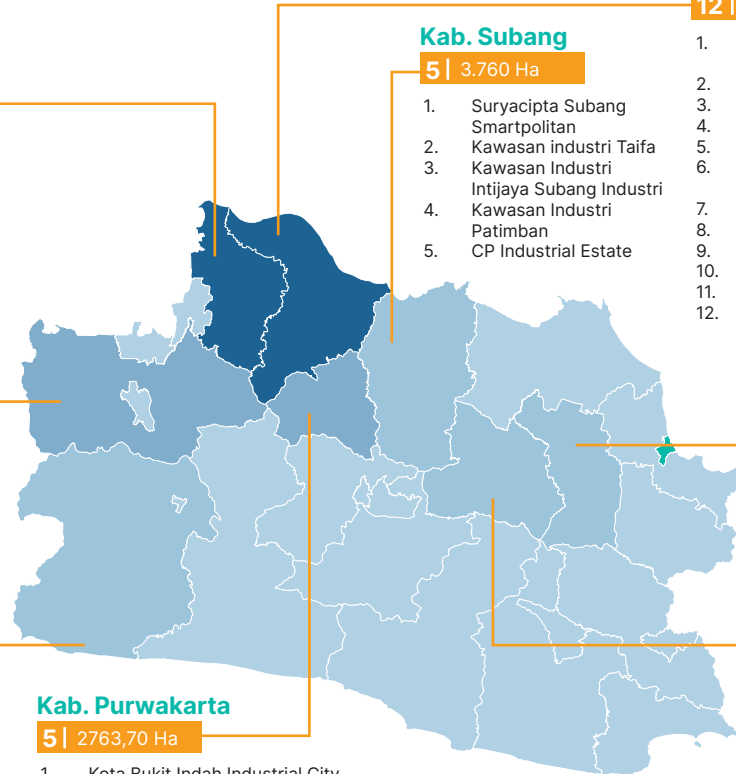
1 | 400 Ha

Kertajati Industrial Estate Majalengka

Kab. Sumedang

1 | 200 Ha

Kawasan Industri Rancaekek



The background features a vibrant color palette of blues and greens. Large, overlapping geometric shapes, including circles and polygons, create a layered effect. A repeating pattern of small, light-colored icons, such as circles, squares, and triangles, is scattered across the background, adding a textured, digital feel.

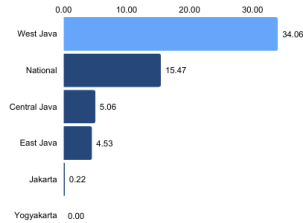
WHY SHOULD YOU INVEST

KEY REASONS TO INVEST IN WEST JAVA

RENEWABLE ENERGY

West Java's commitment to the provision and utilization of renewable energy sources signifies a dedicated effort to transition towards sustainable and environmentally friendly energy practices.

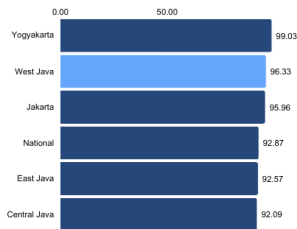
This commitment involves a multifaceted approach aimed at harnessing energy from sources that are renewable, cleaner, and have a lower environmental impact.



Based on "share of renewable energy capacity (percent)"

INFRASTRUCTURE

West Java's infrastructure readiness serves as a direct catalyst for facilitating and encouraging investments. The region's well-developed and accessible infrastructure, including transportation, utilities, and technology networks, creates a conducive environment that enhances the ease of doing business and attracts potential investors.

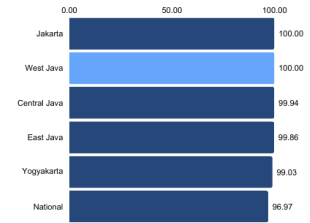


Based on "road condition index"

Source: National Long-Term Development Plan - Ministry of National Development Planning/Bappenas (2022)

DIGITALIZATION

The progression of digitalization is intricately tied to the availability of reliable and widespread internet connectivity. A robust and accessible internet infrastructure forms the cornerstone for the seamless integration and expansion of digital initiatives across various sectors, playing a fundamental role in driving the overall momentum of digital transformation.

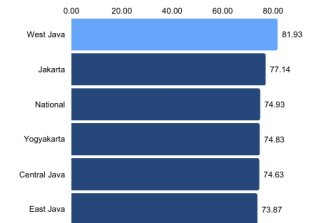


Based on "Index of 4G coverage in residential areas"

GOVERNANCE

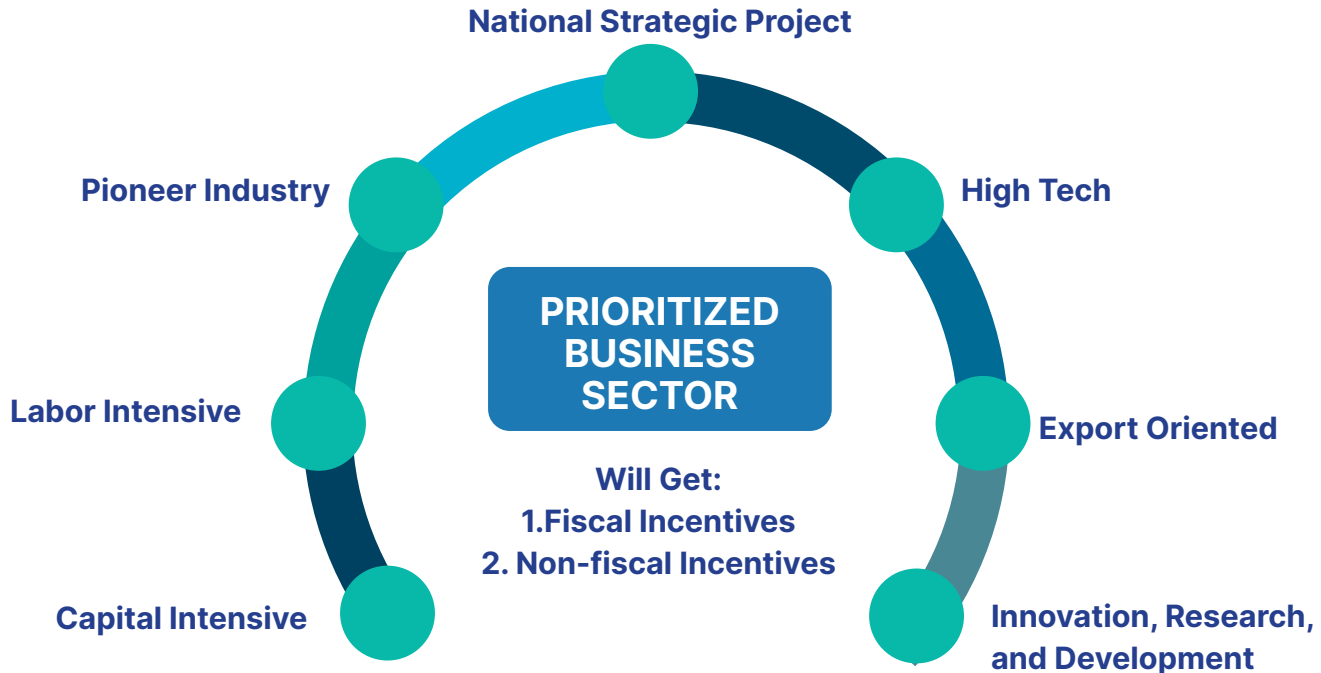
An open government, characterized by transparency and accessibility to public information, is essential for effective governance.

This commitment to openness signifies a willingness to share information with the public, fostering accountability, trust, and citizen engagement.



Based on "public information openness index"

INCENTIVIZED BUSINESS SECTOR



Regulated in Presidential Decree no 10 / 2021

THE EXCELLENCE OF WEST JAVA FINANCIAL INCENTIVES

IMPORT DUTY FACILITIES

Criteria

Import duty exemption facilities are applied to industries that produce goods or services, including:

- Tourism and culture
- Public transportation
- Public health services
- Mining
- Construction
- Telecommunication
- Port

Requirements for Goods and Materials

To be eligible for import duty facilities, imported goods and materials must adhere to the following conditions:

- They must be intended for self-needs and for the production needs of up to 2 years. The granted facilities will be valid for 2 years initially and can be extended for an additional 1 year.
- If the domestic component level exceeds 30%, the granted facilities will be valid for 4 years and can be extended for an additional 1 year
- The request for these facilities must be made when the products are ready for commercial production and no later than 1 year after commencing commercial production

Requirements for Machinery

To be eligible for import duty facilities, imported machines must fulfill the following criteria:

- Intended for self-use
- The request should be made no later than 3 years after obtaining the new Business Identification Number or adding new additional business activities to the existing Business Identification Number Valid for 2 years initially
- Can be extended for an additional 2 years, with the possibility of further extensions based on the planned investment value:
 - For IDR 500 B - 1 T: 1-year extension
 - For IDR 1 T - 5 T: 2x1-year extension
 - For amounts greater than IDR 5 T: 5-year extension

Application Process

- Access the One Single Submission (OSS) portal at <https://oss.go.id/> Fill in the data for your planned project to obtain a Business Identification Number
- Submit the required documents, such as the application form, list of machinery, goods, and materials
- OSS will verify the administrative requirements. If they are complete, the process will proceed to the next step
- The government will conduct technical clarification, which may involve a technical meeting or a field visit, within 5 working days
- If your application is rejected, OSS will notify you within 3 working days
- If your application is accepted, OSS will issue a certificate of facility

THE EXCELLENCE OF WEST JAVA

FINANCIAL INCENTIVES

TAX HOLIDAY & MINI TAX HOLIDAY

Criteria

- Given to new investment or business expansion
- Minimum investment IDR 100 Billion
- Given to companies operating in any of the 18 Pioneer Industries
- If not included in the Pioneer Industries list, companies can request a reduction of CIT facilities by fulfilling quantitative criteria similar to those of Pioneer Industries, with a minimum score of 80

How to Apply

- Access One Single Submission (OSS) portal at <https://oss.go.id/>
- Fill in the data of your planned project
- Submit the required documents to request a tax holiday
- The OSS will verify the administrative requirements within 5 working days.
- If the submission is incomplete, the OSS will provide a 3-working-day window to revise or add more data
- If the submission is complete, the OSS will issue an approval for granting tax holiday facilities

List of Pioneer Industries

1. Upstream basic metals
2. Oil and gas refining
3. Petrochemicals derived from oil, gas, or coal
4. Inorganic basic chemicals
5. Organic base chemicals derived from agricultural, plantation, or forestry activities
6. Raw material for pharmaceuticals
7. Semi-conductors or other computer components
8. Communication equipment
9. Health equipment
10. Motor vehicle production equipment
11. Robotics components
12. Components for electrical motors of internal combustion engines
13. Vessel components
14. Aircraft components
15. Locomotive components
16. Power plant machinery components
17. Economic infrastructure
18. Digital economy

Incentive Scheme

TAX HOLIDAY

Corporate Income Tax Reduction **100 %**
for minimum investment of IDR 500 Billion

Period of Facilities Based on Investment Value
5years for IDR500B to1T
7years for IDR1T to 5T
10years for IDR5T to 15T
15 years for IDR 15 T to 30 T
20years for >IDR30T

Additional Period 50% Corporate Income Tax reduction for the next 2 years

MINI TAX HOLIDAY

Corporate Income Tax Reduction **50 %**
for minimum investment between IDR 100 to 500 Billion

Period of Facilities Based on Investment Value **5Years**

Additional Period 25% Corporate Income Tax reduction for the next 2 years

THE EXCELLENCE OF WEST JAVA FINANCIAL INCENTIVES

TAX ALLOWANCE

Incentive Scheme

- Net income reduction by 30% of the investment value for 6 years, equating to 5% per year
- Shortening the asset depreciation period
- Imposition of a 10% income tax on dividends
- Compensation for losses exceeding 5 years but not exceeding 10 years

Criteria

- Labor-intensive
- High-value investment and export-oriented
- High domestic component rate
- Eligible for 166 business fields and 17 business fields in specific locations

How to Apply

- Access the One Single Submission (OSS) portal at <https://oss.go.id/>
- Fill in the data of your planned project
- The OSS will provide a notification of eligibility for tax allowance based on the project data
- Submit the required documents to request the tax allowance
- The OSS will verify the administrative requirements within 5 working days
- If the submission is incomplete, the OSS will provide a 3-working-day window to revise or add more data
- If the submission is complete, the OSS will issue an approval for granting tax allowance facilities

INVESTMENT ALLOWANCE

Incentive Scheme

- Net income reduction by 60% of the investment in fixed assets, including land used for business activities

Criteria

- Labor-intensive
- New investment or new business expansion
- Do not receive tax allowance or tax holiday facilities

How to Apply

- Access the One Single Submission (OSS) portal at <https://oss.go.id/>
- Fill in data of your planned project
- Submit the required documents to request an investment allowance
- OSS will verify the administrative requirements
- If eligible, OSS will provide approval notification
- When business is already operational, submit the operation starting date and the value of asset realization
- OSS will validate the data
- If accepted, OSS will issue a certificate for facility utilization

THE EXCELLENCE OF WEST JAVA FINANCIAL INCENTIVES

SUPER DEDUCTION TAX

FOR VOCATION

Incentive Scheme

- Domestic taxpayers who engage in work practice, apprenticeship, coaching, and human resource development based on specific competencies

Criteria

- Gross profit reduction of up to 200% from the total cost incurred for conducting work practices, apprenticeships, or coaching

How to Apply

- Access the One Single Submission (OSS) portal at <https://oss.go.id/>
Make a request for super deduction
- Fill in the company data
Submit the required documents
- OSS will verify the administrative requirements
- If accepted, OSS will issue certificate of facility

FOR R&D

Incentive Scheme

- Domestic taxpayers that conduct specific research and development in Indonesia

Criteria

- Gross profit reduction of up to 300% from the total cost incurred for conducting research and development in Indonesia

How to Apply

- Access the One Single Submission (OSS) portal at <https://oss.go.id/>
- Make a request for super deduction
- Fill in the company data
- Submit the required documents
OSS will verify the administrative requirements
The government will assess whether the applicant conducted research, reported the annual cost, generated intellectual property rights, or commercialized the products
- If accepted, OSS will issue certificate of facility

THE EXCELLENCE OF WEST JAVA FINANCIAL INCENTIVES

ONLINE SINGLE SUBMISSION

Advantages

The system provides online business license submission, published by OSS institutions on behalf of the ministry, head of institutions, governor, and mayor for individual or non- individual doing business.

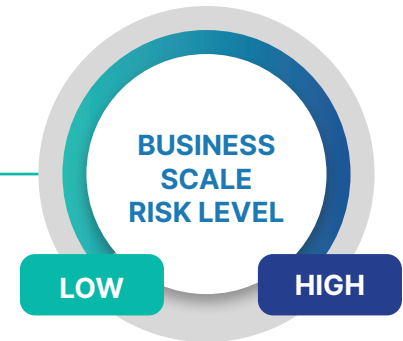
- More practical
- The licenses can be secured in under an hour
- Can be access anytime and anywhere
- Electronically integrated
- The process of licensing is monitored by the task force

How to Apply

- Access <https://oss.go.id/oss/> and create a User ID
- Fill in data to obtain Business Identification Number
- Apply for permits:
 - Business license
 - Commercial/operational license
 - Location permit
 - Environment permit
- Applicant can also apply for a business license, expansion and data renewal

RISK-BASED APPROACH PERMIT

Permit stipulation will be based on the risk level and the scale of business



Hazard Level Assessment

Potential Hazard Assessment

Risk level and Business Scale

Business Risk Level	Low Risk	Medium-Low & Medium-High	High Risk
Permit Requirement	Business Identification Number	Business Identification Number & Standard Certificate	Business Identification Number & Standard Permit

EASINESS FACILITIES ON THE OMNIBUS LAW ON JOB CREATION

As a continuous improvement in the business climate, Indonesia has passed an omnibus law which aims to:

1. Encourage investment
2. Accelerate economic transformation
3. Harmonize central-local policies
4. Provide ease of doing business
5. Overcome overlapping regulatory problems
6. Eliminate sectoral egos



INVESTMENT REQUIREMENT

1. The Law determines priority list of business sectors that are encouraged for investment.
2. MSMEs can partner with foreign capital
3. The status of Foreign Company is only associated with restrictions on foreign ownership



PERMIT AND LICENSE

Risk Based Approach

The permit process for business activities has been changed from license-based to risk-based.

Sectoral Licensing

The Law changes, removes, and establishes new regulations in 15 sectors, includes agriculture; education; food and drug; marine and fishery; energy and mineral resource; transportation; public work; trading; post, telecommunication and broadcasting; tourism; defense and security; forestry; nuclear power; industry; and religion.

Basic Permit

The Law simplifies and integrates basic permits, includes location permit, environment permit, and building permit

EASINESS FACILITIES ON THE OMNIBUS LAW ON JOB CREATION



WORKER PROTECTION

The Law aims to protect and enhance the role of workers in supporting investment in Indonesia. It regulates type of work, working time, minimum wage, severance pay, job loss guarantee program, and the use of foreign workers,



TAX REFORMATION

1. Elimination of dividend income tax for foreign and domestic taxpayers
2. Foreigners who stay for more than 183 days are not subject to domestic tax
3. Indonesian citizens who stay for more than 183 days abroad are subject to foreign tax
4. Termination of criminal investigation when the taxpayer has paid the tax debt
5. Interest compensation on the return of the tax overpayment



MICRO AND SMALL ENTERPRISE

The Law provides ease of doing business, empowerment and protection to Micro and Small Enterprises (MSEs):

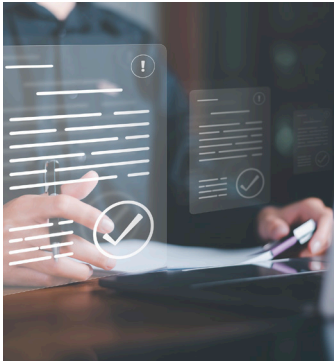
1. Single Permit for MSEs
2. Incentives and ease of doing business for Medium and Large Enterprises that partner with MSEs
3. Utilization of government assets for partnerships with MSEs
4. Income tax and customs incentives for MSEs
5. Legal assistance and protection for MSEs
6. Minimum requirement of 40% of MSE products in government procurement
- 7.



LAND BANK

The Law facilitates land acquisition for development for the public interest and investment through the establishment of a Land Bank.

WEST JAVA GOVERNMENT SUPPORT TO ACCELERATE INVESTMENT



LAWS AND REGULATION

- Publication of Presidential Regulation No. 87/2021 About Rebanding Metropolitan Area And The Southern Part Of West Java
- Facilitating the Preparation of Cooperation Agreement Documents between public and private entities
- Drafting of Regional Regulation on incentives for investment carried out



BUSINESS SUPPORT

- Establishment of Integrated Public Services (e.g. Intellectual Property Rights and Halal Certification)
- Dedicated team/task force for ease of doing business
- Facilitating the ease of licensing service through OSS RBA and JELITA



WORKFORCE PROVISION

- Higher and vocational education to support highskilled workforce
- Productive workforce
- Competitive wage which adjustment reflect the latest economic conditions



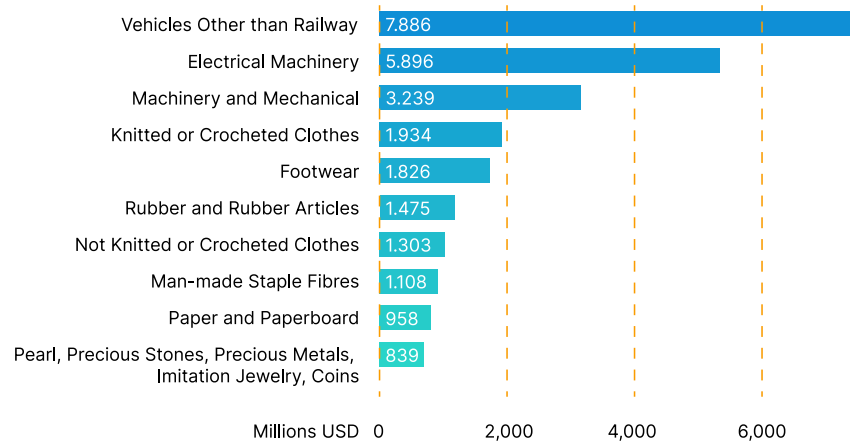
INVESTMENT SUPPORT

- Development of essential physical and logistical assets to support
- Security provision that involves measures and initiatives implemented to safeguard businesses, assets, and operations
- Economic stability implemented through strategic measures to maintain a resilient and secure economic environment

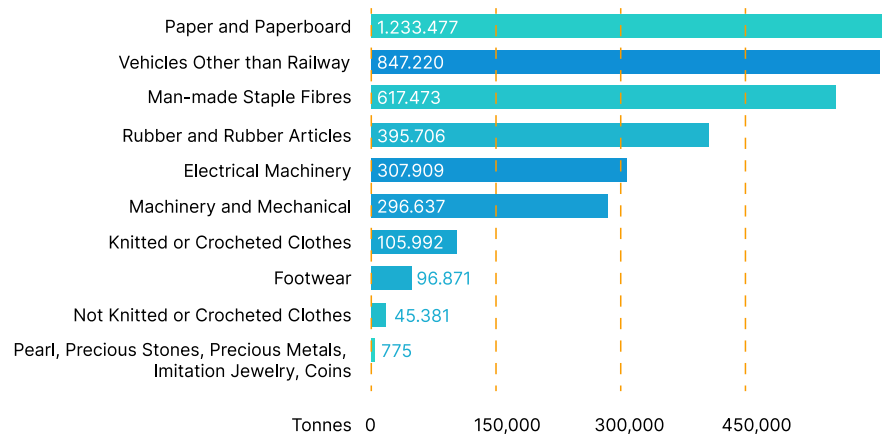
What West Java Offers

COMMODITIES TRADING

TOP 10 EXPORTED COMMODITY BASED ON FOB (FREE ON BOARD) VALUE



TOP 10 EXPORTED COMMODITY BASED ON FOB (FREE ON BOARD) VOLUME



PLANTATION PRODUCTION

Situated on the captivating Java island, West Java is graced with a multitude of volcanic peaks, creating a haven for abundant agricultural resources and the cultivation of exceptional commodities.



TEA

PRODUCTION

100.3 Thousand Ton/year

PLANTATION AREA

87.7 Thousand Ha



RUBBER

PRODUCTION

27.6 Thousand Ton/year

PLANTATION AREA

45 Thousand Ha



TOBACCO

PRODUCTION

8.8 Thousand Ton/year

PLANTATION AREA

9.5 Thousand Ha



COCONUT*

*Common, Dwarf, and Hybrid Coconut

PRODUCTION

243.2 Thousand Ton/year

PLANTATION AREA

168.4 Thousand Ha



SUGAR PALM

PRODUCTION

67.1 Thousand Ton/year

PLANTATION AREA

14.9 Thousand Ha



COFFEE*

*Arabica and Robusta

PRODUCTION

24.4 Thousand Ton/year

PLANTATION AREA

52.5 Thousand Ha



CACAO

PRODUCTION

1.6 Thousand Ton/year

PLANTATION AREA

6.1 Thousand Ha



OIL PALM

PRODUCTION

142.1 Thousand Ton/year

PLANTATION AREA

15.7 Thousand Ha



SUGAR CANE

PRODUCTION

47.1 Thousand Ton/year

PLANTATION AREA

11.5 Thousand Ha



CLOVE

PRODUCTION

8.8 Thousand Ton/year

PLANTATION AREA

35.8 Thousand Ha



NUTMEG

PRODUCTION

1.6 Thousand Ton/year

PLANTATION AREA

11.7 Thousand Ha

TROPICAL FRUITS PRODUCTION IN 2022

PINEAPPLE



2,860,192 TON

BANANA



2,147,329 TON

MANGO



337,970 TON

RAMBUTAN



163,977 TON

SNAKE FRUIT



141,737 TON

PAPAYA



104,501 TON

THE MOST EXPORTED TEXTILE AND OTHER APPAREL PRODUCT IN 2022

FOOTWEAR



130,147 TON
2,860,606 USD

KNITTED CLOTHES



131,264 TON
2,507,606 USD

CLOTHES



54,953 TON
1,529,725 USD

STAPLE FIBRE



557,893 TON
1,218,104 USD

FILAMENT



116,962 TON
512,194 USD

COTTON



89,964 TON
363,491 USD

THE MOST EXPORTED FURNITURE AND CRAFT PRODUCT IN 2022

FURNITURE



148,355 TON
742,084 USD

ARTICLES OF LEATHER



18,944 TON
368,252 USD

ARTICLES OF WOOD



226,009 TON
291,801 USD

GLASSWARE



370,185 TON
221,509 USD

JEWELRY&GEMSTONE



862 TON
218,764 USD

CERAMIC



77,572 TON
143,826 USD



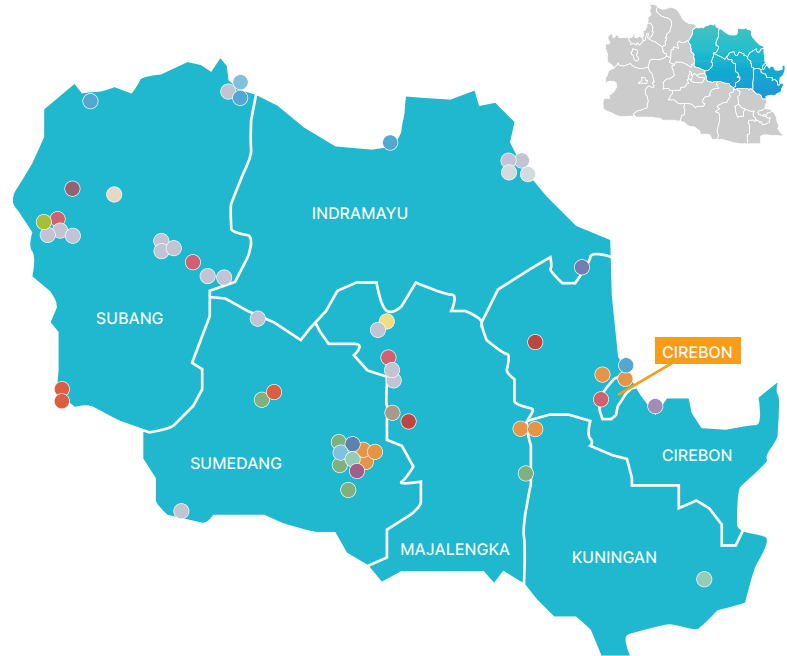
REBANA
AREA

REBANA AREA

The Rebana Metropolitan Area is a developing metropolitan region in West Java Province, Indonesia. This emerging urban hub connects the core areas of Cirebon, Patimban, and Kertajati with the supporting regions of Cirebon Regency, Sumedang Regency, Indramayu Regency, and Kuningan Regency.

This metropolitan region spans seven administrative areas: Subang Regency, Sumedang Regency, Indramayu Regency, Majalengka Regency, Cirebon Regency, Cirebon City, and Kuningan Regency. Together, they form a network of economically and socially dynamic zones with extensive urban development and a combined population of over one million.

The development of the Rebana Metropolitan Area is steered by a strategic Master Plan, formalized through Presidential Regulation No. 87 of 2021, which aims to accelerate infrastructure growth and attract investment to West Java and beyond.



- | | | | | | |
|----------------|--------------------------------|-----------------------------|----------------------------------|----------------------|---------|
| Airport | Regional Water Treatment Plant | Downstream Industry Project | Argo Industry & Circular Economy | Fishery | Tourism |
| Railway | Solid Waste Treatment Plant | Geothermal | Factory | Dam | Other |
| Seaport | Steam Power Plant | Industrial Estate | Hospital | Refinery | TOD |
| Toll Road | Hydro Power Plant | Housing Area | Market | Connectivity Project | |
| Transportation | Renewable Energy | Vocational | | | |

The graphic features a blue background with a repeating pattern of geometric shapes (diamonds, squares, and lines) in a lighter shade of blue. On the right side, there are two large, overlapping, semi-transparent shapes in a darker shade of blue, resembling stylized arches or hills. The text is centered within the right-hand side of the image.

REBANA

Project Ready To Offer

PROJECT READY TO OFFER

JATIGEDE REGIONAL WATER SUPPLY SYSTEM

Location

Coverage Sumedang District, Majalengka District, Indramayu District, Cirebon District & Cirebon City

Land Area

3,2 Ha (for WTP) / Owned by West Java Province

Investment Value

IDR 4,31 Trillion

USD 269 Million

*currency 1 USD = IDR

16.000

Business Scheme

PPP Solicited - BOT

Financial Feasibility

Concession Period :

2 years construction

30 years operation period

Projected Income : Take or Pay

IRR : 14.2 %

Payback Period : 13 years

Project Owner Profile

West Java Provincial Housing and Settlement Agency carries out government affairs in the field of housing and residential areas and the field of land, including housing, settlement infrastructure, residential areas and land which are the authority of the Provincial Region, carries out deconcentration tasks and carries out assistance tasks in accordance with their fields of duty based on statutory decisions.

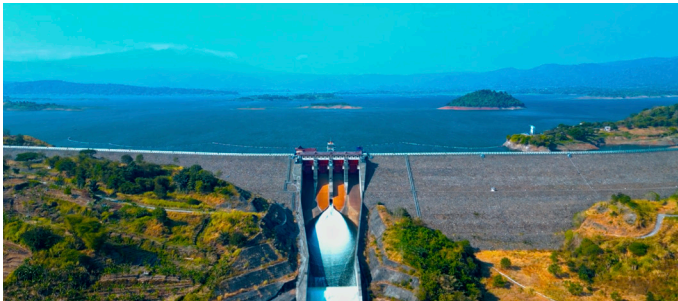


Contact Person

Indra Maha West Java Provincial Housing and Settlement Agency

+62 852 2002 0758

airminumdisperkim@jabarprov.go.id



Jatigede Regional Water Supply System is projected to serve the Rebana Metropolitan Area. The system is designed from source to tap water and distributed to 5 municipalities with capacity of 1500 liter per second. Business Enterprise financed the design, construction and operation of the system from water treatment plant to 7 off- take reservoir locations. The revenue is obtained from bulk water services to Regional Water Company in 5 cities.



In facing the development of the Patimban Port Area and its surroundings in Subang Regency where the provision of clean water is needed to serve ship tenants, industrial estates and developments in the area around Patimban Port. Regional Public Company Tirta Rangga Subang Regency as one of the BUMDs must be encouraged to provide clean water in Patimban.

PROJECT READY TO OFFER

CLEAN WATER SERVICES FOR THE PATIMBAN PORT AREA & SURROUNDINGS

Location

Subang Regency

Land Area

542 Hectare

Investment Value

IDR 134,2 Billion

USD 8.38 Million

*currency 1 USD = IDR
16.000

Business Scheme

Build Operate Transfer

Financial Feasibility

Projected Income : Take or

Pay IRR : 10,9%

NPV : IDR 29.0 Million

Payback Period : 11 years

ROI : 21,6%

Project Owner Profile

Perumda Air Minum Tirta Rangga Subang Regency serves the fulfillment of clean water for Compreng Subdistrict, Pusakanagara, Pusakaya Subdistrict and Cipunagara Subdistrict through the East Tarum river with an installed debit of 64 l / d with service area coverage still at 46.1%.



Contact Person

Hidayat, ST

Subang Regency +62

85220958182

nitok2011@gmail.com



PROJECT READY TO OFFER

GEOTHERMAL WORKING AREA TAMPOMAS

Location

Sumedang and Subang Region, West Java

Land Area

27.010 ha (working area)

Investment Value

IDR2.56 Trillion

USD 160 Million

(est. 5 MUSD/MW for 32 MW)

Business Scheme

Auction/Tender Geothermal Exploration and Energy Development Agreement (GEEDA) with PT PLN (incl. Power Purchase Agreement)

Financial Feasibility

Currently is studied (detailed survey) under the work of MEMR.

Project Owner Profile

The Directorate of Geothermal under the MEMR has the authority to manage and supervise geothermal business in Indonesia. One of its duties is to issue geothermal permits from the GWA tender process. Geothermal permits are used by developers to develop geothermal resources into electricity that will be sold to PLN (national electricity company).



Contact Person

Sarman Hutajulu
Directorate of Geothermal,
MEMR
+62 812-1008-7523

GWA Tampomas is established in 2013 based on preliminary survey conducted by Geological Agency (MEMR), with very adequate data and information from geological, geochemical, and geophysical surveys. Tampomas's potential is estimated at 32 MW with a reservoir temperature of 175°C. The heat source of the geothermal system in the Mount Tampomas geothermal area is thought to have formed from partial melting of subduction that began in the Plio-Pleistocene. The geological structure of Gunung Tampomas is closely related to compression tectonics in the south of Java Island in subduction with relatively north-south and southwest- northeast main stress directions. This thrust direction forms the Sumedang Fault, which controls the emergence of geothermal manifestations on Gunung Tampomas. Fractures in the northeastern part of the body of Gunung Tampomas control the geothermal reservoir. Based on Montecarlo calculations, assumptions in the form of reservoir thicknesses of 500 m, 1,000 m, and 1,500 m, the recovery factor is 25%, lifetime for 30 years, water saturation of 80%, porosity of 10%, and electricity conversion factor of 10% according to SNI 6482:2018, so that the possible reserve potential in the Gunung Tampomas geothermal area is 32 MWe.



KERTAJATI AIRCRAFT MAINTENANCE CENTER (KAM-C) is an aircraft Maintenance, Repair & Overhaul (MRO) centre for both Wide Body and Narrow Body aircraft. Having an area of 84.2 Ha, this area is planned to accommodate 10 hangars with a capacity of 16 Wide Body aircraft slots and 20 Narrow Body aircraft slots. Also equipped with other supporting facilities such as offices, canteens, mosques and thematic parks.

PROJECT READY TO OFFER

KERTAJATI AIRCRAFT MAINTENANCE CENTER

Location

Kertajati International
Airport - Majalengka City

Project Owner Profile

PT. BIJB is one of the airport companies in Indonesia which is a Regional Owned Enterprise under Local Government of West Java Province.

Land Area

± 84,2 Ha / Owned

Investment Value

IDR 2.55 Trillion

USD 159,3 Million

Business Scheme

Land Rent & Concession

Financial Feasibility

NPV : 112,5 Million USD

IRR : 19,79%

Payback Period : 8,3 Years



Contact Person

PT. BIJB West Java Own State
Company
(0231) 3000301
corsec@bijb.co.id

PROJECT READY TO OFFER

MIXED USE COMMERCIAL AREA (MUCA)

Location

Kertajati International
Airport - Majalengka City

Land Area

± 22,5 Ha / Owned

Investment Value

IDR 1.50 Trillion
USD 93,7 Million

Business Scheme

Land Rent & Concession

Financial Feasibility

NPV : 5,38 Million USD
IRR : 10,6% Payback
Period: 10 years.

Project Owner Profile

PT. BIJB is one of the airport companies in Indonesia which is a Regional Owned Enterprise under Local Government of West Java Province.



Contact Person

PT. BIJB West Java Own State
Company
(0231) 3000301
corsec@bijb.co.id



MIXED USE COMMERCIAL AREA (MUCA) is an area that provides a variety of commercial facilities. Located in the middle of the airport area, this area consists of 3- Star, 5-Star Hotels, Parking Building, Convention Hall, Leisure Mall, Concourse, Train Station and Mosque which is directly integrated with the Terminal Building. With an area of ± 22.5 Ha, this area has a unique concept that is not owned by any Commercial Area within a radius of 150 Km from the Kertajati Airport Area..



E-COMMERCE HUB OF INDONESIA is one of the areas at the airport designed as the center of aviation logistics services that equipped with warehousing and office facilities with direct access to the airport. The total area of e-commerce hub of Indonesia are 68.4 hectares, this area is planned to serve logistics movements with a capacity of up to 500,000 tonnes per year.

PROJECT READY TO OFFER

E-COMMERCE HUB OF INDONESIA

Location

Kertajati International
Airport - Majalengka City

Land Area

± 84,2 Ha / Owned

Investment Value

IDR 1.31 Trillion

USD 81,8 Million

Business Scheme

Land Rent & Concession

Financial Feasibility

NPV : 33,82 Million USD

IRR : 22,58 %

Payback Period : 8 years

Project Owner Profile

PT. BIJB is one of the airport companies in Indonesia which is a Regional Owned Enterprise under Local Government of West Java Province.



Contact Person

PT. BIJB West Java Own State
Company
(0231) 3000301
corsec@bijb.co.id

PROJECT READY TO OFFER

KERTAJATI AEROCITY LOGISTIC HUB 1 CLUSTER



Kertajati Aerocity is a new city development project located alongside Kertajati International Airport in Majalengka, West Java, Indonesia. Whilst, Logistic Hub Cluster is part of Kertajati Aerocity's first development. It is a thematic cluster which is focusing on cargo, warehouses, transshipment, and light industry development. It is aimed to become the second line supporting the E-Commerce Hub in Kertajati International Airport. As part of the Kertajati Aerocity, Logistic Hub will be accessible to and from the airport. There is also a future development of toll roads connecting Patimban Seaport to Kertajati Aerocity and a railways development in order to service the business activities in this area with other business center in West Java.

Location

Kertajati Aerocity,
Majalengka, West Java

Land Area

Total Area: 375 Ha or
3.755.639 sqm Direct
acquisition to land owner

Investment Value

Total Project Investment

IDR 9,1 T or USD 568 M

Initial Equity Required

IDR 1,95 T or USD 113 M

*currency 1 USD = IDR
16.000

Business Scheme

Joint Venture & Estate
Management Agreement

Financial Feasibility

NPV: 180 Billion

IRR Project: 10,55%

IRR Equity: 13,20%

Payback Period: 18 years

Project Owner Profile

PT BIJB Aerocity Development is the subsidiary company of PT BIJB, responsible for the development and management of Kertajati Aerocity in Majalengka, West Java. Established to support the development of the area surrounding the airport and to maximize its economic potential



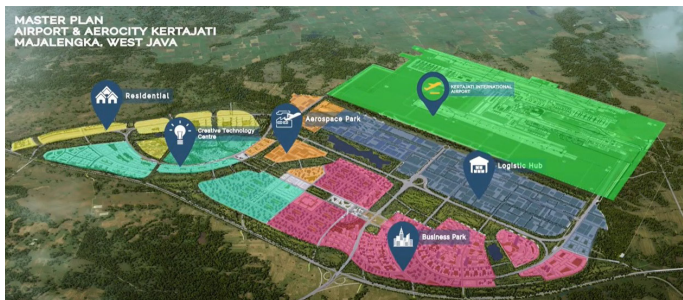
Contact Person

Sri Pujiyanti

President Director

+62 811 2030943

sripujiyanti@bijb-ad.co.id



Kertajati Aerocity is a new city development project located alongside Kertajati International Airport in Majalengka, West Java, Indonesia. This project aims to create a modern city that supports airport activities and provides residential, commercial, industrial, educational, healthcare, and recreational facilities. As Kertajati Aerocity appointed Estate Manager, PT BIJB Aerocity Development is currently seeking for a partner to develop the main infrastructure at Kertajati Aerocity which consist of Main Road (12,9 KM) and Ring Road (18 KM) that will be connecting all clusters and Tenants at Kertajati Aerocity. Main and Ring Road will also acts as route for utility infrastructure in Kertajati Aerocity

PROJECT READY TO OFFER

KERTAJATI AEROCITY MAIN INFRASTRUCTURE

Location

Kertajati Aerocity,
Majalengka, West Java

Land Area

Total Development Land:
140 Ha

Investment Value

IDR 1.2 Trillion
USD 75 Million

Business Scheme

Land Investment,
Joint Venture, Joint
Operation, Build Operate
Transfer (BOT)

Financial Feasibility

NPV: IDR 1.46 Trillion
IRR: 12,9% Payback
Period: 11 Tahun 9 Bulan

Project Owner Profile

PT BIJB Aerocity Development is the subsidiary company of PT BIJB, responsible for the development and management of Kertajati Aerocity in Majalengka, West Java. Established to support the development of the area surrounding the airport and to maximize its economic potential



Contact Person

Sri Pujiyanti
President Director
+62 811 2030943
sripujiyanti@bijb-ad.co.id

PROJECT READY TO OFFER

GRAND KERTAJATI AEROCITY

Location

Kertajati International
Airport - Majalengka City

Land Area

Phase 1 : 130 Ha owned
by company from Total
Phase : 300 Ha (170 ha by
Local Residents)

Investment Value

Total Investment Value :
IDR 5.5 Trillion or USD 345
Million;

Phase 1 :
IDR 2.7 Trillion or USD 168 Million;
*currency 1 USD = IDR 16.000

Business Scheme

Right Issue, Joint Venture,
Joint Operation

Financial Feasibility

IRR : 15.41 %
NPV : IDR 1.85 Trillion
Payback Period : 8 years

Project Owner Profile

1. PP Properti is a subsidiary of the prominent state-owned company PT PP (Persero) Tbk, which develops three business lines: Residential, Mall and Edutainment, and Hotels, across Indonesia. 2. PT BIJB Aerocity Development is a subsidiary of PT Bandar Udara Internasional Jawa Barat. 3. Manakib Realty specializes in the property sector, such as landed houses.



Contact Person

Irham Hadiansyah Occupation
: President Director +62
81574293436 irham.
hadiansyah@pp-properti.com



Grand Kertajati Aerocity (GKA) is part of Kertajati Aerocity, a new city development project located alongside Kertajati International Airport in Majalengka, West Java, Indonesia. Focusing on economic and infrastructure development, Grand Kertajati Aerocity is designed to be a Central Business District (CBD) and Township that maximizes the potential of Kertajati International Airport and promotes growth in the surrounding area.

PROJECT READY TO OFFER

SUMEDANG INDUSTRIAL POLIS

Location

Ciawitali Village, Buahdua
District, Sumedang
Regency.

Land Area

± 912 Hectare

Investment Value

IDR 4.3 Trillion

USD 268 Million

Business Scheme

Strategic Partnership or
Land Selling

Financial Feasibility

IRR : 32%

NPV : IDR 880 Billion

Payback Period : 3 Year

3 Month

Revenue Potential : IDR

15,5 Trillion

Project Owner Profile

PT. Sukses Perdana Andalan is a company which operates in the real estate sector. PT. Sukses Perdana Andalan together with Sumedang Government together developed this project.



Contact Person

Malsha Illona Administration

Assistant and Translator

082137542788 info@

suksesperdanaandalan.com



Sumedang Industrialpolis is an Industrial Estate with a strategic location located in Sumedang Regency, part of Rebana Metropolitan. This area has high economic impact. Through this project, we will develop industrial, commercial and residential areas with a land area of 912 hectares. Main sector Industry will be focused on Automotive & Heavy Machinery, Agroindustry, Textile & Wood Processing. The activities on site is still focusing in Land Grading and Road construction.

PROJECT READY TO OFFER

CIREBON FOR ALL SEASONS SALT FARM & MANUFACTURING



CIREBON FOR ALL SEASONS SALT FARM & MANUFACTURING is a 100 Ha of Salt Farm capable of producing 35.000 Million Ton Per Annum production, and 70.000 Million Ton Per Annum manufacturing capacity. This project purposes to fulfill the demand of industrial salts, particularly for foods, water treatment, pharmacy, and chemical industries. It will accelerate the salt domestic provision, as stated on Presidential Decree number 126/2022.

Location

Desa Bungko Lor, Kec.
Kapetakan, Cirebon, West
Java, Indonesia

Land Area

100 Ha Farm, **5 Ha** Plant
owned by local residents

Investment Value

IDR 250 Billion

USD 15.6 Million

*currency 1 USD = IDR
16.000

Business Scheme

Investment & Partnership

Financial Feasibility

Consession Period : 15 years

NPV : IDR 143 Billion

IRR : 24.5%

Payback Period : 6 years.

Project Owner Profile

Marine and Fisheries Agency administers affairs in the maritime and fisheries sector - including marine, coastal and small islands, monitoring marine and fisheries resources, capture fisheries, aquaculture, as well as processing and marketing of fishery products.



Contact Person

Ir. Ayu DyahPurwaningsih,
Msi. Marine and Fisheries
Agency +62 811 2274 749
marinedkpjabar@gmail.com

PROJECT READY TO OFFER

SALT WASHING PLANT



PT Agronesia as a regional state owned company of West Java Province with manufacturing core businesses has a good opportunity to develop the salt processing industry. The government regulation to stop salt imports in 2024 and the need for industrial salt of 3.7 million tons/ year is an excellent opportunity in business development for the salt processing industry. Salt washing plant includes a turnkey approach for production, washing and refining, so that it can produce high purity salt meeting the highest industry standards.

Location

Cirebon, West Java,
Indonesia

Land Area

4.000 m²

Investment Value

**IDR 16.3 Billion / USD 1.01
Million**

(Phase 1) / (Development
phase : IDR 46.1 Billion)

*currency 1 USD = IDR
16.000

Business Scheme

Investment Cooperation,
Revenue sharing,(TBD)

Financial Feasibility

PP : 3,59 years.

IRR : 12,92%

NPV : IDR 6.84 Billion

Project Owner Profile

PT. Agronesia (Perseroda) is a regional state owned company of West Java Province. Founded in 2002, PT Agronesia operating in the technical rubber goods industry (Inkaba), Ice Industry (Saripetojo), Food and Beverage Industry (BMC). In carrying out its operations, PT Agronesia prioritizes norms of integrity and professionalism, so that product quality is a top priority for customer satisfaction.



Contact Person

Widia Bagja

Vice President Operation

+6281321212050

widiabagja@ptagronesia.com &

wididh@gmail.com



The TPPAS (Tempat Pengolahan dan Pemrosesan Akhir Sampah) Cirebon Raya project likely refers to a regional waste management facility designed to handle and process waste from Cirebon and surrounding areas. This type of project typically focuses on sustainable waste processing, aiming to reduce landfill dependency, promote recycling, and possibly generate energy from waste (e.g., through incineration or biogas production). The initiative would serve to improve environmental conditions, support regional waste management systems, and contribute to the overall infrastructure of West Java.

PROJECT READY TO OFFER

TPPAS CIREBON RAYA

Location

Desa Ciwaringin, Kec.
Ciwaringin, Kab. Cirebon

Land Area

± 64 Ha (640.000 m²)

Investment Value

Capex and Initial outlay of
Rp 638.0 Billion

Business Scheme

TBD

Financial Feasibility

NPV Project: Rp 66,2 Billion

IRR Project: 11.20% >

WACC: 10.00% Economic

IRR : 14.37%

Payback Period: 10.8 Years

Project Owner Profile

The West Java Provincial Government has established cross-district/city waste management in the form of a Regional Waste Processing and Final Processing Site (TPPAS) which is managed by the West Java Regional Landfill/TPST Waste Management UPTD (PTSR) at the Environmental Service.



Contact Person

Indrawan Sumantri
President Director of PT Jasa
Sarana
+6222 2050 5771
sekper.js@jasa-sarana.co.id

PROJECT READY TO OFFER

STRATEGIC AREA OF BIMA STADIUM CIREBON



Bima Stadium has become an icon and pride for the people of Cirebon City, projected to serve the metropolitan tambourine area and the only football stadium equipped with stands in the Greater Cirebon area. Bima Stadium can be a center for sports activities with a capacity of 15,000 spectators, community fitness facilities, industrial sports, sports tourism, tourist destinations, stadium restaurants, concerts, regional festivals, etc., equipped with a large parking area, etc. This area is easily accessible from several Ciayumajakuning areas, as a transit city and access to BIJB Kertajati International airport.

Location

Kelurahan Sunyaragi,
Kecamatan Kesambi
Kota Cirebon. Koordinat
-6.731406, 108.534276

Land Area

Luas Lahan : 161.193 m2,
owned by government
cirebon city

Investment Value

IDR 192.411.943.595,8 M or
USD 12.522.746,53 Million

Business Scheme

PPP Unsolicited

Financial Feasibility

Concession Period : 35 years after
COD

Projected Income : Take or Pay

IRR : 15,77 %

NPV : USD 12.522.746,53 Million

Payback Period : 8 years

Project Owner Profile

The Cirebon City Investment and One-Stop Integrated Services carries out government affairs in the field of Licensing administration services, investment climate development in collaboration with Bapelitbangda and Cirebon City Dispora carrying out duties in accordance with their field of duties based on statutory regulations..



Contact Person

Icip Suryadi, S.Sos., M.M.
Sekretaris DPMPPTSP
082128316008 icipsuryadi@
gmail.com



Subang Smartpolitan Industrial Estate is built on 2,717 ha of land in Wantilan, Sawangan, and Kosar Village within Subang Regency administrative area in West Java Province. The first phase of development will cover an area of 400 ha. It has a very strategic location on the three axes of the development of the Metropolitan Rebana area, with two other regencies, Majalengka Regency and Cirebon Regency. The type of industry that is planned to be developed in the area is the pharmaceutical industry. However, it does not rule out the possibility of other industries development, such as automotive, high-precision, consumer goods, and IT & center. The development plan of the Subang Smartpolitan Industrial Estate is in accordance with the Regional Spatial Plan (RTRW) of Subang Regency as an industrial designation area. It will then ease the permit and recommendation process for the development phase.

PROJECT READY TO OFFER

PARACETAMOL, CLOPIDOGREL & AMOXICILLIN MEDICINE RAW MATERIAL INDUSTRY

Location

Subang Smartpolitan Industrial Estate, Wantilan Village, Sawangan Village and Kosar Village, Cipeundeuy District, Subang Regency, West Java Province.

Project Owner Profile

PT Suryacipta Swadaya (est. 1990) is a member of PT Surya Semesta Internusa Tbk (SSIA), also known as Surya Internusa Group, one of the longest established business groups in Indonesia.

Land Area

2.717 Hectare

Phase 1 : 400 Hectare

Investment Value

IDR 3.16 Trillion

USD 210.96 Million

Business Scheme

TBD

Financial Feasibility

WACC : 9.30 %

IRR : 13.00 %

NPV : IDR 721.41 million

Payback Period : 12 Years 3 Months



Contact Person

PT. Suryacipta Swadaya

+62 267 440088

info@smartpolitan.com



Indonesia is the world's second-largest natural rubber producer, exporting around 80% of the 3.2 million tons of natural rubber it produces each year. The government plans to increase the value of rubber products by diversifying them, including making aircraft tires. The aircraft tire industry has the potential to become a pioneer industry to meet domestic demand, which has so far been imported. The demand for aircraft tires is predicted to increase, along with the number of aircraft by 25% in 2030. The new aircraft tire industry will be located in Kertajati International Industrial Estate Majalengka (KIEM), with access to facilities such as water, electricity, natural gas, waste management, and transportation. The main raw material, Ribbed Smoked Sheet (RSS) natural rubber, will be supplied by PT Perkebunan Nusantara. This will establish Indonesia's pioneer aircraft tire industry, backed by potential raw materials, regions, and government policies.

PROJECT READY TO OFFER

NATURAL RUBBER-BASED AIRCRAFT TIRE INDUSTRY

Location

Kertajati International
Industrial Estate
Majalengka (KIEM),
Kertajati District
Majalengka Regency

Land Area

16 Hectare

Investment Value

IDR 2.73 Trillion

USD 182 Million

Business Scheme

TBD

Financial Feasibility

WACC : 12.20 %

IRR : 12.75 %

NPV : IDR 113.60 billion

Payback Period : 9 Years
9 Months

Project Owner Profile

Kertajati International Industrial Estate Majalengka (KIEM) is located just at the exit of Kertajati TOLL GATE, at the right side of the exit and just about 5 minutes from Kertajati International Airport of West Java, the new International airport serving fast growing of West Java – Indonesia, and within the new concept development of REBANA Golden Triangle region.



Contact Person

Directorate of Manufacturing
Industry Planning, BKPM
(021) 5207022
tu.ditpim@bkpm.go.id



REBANA
Investment Potential

REBANA AREA INVESTMENT POTENTIAL



KEBUN RAYA KUNINGAN (KRK)

Investment Value
Rp. 1,06 Trillion

The Kuningan Botanical Garden (Kebun Raya Kuningan) project aims to establish a world-class conservation and wellness tourism destination near Mount Ciremai in West Java. Positioned as a key tourism site within the Rebana Metropolitan area, it is envisioned as a highland tourist hub under the Kuningan Tourism Development Board.



PEMBANGUNAN INDUSTRI PENGOLAHAN TEPUNG BERAS

Investment Value
Rp. 186 Billion

The Indramayu Investment Challenge project proposes the development of a rice flour processing industry to boost local income in Indramayu Regency. This initiative aims to leverage the region's high rice production capacity by transforming surplus rice into rice flour, which has diverse applications in food products.



PENGEMBANGAN KAWASAN PARIWISATA JATIGEDE- SUMEDANG

Investment Value
Rp. 1,76 Billion

The Jatigede Tourism Area Development Project in Sumedang, West Java, aims to transform the region into a prime eco-tourism and cultural destination, leveraging the unique features of Jatigede Dam and surrounding villages.



PENGEMBANGAN TEMPAT PEMROSESAN AKHIR (TPA) SAMPAH HELEUT

Investment Value
Rp. 27 Billion

The Heuleut Final Waste Processing Site (TPA Heuleut) project in Majalengka, West Java, aims to develop an efficient waste management facility aligned with regional spatial planning and environmental regulations.



PENGEMBANGAN SPAM DI KAB. SUBANG

Investment Value
TBD

The Subang Investment Challenge project aims to provide clean water services to the Patimban Port area and its surroundings. As a strategic initiative, this project involves the regional water utility, Perumda Tirta Rangga, which plans to expand its capacity and infrastructure to meet the water demands of Patimban's growing residential and industrial zones.



GEOPARK LEMBAH CISAAR-JATIGEDE SUBANG

Investment Value
TBD

The Jatigede Tourism Development Project in Sumedang aims to create a vibrant tourism area around the Jatigede Reservoir, focusing on eco-tourism, cultural heritage, and adventure activities. Supported by national and regional development policies, the project highlights unique local attractions, such as Geopark Lembah Cisaar, traditional villages, and agrotourism in mango-producing regions



WISATA BAHARI PANTAI KESENDEN KOTA CIREBON SUBANG

Investment Value
TBD

The Kesenden Beach Tourism Development Project in Cirebon City aims to transform the 125-hectare coastal area into a comprehensive tourist destination with features like beach reclamation, an arts center, local product market, recreational zones, and accommodation facilities.



BODEBEKPUNJUR-KARPUR

AREA

BODEBEKPUNJUR-KARPUR AREA



“BoDeBekPunJur-KarPur” is an abbreviation referring to a metropolitan area and surrounding regions near Jakarta. It includes Bogor, Depok, Bekasi, Puncak, Cianjur, Karawang, and Purwakarta. This area is part of the Greater Jakarta metropolitan zone, which serves as a buffer and economic support area for the capital city, Jakarta, known for its high urbanization rate and population density.

Characterized by rapid industrial and urban growth, especially in Bekasi and Karawang, this region has become a hub for manufacturing and industry. The demand for housing and supporting infrastructure has surged, leading to the development of extensive residential areas, highways, commuter lines, and public transportation options to accommodate those working in Jakarta and nearby cities.

This area was established based on Presidential Regulation 60 of 2020.



- | | | | | | |
|---|---|---|--|--|---|
| ● Airport | ● Regional Water Treatment Plant | ● Downstream Industry Project | ● Argo Industry & Circular Economy | ● Fishery | ● Tourism |
| ● Railway | ● Solid Waste Treatment Plant | ● Geothermal | ● Factory | ● Dam | ● Other |
| ● Seaport | ● Steam Power Plant | ● Industrial Estate | ● Hospital | ● Refinery | ● TOD |
| ● Toll Road | ● Hydro Power Plant | ● Housing Area | ● Market | ● Connectivity Project | |
| ● Transportation | ● Renewable Energy | ● Vocational | | | |



BODEBEKPUNJUR-KARPUR

Project Ready To Offer

PROJECT READY TO OFFER

BOGOR WATER SUPPLY SYSTEM PROJECT

Location

Waringin Jaya,
BojongGede District –
Bogor Regency

Land Area

5.546 m² (0.55 Ha)

Investment Value

IDR 196 Billion

USD 12.2 Million

Business Scheme

Bussines to Bussiness

Financial Feasibility

Concession period: 25

years after COD

FIRR : 19.73%

NPV : IDR 71.9 Billion

Payback Period : 9 years

Project Owner Profile

Tirta Gemah Ripah (TGR) is one of the Regional Owned Enterprises (BUMD) belonging to the West Java Provincial Government which is located on Jalan Aceh No.30, Bandung City. TGR's business line is a provider of clean water supply systems and mini hydro power plants. The aim of establishing TGR is as a Regional Water Supply provider in West Java Province.



Contact Person

Tirta Gemah Ripah West

Java BUMD (022) 20535074

tirtajabar@tirtagemahripah.co.id



Bogor Regional Water Supply System is a Water Supply System that utilizes surplus Cisadane-Empang irrigation water due to the conversion of 282 Ha of rice fields (equivalent to 352 liter per second.) The service area covers Bogor Regency and Depok City with a capacity of 450 liter per second. The scope of cooperation includes the development of Water Treatment Plant and Main Distribution Network.

PROJECT READY TO OFFER

BOGOR TRAMWAY PROJECTS



Bogor City is launching a new tram system called TRAMPAKUAN to address transportation issues. The first phase, Line 1, will be a 8-kilometer loop with 18 stations connecting key landmarks. It features a single track section around the botanical gardens and presidential palace, transitioning to a double track towards the depot along the Jagorawi toll road. The line will integrate with the LRT Jabodebek, commuter bus, and railway stations. Ten trams are expected to carry over 17,000 passengers daily, reducing city transport traffic. The demand is projected to grow over 23,000 passengers by 2040. The 30-meter trams will have a capacity of over 200 passengers each and will be powered by overhead lines, except for a 900-meter section near the presidential palace where batteries will be used. A depot with additional space for future trams and a park & ride development is also planned.

Location

Core of Bogor City, Linked to the future LRT Jabodebek (at Baranangsiang) and the commuter railway station connecting slot of double track

Land Area

Located at the core of the city, TRAMPAKUAN's proposed Line 1 is **8 kilometers** long and with Eighteen **18 Stations** that connect the key, most touristic and economic landmarks of the city

Investment Value

IDR 1.69 Trillion
USD 106 Million

Business Scheme

Direct Investment

Financial Feasibility

Concession period: 25 years

IRR : 14%

Project Owner Profile

Topographical position of Bogor City in the midst of Bogor Regency, along with its proximity to the national capital, presents a strategic potential for economic development and growth. The presence of the Bogor Botanical Gardens, which houses the Bogor Palace in the city center, is a tourist destination, and Bogor's location along the tourist route to Puncak-Cianjur is also a strategic potential for economic growth.



Contact Person

Bogor City Regional Secretariat
Bogor City Government 0251
8321075 setda@kotabogor.go.id

PROJECT READY TO OFFER

JATILUHUR INDUSTRIAL SMART CITY (JISC)

Location

Jl. Industri, Desa
Hegarmanah, Kecamatan
Babakancikao, Kabupaten
Purwakarta

Land Area

±1,200 Ha (±900 Ha
Industrial Area and
±300 Ha Residential and
Commercial Area)

Investment Value

IDR 3.3 Trillion
USD 206 Billion

Business Scheme

Industrial Land Selling
Financial Feasibility

Financial Feasibility

TBD

Project Owner Profile

PT. Multi Optimal Sentosa (PT. MOS) is a subsidiary company of one of the leading FMCG companies in Indonesia. PT. MOS was established in 2010 in order to develop the JISC, and started the development in 2019 through a thorough preparation period. Parent company's experience as a manufacture is inspired into this project.



Contact Person

Akira Takami General Manager
Marketing and Commercial +62
811-913-582 akira.takami@
wingsestate.com



Jatiluhur Industrial Smart City (JISC) is a new industrial city in Purwakarta Regency, West Java with the total area of approximately 1200 ha, consisting of 900 ha of Industrial Area and 300 ha of Residential & Commercial Area. One of the most notable features of JISC is its excellent location adjacent to 2 highways of Cipularang and JAPEK 2 Selatan, which connect Jakarta and other major cities as well as logistics infrastructures. Located at 76 km east from Jakarta and 51 km west from Bandung City, 2 international seaports and 4 international airports developed in these areas are available. As land stock in existing industrial parks near Jakarta becomes scarce, JISC is attracting attention as a new destination for manufacturing and logistics businesses.

PROJECT READY TO OFFER

JABABEKA HALAL INDUSTRIAL PARK

Location

Jababeka Phase 9

Land Area

3.210 m², owned by
Jababeka Industrial Estate

Investment Value

IDR 26.2 Billion
USD 1.6 Million

Business Scheme

Ready to use Factory &
Industrial Land Selling

Financial Feasibility

TBD

Project Owner Profile

Jababeka Industrial Estate is located in Kota Jababeka, Kabupaten Bekasi, Jawa Barat. Total development is 5,600 ha integrated township, which is the flagship development of PT Jababeka Tbk, consisting of industrial, residential and commercial areas has become Indonesia's most prestigious area for living, commercial business and to be highlighted in manufacturing, industry and technology.



JABABEKA & CO.
Creating New Cities

Contact Person

Febi Yanti Investor Relation
Manager +62 817 6806 445
febiyanti@jababeka.com



Halal Industrial Park by PT Gerbang Teknologi Cikarang (subsidiary of Jababeka Group) supports the growth of Indonesia's halal industry through collaboration with key stakeholders, including the Ministry of Industry, Halal Inspection Agency, The Halal Product Assurance Organizing Body, and National Committee for Sharia Economics and Finance. Each stakeholders has an important role in the halal ecosystem and is working together to advance the halal industry in Indonesia by integrating certification, standards, financial support and market information. Halal Industrial Park contributes significantly to advance the export and import of halal products to the Middle East and Europe, in this way, the cluster helps open new opportunities for business to reach international markets with reliable and quality halal products.



Development of the Jatiluhur Water Supply System involves expanding service coverage to include Cikao Bandung village, accommodating 9,518 households, 4 industries, and up to 100.8 lps connections. This strategic initiative addresses local challenges with groundwater supply, presenting a compelling investment opportunity in critical infrastructure development.

PROJECT READY TO OFFER

OPTIMALIZING OF THE WATER SUPPLY SYSTEM IN JATILUHUR DISTRICT

Location

Purwakarta Regency, Cibinong Village, Jatiluhur Subdistrict

Land Area

Increase in Pump Motor Capacity by 60 Rpm;

Ubrug Water Treatment Plant

Capacity 100 Lps;

Reservoir 500 m³;

Distribution Network 21,380 m;

Booster Pump Head 40 m

flow 20 lps;

Investment Value

CAPEX : IDR 31,9 Billion /

OPEX : IDR 14,8 Billion

Business Scheme

Business to Business

Financial Feasibility

Concession Period : 20 years

Projected Income : Bulk water tarif

IRR : 12,5%

NPV : USD 3,37 Million

Payback Period : 15 years

Project Owner Profile

Purwakarta Regency is thriving with significant potential and continuous growth. The local government is dedicated to cultivating a progressive, self-sufficient, and culturally rich “special Purwakarta” through collaborative efforts. Facilitated by the Regional Drinking Water Company Gapura Tirta Rahayu, Purwakarta Regency aims to deliver clean water to both households and industries.



Contact Person

Arif Martanto ST., MT.

Purwakarta Regency

+628156101757 go2tarif@

gmail.com

PROJECT READY TO OFFER

SEZ MNC LIDO CITY

Location

Jl. Raya Bogor - Sukabumi
No.Km 21, Watesjaya, Kec.
Cigombong, Kabupaten
Bogor, Jawa Barat 1611

Land Area

1040 Hectare

Investment Value

IDR 33.4 Trillion

USD 2.4 Billion

Business Scheme

Open to Discuss

Financial Feasibility

TBD

Project Owner Profile

As part of MNC Group, MNC Land has grown to become one of the largest Entertainment Hospitality Companies in Indonesia. MNC Land continues to grow and focuses on the development of its flagship projects, namely SEZ MNC Lido City, MNC Bali Resort, and other prestigious projects



Contact Person

Edwin Darmasetiawan
Vice President Director
+62 815-8886-488 edwin.
darmasetiawan@mncgroup.com



EZ Lido is located in Bogor Regency, West Java Province and can be accessed by train or land transportation via the toll road. Located 2 hours from Soekarno Hatta International Airport, Lido SEZ was established through Government Regulation number 69 of 2021 with the main tourism activity proposed by PT MNC Land Lido who has experience in the creative, entertainment and tourism industries. Developed to be a world-class destination, SEZ MNC Lido City will present MNC World Lido which will feature MNC Park the first international standard Theme Park in Indonesia, Retail, Dining & Entertainment, Luxury Hotels & Resorts, 18-hole Championship Golf Course designed by Ernie Els, Exclusive Villas, Movieland – The Most Integrated & One Stop Studios, Lido Music & Arts Center The First Class Outdoor Music & Arts Festival Venue in Indonesia, Lido World Garden which will highlight the beauty of parks around the world, techno park & data center, international circuit, university, and other supporting facilities.



PROJECT READY TO OFFER

ELECTRIC MOTOR INDUSTRY FOR ELECTRIC VEHICLES

Location

Greenland International
Industrial Center (GII) Industrial
Estate, Bekasi Regency, West
Java Province.

Land Area

6 Hectare

Investment Value

IDR 374.11 Billion
USD 24.974 Million

Business Scheme

TBD

Financial Feasibility

WACC : 10.83 % |
RR : 17.50 %
NPV : IDR 180.98 million
Payback Period : 6 Years

Project Owner Profile

Greenland International Industrial Center (GIIC) located in Central Cikarang District, Bekasi Regency, West Java Province. This location has a development area of 2,000 hectares. It is equipped with international standard facilities and infrastructure, including clean water and wastewater treatment facilities, electricity supply with premium services and alternative sources of renewable energy, gas supply, and adequate telecommunications and fiber optic networks.



Contact Person

Directorate of Manufacturing
Industry Planning, BKPM (021)
5207022 tu.ditpim@bkpm.go.id

The electric motor industry project for electric vehicles is one of the strategic projects that will realize the independence of the electric vehicle ecosystem in Indonesia with promising investment prospects in the future and achieving the Sustainable Development Goals. This priority investment project offers the construction of production and supporting facilities, as well as Research and Development (R&D) for Brushless Direct Current (BLDC) electric motors with an area of 6 hectares and is located in (GIIC) in Central Cikarang District, Bekasi Regency, West Java Province. The production capacity of BLDC motors for 2-wheeled electric vehicles reaches 96,000 units per year, and 12,000 units of BLDC motors for 4-wheeled electric vehicles per year. This sustainable investment project will positively contribute to meeting the demand for 2-wheeled electric vehicles of 2.7 million units and electric motors for 4-wheeled electric vehicles of 660 thousand units in 2030 in Indonesia. In addition, it supports the target of developing Battery-Based Electric Motorized Vehicles (KBLBB) from the Government of Indonesia.



The component industry project in West Java Province is a project that seeks to develop the component industry in an effort to meet the needs of domestic automotive industry components. The development of the automotive component industry in the form of brake system and suspension system industry requires a land of 5.4 ha and 1,305 workers. With the potential selection of industrial locations is located in the GIIC Deltamas industrial area with land and infrastructure readiness in the Area and outside of the Industrial Area.

PROJECT READY TO OFFER

COMPONENT INDUSTRIES OF MOTOR VEHICLE'S BRAKE SYSTEM & SUSPENSION SYSTEM

Location

Greenland International Industrial Center (GIIC) Industrial Estate, Bekasi Regency, West Java Province.

Land Area

150 Hectare

Investment Value

Brake System Industry:

IDR 1.141 Trillion

USD 76.198 Million

Suspension System Industry :

IDR 1.140 Trillion

USD 76.168 Million

Business Scheme

TBD

Financial Feasibility

Brake System Industry:

WACC : 12.07 %

IRR : 14.50 %

NPV : IDR 99.44 billion

Payback Period : 7 Years 3 Months

Suspension System Industry :

WACC : 12.07 %

IRR : 13.95 %

NPV : IDR 131.55 billion

Payback period : 7 Years Months

Project Owner Profile

Greenland International Industrial Center (GIIC) located in Central Cikarang District, Bekasi Regency, West Java Province. This location has a development area of 2,000 hectares. It is equipped with international standard facilities and infrastructure, including clean water and wastewater treatment facilities, electricity supply with premium services and alternative sources of renewable energy, gas supply, and adequate telecommunications and fiber optic networks.



Contact Person

Directorate of Manufacturing
Industry Planning, BKPM (021)
5207022 tu.ditpim@bkpm.go.id



BODEBEKPUNJUR-KARPUR

Investment Potential

BODEBEKPUNJUR-KARPUR

INVESTMENT POTENTIAL



PARK AND RIDE DI TERMINAL PENUMPANG BUBULAK

Investment Value
Rp. 181 Trillion

Park and Ride facility at Terminal Bubulak in Bogor involves constructing a six-story building with 2,500 square meters of floor space on an area spanning approximately 3,980 square meters. This initiative aims to reduce traffic congestion by encouraging commuters from West Bogor and surrounding areas to switch from private vehicles to public transportation. Key services include direct bus connections to major destinations like Grogol, Rawamangun, and Blok M in Jakarta, as well as feeder buses connecting to local stations.



GOR BOGOR BARAT

Investment Value
Rp. 25,5 Billion

The development of a Sports Center in Bogor Barat, aimed at enhancing sports science, industry, and tourism. It aligns with local regulations and strategic development goals, including the preparation for hosting the West Java Provincial Sports Week in 2026. Target markets include event organizers, students, and local athletes, while also promoting community engagement through recreational facilities.



SPAM CEMPAKA CIBATU

Investment Value
Rp. 34,84 Billion

The main objective of SPAM Cempaka Cibatu project is to increase water supply capacity to meet growing demands in Purwakarta, specifically in Cibatu. This project focuses on building a water treatment facility, storage reservoirs, and extensive main distribution pipelines. It aims to improve water accessibility and quality, aligning with the mission to enhance public health and infrastructure within the district.



PENGEMBANGAN MATA AIR CILEMBANGSARI

Investment Value
Rp. 22,2 Billion

The goal of Cilembangsari Spring Development project is to develop natural water resources in Cilembangsari to serve nearby communities sustainably. This includes constructing intake and filtration systems to optimize water flow from the springs, enhancing the local water supply system. This project supports the local government's commitment to improving water service coverage and environmental sustainability.



PEMANFAATAN GEDUNG BEKASI CREATIVE CENTER

Investment Value
Rp. 1,49 Billion

The Bekasi Creative Center (BCC), launched in February 2021, is a multi-functional facility in Bekasi, West Java, designed to foster creative talent through events, organizational projects, and skill training for local youth. Serving as a hub for collaboration, BCC promotes the creative economy across 17 subsectors and aims to build a vibrant creative community. With facilities for workshops, offices, performance spaces, and more, BCC supports local businesses and community engagement, though increased marketing efforts are necessary to expand its reach and maximize utilization.



PENGELOLAAN TPA BURANGKENG KAB. BEKASI

Investment Value
Rp. 776,45 Billion

The Burangkeng Landfill (TPA Burangkeng) Management Project in Bekasi District aims to transition from an open dumping waste disposal method to a more sustainable approach. This project, structured as a B-to-B initiative, addresses environmental contamination issues associated with the current landfill operations. The strategic plan includes feasibility studies, technical planning, and financial analysis to establish an efficient waste management system that aligns with local land use policies while mitigating pollution risks and enhancing local environmental quality.



PEMBANGUNAN MALL WISATA KARAWANG TIMUR

Investment Value
Rp. 1,657 Trillion

The “East Karawang Tourism Mall Development” project aims to create a shopping and tourism center in Karawang, designed to serve as a mixed-use space with a mall, hotel, and culinary hub on an 8-hectare plot. Positioned in a strategic area with easy access to transport and nearby residential zones, this project addresses the need for recreational facilities in East Karawang. By integrating retail with leisure attractions, it is expected to boost local employment, enhance regional income, support local SMEs, and attract both residents and tourists, fostering economic and cultural growth in the area.



PENGEMBANGAN SITU CIPEUCANG

Investment Value
TBD

The Cipeucang Tourism Lake Development Project in Cimuning Village, Mustikajaya District, Bekasi City, aims to enhance infrastructure and environmental quality around the lake, which is part of the Bekasi Timur Regency 3 residential area. The project includes the preparation of technical construction documents such as the Detailed Engineering Design (DED), Budget Plan (RAB), and Work Requirements, with the goal of developing Cipeucang as a sustainable tourist destination.



PEMBANGUNAN WISATA KAWASAN DANAU ABADI

Investment Value

TBD

The Eternal Lake Tourism Development Project in Curug Village, Klari District, Karawang Regency, seeks to transform Lake Abadi into a prime eco-tourism destination. This project emphasizes sustainable tourism by preserving the lake's natural beauty and enhancing the surrounding infrastructure to attract both local and international visitors. Planned facilities include walking trails, viewing decks, and recreational spaces designed to offer a balanced experience of leisure and nature. This initiative aligns with Karawang's goals to boost local economic growth through environmentally conscious tourism.



CEKUNGAN BANDUNG AREA

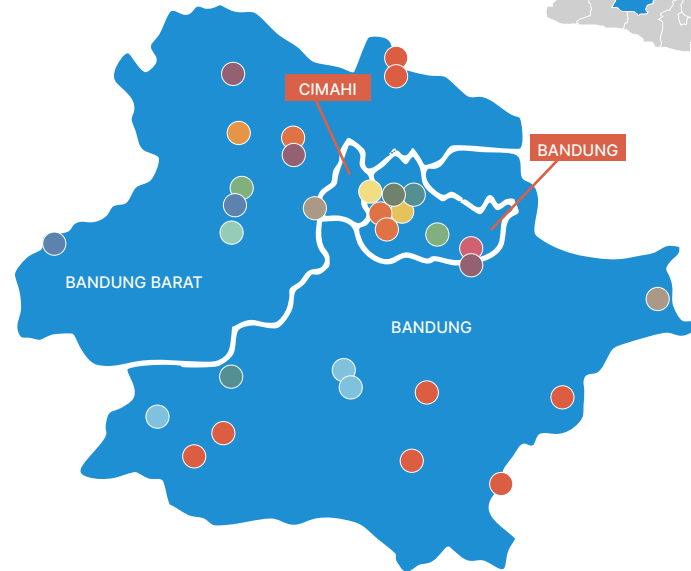
CEKUNGAN BANDUNG AREA



The Cekungan Bandung Urban Area has been designated as a National Strategic Area (KSN) due to its significant economic role, as outlined in Presidential Regulation (Perpres) Number 45 of 2018, which defines the Spatial Plan for the region.

The goal of spatial planning in this area is to develop a world-class urban center that serves as a hub for culture, tourism, national-level services, and the creative economy. It is also envisioned to be a leading region for higher education and high-tech industries, focusing on competitiveness and environmental sustainability.

The Cekungan Bandung Urban Area consists of the Core Area, which includes Bandung City and Cimahi City, and the Surrounding Area, which encompasses Bandung Regency, West Bandung Regency, and five districts in Sumedang Regency. The management of the Cekungan Bandung Urban Area is governed by Article 116, which outlines its regulatory framework.



- | | | | | | |
|---|---|---|--|---|---|
| ● Airport | ● Regional Water Treatment Plant | ● Downstream Industry Project | ● Argo Industry & Circular Economy | ● Fishery | ● Tourism |
| ● Railway | ● Solid Waste Treatment Plant | ● Geothermal | ● Factory | ● Dam | ● Other |
| ● Seaport | ● Steam Power Plant | ● Industrial Estate | ● Hospital | ● Refinery | ● TOD |
| ● Toll Road | ● Hydro Power Plant | ● Housing Area | ● Market | | |
| ● Transportation | ● Renewable Energy | ● Vocational | ● Connectivity Project | | |

CEKUNGAN BANDUNG

Project Ready To Offer

PROJECT READY TO OFFER

SINUMBRA REGIONAL WATER SUPPLY PROJECT

Location

Coverage Bandung District, West Bandung District, Cimahi City & Bandung City

Land Area

4 Ha, owned by local residents

Investment Value

IDR 1.06 Trillion or USD 66.3 Million

*currency 1 USD = IDR 16.000

Business Scheme

PPP Unsolicited

Financial Feasibility

Concession Period : 35 years after COD

Projected Income : Take or Pay

IRR : 12,98 %

NPV : USD 4.07 Million

Project Owner Profile

West Java Provincial Housing and Settlement Agency carries out government affairs in the field of housing and residential areas and the field of land, including housing, settlement infrastructure, residential areas and land which are the authority of the Provincial Region, carries out deconcentration tasks and carries out assistance tasks in accordance with their fields of duty based on statutory decisions.



Contact Person

Indra Maha West Java Provincial Housing and Settlement Agency +62 852 2002 0758
airminumdisperkim@jabarprov.go.id;



The Regional Sinumbra Water Supply System is an Unsolicited Public-Private Partnership (PPP) project for drinking water infrastructure with a planned capacity of 1,200 liters per second (lps) serving Bandung City, Bandung Regency, Bandung Barat Regency, and Cimahi City. The scope of the project to be undertaken by the private entity includes the construction of intake structures, transmission pipelines, water treatment plants (WTP), Mini Hydro Power Plants (optional), and main distribution networks.



This project embodies our commitment to tackling two of the world's most pressing challenges: plastic waste pollution and the need for innovative, eco-friendly agricultural solutions. By repurposing discarded plastic into durable agricultural nets, we aim to create a product that not only protects crops but also promotes environmental sustainability. In response to the growing market demand for our product, we are committed to taking decisive action. To address the challenges of increasing volume backlogs, we plan to modernized our machinery and implementing state-of-the-art technologies. These enhancements will not only boost our production capacity but also ensure that we meet and exceed industry and market expectations.

PROJECT READY TO OFFER

DEVELOPMENT OF AGRICULTURAL NETS FROM RECYCLE PLASTIC WASTE

Location

Jl. Raya Laswi No 236,
Majalaya, Bandung
Regency, 40382

Project Owner Profile

PT Melangkah Bersama Pasti Bisa is a factory located in outskirts Bandung Area that focused on processing plastic waste into useful goods, such as waring or nets with the various models and dimensions and patterns, making interlining / hose for agricultures, and fabric dyeing to fulfill textile industry needs.

Land Area

Land Area :± 5 Ha owned
by Company

Investment Value

IRR 50 Billion
USD 3,12 Million

Business Scheme

Funding or Join Venture

Financial Feasibility

IRR : 15%
NPV : IDR 2.85 Billions per
years
Payback Period : 5 Years
Consession period: 7 years
Income: 15-25% per years
from Investment

Contact Person

Atis Sutisna PT Melangkah
Bersama Pasti Bisa Share
Holders +62 81222686883
sutisnaatis@gmail.com



The global demand for high-quality, ethically produced coffee is on the rise, and West Java coffee is perfectly positioned to meet this demand. Our initiative aimed at bringing the rich, unique flavors of our region's coffee to the world stage. This project is a celebration of West Java's long-standing coffee heritage, combined with a forward-looking vision to meet the growing global demand for premium, sustainably produced coffee. Our integrated factory consists of a farm processing system from the plantation with a capacity of 20 tons per day, a drying system, a finishing processing system with high-tech equipment, a coffee roasting and packaging area with modern equipment. With Gravfarm production potential of 8340 bags equivalent 5,00,000 kg green bean per harvest season, this business is predicted to become one of the leading businesses for West Java.

PROJECT READY TO OFFER

WEST JAVA COFFEE FOR WORLD MARKET DEMAND

Location

Gravfarm Indonesia operates multiple farms across regions like Ciwidey, Pangalengan, Garut, Sumedang, Ciamis, Tasikmalaya.

Land Area

1,8 Ha /Owned by Gravfarm Indonesia

Investment Value

IDR 178.1 Billion
USD 11.1 Million

Business Scheme

Joint Venture

Financial Feasibility

IRR : 21%
NPV : IDR 35.7 Billion / USD 2,26 Million
Payback Periode : 10 Years

Project Owner Profile

Gravfarm Indonesia is a notable player in the coffee industry, particularly known for its sustainable and ethical practices. Gravfarm focuses on seeding, cultivation, rejuvenation maintenance, sorting, and processing coffee cherries into green bean (The focus of a coffee processing factory that is recognized worldwide involves managing the entire process from upstream (hulu) to downstream (hilir) coffee beans with a high degree of transparency and skill1. working closely with local forest farmers to produce high-quality coffee while preserving the natural environment2.



Contact Person

R YugianLeonardy CEO
Gravfarm Indonesia
+62-82219128888
gravfarmindonesia@gmail.com



The Coffee Academy is poised to become a premier educational and research institution dedicated to the coffee industry. This project represents a unique opportunity to invest in an academy that will play a pivotal role in shaping the future of coffee production, processing, and supply chain management. The industry faces challenges such as supply chain inefficiencies, climate change impacts, and the need for innovation in coffee cultivation and processing. The Coffee Academy and Institute will address these challenges by developing a new generation of skilled professionals and entrepreneurs equipped with cutting-edge knowledge and practical experience by emphasizing sustainable farming practices, reducing the environmental impact of coffee production while supporting local farming communities. This project represents a unique opportunity to invest in an academy that will play a pivotal role in shaping the future of coffee production, processing, and supply chain management.

PROJECT READY TO OFFER

INDONESIA COFFEE ACADEMY

Location

Ciwidey, Bandung
Regency

Land Area

2 Hectare /Owned by
Gravfarm Indonesia

Investment Value

IDR 93.6 Billion
USD 5.85 Million

Business Scheme

Joint Venture

Financial Feasibility

IRR : 19.85%
NPV : IDR 21 Billion /
USD 1.33 Million
Payback Period : 17 Years

Project Owner Profile

Gravfarm Indonesia is a notable player in the coffee industry, particularly known for its sustainable and ethical practices. Gravfarm focuses on seeding, cultivation, rejuvenation maintenance, sorting, and processing coffee cherries into green bean (The focus of a coffee processing factory that is recognized worldwide involves managing the entire process from upstream (hulu) to downstream (hilir) coffee beans with a high degree of transparency and skill1. working closely with local forest farmers to produce high-quality coffee while preserving the natural environment2.



Contact Person

R YugianLeonardy CEO
Gravfarm Indonesia
+62-82219128888
gravfarmindonesia@gmail.com



This project aims to meet rising global demand for premium cloves by utilizing advanced green technologies and sustainable practices. We source feedstock directly from local partners by purchasing clove trees, ensuring fair value distribution. Our electric and solar-powered drying ovens, equipped with carbon capture technology, enable a zero-emission production process. This innovative approach not only meets environmental standards but also enhances product quality. Financial forecasts show strong returns for all stakeholders, making this project a lucrative and responsible investment opportunity in response to global market needs.

PROJECT READY TO OFFER

ZERO EMISSION CLOVE PRODUCTION

Location

Bandung Regency

Land Area

1.507 m2

Investment Value

IDR 63,7 Billion

USD 4 Million

Business Scheme

Private Placement Owner

Financial Feasibility

Concession Period : 15 years

Projected Income : Clove

Trading

IRR : 18%

NPV : USD 54 Million

Payback Period : 4years

Project Owner Profile

PT. Skala Aliran Yudhistira (Skala Group) has a purpose and have power commitment to create integrated farming and processing. We are a company engaged in the trade of tea, coffee, spices and herbs based in the West Java, Indonesia. Our goal is to be a bridge between Indonesian Products and farmers and our customers all over the world.



Contact Person

Bijaktama & Orlando Victorson

Skala Aliran Yudhistira Farm +62

817-0004-466 orlando@skala.in



BMA is located in West Java Province and consist five Local Government Units, namely the cities of Bandung and Cimahi; the kabupatens of Bandung and Bandung Barat; and five kecamatans of Kabupaten Sumedang. Bandung Metropolitan Urban Railway is a public transportation project to support urban activities in Bandung Metropolitan Area. The proposed project has seven corridors and will be gradually developed. As the urban population will continuously increase, there is a need to develop an alternative transportation mode in Bandung Metropolitan. The project is also very strategic to connect Jakarta – Bandung High Speed Train in Tegalluar and Bandung city and also become one of the major driver of the regional economy.

PROJECT READY TO OFFER

BANDUNG METROPOLITAN URBAN RAILWAY

Location

Bandung Metropolitan Area (BMA) West Java

Land Area

1st Phase (m2)

Public: 10.807,211 /

Private: 93.763,841

2nd Phase (m2)

Public: 75.136,696 /

Private: 99.885,094

Investment Value

Lane 1 (Capex + Opex):

IDR 13.6 Trillion / USD 897

Million

Lane 2 (Capex + Opex):

IDR 14.3 Trillion / USD 946

Million

Business Scheme

PPP (Public Private

Partnership)

Financial Feasibility

Concession Period : 34 years

IRR : 9 & 10.4 %

NPV : TBD

Payback Period : 30 years

Project Owner Profile

The agency has the main task of carrying out government affairs in the field of transportation, including the Traffic and Road Transport (LLAJ) sub-affairs, shipping sub-affairs, aviation sub-affairs and railway sub-affairs which are the authority of the province, carrying out deconcentration tasks until the Governor's Secretariat is formed as a Government Representative. Center and carry out assistance tasks according to their field of work.



Contact Person

Dhani Gumelar West Java

Transportation Agency +62 812

2240 2810 dhagum@jabarprov.

go.id

PROJECT READY TO OFFER

GREATER BANDUNG BRT PROJECT

Location

Greater Bandung Area (Bandung City, Cimahi City, Bandung Regency, West Bandung Regency, and Sumedang Regency)

Project Owner Profile

PT Jasa Sarana is a West Java Regional Owned Enterprises (BUMD) in infrastructure Sector, established on 2004. PT Jasa Sarana has assigned by West Java Provincial Government to carries out in Greater Bandung BRT Project based on West Java Governor Decree No 53 Year 2023.

Land Area

TBD

Investment Value

Rp 1.145 Billion

Business Scheme

Buy The Service (based on Rp/Km)

Financial Feasibility

TBD



Contact Person

Indrawan Sumantri President
Director of PT Jasa Sarana
+6222 2050 5771 sekper.js@
jasa-sarana.co.id



Bus Rapid Transit (BRT) is one of the transportation solutions in the Greater Bandung Area. As road-based mass transportation, BRT gives people the option to switch from private vehicles to public transportation that is safe, comfortable, modern, affordable and integrated.



CEKUNGAN BANDUNG

Investment Potential

CEKUNGAN BANDUNG AREA INVESTMENT POTENTIAL



UNDERGROUND DUCTING SYSTEM

Investment Value

Rp. 6,87 Trillion

The project entails a feasibility study for a shared underground ducting system in Cimahi City, led by PT Jabar Telematika. This initiative aims to streamline the installation of fiber optic networks and other utilities like electricity, water, and gas to avoid frequent road excavations and minimize urban clutter. By developing a cohesive underground system, the project seeks to enhance Cimahi's urban aesthetics, improve traffic flow, and support efficient telecommunications and utility infrastructure.



REVITALISASI PASAR KOSAMBI

Investment Value

Rp. 533, 2 Billion

This project proposes the revitalization of Kosambi Market as a non-infrastructure, B2B investment opportunity. This project addresses strategic urban issues in Bandung, such as suboptimal waste management, water resource quality, and air pollution, while improving traffic and flood control. By transforming Kosambi into a modern sports and commerce hub with thematic public markets, ample parking, and branded facilities, the project aims to boost daily footfall, increase vendor space, and attract tourism.



PENGEMBANGAN WISATA GEOPARK RAJAMANDALA

Investment Value

Rp. 25,4 Billion

The Project Profile for Geopark Rajamandala aims to enhance investment value through sustainable tourism development, focusing on geological conservation and educational experiences. The project targets various tourist segments including Free Spirits Travelers, Cultural Explorers, No Hassle Travelers, Family Travellers, and Group Travelers from markets such as Malaysia, Europe, Japan, Korea, and local regions like DKI Jakarta and West Java. Key initiatives include designing branding and marketing strategies for digital and conventional promotion channels, revitalizing the region with zonation plans, landscape designs, mass building arrangements, disaster mitigation measures, and developing geo-trails at locations like Padalarang-Citatah, Saguling-Cipongkor, and Sanghyang Heuleut.

JABAR SELATAN AREA

JABAR SELATAN AREA

South West Java, or Jabar Selatan, is the southern region of West Java Province, encompassing several regencies and cities including Sukabumi,

Cianjur, Garut, Tasikmalaya, Ciamis and Pangandaran. Known for its stunning landscapes, from mountains and beaches to expansive forests, this area is a natural haven.

Rich in natural resources, South West Java is home to several renowned tourist destinations such as Pelabuhan Ratu Beach in Sukabumi, Santolo Beach in Garut, and the UNESCO-recognized Ciletuh Geopark. Development in the region primarily focuses on tourism, agriculture, and fisheries, capitalizing on its abundant natural assets.

The region's growth is accelerating under the guidance of the Master Plan outlined in Presidential Regulation Number 87 of 2021, which encourages investment and prioritizes sustainable development.



- | | | | | | |
|---|---|---|--|---|---|
| ● Airport | ● Regional Water Treatment Plant | ● Downstream Industry Project | ● Argo Industry & Circular Economy | ● Fishery | ● Tourism |
| ● Railway | ● Solid Waste Treatment Plant | ● Geothermal | ● Factory | ● Dam | ● Other |
| ● Seaport | ● Steam Power Plant | ● Industrial Estate | ● Hospital | ● Refinery | ● TOD |
| ● Toll Road | ● Hydro Power Plant | ● Housing Area | ● Market | | |
| ● Transportation | ● Renewable Energy | ● Vocational | ● Connectivity Project | | |



JABAR SELATAN

Project Ready To Offer

PROJECT READY TO OFFER

GEOTHERMAL WORKING AREA GALUNGGUNG

Location

Tasikmalaya & Garut Region and
Tasikmalaya City, West Java

Land Area

57.330 ha (working area)

Investment Value

IDR 4.4 Trillion

USD 275 Million

*currency 1 USD = IDR 16.000

Business Scheme

Auction/Tender Geothermal
Exploration and Energy
Development Agreement
(GEEDA) with PT PLN (incl.
Power Purchase Agreement)

Financial Feasibility

Currently is studied (detailed
survey) under the work of
MEMR. Planned to be tendered
in 2025 or 2026

Project Owner Profile

The Directorate of Geothermal under the MEMR has the authority to manage and supervise geothermal business in Indonesia. One of its duties is to issue geothermal permits from the GWA tender process. Geothermal permits are used by developers to develop geothermal resources into electricity that will be sold to PLN (national electricity company).



Contact Person

Sarman Hutajulu Directorate of
Geothermal, MEMR +62 812-
1008-7523



GWA Galunggung was established in 2014 based on preliminary survey conducted by PT Energi Kinan Internasional, with very adequate data and information from geological, geochemical, and geophysical surveys. Galunggung's potential is estimated at 220 MW with a reservoir temperature of 225°C. The planned power plant development capacity is 55 MW with a target of commercial operation in 2030 (RUPTL, 2021). The heat source of the geothermal system in the Galunggung prospect is Mt. Galunggung and possibly Mt. Kencana. The pattern of low resistivity anomalies in the south of Galunggung Crater, which is a clay rock resulting from hydrothermal alteration, has the potential to be the host rock for the geothermal system in Galunggung. The Galunggung prospect reservoir is estimated to be under and following the pattern of the host rock. Based on Montecarlo calculations, with a 50% probability, the total geothermal potential of Mt. Galunggung is 220 MW.

PROJECT READY TO OFFER

CONSTRUCTION OF AN INTEGRATED POULTRY PROCESSING INDUSTRY

Location

Ciamis Regency,
Ciharalang Village,
Cijeungjing District

Land Area

Industrial Designation

Area: 478 Ha

Project Building Area:

3,300 m²

Investment Value

IDR 24,2 Billion

USD 1.51 Million;

*currency 1 USD = IDR

16.000

Business Scheme

Direct Investment

Financial Feasibility

Concession Period : TBD

Projected Income : TBD

IRR : TBD

NPV : TBD

Payback Period : 4.52 years

Project Owner Profile

Ciamis Regency as an agricultural area has made a major contribution to the provision of food in West Java. There is a guarantee of sustainable provision of food agricultural land based on the principles of togetherness, efficiency, justice and environmental insight to improve the welfare of the community.



Contact Person

Yudi Wahyudi, S.Sos, MM Ciamis

Regency +62 81324972098

Eyudistea1@gmail.com



The establishment of the Integrated Poultry Processing Industry in Ciamis Regency aims to advance the livestock sector and premium commodities by enhancing market access to production centers. As a major poultry supplier, this industry will boost poultry processing capacity by approximately 3% and more. The facility features a conveyor capable of processing 4000 chicken and a cooling/freezer unit with a capacity of 4-5 tonnes. Construction of a Poultry Slaughterhouse, Construction of a Cold Chain System Development of a Poultry Processing Industry.

PROJECT READY TO OFFER

MODERN RICE MILLING UNIT



Modern Rice Milling Unit (RMU) is a rice milling system that utilizes advanced and automated technology that is highly efficient to process paddy into rice. The RMU is built on land and buildings owned by Regional State on Company Agro Sukabumi Mandiri which is located 61 Km from the center of Sukabumi Regency and the distance to the nearest Exit Toll is 90 Km.

Location

Gemarasa Street,
Jampangkulon Village,
Jampangkulon Subdistrict,
Sukabumi (South
Sukabumi Region)

Land Area

4,767 m2(Perumda ASM
Asset)

Investment Value

IDR 92.5 Billion
USD 5.78 Million

Business Scheme

Business to Business
(BUMD)

Financial Feasibility

Concession Period : 10
years IRR : 22,1% (5 years)
NPV : IDR 30,5 Billion or
USD 1,85 Million (5 years)
Payback Period : 3 years

Project Owner Profile

Jampangkulon and the surrounding sub-districts are areas dominated by wet and dry land agriculture. PERUMDA has activities to develop the exploitation of food potential, encourage the acceleration of economic growth, establish, build and/or provide services in the field of pangan, and form and develop business units.



Contact Person

Yuga Gandara Perumda
ASM KabSukabumi
+62 85793337799
yugagandara1980@gmail.com

PROJECT READY TO OFFER

SITU BAGENDIT WORLD CLASS PREMIUM

Location

Banyuwesi District, Garut Regency

Land Area

124 Ha / Owned by Garut Regency

Investment Value

IDR 109,5 Billion or
USD 6,691 Million

Business Scheme

PPP Unsolicited

Financial Feasibility

Concession Period : 15 years

Projected Income : Clawback

IRR : 18%

NPV : IDR 78,450 Billion or

USD 4,812 Million

Payback Period : 9,6 years

Project Owner Profile

Garut Regency, as outlined in the 2011-2031 Regional Spatial Plan, is evolving into a conservation-focused area supported by agribusiness, tourism, marine activities, sustainable industries, and disaster mitigation efforts. Garut Regency aims to establish itself as a premier nature-based tourism destination in West Java, driven by a competitive and sustainable cultural foundation.



Contact Person

Alia Maulidiyanti M, S.TP., M.M
Garut Regency +62 812 2008
8815 aliamaulidiyanti888@gmail.com



Situ Bagendit is considered as a premier nature-based tourist destination, enhanced by a sustainable and cultural experience aimed at catering to middle and high-income tourists. Its development spans across 6 distinct zones, offering ample opportunities to attract both local and international visitors.

PROJECT READY TO OFFER

CITANDUY WATERHUB



The Citanduy Waterway offers an interesting river trip experience, providing visitors with the opportunity to explore the Citanduy River with a professional guide using an iconic water boat. This hotel offers accommodation for those wanting to enjoy holidays and business activities in the Citanduy Waterhub area. It provides easy access to various facilities and activities offered in the tourist area, along with meeting and conference facilities for business people and organizations. The waterpark is the main attraction at Citanduy Waterhub, featuring various water rides, game pools, and performance pools. It provides entertainment and fun for visitors of all ages.

Location

RE Kosasih Street KM 1
PUSDAI Area, Major General
Didi Kartasasmita Street
No.09, District. Banjar

Project Owner Profile

The Department of Tourism and Sports conducts evaluations and verifications of designs, and leads the implementation of tourism policies in the areas of tourism destinations, development of tourism resources, tourism marketing, and creative economy development.

Land Area

Dermaga Watermay : ± 2 Ha

Hotel and Waterpark : ± 3,3 Ha

Investment Value

IDR 56 M

Business Scheme

PPP Solicited

Financial Feasibility

Concession Period : -

Projected Income : Take or

Pay NPV : Rp 11 M

IRR : 14 %

PP : 6 Years 10 Months



Contact Person

Dedi Suardi, S.Pd., M.Si Banjar
City Departement of Tourism
and Sport 08122461733
dedigawir66@gmail.com

PROJECT READY TO OFFER

JAYANTI FISHING PORT ICE PLANT PROJECT



Operating under Built Operate and Transfer (BOT) scheme, The Business Entity aims to fill the ice block demand in the southern coast of West Java as much as 1,400 blocks of ice per day @ 50 kg. Targeted production capacity of 30 tons per day, supplying the fishing industry in 5 districts, thus shortening the supply chain.

Location

Cianjur District, coverage whole West Java south coast

Land Area

2,5 Ha owned by Marine and Fisheries Agency

Investment Value

IDR 16,064,400,000.00
or USD 996,057.06
(17/07/2024)

Business Scheme

BOT

Financial Feasibility

Concession Period: 20 years

NPV: Rp.9,979B (US\$ 618,737.92)

IRR: 21.39%

Payback Period: 6.21 years

Project Owner Profile

Marine and Fisheries Agency administers affairs in the maritime and fisheries sector - including marine, coastal and small islands, monitoring marine and fisheries resources, capture fisheries, aquaculture, as well as processing and marketing of fishery products.



Contact Person

Donny Orlando W. Marine
and Fisheries Agency
+62 81910226071
197604152006041006@jabarprov.go.id



JABAR SELATAN

Investment Potential

REBANA AREA INVESTMENT POTENTIAL



KAWASAN WISATA PANTAI BATU KARAS

Investment Value

Rp. 1,21 Trillion

The Batukaras Tourism Area Investment Project in Pangandaran aims to create a world-class tourism destination grounded in local cultural values. With a budget of IDR 1.2 trillion, the project will develop a variety of attractions, including high-end resorts, beach activities, golf courses, and adventure facilities, catering to middle- and upper-class tourists. This initiative supports regional economic growth, job creation, and cultural heritage promotion. The project anticipates a payback period of 11 years with an IRR of 11%, positioning Batukaras as a competitive, eco-friendly tourism area with significant financial and social benefits.



WISATA ALAM GALUNGGUNG

Investment Value

Rp. 16,5 Billion

The Galunggung Tourism Area project focuses on enhancing the potential of Cipanas Hot Springs in Tasikmalaya as an ecotourism destination with significant economic impact. With strategic infrastructure improvements and community involvement, the project aims to boost local employment, support SMEs, and increase Tasikmalaya's regional tourism appeal. Key features include thermal pools, scenic attractions, and enhanced visitor amenities. With the upcoming Getaci Toll Exit expected to improve accessibility, this investment promises positive economic outcomes for the region through increased visitor numbers and enhanced local engagement.



PENATAAN KOMPLEK OLAHRAGA DADAHA

Investment Value

Rp. 20,4 Billion

The Dadaha Sports Complex Revitalization Project in Tasikmalaya aims to enhance the area's infrastructure for sports, cultural, and tourism activities. Key facilities include the Wiradadaha Stadium with a capacity of 10,000 spectators, outdoor basketball courts, a youth arena, and various other sports fields and jogging tracks. The project will expand and upgrade the complex to meet local demand and improve community engagement in sports and recreation. Additionally, government support and compliance with existing land use plans reinforce the project's alignment with regional development goals.



AGROWISATA BERBASIS PETERNAKAN

Investment Value

TBD

The Modern Rice Milling Unit (RMU) project in Jampangkulon, Sukabumi Regency, initiated by Perumda Agro Sukabumi Mandiri, focuses on building a high-efficiency rice processing facility to meet local and regional demand for premium-quality rice. Leveraging Sukabumi's strong agricultural output, the project aims to boost local economic growth, increase regional revenue, and support food security by supplying quality rice and byproducts. The facility's operations will include drying, milling, packaging, and distribution, targeting markets across West Java, Jakarta, and neighboring regions, with additional benefits of job creation and local economic development.