

CloudClearing Weekly Monitoring Report

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|----------------------|--------------------------|
| Report Date: | October 12, 2025 |
| Analysis Period: | 2025-10-05 to 2025-10-12 |
| Regions Monitored: | 39 |
| Analysis Confidence: | MEDIUM |

EXECUTIVE SUMMARY

Market Status: ■ STRONG MARKET - Multiple high-conviction opportunities

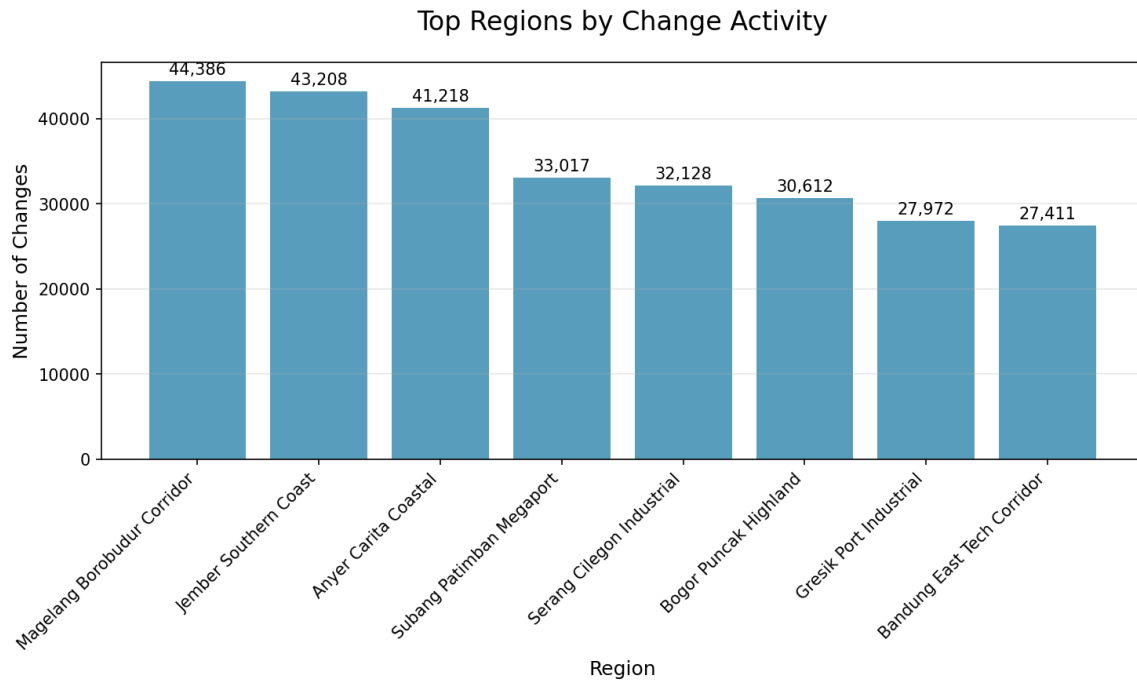
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|---------------------------|--------------------|
| Total Changes Detected: | 830,004 |
| Total Area Changed: | 126,833.6 hectares |
| Critical Alerts: | 68 |
| Investment Opportunities: | 7 |

MONITORING RESULTS

Most Active Regions:

| Region | Changes | Area (hectares) |
|-----------------------------|---------|-----------------|
| Magelang Borobudur Corridor | 44,386 | 5380.5 |
| Jember Southern Coast | 43,208 | 6073.0 |
| Anyer Carita Coastal | 41,218 | 5735.4 |
| Subang Patimban Megaport | 33,017 | 4956.3 |
| Serang Cilegon Industrial | 32,128 | 11611.5 |

Regional Activity Overview:



INVESTMENT OPPORTUNITIES

TOP OPPORTUNITY: BEKASI_INDUSTRIAL_BELT (42.6/100, yogyakarta_region)

Top Investment Opportunities:

| Region | Score | Confidence | Investment Intelligence |
|----------------------------|----------|------------|--|
| Bekasi Industrial Belt | 42.6/100 | 79% | Positive price trend (+7.2%) • High development: 20,402 changes detected • Good connectivity (Score: 91) • Warming market - Growing interest |
| Bandung East Tech Corridor | 42.6/100 | 79% | Stable market (+4.0%) • High development: 27,411 changes detected • Good connectivity (Score: 91) |
| Bogor Puncak Highland | 42.6/100 | 79% | Positive price trend (+5.5%) • Massive development: 30,612 changes detected • Good connectivity (Score: 91) • Warming market - Growing interest |
| Semarang Port Expansion | 42.6/100 | 79% | Positive price trend (+7.5%) • High development: 24,154 changes detected • Good connectivity (Score: 91) • Warming market - Growing interest |
| Solo Raya Expansion | 42.6/100 | 79% | Positive price trend (+6.1%) • High development: 25,456 changes detected • Good connectivity (Score: 91) • Warming market - Growing interest |

INVESTMENT OPPORTUNITIES / SATELLITE IMAGERY

Investment Methodology: Our analysis combines satellite-detected land use changes with market intelligence and infrastructure data. Each region receives an **investment score (0-100)** based on:

(1) Development Activity - volume and pace of land use changes detected via satellite, **(2) Infrastructure Quality** - proximity to major roads, ports, airports, and active construction projects, **(3) Market Dynamics** - property price trends and real estate market heat.

Confidence Levels: Each score includes a confidence percentage (20-90%) that reflects data completeness. Higher confidence means we have real-time market data, detailed infrastructure analysis, and high-quality satellite imagery. Lower confidence means we're relying primarily on satellite-detected changes with limited market/infrastructure data. Typical confidence is 40-60% during early analysis phases.

Imagery Notes: Satellite imagery shows before/after comparisons where available. NDVI (vegetation index) maps highlight **vegetation loss (red)** indicating land clearing for potential construction sites, and **vegetation gain (green)** showing revegetation.

■ BUY - Bekasi Industrial Belt - Investment Score: 42.6/100 (79% confidence)

Development Activity: 20,402 land use changes detected across 2505.1 hectares

Change Type Breakdown:

- Urban conversion (agriculture → urban): 8,740 sites (42.8%)
- Construction activity (bare → built): 5,501 sites (27.0%)
- Land clearing (vegetation → bare earth): 2,939 sites (14.4%)
- Other significant changes: 2,563 sites (12.6%)
- Urban densification (expansion): 659 sites (3.2%)

Key Investment Factors:

- Active real estate market
- Excellent infrastructure access (91/100)
- ■■■ 16509 major roads within range
- ✈️ ■ Airport access: Bandar Udara Halim Perdanakusuma (17.5km)

Score Composition:

- Market momentum: 7.2% price trend
- Infrastructure: 91/100 quality rating
- Development activity: 20,402 satellite-detected changes

Infrastructure Breakdown (91/100):

- Primary: Jalan Pasar Senen (24.4km)
- Secondary: Jalan Kesenian (25.5km)
- Secondary: Jalan Lapangan Banteng Utara (25.5km)

Confidence Breakdown (79%):

- ■ Satellite imagery: High-resolution change detection active
- ■ Market data: Real-time property prices available
- ■ Infrastructure data: Live road/airport/port data available

High confidence - comprehensive data across all sources

■ Financial Projection

■ Data Sources & Quality:

- Data Sources: **Satellite Sentinel2, Regional Benchmarks, Infrastructure Fallback**

Land Value Analysis:

- Current Market Value: **Rp 11,305,000/m²**
- 18-Month Projection: **Rp 15,835,834/m²** (11.9% annual appreciation)
- Expected Value Gain: **Rp 4,530,834/m²** over 18 months

Return on Investment:

- 3-Year ROI: **30.8%**
- 5-Year ROI: **63.8%**
- Break-Even Point: **0.6 years**

Investment Sizing:

- Recommended Plot Size: **5,000 m²** (0.50 hectares)
- Total Acquisition Cost: **Rp 56,525,000,000** (~\$3,768,333 USD)
- Projected 18-Month Value: **Rp 79,179,168,841**
- Estimated Gain: **Rp 22,654,168,841** (~\$1,510,278 USD)

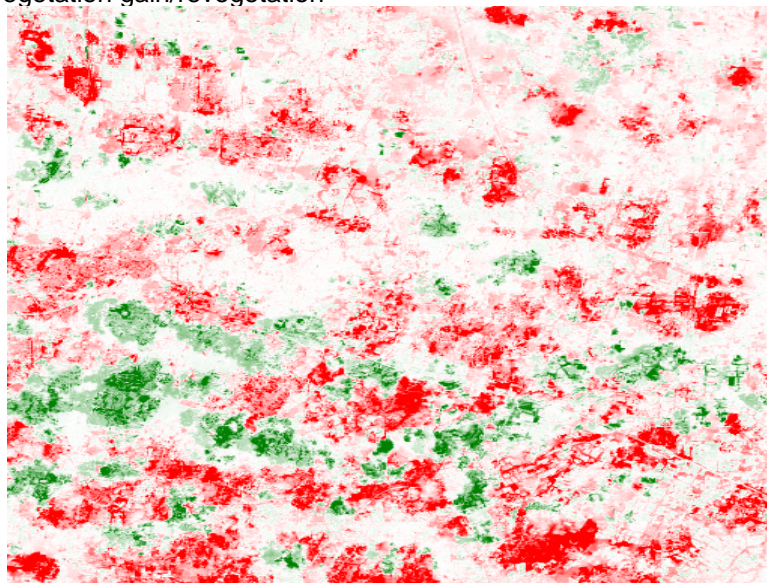
Development Considerations:

- Development Cost Index: **78/100** (High cost region)
- Terrain Difficulty: **Difficult**

Note: Financial projections are estimates based on current market data, satellite-detected development activity, and infrastructure analysis. Actual returns may vary based on market conditions, regulatory changes, and development timing. This is not financial advice.

Note: Satellite imagery unavailable for this period. Analysis based on statistical change detection.

Vegetation Change Analysis (NDVI): Red = vegetation loss/land clearing (potential construction sites), Green = vegetation gain/revegetation



■ BUY - Bandung East Tech Corridor - Investment Score: 42.6/100 (79% confidence)

Development Activity: 27,411 land use changes detected across 3865.7 hectares

Change Type Breakdown:

- Urban conversion (agriculture → urban): 14,111 sites (51.5%)
- Construction activity (bare → built): 9,034 sites (33.0%)
- Other significant changes: 3,492 sites (12.7%)
- Land clearing (vegetation → bare earth): 516 sites (1.9%)
- Urban densification (expansion): 258 sites (0.9%)

Key Investment Factors:

- Excellent infrastructure access (91/100)
- ■■ 5246 major roads within range
- ✈️ ■ Airport access: Bandar Udara Internasional Husein Sastranegara (19.9km)

Score Composition:

- Market momentum: 4.0% price trend
- Infrastructure: 91/100 quality rating
- Development activity: 27,411 satellite-detected changes

Infrastructure Breakdown (91/100):

- Primary: Jalan Merdeka (16.7km)
- Primary: Jalan Cicendo (17.4km)
- Secondary: Jalan Tamansari (16.9km)

Confidence Breakdown (79%):

- Satellite imagery: High-resolution change detection active
- Market data: Real-time property prices available
- Infrastructure data: Live road/airport/port data available

High confidence - comprehensive data across all sources

■ Financial Projection

■ Data Sources & Quality:

- Data Sources: **Satellite Sentinel2, Regional Benchmarks, Infrastructure Fallback**

Land Value Analysis:

- Current Market Value: **Rp 6,650,000/m²**
- 18-Month Projection: **Rp 8,705,244/m²** (9.4% annual appreciation)
- Expected Value Gain: **Rp 2,055,244/m²** over 18 months

Return on Investment:

- 3-Year ROI: **16.8%**
- 5-Year ROI: **39.8%**
- Break-Even Point: **1.3 years**

Investment Sizing:

- Recommended Plot Size: **5,000 m²** (0.50 hectares)
- Total Acquisition Cost: **Rp 33,250,000,000** (~\$2,216,667 USD)
- Projected 18-Month Value: **Rp 43,526,220,657**
- Estimated Gain: **Rp 10,276,220,657** (~\$685,081 USD)

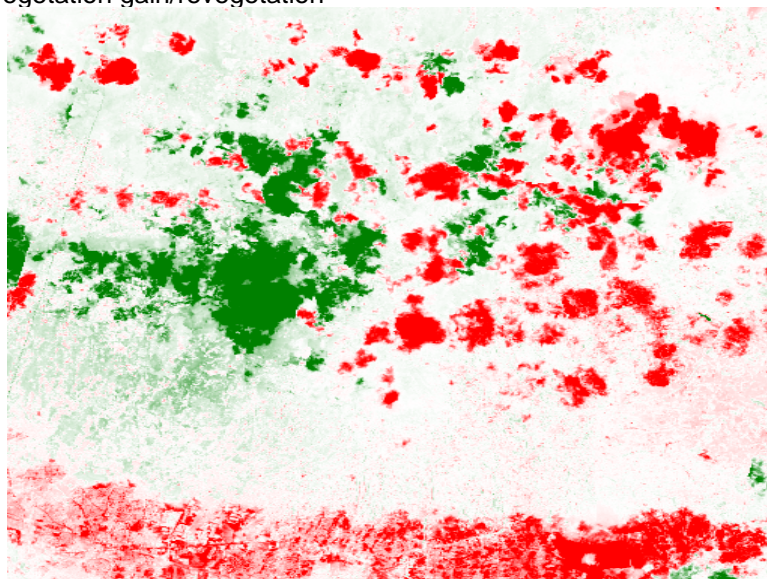
Development Considerations:

- Development Cost Index: **83/100** (High cost region)
- Terrain Difficulty: **Difficult**

Note: Financial projections are estimates based on current market data, satellite-detected development activity, and infrastructure analysis. Actual returns may vary based on market conditions, regulatory changes, and development timing. This is not financial advice.

Note: Satellite imagery unavailable for this period. Analysis based on statistical change detection.

Vegetation Change Analysis (NDVI): Red = vegetation loss/land clearing (potential construction sites), Green = vegetation gain/revegetation



■ BUY - Bogor Puncak Highland - Investment Score: 42.6/100 (79% confidence)

Development Activity: 30,612 land use changes detected across 3333.4 hectares

Change Type Breakdown:

- Urban conversion (agriculture → urban): 17,695 sites (57.8%)
- Construction activity (bare → built): 8,920 sites (29.1%)
- Other significant changes: 3,564 sites (11.6%)
- Land clearing (vegetation → bare earth): 323 sites (1.1%)
- Urban densification (expansion): 110 sites (0.4%)

Key Investment Factors:

- Active real estate market
- Excellent infrastructure access (91/100)
- ■■■ 14363 major roads within range
- ✈️ ■ Airport access: Lapangan Terbang Sentul (10.7km)

Score Composition:

- Market momentum: 5.5% price trend
- Infrastructure: 91/100 quality rating
- Development activity: 30,612 satellite-detected changes

Infrastructure Breakdown (91/100):

- Primary: Jalan Pasar Senen (46.8km)
- Secondary: Jalan Kesenian (48.0km)
- Secondary: Jalan Lapangan Banteng Utara (47.8km)

Confidence Breakdown (79%):

- ■ Satellite imagery: High-resolution change detection active
- ■ Market data: Real-time property prices available
- ■ Infrastructure data: Live road/airport/port data available

High confidence - comprehensive data across all sources

■ Financial Projection

■ Data Sources & Quality:

- Data Sources: **Satellite Sentinel2, Regional Benchmarks, Infrastructure Fallback**

Land Value Analysis:

- Current Market Value: **Rp 5,985,000/m²**
- 18-Month Projection: **Rp 7,837,131/m²** (9.4% annual appreciation)
- Expected Value Gain: **Rp 1,852,131/m²** over 18 months

Return on Investment:

- 3-Year ROI: **15.5%**
- 5-Year ROI: **38.3%**
- Break-Even Point: **1.4 years**

Investment Sizing:

- Recommended Plot Size: **5,000 m²** (0.50 hectares)
- Total Acquisition Cost: **Rp 29,925,000,000** (~\$1,995,000 USD)
- Projected 18-Month Value: **Rp 39,185,653,839**
- Estimated Gain: **Rp 9,260,653,839** (~\$617,377 USD)

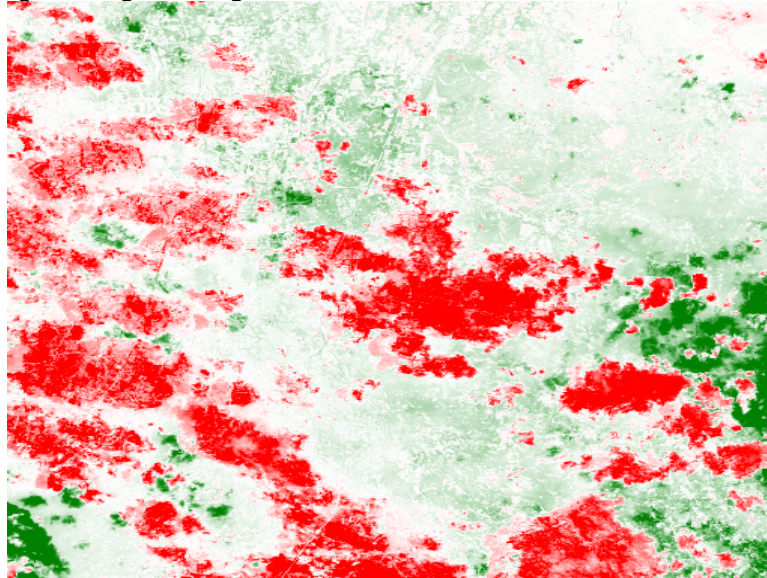
Development Considerations:

- Development Cost Index: **86/100** (High cost region)
- Terrain Difficulty: **Difficult**

Note: Financial projections are estimates based on current market data, satellite-detected development activity, and infrastructure analysis. Actual returns may vary based on market conditions, regulatory changes, and development timing. This is not financial advice.

Note: Satellite imagery unavailable for this period. Analysis based on statistical change detection.

Vegetation Change Analysis (NDVI): Red = vegetation loss/land clearing (potential construction sites), Green = vegetation gain/revegetation



■ Complete Regional Analysis

| Region | Changes | Area (ha) | Score | Investment Notes | Period |
|-----------------------------|---------|-----------|----------|--|------------------|
| Surabaya East Industrial | 23,852 | 12107.3 | 42.6/100 | Buy (79% confidence) | June 23-30, 2025 |
| Jember Southern Coast | 43,208 | 6073.0 | 42.6/100 | Buy (79% confidence) | June 23-30, 2025 |
| Subang Patimban Megaport | 33,017 | 4956.3 | 37.7/100 | Watch (79% confidence) | June 23-30, 2025 |
| Gresik Port Industrial | 27,972 | 7700.6 | 37.7/100 | Watch (79% confidence) | June 23-30, 2025 |
| Serang Cilegon Industrial | 32,128 | 11611.5 | 37.7/100 | Watch (79% confidence) | June 23-30, 2025 |
| Anyer Carita Coastal | 41,218 | 5735.4 | 37.7/100 | Watch (79% confidence) | June 23-30, 2025 |
| Jakarta South Suburbs | 16,140 | 1749.6 | 36.5/100 | Watch (79% confidence) | June 23-30, 2025 |
| Cikarang Mega Industrial | 15,876 | 1902.5 | 36.5/100 | Watch (79% confidence) | June 23-30, 2025 |
| Bandung North Expansion | 17,764 | 2602.3 | 36.5/100 | Watch (79% confidence) | June 23-30, 2025 |
| Yogyakarta Urban Core | 12,516 | 1086.4 | 36.5/100 | Watch (79% confidence) | June 23-30, 2025 |
| Magelang Borobudur Corridor | 44,386 | 5380.5 | 32.8/100 | Watch (79% confidence) | June 23-30, 2025 |
| Malang South Highland | 6,123 | 541.1 | 30.4/100 | Watch (79% confidence) | June 23-30, 2025 |
| Banyuwangi Ferry Corridor | 21,006 | 3400.7 | 29.5/100 | Watch (79% confidence) | June 23-30, 2025 |
| Semarang South Urban | 6,762 | 865.0 | 28.9/100 | Watch (79% confidence): Stagnant prices | June 23-30, 2025 |
| Tegal Brebes Coastal | 9,675 | 898.5 | 26.9/100 | Watch (79% confidence) | June 23-30, 2025 |
| Surabaya West Expansion | 19,706 | 4408.5 | 25.3/100 | Watch (79% confidence): Poor infrastructure | June 23-30, 2025 |
| Jakarta North Sprawl | 2,306 | 211.2 | 24.3/100 | Pass (79% confidence) | June 23-30, 2025 |

| | | | | | |
|--------------------------------|--------|--------|----------|---|------------------|
| Cirebon Port Industrial | 4,047 | 764.9 | 24.3/100 | Pass (79% confidence) | June 23-30, 2025 |
| Tangerang Bsd Corridor | 3,903 | 347.7 | 23.1/100 | Pass (79% confidence): Stagnant prices | June 23-30, 2025 |
| Purwokerto South Expansion | 4,175 | 456.2 | 21.5/100 | Pass (79% confidence) | June 23-30, 2025 |
| Merak Port Corridor | 865 | 263.5 | 16.2/100 | Pass (79% confidence): Low development | June 23-30, 2025 |
| Yogyakarta Kulon Progo Airport | 0 | 0.0 | 6.1/100 | Pass (79% confidence): Very low activity, Small area | June 23-30, 2025 |
| Sidoarjo Delta Development | 0 | 0.0 | 6.1/100 | Pass (79% confidence): Very low activity, Small area | June 23-30, 2025 |
| Probolinggo Bromo Gateway | 0 | 0.0 | 5.4/100 | Pass (79% confidence): Very low activity, Small area | June 23-30, 2025 |
| Yogyakarta Urban | 12,516 | 1086.4 | N/A | Not scored | June 23-30, 2025 |
| Yogyakarta Periurban | 0 | 0.0 | N/A | Not scored | June 23-30, 2025 |
| Sleman North | 63,805 | 8633.8 | N/A | Not scored | June 23-30, 2025 |
| Bantul South | 57,564 | 5877.1 | N/A | Not scored | June 23-30, 2025 |
| Kulonprogo West | 0 | 0.0 | N/A | Not scored | June 23-30, 2025 |
| Gunungkidul East | 65,017 | 6043.2 | N/A | Not scored | June 23-30, 2025 |
| Magelang Corridor | 44,386 | 5380.5 | N/A | Not scored | June 23-30, 2025 |
| Solo Expansion | 25,456 | 2616.1 | N/A | Not scored | June 23-30, 2025 |
| Semarang Industrial | 24,154 | 4700.2 | N/A | Not scored | June 23-30, 2025 |
| Surakarta Suburbs | 22,426 | 2413.0 | N/A | Not scored | June 23-30, 2025 |

■ REGIONAL BREAKDOWN

Yogyakarta Region Details:

Magelang Borobudur Corridor

Changes: 44,386 | Area: 5380.5 ha | Density: 8.2 changes/ha

■ **Satellite Imagery Available:** Before (Unknown) | After (Unknown)

Note: High-resolution satellite images saved to output/satellite_images/weekly/

Jember Southern Coast

Changes: 43,208 | Area: 6073.0 ha | Density: 7.1 changes/ha

■ **Satellite Imagery Available:** Before (Unknown) | After (Unknown)

Note: High-resolution satellite images saved to output/satellite_images/weekly/

Anyer Carita Coastal

Changes: 41,218 | Area: 5735.4 ha | Density: 7.2 changes/ha

■ **Satellite Imagery Available:** Before (Unknown) | After (Unknown)

Note: High-resolution satellite images saved to output/satellite_images/weekly/

Subang Patimban Megaport

Changes: 33,017 | Area: 4956.3 ha | Density: 6.7 changes/ha

■ **Satellite Imagery Available:** Before (Unknown) | After (Unknown)

Note: High-resolution satellite images saved to output/satellite_images/weekly/

Serang Cilegon Industrial

Changes: 32,128 | Area: 11611.5 ha | Density: 2.8 changes/ha

■ **Satellite Imagery Available:** Before (Unknown) | After (Unknown)

Note: High-resolution satellite images saved to output/satellite_images/weekly/

Bogor Puncak Highland

Changes: 30,612 | Area: 3333.4 ha | Density: 9.2 changes/ha

■ **Satellite Imagery Available:** Before (Unknown) | After (Unknown)

Note: High-resolution satellite images saved to output/satellite_images/weekly/

Gresik Port Industrial

Changes: 27,972 | Area: 7700.6 ha | Density: 3.6 changes/ha

■ **Satellite Imagery Available:** Before (Unknown) | After (Unknown)

Note: High-resolution satellite images saved to output/satellite_images/weekly/

Bandung East Tech Corridor

Changes: 27,411 | Area: 3865.7 ha | Density: 7.1 changes/ha

■ **Satellite Imagery Available:** Before (Unknown) | After (Unknown)

Note: High-resolution satellite images saved to output/satellite_images/weekly/

■ CRITICAL ALERTS

Critical Alerts (68):

- Critical: 2306 changes detected in jakarta_north_sprawl
- Critical: 211.2 hectares changed in jakarta_north_sprawl
- Critical: 16140 changes detected in jakarta_south_suburbs
- Critical: 1749.6 hectares changed in jakarta_south_suburbs
- Critical: 3903 changes detected in tangerang_bsd_corridor
- Critical: 347.7 hectares changed in tangerang_bsd_corridor
- Critical: 20402 changes detected in bekasi_industrial_belt
- Critical: 2505.1 hectares changed in bekasi_industrial_belt
- Critical: 15876 changes detected in cikarang_mega_industrial
- Critical: 1902.5 hectares changed in cikarang_mega_industrial

