

CloudClearing Weekly Monitoring Report

Report Date:	September 28, 2025
Analysis Period:	2025-09-21 to 2025-09-28
Regions Monitored:	39
Analysis Confidence:	MEDIUM

EXECUTIVE SUMMARY

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

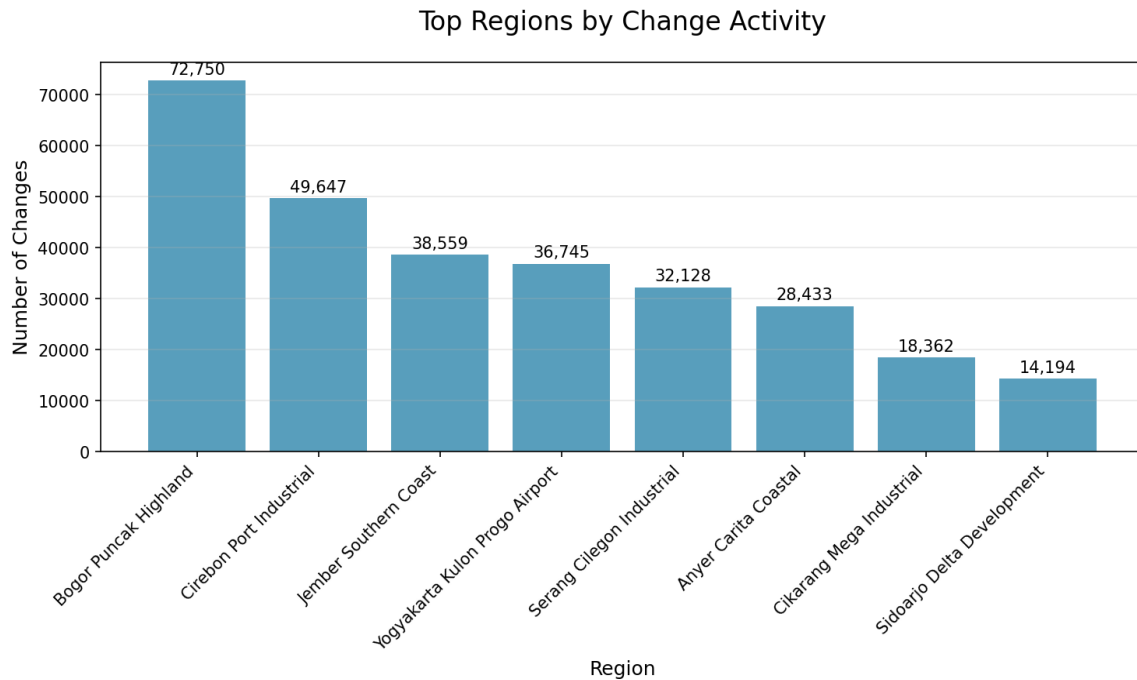
Total Changes Detected:	601,529
Total Area Changed:	112,485.4 hectares
Critical Alerts:	68
Investment Opportunities:	26

MONITORING RESULTS

Most Active Yogyakarta Regions:

Region	Changes	Area (hectares)
Bogor Puncak Highland	72,750	8485.6
Cirebon Port Industrial	49,647	9844.3
Jember Southern Coast	38,559	4672.6
Yogyakarta Kulon Progo Airport	36,745	4741.5
Serang Cilegon Industrial	32,128	11611.5

Regional Activity Overview:



CRITICAL ALERTS

Critical Alerts (68):

- Critical: 12338 changes detected in jakarta_north_sprawl
- Critical: 17988.2 hectares changed in jakarta_north_sprawl
- Critical: 7393 changes detected in jakarta_south_suburbs
- Critical: 3279.3 hectares changed in jakarta_south_suburbs
- Critical: 13155 changes detected in tangerang_bsd_corridor
- Critical: 3604.5 hectares changed in tangerang_bsd_corridor
- Critical: 14084 changes detected in bekasi_industrial_belt
- Critical: 2456.9 hectares changed in bekasi_industrial_belt
- Critical: 18362 changes detected in cikarang_mega_industrial
- Critical: 3324.4 hectares changed in cikarang_mega_industrial

INVESTMENT OPPORTUNITIES

■ **TOP OPPORTUNITY:** BOGOR_PUNCAK_HIGHLAND (100.0/100, yogyakarta_region)

Residential Yogyakarta Opportunities:

Region	Score	Confidence	Investment Intelligence
Bogor Puncak Highland	100.0/100	72%	Strong price momentum (+11.9%) <ul style="list-style-type: none"> • Current: Rp 1,155,761/m² • Massive development: 72,750 changes detected • Excellent infrastructure (Score: 100) • <i>Data: Market data, Satellite imagery</i>

Purwokerto South Expansion	100.0/100	72%	Strong price momentum (+14.0%) • Current: Rp 1,253,429/m ² • Moderate activity : 1,912 changes detected • Excellent infrastructure (Score: 100) • <i>Data: Market data, Satellite imagery</i>
Surabaya West Expansion	100.0/100	72%	Strong price momentum (+13.5%) • Current: Rp 990,706/m ² • Moderate activity : 5,713 changes detected • Excellent infrastructure (Score: 100) • <i>Data: Market data, Satellite imagery</i>
Merak Port Corridor	100.0/100	72%	Strong price momentum (+12.1%) • Current: Rp 1,234,157/m ² • Excellent infrastructure (Score: 100) • <i>Data: Market data, Satellite imagery</i>
Cikarang Mega Industrial	99.0/100	72%	Strong price momentum (+12.6%) • Current: Rp 914,132/m ² • High development : 18,362 changes detected • Excellent infrastructure (Score: 100) • <i>Data: Market data, Satellite imagery</i>

■ SATELLITE IMAGERY ANALYSIS

■ Bogor Puncak Highland - Investment Score: 100.0/100 (72% confidence)

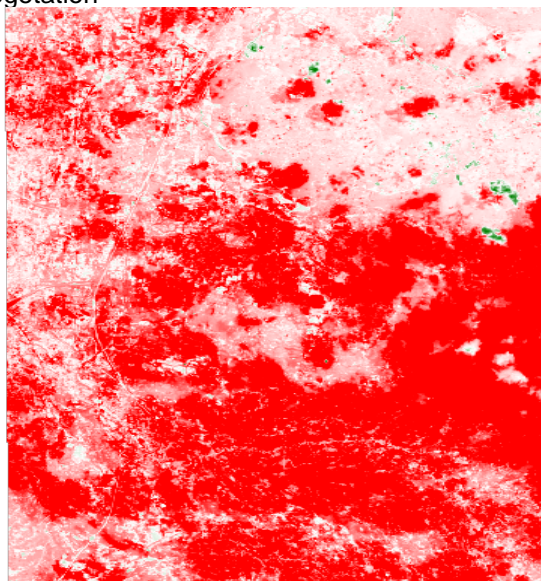
Development Activity: 72,750 land use changes detected across 8485.6 hectares

Key Investment Factors:

- Excellent infrastructure access (100/100)

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



■ Purwokerto South Expansion - Investment Score: 100.0/100 (72% confidence)

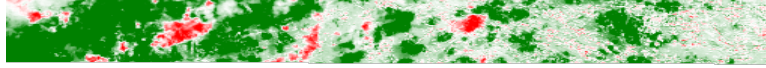
Development Activity: 1,912 land use changes detected across 254.9 hectares

Key Investment Factors:

- Excellent infrastructure access (100/100)

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



■ Surabaya West Expansion - Investment Score: 100.0/100 (72% confidence)

Development Activity: 5,713 land use changes detected across 399.3 hectares

Key Investment Factors:

- Excellent infrastructure access (100/100)

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

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, **(2) Infrastructure Quality** - proximity to roads, ports, airports, **(3) Market Dynamics** - property price trends and market heat. Confidence levels (20-90%) reflect data availability across these sources. Satellite imagery shows before/after comparisons where available; NDVI (vegetation index) maps highlight vegetation loss (red = clearing for development) and gain (green = revegetation).

Region	Changes	Area (ha)	Score	Investment Notes	Period
Jakarta North Sprawl	12,338	17988.2	86.9/100	Strong Buy (72% confidence): 12,338 changes	June 23-30, 2025
Jakarta South Suburbs	7,393	3279.3	77.5/100	Hold/Monitor (72% confidence)	June 23-30, 2025
Tangerang Bsd Corridor	13,155	3604.5	75.5/100	Hold/Monitor (72% confidence)	June 23-30, 2025
Bekasi Industrial Belt	14,084	2456.9	70.5/100	Hold/Monitor (72% confidence)	June 23-30, 2025
Bandung North Expansion	904	83.6	N/A	Not scored	June 23-30, 2025
Bandung East Tech Corridor	3,187	266.6	92.4/100	Strong Buy (72% confidence)	June 23-30, 2025
Cirebon Port Industrial	49,647	9844.3	77.0/100	Hold/Monitor (72% confidence)	June 23-30, 2025
Subang Patimban Megaport	7,772	1175.0	86.9/100	Strong Buy (72% confidence)	June 23-30, 2025
Semarang Port Expansion	0	0.0	78.9/100	Hold/Monitor (72% confidence)	June 23-30, 2025
Semarang South Urban	1,922	252.7	92.4/100	Strong Buy (72% confidence)	June 23-30, 2025
Solo Raya Expansion	9,309	1464.5	70.5/100	Hold/Monitor (72% confidence)	June 23-30, 2025
Yogyakarta Urban Core	5,528	1248.6	84.7/100	Strong Buy (72% confidence)	June 23-30, 2025
Yogyakarta Kulon Progo Airport	36,745	4741.5	72.7/100	Hold/Monitor (72% confidence)	June 23-30, 2025
Magelang Borobudur Corridor	11,300	1294.5	82.8/100	Strong Buy (72% confidence): 11,300 changes	June 23-30, 2025
Tegal Brebes Coastal	8,728	560.7	86.9/100	Strong Buy (72% confidence)	June 23-30, 2025
Surabaya East Industrial	9,565	2398.3	N/A	Not scored	June 23-30, 2025
Gresik Port Industrial	7,748	1561.0	79.9/100	Hold/Monitor (72% confidence)	June 23-30, 2025
Sidoarjo Delta Development	14,194	2220.0	89.1/100	Strong Buy (72% confidence): 14,194 changes	June 23-30, 2025
Malang South Highland	4,438	293.9	76.0/100	Hold/Monitor (72% confidence)	June 23-30, 2025
Banyuwangi Ferry Corridor	7,497	1028.4	74.7/100	Hold/Monitor (72% confidence)	June 23-30, 2025
Probolinggo Bromo Gateway	0	0.0	77.0/100	Hold/Monitor (72% confidence)	June 23-30, 2025
Jember Southern Coast	38,559	4672.6	N/A	Not scored	June 23-30, 2025
Serang Cilegon Industrial	32,128	11611.5	76.0/100	Hold/Monitor (72% confidence)	June 23-30, 2025
Anyer Carita Coastal	28,433	5759.7	97.8/100	Strong Buy (72% confidence): +11.1% price growth, 28,433 changes	June 23-30, 2025

Yogyakarta Urban	5,528	1248.6	N/A	Not scored	June 23-30, 2025
Yogyakarta Periurban	39,948	5255.1	N/A	Not scored	June 23-30, 2025
Sleman North	39,038	4248.6	N/A	Not scored	June 23-30, 2025
Bantul South	11,705	1363.0	N/A	Not scored	June 23-30, 2025
Kulonprogo West	38,653	5067.4	N/A	Not scored	June 23-30, 2025
Gunungkidul East	22,724	2272.2	N/A	Not scored	June 23-30, 2025
Magelang Corridor	11,300	1294.5	N/A	Not scored	June 23-30, 2025
Solo Expansion	9,309	1464.5	N/A	Not scored	June 23-30, 2025
Semarang Industrial	0	0.0	N/A	Not scored	June 23-30, 2025
Surakarta Suburbs	13	1.1	N/A	Not scored	June 23-30, 2025

■ REGIONAL BREAKDOWN

Yogyakarta Region Details:

Bogor Puncak Highland

Changes: 72,750 | Area: 8485.6 ha | Density: 8.6 changes/ha

■ **Satellite Imagery Available:** Before (2025-08-24) | After (2025-08-31)

Note: Imagery URLs are authentication-protected and available through the system dashboard.

Cirebon Port Industrial

Changes: 49,647 | Area: 9844.3 ha | Density: 5.0 changes/ha

■ **Satellite Imagery Available:** Before (2025-08-31) | After (2025-09-07)

Note: Imagery URLs are authentication-protected and available through the system dashboard.

Jember Southern Coast

Changes: 38,559 | Area: 4672.6 ha | Density: 8.3 changes/ha

■ **Satellite Imagery Available:** Before (2025-09-21) | After (2025-09-28)

Note: Imagery URLs are authentication-protected and available through the system dashboard.

Yogyakarta Kulon Progo Airport

Changes: 36,745 | Area: 4741.5 ha | Density: 7.7 changes/ha

■ **Satellite Imagery Available:** Before (2025-09-14) | After (2025-09-21)

Note: Imagery URLs are authentication-protected and available through the system dashboard.

Serang Cilegon Industrial

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

■ **Satellite Imagery Available:** Before (2025-09-14) | After (2025-09-21)

Note: Imagery URLs are authentication-protected and available through the system dashboard.

Anyer Carita Coastal

Changes: 28,433 | Area: 5759.7 ha | Density: 4.9 changes/ha

■ **Satellite Imagery Available:** Before (2025-09-14) | After (2025-09-21)

Note: Imagery URLs are authentication-protected and available through the system dashboard.

Cikarang Mega Industrial

Changes: 18,362 | Area: 3324.4 ha | Density: 5.5 changes/ha

■ **Satellite Imagery Available:** Before (2025-08-24) | After (2025-08-31)

Note: Imagery URLs are authentication-protected and available through the system dashboard.

Sidoarjo Delta Development

Changes: 14,194 | Area: 2220.0 ha | Density: 6.4 changes/ha

■ **Satellite Imagery Available:** Before (2025-09-21) | After (2025-09-28)

Note: Imagery URLs are authentication-protected and available through the system dashboard.