



INDONESIA'S INVESTMENT OPPORTUNITIES

Provided for Regional Investment Forum (RIF) 2019

MARCH 11, 2019, ICE BSD City – Indonesia

DEVELOPMENT OF AGRO-EDUPARK TLOGO WENING TOURISM AREA – **CENTRAL JAVA**



Location	Semarang Regency
Estimated Investment Value	IDR 361 Billion (USD 25 Million)
Total Area / Land Status	3,250 Ha
Business Scheme	Built Operate and Transfer (BOT) Cooperation
Project Owner	PD. Citra Mandiri Jawa Tengah (Central Java Regional Owned Enterprises/BUMD)
Financial Feasibility	<ul style="list-style-type: none"> • Concession Period : 20 Years; • Projected Income : USD 3,379,400.41 • IRR : 18% • NPV : USD 6,778,307.43 • Payback Period : 7 years 2 month.

Project Description

- The Tlogo Wening area, with Rawa Pening Lake as its iconic tourist attraction, is one of Central Java's tourism landmarks and is located between the Central Triangle Regional Development of Yogyakarta, Solo and Semarang (JOGLOSEMAR).
- The Tlogo Agro Tourist Area is a priority tourism development project proposed by the Semarang Regency Government. Tlogo Wening Tourist Area Development is fundamentally a concept of developing an integrated tourism area through the integration of three regions: Tlogo, Bawen, Rawa Pening along with each region's creative economy to boost more visitors visiting the tourist attraction.
- Project scope: Financing, construction, operation and management of Hotel and resort with a total of 253 rooms facing the coffee plantation and Rawa Pening, 6 areas with the capacity of 3000 people, 11 Hectare plantation tour area, 3 hectare for entertainment facilities and amphitheater, 5 hectare of children playing area consisting of water park and playground, commercial trading area for local handicrafts and souvenirs shop, coffee manufacturing center and plantation, and cycling track.

PROJECT'S OWNER PROFILE:

PD. Citra Mandiri Jawa Tengah is one of the Regional Owned Enterprises (BUMD) owned by the Central Java Provincial Government. The purpose of the establishment of PD CMJT is to develop the region's agriculture, industry, trade, tourism and services to improve the regional economy and the welfare of the local community.

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DEVELOPMENT OF PANJANG ISLAND – CENTRAL JAVA



Project Description:

- Panjang Island is one of the small islands located in Jepara Regency. Famous for its white sands surrounded by crystal clear shallow waters and diverse coral reefs, as well as supported by its natural beauty and strategic position, Panjang Island is highly promising to become the next big tourist destination.
- It only takes approximately 15-20 minutes boat trip for tourists to visit the island from Kartini Beach, Bandengan Beach, or Jepara Ourland Park.
- The Panjang Island development will be based on the function of ecosystem conservation by maintaining a balance between economic aspects and environmental aspects, as well as the development of creative nature tourism that focuses on local wisdom.
- Project scope: Financing, construction, operation and management of Harbour & Main Gate, Tourism Information Center (TIC), Food and souveni stalls, Bird Park, Beachfront promenade, Skywalk, Cemetery of Sheikh Abu Bakar bin Yahya Ba'alawy (one of the propagators of Islam in Jepara), and Lighthouse.

Location	Jepara Regency
Estimated Investment Value	USD 2.13 Million
Total Area / Land Status	19.2 Ha
Business Scheme	Built Operate and Transfer (BOT) Cooperation
Project Owner	Local Government of Jepara Regency
Financial Feasibility	<ul style="list-style-type: none"> • Concession Period : 30 Years; • Projected Income : USD 1,403,113.11 • IRR : 15.07% • NPV : 10% (USD 1,365,801.93) 12% (USD 698,568.45) • B/C Ratio : 10% = 1.40 12% = 1.35 • Payback Period : 10% = > 16 years 12% => 17 years

PROJECT'S OWNER PROFILE:

Jepara Regency is located on the north coast of Central Java Province. Jepara has the geographical advantage where its territory consists of land and sea. With an estimated 82 km of coastline, Jepara has an excellent potential for tourism expansion.

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DEVELOPMENT OF SIGANDU BEACH TOURISM AREA – CENTRAL JAVA



Project Description

- Sigandu Beach is Another prominent tourist spot in Batang Regency which is near from Batang City, about 4 kilometers distance from the city center.
- The Batang Dolphin Center was built around the area, where dolphins breeding and shows take place.
- Project scope: Financing, construction, operation and management of the access road, fishing pier, children’s play area, toilets, shower area, gazebo, parking lot, cottages, and souvenir shops.

Location	Batang Regency
Estimated Investment Value	USD 12.58 Million
Total Area / Land Status	90 Ha
Business Scheme	Built Operate and Transfer (BOT) Cooperation
Project Owner	Local Government of Batang Regency
Financial Feasibility	<ul style="list-style-type: none"> • Concession Period : 25 Years; • Projected Income : USD 163,093 • IRR : 22.20% • NPV : 10% = USD 24,324,79,127,977.34 12% = USD 17,671,908,859.14 14% = USD 12,290,832,841.96 • B/C Ratio : 10% = USD 24,324,79,127,977.34 12% = USD 17,671,908,859.14 14% = USD 12,290,832,841.96 • Payback Period : 10% = 8 years 12% = 9 years 14% = 10 years

PROJECT’S OWNER PROFILE:

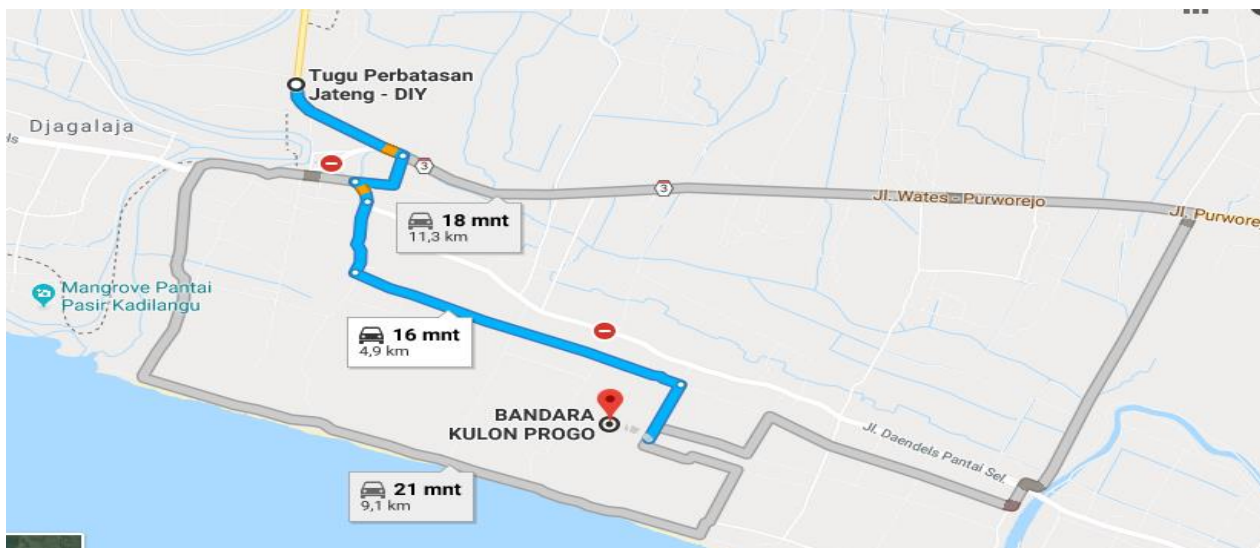
Batang Regency is located on the side of the North Coast Road, or widely known as "the Pantura", Batang Regency's economic activities are concentrated along this highway. Moreover, the high mobility of the traffic flows on the north coast road provides a great opportunity for Batang to prospectively develop its transportation services sector.

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3, 4 STARS HOTEL NEAR THE NYIA – YOGYAKARTA SPECIAL REGION



Project Description

3-4 star hotels are expected to be in great demand by consumers around the airport. The location of this 3-4 star hotel is planned to be located on the edge of the national road in Sindutan Village, Temon Sub-district and close to the border of Central Java Province with a distance of about 5 minutes from the airport.

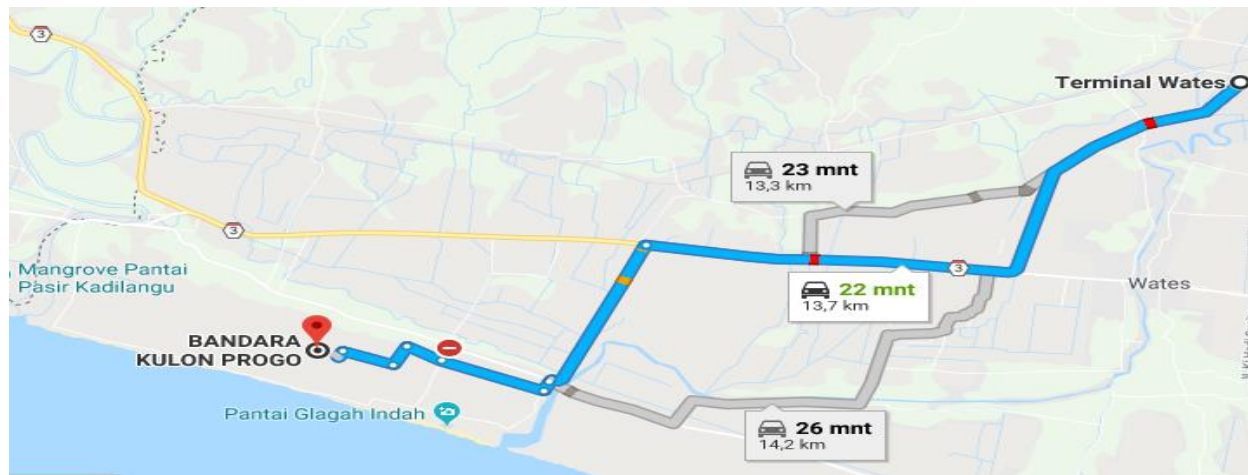
Location	Yogyakarta Special Region
Investment Value	IDR 48,050,000,000
Total Area / Land Status	Total area: 9 ha Land Status: Land can be rented which is easier than buying the land. The current land price is approximately 2.5 million IDR / m ² .
Mode of Offer	Built Operate Transfer
Project Owner	Regional Government of Yogyakarta Special Region
Factory Capacity	150 rooms
Project Status	Project is on feasibility study phase

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WATES BUS STATION DEVELOPMENT Alternative.1 – YOGYAKARTA SPECIAL REGION



Project Description

- The City of Wates is the Capital City of Kulon Progo Regency and is dedicated as a center for regional activities that serve Kulon Progo Regency. Wates City is the closest city to the Airport, but it does not have any modern shopping center.
- With the construction of the airport, it is estimated that there will be a lot of residential/residential growth around the City of Wates. This will certainly require a modern shopping center to meet the needs of consumers who live around the City of Wates within the Airport operational framework.

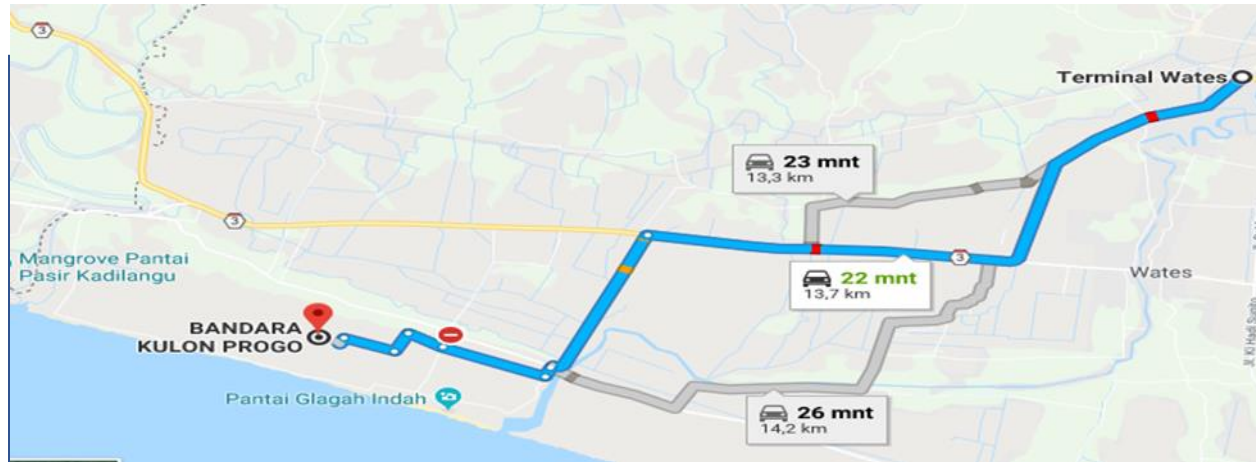
Location	Yogyakarta Special Region
Investment Value	IDR 78,000,000,000
Total Area / Land Status	This Bus station has an area of 7,900 m ² , and is currently not used optimally. In the airport development framework, this terminal can be developed as a bus station and shopping center
Mode of Offer	Built Operate Transfer
Project Owner	Regional Government of Yogyakarta Special Region
Factory Capacity	3 floors @5000 meter square
Project Status	Project is on the feasibility study phase

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WATES BUS STATION DEVELOPMENT alternative.2 – YOGYAKARTA SPECIAL REGION



Project Description

- Another investment potential in the New Yogyakarta International Airport area is the convention hall which is combined with hotel and SMEs outlet for showcasing products.
- There are many SMEs in Kulon Progo Regency, whose products have been exported, but through intermediaries. This makes SMEs actors unable to get optimal margins. The presence of outlets that can display their products to foreign buyers are highly needed.

Location	Yogyakarta Special Region
Investment Value	IDR 115,900,000,000
Total Area / Land Status	This Bus station has an area of 7,900 m ² , and is currently not used optimally. In the airport development framework, this terminal can be developed as a bus station and shopping center
Mode of Offer	Built OperateTransfer
Project Owner	Regional Government of Yogyakarta Special Region
Project Capacity	First Floor: Convention Center 7,500 m ² Floor II: SME outlets (150 units: rent 5 million / month) Level III and IV: Hotel (4 star quality) 150 rooms
Project Status	Project is on the early feasibility study phase

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KERTAJATI AEROCITY – WEST JAVA



Project Description

- Attached to West Java International Airport as the new hub in the region equipped with 3 runways: 3500m x 60m, 3000 x 60 m, 3000 x 60 m
- Directly connected with Cipali Toll Road, Cisumdawu Toll Road (2019), Proposed Bocimi & Cigtas Toll Road, and Planned Tanjung Sari – Kertajati – Arjawinangun/ Cirebon Railway
- Center of business, financial, and ICT institution to support all the industries within the area
- Renewable resources of sustainable energy to support the industries
- Center of multimodal logistics and distribution center
- Center of aviation industry with access to Runway
- Exclusive residential township with Green Living Concept
- Center of excellence of high technology industries with R&D center and advance manufacturing
- Center of Hospitality, Commercial and Tourism
- Affordable land price.

Location	Kertajati, Majalengka, West Java
Investment Value	1,500 million USD / 22 trillion Rupiah
Total Area / Land Status	3,480 Hectare
Mode of Offer	Strategic Partner/Financing/Shareholder
Project Owner	PT BIJB Aerocity Development
Factory Capacity	-
Project Status	<p>Opportunity:</p> <ol style="list-style-type: none"> 1) Investor 2) Cluster Developer <p>Business Scheme:</p> <ol style="list-style-type: none"> 1) Joint Venture Co. as Cluster Management 2) Joint Venture Co. as Tenant

Project's Owner Profile

PT BIJB Aerocity Development is a subsidiary of PT Bandarudara Internasional Jawa Barat, the owner of West Java International Airport. PT BIJB Aerocity Development is the company responsible for the development of Kertajati Aerocity. Kertajati Aerocity specified as Kawasan Strategis Provinsi (Province's Strategic Area) based on Provincial Regulation Number 22 year 2010 concerning West Java Spatial Plans.

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LEGOK NANGKA SOLID WASTE TREATMENT – WEST JAVA



Project Description

- Legok Nangka Solid Waste Treatment and Disposal is located in Nagreg District, Bandung Regency. This site is approximately 40 km from the city center of Bandung.
- Legok Nangka Solid Waste Treatment and Disposal has several facilities that continue to be developed in stages, ranging from access road, operation road, sanitary landfill, leachate treatment, and common building. The development of Legok Nangka Solid Waste Treatment and Disposal is accompanied by the renewal of an integrated processing system with the latest technology. The aim is to create a more advanced, modern waste treatment development.

Location	Nagreg District, Bandung Regency
Investment Value	USD 265 Million
Total Area / Land Status	82 Ha
Mode of Offer	Public Private Partnership
Project Owner	West Java Environmental Office (Provincial Government)
Factory Capacity	Waste Handling Capacity : 2018 – 2024 : 1800 ton/day 2025 – 2030 : 2000 ton/day
Project Status	Ready for Construction

Project's Owner Profile

Environmental Agency of West Java is a government agency whose main task is to handle the West Java Provincial Government's issues regarding environment, which includes environmental planning, control of environmental pollution, conservation and climate change, as well as establishing environmental laws within authority of Provincial Government.

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NUSAWIRU AIRPORT – WEST JAVA



Project Description

- Nusawiru Airport is located in Southern East area of West Java and operated by West Java Provincial Government. The development of Nusawiru Airport is to support tourism and fisheries industries, particularly in southern part of West Java. This Airport is situated in the tourism area, which includes the Green Canyon, Karapyak, Batukaras, and Batu Hiu Beach.
- There will also be development of National Integrated Recreation Center, Center of Aquarium and Marine Research, and also Economic Zone for Tourism equipped with department store, theme park or outbound area, hotel, restaurant, and many others. Offered infrastructure projects include the development of terminal for passengers, VIP terminal, mosque, office building, aviation source and other supporting facilities.

Location	Pangandaran Regency										
Investment Value	USD 54.27 Million										
Total Area / Land Status	111.14 Ha										
Mode of Offer	Financing										
Project Owner	West Java Transportation Department										
Factory Capacity	<p>Air Side Facilities :</p> <p>Runway : 1,400 m x 30 m</p> <p>Runway Strip : 1,520 m x 150 m</p> <p>Taxiway : 100 m x 23 m</p> <p>Apron : 150 m x 60 m</p> <p>Overrun : 2 x (60 m x 30 m)</p> <p>Navigation, Electricity & Communication Facilities :</p> <p>1 Unit SSB, 1 Unit VHF Transceiver, 1 Unit (50 Kva) Genset</p> <p>Land Side Facilities :</p> <table border="0"> <tr> <td>Terminal : 300 m2</td> <td>Meteorological Office : 192 m2</td> </tr> <tr> <td>Operations Office & Adm: 300 m2</td> <td>Vehicle Garage : 100 m2</td> </tr> <tr> <td>NDB Building : 50 m2</td> <td>Genset Building : 45 m2</td> </tr> <tr> <td>Trustees Tower : 96 m2</td> <td>Guardhouse : 100 m2</td> </tr> <tr> <td>PKP-PK Building : 96 m2</td> <td>Operating House : 243 m2</td> </tr> </table>	Terminal : 300 m2	Meteorological Office : 192 m2	Operations Office & Adm: 300 m2	Vehicle Garage : 100 m2	NDB Building : 50 m2	Genset Building : 45 m2	Trustees Tower : 96 m2	Guardhouse : 100 m2	PKP-PK Building : 96 m2	Operating House : 243 m2
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Trustees Tower : 96 m2	Guardhouse : 100 m2										
PKP-PK Building : 96 m2	Operating House : 243 m2										
Project Status	Land loading Stage II										

PROJECT'S OWNER PROFILE :

Transportation Department has the main task of carrying out government affairs in the transportation field, covering sub-affairs of road traffic and transportation, sub-affairs of shipping, sub-affairs of aviation, and sub-affairs of railways which are the authority of the province.

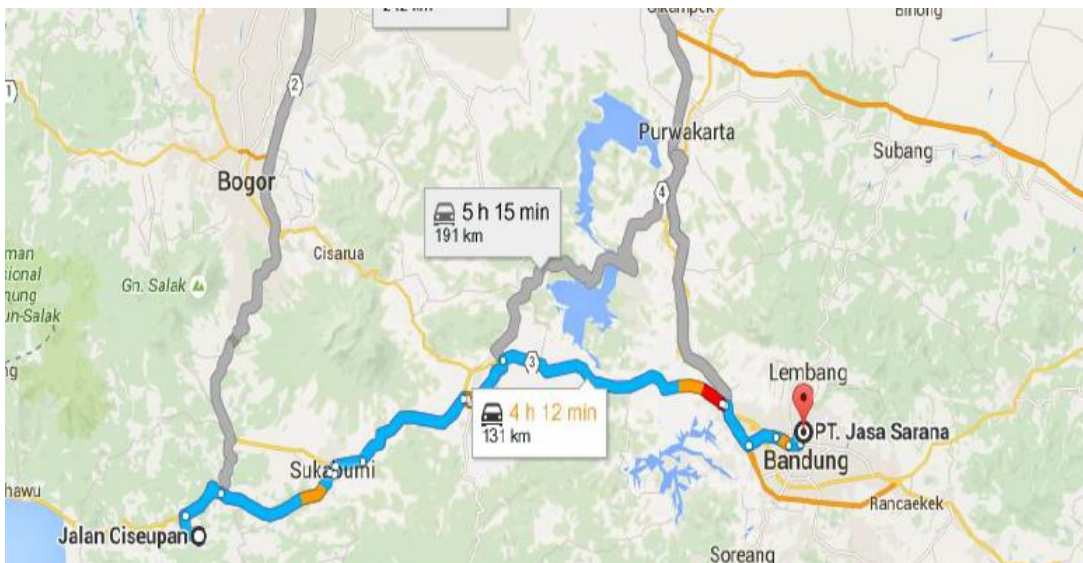


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MINI HYDRO POWER PLANT – WEST JAVA



Project Description

- The Project site is approximately 191 km from Jakarta or 131 km from Bandung.
- Objective of this project is to develop, construct, and operate mini hydro power plant.
- The Commercial Operation Date (COD) is expected in 2020.
- The Power Purchased Agreement (PPA) signed by PLN for 20 years
- The Distribution line will be connected to Kebun Randu Feeder and will be tapped with 20 kV existing distribution line in Sukabumi (approximately 150 metres)

Location	Sukabumi
Investment Value	IDR 190 Billion
Total Area / Land Status	7.5 Ha has secured
Mode of Offer	Acquisition (maximum share of 49%) or Financing
Project Owner	PT Metaphora Andalan Utama
Factory Capacity	6.3 MW (3x2.1 MW) 1. Number of Units : 3 Unit 2. Capacity : 1.7 MW 3. Capacity Total : 5.10 MW 4. Annual Production : 30,343 MWH
Project Status	<ul style="list-style-type: none"> • License and FS: done • Land acquisition and DED: done • Land clearing and grubbing have been carried out on site

Project's Owner Profile

PT Metaphora Andalan Utama (MAU) is a company founded by PT Jasa Sarana (JS) with a 60% share and PT Tirta Gemah Ripah (TGR) with a 40% share. This company was established particularly to build and manage the Kertamuksi Power Plant.

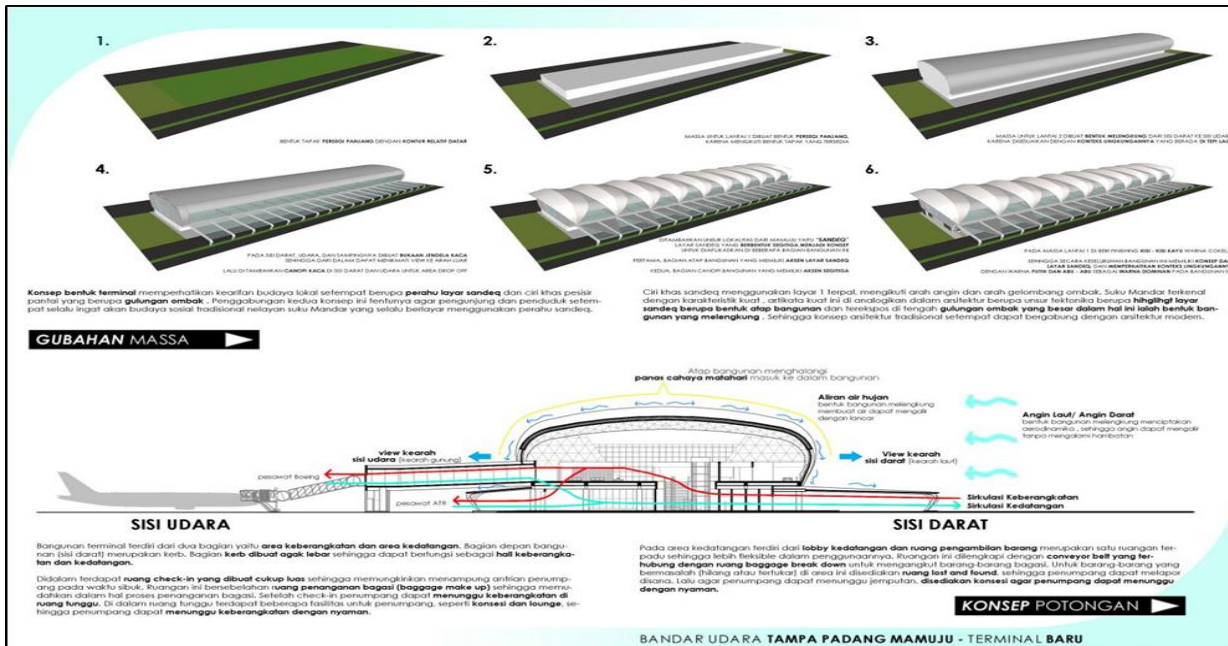
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Tampa Padang Airport Development (New Terminal Construction) – WEST SULAWESI



Location	Tampa Padang, Kalukku, Mamuju Regency
Investment Value	USD 8.3 Million
Total Area / Land Status	12.000 M ²
Mode of Offer	Public Private Partnership
Sectors	Transportation
Project Owner	Ministry of Transportation of the Republic of Indonesia
Factory Capacity	Runway (Runway): 2,500 m x 45 m Taxiway: 75 m x 18 m Parking Lot (Apron): 180 m x 40 m Overrun: 2 x 30 m x 30 m Shoulder: 2,040 m x 60 m
Project Status	The current location of the airport passenger terminal is too close to residential areas so that it is difficult to develop and requires greater costs and some runway strips have not been reached to meet the requirements so that the construction of a new terminal is needed.

Project Description

In order to improve connectivity between regions on Sulawesi Island and support increased competitiveness in West Sulawesi, the government has planned to develop the Tampa Padang airport in Mamuju, West Sulawesi Province. Physically, there has been an additional construction of 2,500 meters Runway. With the additional runway, Tampa Padang Airport has been able to be landed by a Boeing airplane. It is expected that with the development of the airport, especially the construction of new terminals can further optimize connectivity in West Sulawesi



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TANJUNG API API SPECIAL ECONOMIC ZONE – SOUTH SUMATRA



Location	Banyuasin, South Sumatra (60km north of Palembang)
Investment Value	USD 4 Billion
Total Area / Land Status	± 2,030 Hectare (PP 51/2014)
Mode of Offer	Financing
Project Owner	PT Sriwijaya Mandiri Sumsel (PT SMS)
Factory Capacity	Various, according to tenants
Project Status	<p>Project Structure:</p> <ul style="list-style-type: none"> PT SMS has signed a contract with PT Sriwijaya Tanjung Carat (PT STC) on October 2017 to design, build, and fund the project. PT SMS assigned the funding for development entirely to PT STC and receives revenue sharing. After 30 years, PT STC will transfer the rights of TAA SEZ back to the South Sumatra Provincial Government.

Project Description

- Tanjung Api Api SEZ is located ±65km north of the city of Palembang, and about ±20km from the Strait of Bangka. It is supported by a 5000 DWT logistics port (2019) about 10km away.
- The Special Economic Zone is designated to attract heavy manufacturing industries processing South Sumatra’s rich coal, rubber, and palm oil commodities and will be connected to the Trans-Sumatra Highway to Palembang and Jakarta.
- TAA SEZ land is offered to investors as ready-to-build industrial area complete with utilities, security, and service facilities. Much of the development will be in grading the land for industrial use, as well as developing road and drainage infrastructures.

PROJECT’S OWNER PROFILE:

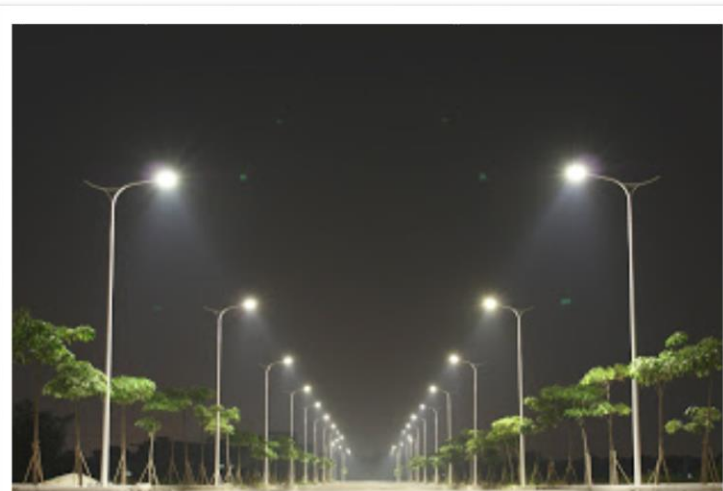
PT Sriwijaya Mandiri Sumsel (PT SMS), a company owned by the South Sumatra Provincial Government, is the managing entity for Tanjung Api Api Special Economic Zone (TAA SEZ). It serves as a catalyst for economic growth in South Sumatra and Indonesia. By utilizing the natural resources of South Sumatra to support its economic growth, PT SMS serves South Sumatra province and connects its resources with the Special Economic Zone.



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SURAKARTA STREET LIGHTING – CENTRAL JAVA



Project Description

- The total public roads in Surakarta is around 976 km.
- Based on evaluation done by the municipal government in 2016, the Public Street Lighting (Penerangan Jalan Umum, or PJU) as a public service is still not functioning optimally. Besides not saving electricity, poles and lamps are not uniform and nonstandard. In addition, the lighting has not been evenly distributed along the existing public roads.
- Project scope: Design, meterization, LED (auto dimming), cabling (underground and hanging), lamp posts procurement and installation; total Lights: 31,890 of 976 km road; standard: SNI 7391: 2008.

Location	Surakarta Municipality														
Land	676.56 km ² (land owned by Local Government of Surakarta Municipality)														
Sector	Energy – Energy Conservation														
Estimated Investment Value	US\$ 28.4 million (10 years) or USD 45.9 million (20 years)														
Business Scheme	BOT Cooperation with 10 or 20 years concession period														
Project Owner	Local Government of Surakarta Municipality														
Financial Feasibility	<ul style="list-style-type: none"> • FIRR : 10.17% (10 years) or 10.67% (20 years) • IRR : 12.59% (10 years) or 12.87% (20 years) • NPV (disc factor 11.35%): IDR 19,067 Billion (10 years) or IDR 75,378 Billion (20 years) • Payback period: 9.5 years (10 years) or 10.7 years (20 years) 														
Project Timeline	<table> <tr> <td>1. Final Business Case</td> <td>: Q1 2019</td> </tr> <tr> <td>2. Pre Qualification</td> <td>: Q2 2019</td> </tr> <tr> <td>3. Request of Proposal</td> <td>: Q2 2019</td> </tr> <tr> <td>4. Bid Award</td> <td>: Q3 2019</td> </tr> <tr> <td>5. Contract Signing</td> <td>: Q4 2019</td> </tr> <tr> <td>6. Financial Close</td> <td>: Q2 2020</td> </tr> <tr> <td>7. Construction</td> <td>: Q3 2020</td> </tr> </table>	1. Final Business Case	: Q1 2019	2. Pre Qualification	: Q2 2019	3. Request of Proposal	: Q2 2019	4. Bid Award	: Q3 2019	5. Contract Signing	: Q4 2019	6. Financial Close	: Q2 2020	7. Construction	: Q3 2020
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5. Contract Signing	: Q4 2019														
6. Financial Close	: Q2 2020														
7. Construction	: Q3 2020														
Project Status	Project is currently on Final Business Case Phase														



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LIGHT RAPID TRANSIT (LRT) DEVELOPMENT – CENTRAL JAVA



Project Description

- The purpose and objective of LRT project development is to provide mass transportation facilities, fast, reliable and affordable by using light rail mode. It is expected that this mode of transportation can encourage private vehicle owners to use public transportation, which in the end can reduce the traffic load in Semarang City.
- The concept of LRT development in Semarang City is done by integrating the concept of Transit Oriented Development (TOD), as one of the urban development approaches that adopt mixed spatial layout and maximizing the use of mass transit and equipped with pedestrian / bicycle network.
- Project scope: Financing, construction, operation, and maintenance of LRT Phase I Development: Airport - Jl. Jenderal Sudirman - Tugu Muda Corridor with the indicative trace specification: ± 5.9 km length, 3 station + 1 depo (integrated with bridge fountain and food market of Banjir Kanal Barat), double track, 6 units of metro with 40 km/hour average speed.

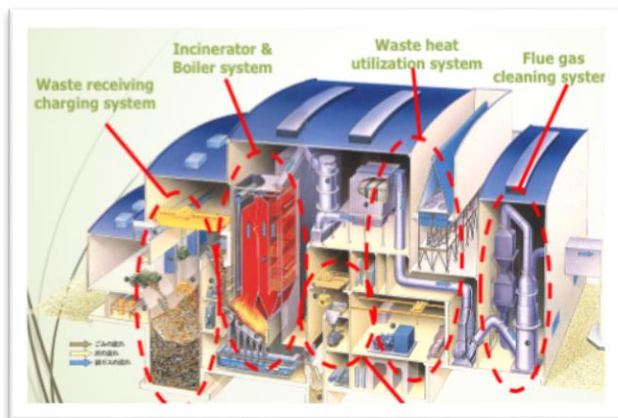
Location	Semarang Municipality
Sector	Transportation – Land Transportation
Estimated Investment Value	IDR 200 Billion/km
Business Scheme	BOT (Build – Operate – Transfer) cooperation with 30 years concession period
Project Owner	Local Government of Semarang Municipality
Project Timeline	<p>Project Timeline:</p> <ul style="list-style-type: none"> 1. Final Business Case : Q1 2019 2. Pre Qualification : Q2 2019 3. Request of Proposal : Q2 2019 4. Bid Award : Q3 2019 5. Contract Signing : Q4 2019 6. Financial Close : Q2 2020 7. Construction : Q3 2020
Project Status	Project is currently on Final Business Case Phase



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SEMARANG CITY WASTE MANAGEMENT – CENTRAL JAVA



Project Description

- Waste becomes a problem along with population growth and all its activities. The final processing of waste with the existing Sanitary Landfill system in Jatibarang requires extensive land and will continue to grow from year to year. 955 tons of waste per day is currently produced and is estimated to reach 1,858 tons per day in 2046, while land available for landfill is increasingly limited (only 45.04 Ha). This shows the urgency of an advanced waste processing technology.
- Project scope: Planning, financing, construction, operation, and maintenance of waste power plant in Jatibarang Landfill as well as all supporting facilities and infrastructure needed, with environmentally friendly and proven technologies in waste management.

Location	Semarang Municipality														
Total Landfill Area	± 45.04 Ha														
Sector	Energy – Waste to Energy Powerplant														
Government Support	<p>The waste management project in Semarang City is included in a national strategic project which is clarified in the Acceleration of the Construction of Waste Management Plants into Green Technology-Based Electricity (Presidential Regulation No. 35 of 2018).</p> <p>Tipping Fee: max IDR 500,000/ton of waste</p> <p>Electricity tariff: Power Purchase Agreement with PLN during the "Project" period USD 13.35 cent / kWh with a capacity up to 20MW USD 14.54 cent / kWh - (0.076 x the amount of Waste to Energy powerplant capacity sold by PLN) for capacities above 20MW</p>														
Business Scheme	BOOT (Build – Own – Operate – Transfer) cooperation with 25 years concession period														
Project Owner	Local Government of Semarang Municipality														
Project Timeline	<p>Project Timeline:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 80%;">1. Final Business Case</td> <td style="text-align: right;">: Q1 2019</td> </tr> <tr> <td>2. Pre Qualification</td> <td style="text-align: right;">: Q2 2019</td> </tr> <tr> <td>3. Request of Proposal</td> <td style="text-align: right;">: Q2 2019</td> </tr> <tr> <td>4. Bid Award</td> <td style="text-align: right;">: Q3 2019</td> </tr> <tr> <td>5. Contract Signing</td> <td style="text-align: right;">: Q4 2019</td> </tr> <tr> <td>6. Financial Close</td> <td style="text-align: right;">: Q2 2020</td> </tr> <tr> <td>7. Construction</td> <td style="text-align: right;">: Q3 2020</td> </tr> </table>	1. Final Business Case	: Q1 2019	2. Pre Qualification	: Q2 2019	3. Request of Proposal	: Q2 2019	4. Bid Award	: Q3 2019	5. Contract Signing	: Q4 2019	6. Financial Close	: Q2 2020	7. Construction	: Q3 2020
1. Final Business Case	: Q1 2019														
2. Pre Qualification	: Q2 2019														
3. Request of Proposal	: Q2 2019														
4. Bid Award	: Q3 2019														
5. Contract Signing	: Q4 2019														
6. Financial Close	: Q2 2020														
7. Construction	: Q3 2020														
Project Status	Project is currently on Final Business Case Phase														

Contact Person



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INDUSTRIAL PARK DEVELOPMENT – CENTRAL JAVA



Project Description

Kebumen Regency is considered as one of the National Strategic Economic Growth Areas due to its position on the South Traffic Line (JLS). Strategic location, land suitability, and availability of labor are advantage factors for investors to choose Kebumen Regency as their industrial locus.

Based on the Spatial Plan of Kebumen Regency, the area along the southern line is suitable to be designated as an industrial area.

Location	Kebumen Regency
Total Landfill Area	315 Ha
Sector	Infrastructure – Industrial Park
Utilities & Infrastructure	<ul style="list-style-type: none"> • Access and mobility is convenient since it is located on the southern line of Java Island. • The location is 2 kilometers away from the residential area.
Business Scheme	Partnership
Project Timeline	<p>Phase I, 2016 - 2018: Master Plan and DED, area acquisition, infrastructure development.</p> <p>Phase II, 2019: Infrastructure improvement, Supporting facilities enhancement, promotion and marketing.</p> <p>Phase III, 2020: Industrial lots distribution and construction</p>
Project Status	Project is currently on Phase I .

Contact Person



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RETIREMENT TOURISM VILLAGE – BALI



Location	Retirement Payangan Village, Gianyar Regency, Bali
Land	± 8,0 Hectares/8,000 m ² - Government Property
Sector	Tourism
Project Status	IDR 474.3 Billion

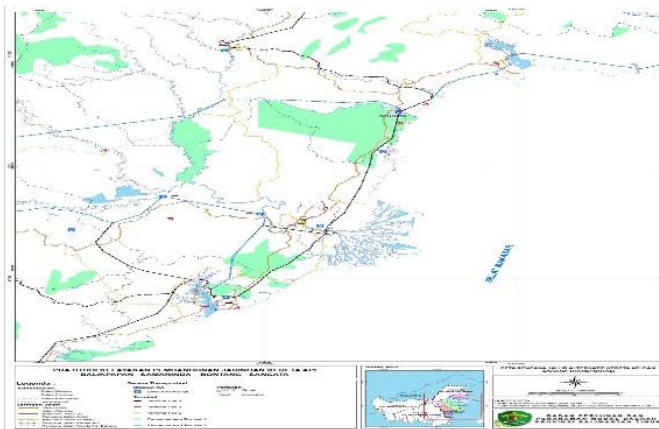


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Project Description

Retirement Village planned to be built on land owned by the government of Bali province covering ± 8 Hectares located in Payangan. Current soil conditions are coffee plantations. In an effort to empower local government assets in the form of land in order to provide greater economic benefits for the people of Bali, The local government plans to change the status of land from coffee plantations to exclusive residences for wealthy pensions in the form of Retirement Village.

RAILWAY NETWORK DEVELOPMENT - EAST KALIMANTAN



Project Description

Railway Network Development of **Balikpapan - Samarinda - Bontang Sangata** is expected to become the backbone of freight and urban passenger transportation in East Kalimantan Province.

Operation of Balikpapan - Samarinda - Bontang - Sangata integrated with other modes of transport railway network is also expected to increase the efficiency of infrastructure planning in East Kalimantan Province.

The Railway Trails Development plan consists of twenty railway trails. Total of the rail that will be constructed is 3556.5 km.

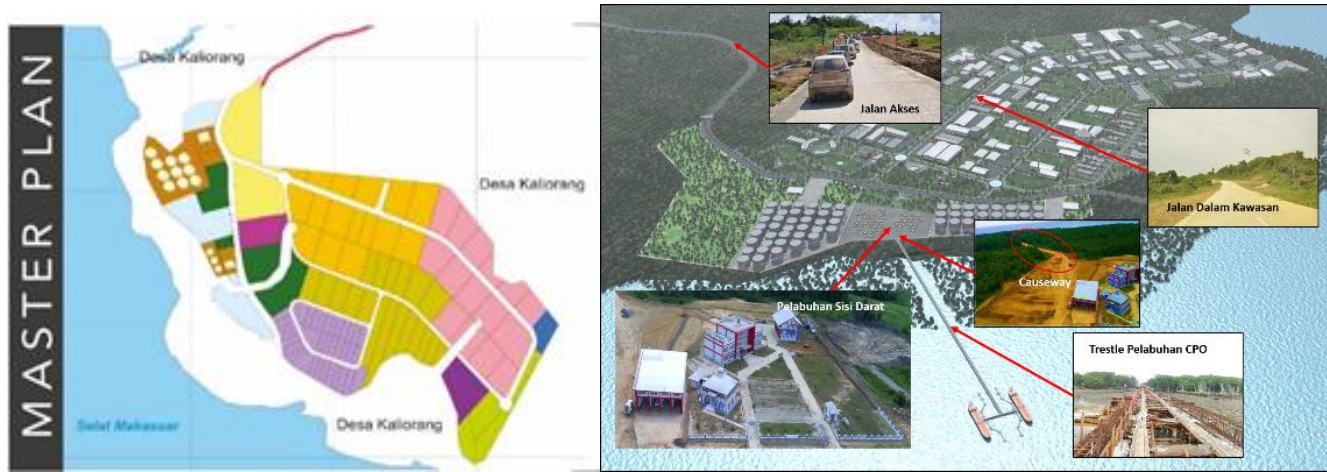
Location	Sangata, Bontang, Samarinda, Balikpapan
Land	203,439 km by passing along a conservation area covering an area of 458 hectares
Utilities & Infrastructure	Develop supporting infrastructure, including transport infrastructure areas of mining and oil and gas exploration
Estimate Investment Value	US\$ 79,048,670.726
Business Scheme	An alternative that allows the inclusion of private funds is through the mechanism of cost sharing. Infrastructure investment costs are shared between the Government and the private sector that will benefit the most from the operation of Balikpapan-Samarinda-Bontang-Sangata railway network
Project Status	Pre-Feasibility Study of Balikpapan - Samarinda - Bontang - Sangata Railway Network Development 2015



Contact Person

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SPECIAL ECONOMIC ZONE OF MALOY BATUTA TRANS KALIMANTAN – EAST KALIMANTAN



Project Description

- The development of KIPI Maloy is designed to prepare East Kalimantan's economic transformation, from the dependence on oil and gas to non oil and gas sector, with plantations as one of its main focus. As is known, the structure of of East Kalimantan GRDP is currently dominated by the oil and gas and mining sector with a share of up to 50%.
- Indeed, efforts to move the non-oil and gas sector as East Kalimantan's economic strength are still constrained, because non-oil and gas products are still mostly in the form of raw materials. For example, CPO as a palm oil product. As a result, the approach taken is still in the upstream industry, not yet in the downstream industry which has the potential to produce much higher added value.

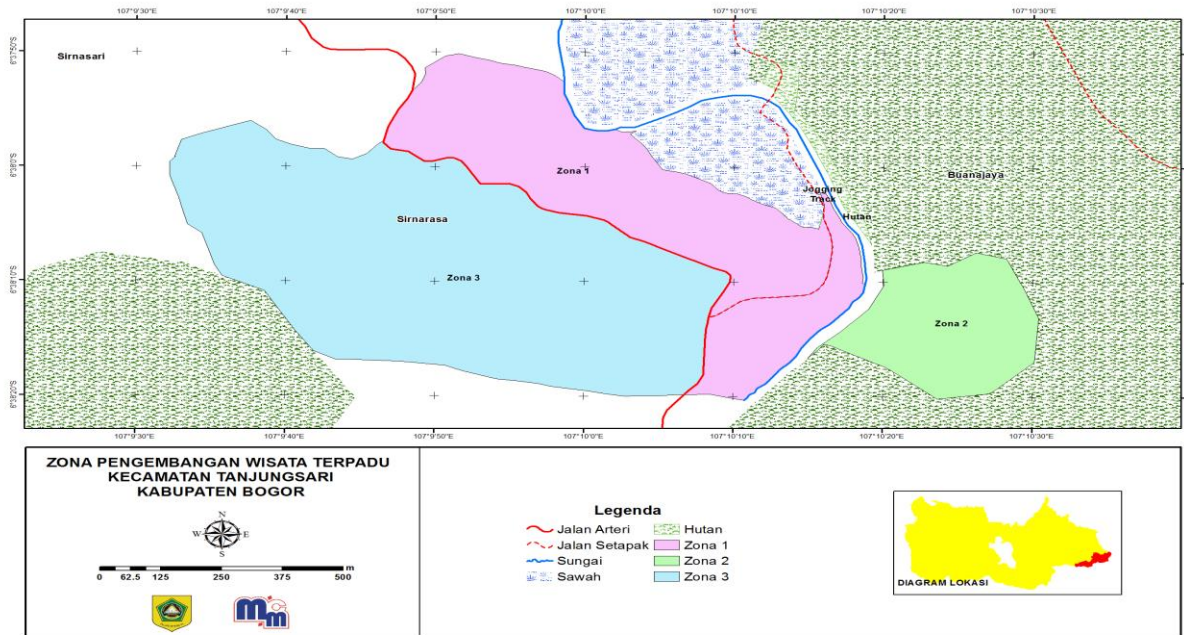
Location	East Kutai, Sanggata (Maloy)
Land	± 557.34 Ha
Utilities & Infrastructure	National Road Improvement towards Maloy, Construction of an Access Road Towards KEK MBTK, Construction of Roads in the Maloy Area Toll Road, Construction Plan Construction of New Samarinda Airport Sangkima Airport Development Plan, Sangatta Construction of Maloy CPO Port (Ministry of Transportation), Construction of CPO Hoarding Tank (Ministry of Industry), Development Plan for Maloy Cargo Port Railroad, Development (Groundbreaking by Russian investors), Raw Water Infrastructure, Development Maloy SPAM construction Construction of electricity, infrastructure Many investors have built this KEK MBTK
Estimate Investment Value	US\$ 242,857,142.85
Project Timeline	Stage IV Development of IPS in the MBTK SEZ Zone starting in 2019 will carry out the development of a bio diesel / diesel plant, PKE briquette plant, Splitting Plant or Remnant Products from CPO and PKE.
Business Scheme	Business Partnership Option
Project Status	The SEZ will be inaugurated in February 2019



Contact Person

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TOURISM COMPLEX TANJUNGSARI – WEST JAVA



Project Description

Tanjungsari Tourism Park integrates concept of ecotourism, cultural tourism, creative tourism, and urban tourism. Covering 94.4 Ha, this facility will be equipped with various kinds of entertainment and activities that include jogging track, camping ground, cottage and restaurant, playground, multi-function building, rafting, reservoir, and deer-breeding. Moreover, it also provides access to other tourist areas, such as Barong, Leuwi Hejo, Putri Kencana and Kembar Waterfalls.

Location	Bogor Regency
Land	94.4 Ha
Sectors	Integrated Tourism Area
Estimated Investment Value	USD 19.6 million
Project Timeline	<p>Project Timeline:</p> <ol style="list-style-type: none"> 1. Looking for Investors 2. License Management 3. Masterplan Details Compilation 4. Infrastructure Development 5. Promotional Activities
Business Scheme	Financing
Project Status	Project is currently looking for investors

Contact Person



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KAWASAN KAWIT WALINI – WEST JAVA



Location	Kabupaten Bandung Barat dan Kabupaten Purwakarta
Land	1.602,80 Ha
Sectors	Agro Industry and Integrated Tourism Area
Utilities & Infrastructure	International direct flights from Soekarno International Airport, Husein Sastranagara International Airport and Kertajati International Airport; Access from Cipularang Highway
Business Scheme	Long-lease agreement (30 years); other agreeable cooperation form
Project Status	Regional development stage

Project Description

PTPN VIII, a fully state-owned enterprise engaged in Indonesia's agriculture sector, is planning to build agro industry and integrated tourism in the area around the transit oriented development (TOD) project for high speed railway. The planned area is located at the Panglejar, Maswati, Gunung Hejo and Gunung Susuru plantation with a total area of 1.603 Ha.

Investment opportunities in Kawasan Kawit Walini is categorized as follows: Agro Industry Area, Agro Tourism Area, Recreation, Industrial Estate/Enterprenuer Park, Housing and facilities.

PROJECT'S OWNER PROFILE:

The main business activities of PT. Perkebunan Nusantara VIII is Tea, Rubber and Palm Oil. Other business fields include horticulture, Tea Downstream Business Unit (IHT) and agrotourism. PT. Perkebunan Nusantara VIII operates 2 palm oil factory, 25 tea factory and 7 rubber factory. Plantation Unit : Tea 23 Unit, Rubber 12 Unit, Palm Oil 9 Unit

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CORN INDUSTRY – WEST JAVA



Location	a. Kabupaten Subang b. Kabupaten Tasikmalaya c. Kabupaten Ciamis
Investment Value	USD 10,530,385
Total Area / Land Status	11,207.11 Ha and Lands rights Hak Guna Usaha (HGU)
Mode of Offer	Scheme of Cooperation : Join Operation and Business partnership
Project Owner	PT Perkebunan Nusantara VIII
Factory Capacity	The potential for corn production per Ha is around 10-15 tons of corn (moisture content of 17%)
Project Status	The corn planting program has been implemented in 2 estates in the Subang Area

Project Description

- PTPN VIII, a fully state-owned enterprise engaged in Indonesia's agriculture sector, will develop a diversification program through planting corn commodities in the context of utilizing land and empowering communities around plantations. These commodities have wide open market opportunities and are in line with the Ministry of Agriculture program.
- The corn will be planted on an area of 11,000 Ha. The plan is based on the growing increase in the need for corn for animal feed and will continue to grow providing a great opportunity for the growth of corn commodities.
- PTPN VIII is open to accept offers of cooperation with companies that are interested in investing as well as playing a role in community empowerment.

PROJECT'S OWNER PROFILE:

The main business activities of PT. Perkebunan Nusantara VIII is Tea, Rubber and Palm Oil. Other business fields include horticulture, Tea Downstream Business Unit (IHT) and agrotourism. PT. Perkebunan Nusantara VIII operates 2 palm oil factory, 25 tea factory and 7 rubber factory. Plantation Unit : Tea 23 Unit, Rubber 12 Unit, Palm Oil 9 Unit

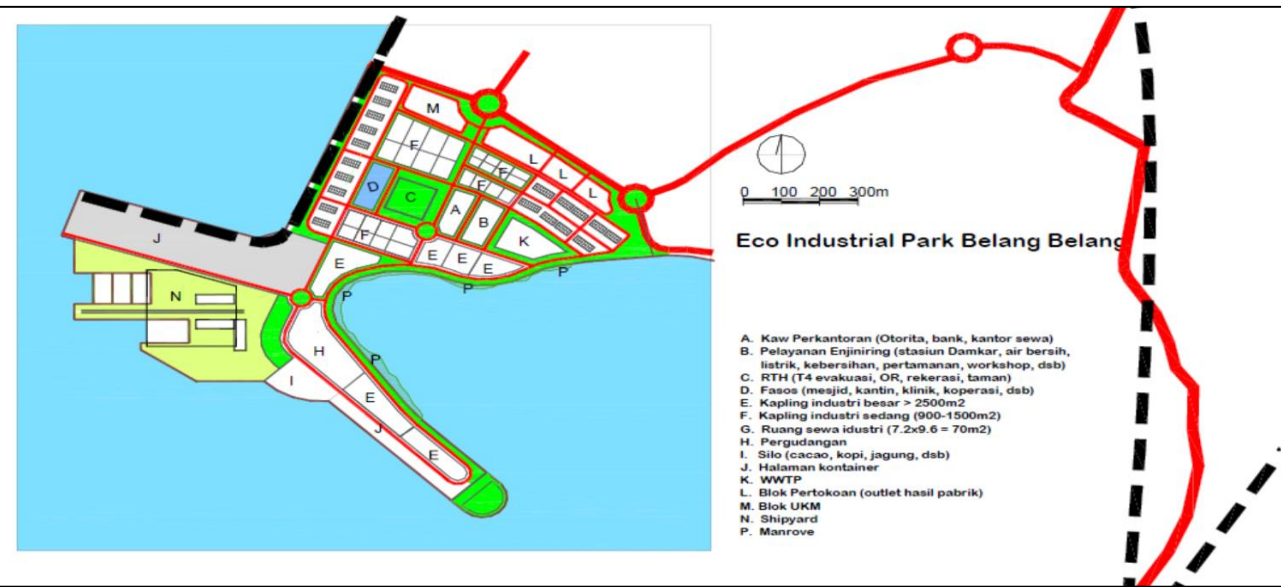
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ECO INDUSTRIAL PARK BELANG-BELANG – WEST SULAWESI



Location	Belang-Belang, Kalukku, Mamuju Regency								
Land	1,255 Ha								
Sectors	Infrastructure								
Government Support	<ul style="list-style-type: none"> • PERDA No. 1 of 2014 • Land Availability 								
Utilities & Infrastructure	<ul style="list-style-type: none"> • Tampa Padang Airport • Belang-belang Seaport 								
Estimated Investment Value	USD 33.94 million								
Project Timeline	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Feasibility Study</td> <td style="text-align: right;">: 2015</td> </tr> <tr> <td>2. Bidding</td> <td style="text-align: right;">: -</td> </tr> <tr> <td>3. Construction</td> <td style="text-align: right;">: -</td> </tr> <tr> <td>4. Operation and Maintenance</td> <td style="text-align: right;">: -</td> </tr> </table>	1. Feasibility Study	: 2015	2. Bidding	: -	3. Construction	: -	4. Operation and Maintenance	: -
1. Feasibility Study	: 2015								
2. Bidding	: -								
3. Construction	: -								
4. Operation and Maintenance	: -								

Project Description

- The strategic position of Matabe in the Makassar Strait and the determination of the Belang-belang area as an integrated port area, airport, freight train station, industry, trade, warehousing and containers. The core of Matabe's economic growth center is the Eco-Industrial-Park (EIP) and the Special Economic Zone (SEZ / KEK) of Belangbelang.
- Belang-Belang SEZ has a strategic position in the ALKI II Makassar Strait, with high accessibility to the surrounding areas which are rich in agro and mining commodities such as Central Sulawesi, Southeast Sulawesi, South Sulawesi, East Kalimantan and West Kalimantan
- There is a large opportunity to process commodities in the regions of West Sulawesi, Central Sulawesi, South Sulawesi, and East Kalimantan and South Kalimantan in industrial zones, containers. Warehousing and Belang-Belang port, by developing east-west road access to Belang-Belang - Masamba



Contact Person

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PISANG ISLAND - LAMPUNG



Pulau Pisang

Project Description

A small island of approximately 64 km² lies off the coast of Tembakak in the West coast of Lampung. The island is inhabited by 1,617 people. Panoramic view of the beach and nature combined with the hospitality of the local people, makes the island truly a place to relax. Things that can be done include cruising and swimming with dolphins / small boat. To reach the island, a jukung is available ± 45 minutes from the port of Krui, or ± 15 minutes from the pier at Tembakak.

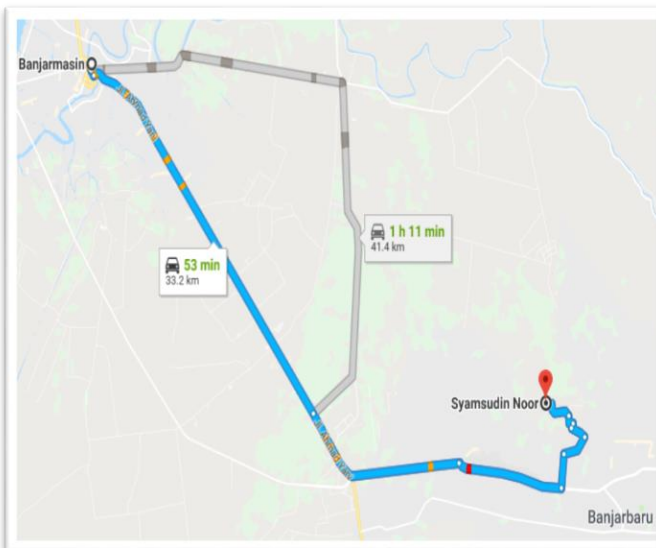
Location	Pesisir Barat
Investment Value	Rp. 340,385,500,000,-
Total Area / Area Status	± 14.9 Ha
Potential Business	Port, Plaza, Market, Waterfront, Sail-Port, Office Buiding, Landscape, Homestay / Resort.
Project Owner	Regional Government of Pesisir Barat
Project Status	Masterplan

Contact Person



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AERO CITY SYAMSUDDIN NOOR – SOUTH KALIMANTAN



Location	BANJARBARU CITY
Land	± 5,620.08 Ha
Sectors	Residential, entertainment, commercial and tourism
Utilities & Infrastructure	Close to airport, direct flight to Jakarta, Surabaya and will include direct flight to Kuala Lumpur, Malaysia
Investment Value	Rp. 16.6 Trillion

Project Description

Airports has no longer becoming merely a transport hub, but in fact has the potential to become an activity centre and economic generator for the region.

Banjarbaru has the potential to be developed as an Aero City, which is integrated with the Syamsudin Noor Airport. Government Regulation No. 13/2017 has declared Banjarbaru as a National Strategic Area (Kawasan Strategis Nasional/KSN).

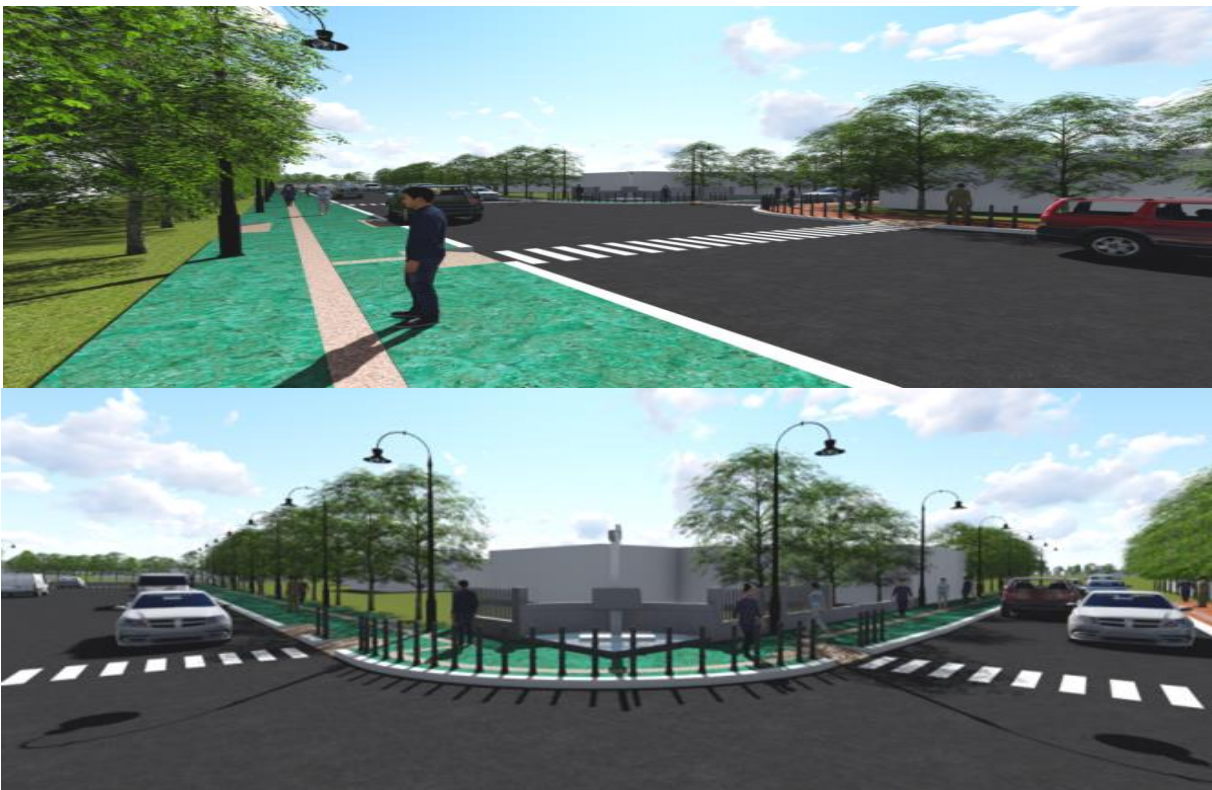
The Syamsudin Noor Airport itself is currently being developed for Phase II expansion and expected to finish in Oct 2019.



Contact Person

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PUSAKA CIVIC CENTER – BANGKA BELITUNG



Location	Pangkalpinang
Total Area/Land Status	± 3,758 m ² (Government of Pangkalpinang City)
Sectors	Tourism
Utilities & Infrastructure	Road and Cultural Heritage Building
Estimated Investment Value	Rp. 10,000,000,000.00
Project Timeline	1. Preparation (Pre FS/FS) : - 2. Plan of Tender (if any) : 1 year 3. Construction Plan : -
Business Scheme	Government-private company partnership
Project Status	DED, drainage revitalization, pedestrian

Project Description

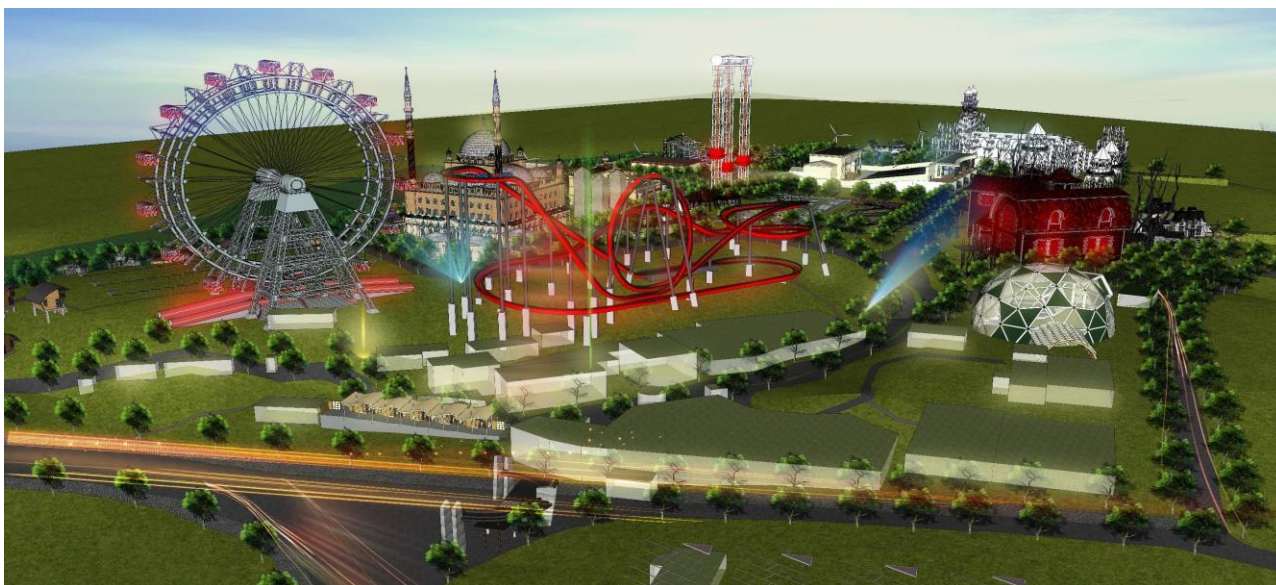
The Building and Environmental Management Plan (RTBL) of the Civic Center is in the context of developing and utilizing the Civic Center Area as a historical and cultural tourist destination which is oriented to community empowerment, economic empowerment and environmental sustainability.



Contact Person

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THE WHITE KING FANTASY – WEST SUMATERA



Project Description

The White King Fantasy is a recreational arena that utilizes the Kandi Wildlife Park, one of the tourist attractions in the region. Development of this area will include interesting attractions. Surrounding establishments around the area include: Camping Ground, Horse Race Arena, Arena Road Race, City Forest, Fruit Farm and several government offices. This area will become the center business district in the future which will spur the region’s economic growth.

Location	Sawahlunto
Land	14.6 Ha
Sectors	Tourism
Utilities & Infrastructure	The White King Fantasy is ±16 km from the city center. This area is dedicated as a recreational/modern area, meanwhile the city center is an Old Town area.
Estimate Investment Value	Investasi needs : IDR 277,4 Billion Own Source Fund: IDR 68,8 Billion Investor Fund: IDR 208,6 Billion
Project Timeline	Feasibility Study : available Payback period : 3 years 1 month
Business’s Scheme	government-private partnership scheme
Project Status	The White King Fantasy is a continuation of the development of the Kandi Wildlife Park area. Currently there are already water play areas and zoo.



Contact Person

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CABLE CAR – WEST SUMATERA



Project Description

Cable Car Project: Siduali Hill-Benteng Van der Capellen-Istano Basa Pagaruyung

Construction of cable car connecting Istano Basa Pagaruyung, Fort Van Der Capellen and Siduali hill. Istano Basa Pagaruyung has been one of the most famous tourist destinations in West Sumatera Province. Not only does it attract local tourists, but also foreign tourists. Siduali Hill in particular, offers a scenic landscape view with Mount Marapi in the background.

Location	Tanah Datar Regency
Land	± 7.5 Hectar
Sectors	Tourism
Utilities & Infrastructure	<i>Supporting Infrastructures : smooth road access, power grid, telecommunication</i>
Estimated Investment Value	Rp. 50,000,000,000,-
Project Timeline	The investment period will be offered for 20 years.
Business Scheme	Private Financing with Long-lease agreement (10 to 20 years)
Project Status	Project is currently on Feasibility Study phase

Contact Person



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GEOHERMAL POWER PLANT – WEST SUMATERA



Picture credit: Google (Illustrated)

Project Description

Tanah Datar regency is rich in Geothermal energy potential, yet it remains untouched. It is estimated that 117 MW energy can be produced.

Location : Subdistrict Padang Ganting, X Koto and Pariangan

Location	Tanah Datar Regency
Land	Available
Sectors	Energy
Utilities & Infrastructure	<i>Supporting Infrastructures : smooth road access, power grid, telecommunication</i>
Estimated Investment Value	Rp. 5,850,000,000,000,-
Project Timeline	The investment period will be offered for 20 years.
Business Scheme	Private Financing with Long-lease agreement (20 years)
Potential Business	<i>Geothermal Power Plant</i>

Contact Person



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LIMESTONE MINING – WEST SUMATERA



Location	Tanah Datar Regency
Land	± 100 Hectar
Sectors	Mining
Utilities & Infrastructure	<i>Supporting Infrastructures : smooth road access, power grid, telecommunication</i>
Estimated Investment Value	Rp. 60,000,000,000,-
Project Timeline	The investment period will be offered for 20 years.
Business Scheme	Private Financing with Long-lease agreement (20 years)
Potential Business	<i>Limestone Mining and Fabric</i>

Project Description

Several mining companies have operated in Tanah Datar regency.

Location : Subdistrict Lintau Buo Utara

Contact Person



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GLOBAL HUB BANDAR KAYANGAN - WEST NUSA TENGGARA



Project Description

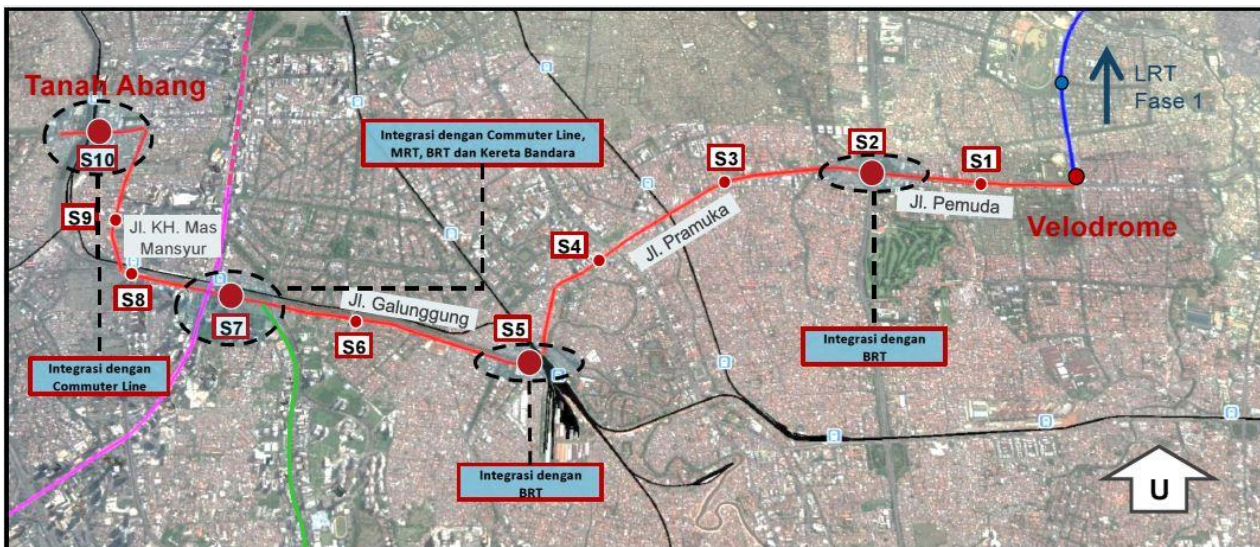
The Bandar Kayangan port was selected as a global hub located in Indonesia's Islands Sea Lanes (ALKI) II passing the Lombok Strait and the Makassar Strait, known as the "highway" of ships. An average of 40 ships pass through Lombok strait per day. Indonesia has a chance to develop a new global hub, to meet the needs of extra-large ships of the world. Bandar Kayangan is a new choice since the second world's busiest port in Singapore had been overwhelmed to provide shipping services to Europe. The location was selected based on a recommendation given by maritime experts from Brussels.

Location	North Lombok Regency
Sector	Integrated hub
Total area/land	Land availability ± 10,000 Ha: 1,000 Ha for port, 3,000 Ha for industrial estate, 1,000 Ha for CBD (Central Business District), and 5,000 Ha for housing development, including other facilities.
Investment Value	Rp 190 trillion (US\$14.2 million)
Business Scheme	Public Private People Partnership
Project Owner	PT Bandar Kayangan International
Project Status	Project In Development



Contact Person
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LIGHT RAPID TRANSIT PHASE 2 – DKI JAKARTA



Project Description

Supporting facts:

- Heavy traffic congestion due to private vehicles utilization in Jakarta.
- Population of Metropolitan area: more than 30 million people
- Metro total area: 6,392 km²
- Total trip at Jabodetabek in 2015: 47.5 million/day
- Jakarta is the most populous and busiest city in Indonesia

Potential Location

Tanah Abang – Velodrome DKI Jakarta
(Track length: 11.5 km)

Sectors

Public Transportation

Potential Business

Public Private Patnership
PT Jakarta Propertindo

Land Availability

On Progress

Current Production Capacity

Track length: 11.5 km
Station: 10 locations



Contact Person

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JAKARTA SEWERAGE SYSTEM – DKI JAKARTA



Project Description

Zone 2 is serving West Jakarta region (Cengkareng, Grogol, Tambora) and North Jakarta (Penjaringan) with Coverage: 1,376 Ha

zone 5 is serving North Jakarta (Sunter) with Coverage: 4 Ha

zone 8 is serving North Jakarta (Tanjung Priok, Koja, and Cilincing) with Coverage: 4,702 Ha

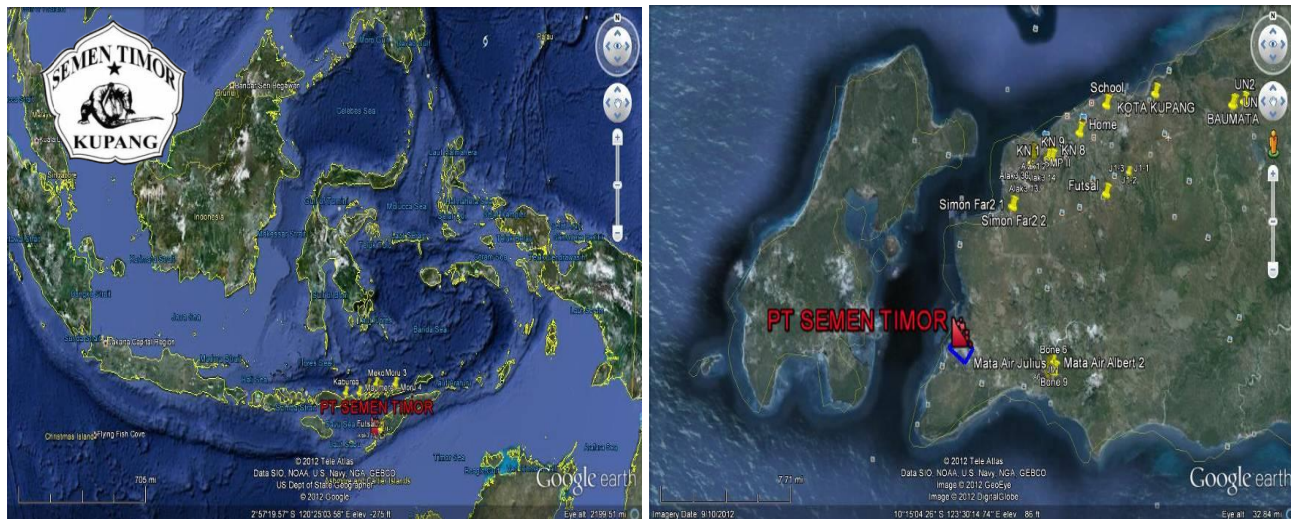
Potential Location	Zone 2 (Muara Angke), Zone 5 (Sunter), Zone 8 (Marunda)
Sectors	Water & Sanitation
Potential Business	Public Private Patnership PD PAL JAYA
Land Availability	On Progress
Current Capacity	Zone 2 = 17.885 m3/hr Zone 5 = 129.600 m3/hr Zone 8 = 152.403 m3/hr



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CEMENT FACTORY – EAST NUSA TENGGARA



Location	Kupang Regency
Investment Value	± USD 300 million
Total Area / Land Status	± 350 Ha
Mode of Offer	Joint Venture or Financing
Project Owner	PT. Pitoby Group
Factory Capacity	1.5 million ton / year
Project Status	Aquiring Licenses

Project Description

- PT Pitoby Grup has prepared land of 300 ha to build a cement factory in Kupang, East Nusa Tenggara. The operation capacity is projected to reach 1.5 million ton/year.
- East Nusa Tenggara is strategically located between 2 countries: Australia & East Timor. There are no cement factories in East Timor, which creates an opportunity for us to market our product into this country.

Contact Person



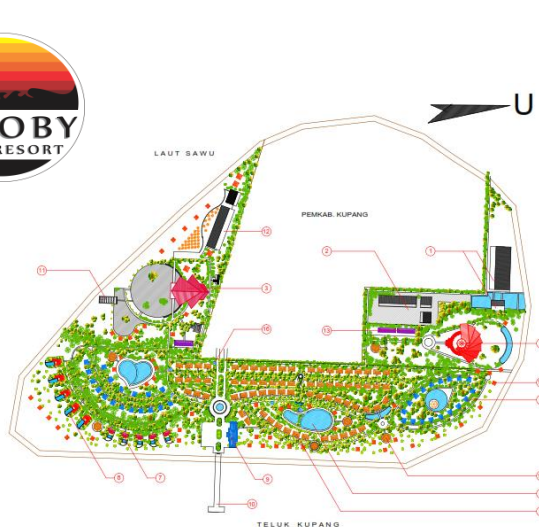
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PITOBY RAYA RESORT- EAST NUSA TENGGARA



Keterangan

- Sea Water Destination
- Power Plant
- Convention Hall
- Swimming Pool
- Single Room Accommodation
- Double Room Accommodation
- Junior Suite
- Presidential Suite
- Hotel Lobby
- Jetty
- Wedding Chapel
- Cafe & coffee Shop
- Cometary Messara
- Cafeteria
- Lobby
- Fire Security & Information



Location	Kera Island, Kupang, NTT
Land	± 25 Ha
Sectors	Tourism
Utilities & Infrastructure	None
Investment Value	± USD 16 million
Project Timeline	Structures auction : October 2019 Hotel construction : November 2019 – October 2020 Soft Opening : November 2020 Hotel Construction Phase II : Juni 2021 – May 2022
Project Owner	PT. Pitoby Group
Project Status	Pitoby Raya Resort Hotel will be managed by International Chain Management such as Accor Hotels, Choice Hotels, Best Western Hotels, etc. Based on the draft MOU are still in negotiating.
Project Status	Licenses Aquired

Project Description

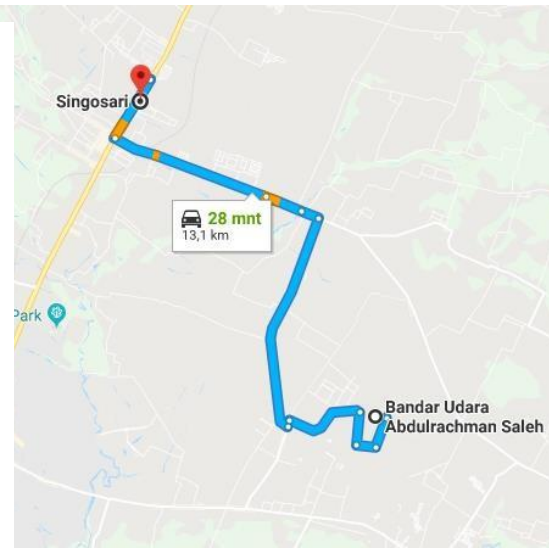
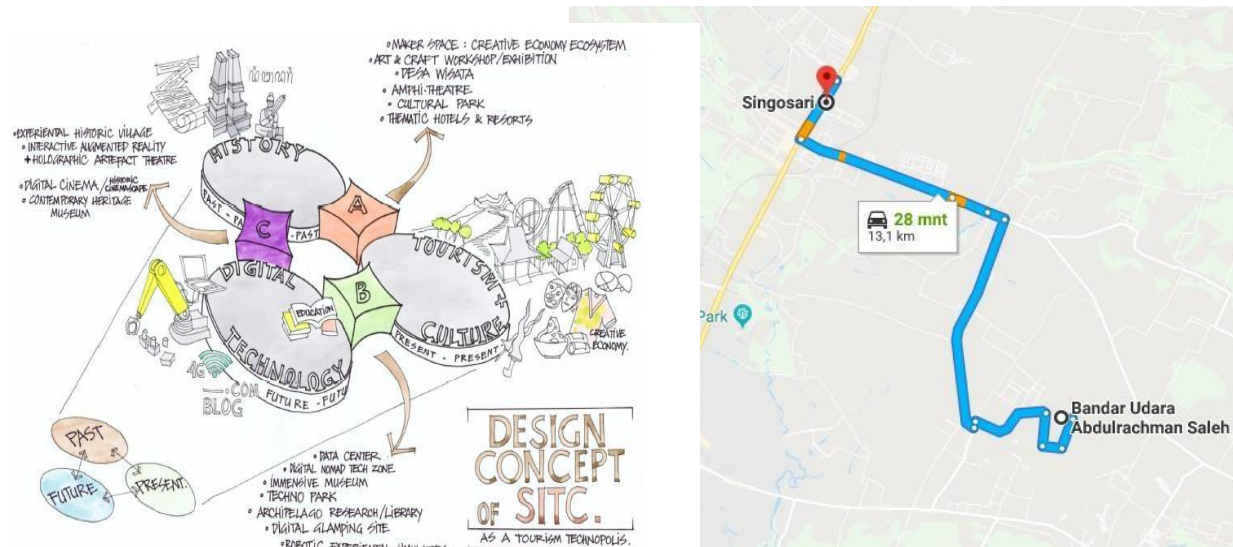
- Pulau Kera or Monkey Island is an island located on the outskirts of Kupang, East Nusa Tenggara, between Timor Island and Semau Island. You can reach the island by boat (around 1 – 2 hours) from the Tenau Port in Kupang City or the Oesapa Fishing Port and Oeba.
- The island is not yet developed, thus, creating an opportunity to support the tourism sector of East Nusa Tenggara. The plan is to build Pitoby Raya Resort, a Four Star Resort with 200 available rooms ranging from superior to Presidential Suite.



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SEZ SINGHASARI (SINGHASARI INTEGRATED TOURISM COMPLEX) - EAST JAVA



Location	Singosari, Malang Regency
Investment Value	IDR 8.29 Triliun
Total Area / Land Status	221.74 Ha
Mode of Offer	Merger
Project Owner	PT Pengembangan Pariwisata Indonesia (Persero) or Indonesia Tourism Development Corporation (ITDC)

Project Description

Singosari SEZ focuses on 3 sectors: digital technology, tourism and creative economy. The concept is to create three different buildings which will show the past (kingdom and history), present (tourism and culture) and future (digital technology).

The development area is in a strategic location between Surabaya-Malang-toll road plan and also near Abdul Rachman airport. Singosari SEZ has a total area of 221.74 Ha, which consists of 158.10 Ha for development area and the rest is used for roads, green areas, and utility areas.

PROJECT'S OWNER PROFILE:

Indonesia Tourism Development Corporation (ITDC) is a state-owned enterprise focused in creating new tourism destinations in Indonesia. For 45 years ITDC has developed and managed the Nusa Dua, a tourism complex in South Bali, to be one of the world's most prestigious tourism destination. In line with Government's strategy to raise tourism sector to become country's main source for foreign exchange by increasing foreign tourist arrivals in Indonesia, ITDC was assigned to develop tourism destinations outside Bali.

Contact Person



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