

# 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

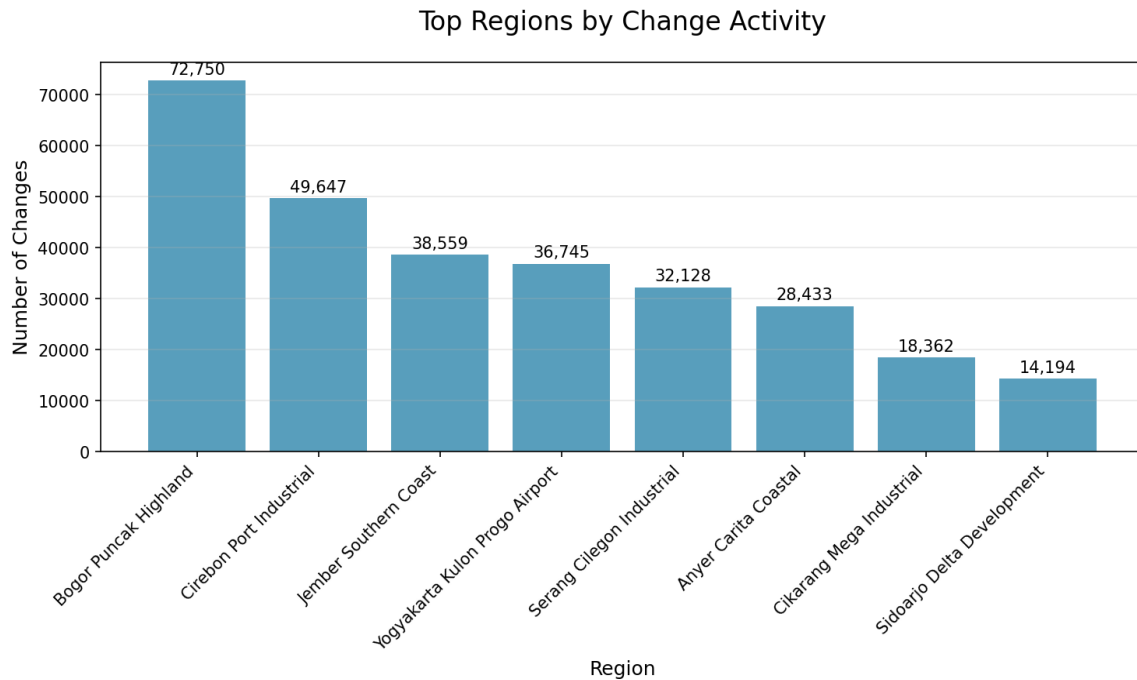
|                           |                    |
|---------------------------|--------------------|
| Total Changes Detected:   | 601,529            |
| Total Area Changed:       | 112,485.4 hectares |
| Critical Alerts:          | 68                 |
| Investment Opportunities: | 26             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

## 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%        | <b>Strong price momentum</b> (+11.9%) <ul style="list-style-type: none"> <li>• Current: Rp 1,155,761/m<sup>2</sup></li> <li>• <b>Massive development:</b> 72,750 changes detected</li> <li>• <b>Excellent infrastructure</b> (Score: 100)</li> <li>• <i>Data: Market data, Satellite imagery</i></li> </ul> |

|                            |           |     |   |
|----------------------------|-----------|-----|---|
| Purwokerto South Expansion | 100.0/100 | 72% | <b>Strong price momentum</b> (+14.0%)<br>• Current: Rp 1,253,429/m²<br>• <b>Moderate activity</b> : 1,912 changes detected<br>• <b>Excellent infrastructure</b> (Score: 100)<br>• <i>Data: Market data, Satellite imagery</i> |
| Surabaya West Expansion    | 100.0/100 | 72% | <b>Strong price momentum</b> (+13.5%)<br>• Current: Rp 990,706/m²<br>• <b>Moderate activity</b> : 5,713 changes detected<br>• <b>Excellent infrastructure</b> (Score: 100)<br>• <i>Data: Market data, Satellite imagery</i>   |
| Merak Port Corridor        | 100.0/100 | 72% | <b>Strong price momentum</b> (+12.1%)<br>• Current: Rp 1,234,157/m²<br>• <b>Excellent infrastructure</b> (Score: 100)<br>• <i>Data: Market data, Satellite imagery</i>  |
| Cikarang Mega Industrial   | 99.0/100  | 72% | <b>Strong price momentum</b> (+12.6%)<br>• Current: Rp 914,132/m²<br>• <b>High development</b> : 18,362 changes detected<br>• <b>Excellent infrastructure</b> (Score: 100)<br>• <i>Data: Market data, Satellite imagery</i>   |

## ■■ SATELLITE IMAGERY ANALYSIS

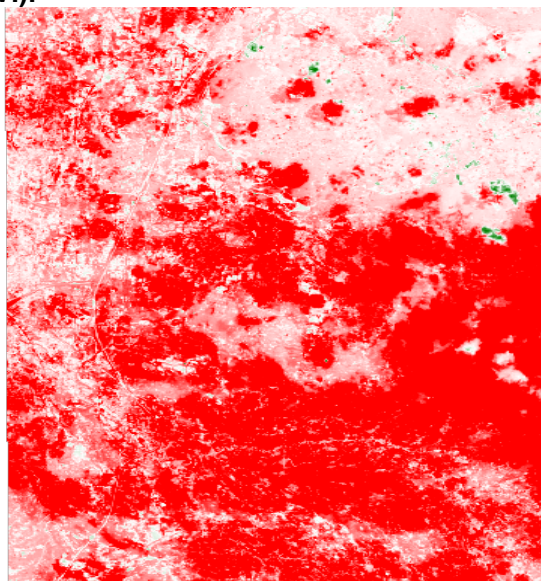
### ■ Bogor Puncak Highland - Investment Score: 100.0/100

**Changes Detected:** 72,750 | **Area Affected:** 8485.6 hectares

**Change Detection Analysis:** This investment opportunity is based on **72,750 land use changes** covering **8485.6 hectares** detected through satellite analysis. The scoring uses statistical analysis of change patterns rather than visual imagery comparison.

**Change Types Detected:** Type 2: 31 areas, Type 3: 32,644 areas, Type 4: 28,939 areas, Type 5: 66 areas, Type 6: 11,070 areas

**Vegetation Change Analysis (NDVI):**



*Red areas indicate vegetation loss, green areas show vegetation gain*

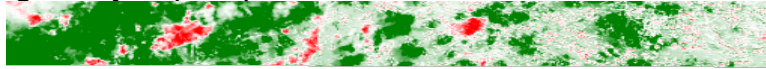
### ■ Purwokerto South Expansion - Investment Score: 100.0/100

**Changes Detected:** 1,912 | **Area Affected:** 254.9 hectares

**Change Detection Analysis:** This investment opportunity is based on **1,912 land use changes** covering **254.9 hectares** detected through satellite analysis. The scoring uses statistical analysis of change patterns rather than visual imagery comparison.

**Change Types Detected:** Type 2: 542 areas, Type 3: 650 areas, Type 4: 412 areas, Type 5: 104 areas, Type 6: 204 areas

**Vegetation Change Analysis (NDVI):**



*Red areas indicate vegetation loss, green areas show vegetation gain*

## ■ Surabaya West Expansion - Investment Score: 100.0/100

**Changes Detected:** 5,713 | **Area Affected:** 399.3 hectares

**Change Detection Analysis:** This investment opportunity is based on **5,713 land use changes** covering **399.3 hectares** detected through satellite analysis. The scoring uses statistical analysis of change patterns rather than visual imagery comparison.

**Change Types Detected:** Type 2: 713 areas, Type 3: 4,129 areas, Type 4: 608 areas, Type 5: 75 areas, Type 6: 188 areas

**Vegetation Change Analysis (NDVI):**



*Red areas indicate vegetation loss, green areas show vegetation gain*

## ■ Complete Regional Analysis

| Region                         | Changes | Area (ha) | Score    | Investment Notes  | Period           |
|--------------------------------|---------|-----------|----------|---|------------------|
| Jakarta North Sprawl           | 12,338  | 17988.2   | 86.9/100 | <b>Strong Buy</b> (72% confidence): 12,338 changes                      | June 23-30, 2025 |
| Jakarta South Suburbs          | 7,393   | 3279.3    | 77.5/100 | <b>Hold/Monitor</b> (72% confidence)                                    | June 23-30, 2025 |
| Tangerang Bsd Corridor         | 13,155  | 3604.5    | 75.5/100 | <b>Hold/Monitor</b> (72% confidence)                                    | June 23-30, 2025 |
| Bekasi Industrial Belt         | 14,084  | 2456.9    | 70.5/100 | <b>Hold/Monitor</b> (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 | <b>Strong Buy</b> (72% confidence)                                      | June 23-30, 2025 |
| Cirebon Port Industrial        | 49,647  | 9844.3    | 77.0/100 | <b>Hold/Monitor</b> (72% confidence)                                    | June 23-30, 2025 |
| Subang Patimban Megaport       | 7,772   | 1175.0    | 86.9/100 | <b>Strong Buy</b> (72% confidence)                                      | June 23-30, 2025 |
| Semarang Port Expansion        | 0       | 0.0       | 78.9/100 | <b>Hold/Monitor</b> (72% confidence)                                    | June 23-30, 2025 |
| Semarang South Urban           | 1,922   | 252.7     | 92.4/100 | <b>Strong Buy</b> (72% confidence)                                      | June 23-30, 2025 |
| Solo Raya Expansion            | 9,309   | 1464.5    | 70.5/100 | <b>Hold/Monitor</b> (72% confidence)                                    | June 23-30, 2025 |
| Yogyakarta Urban Core          | 5,528   | 1248.6    | 84.7/100 | <b>Strong Buy</b> (72% confidence)                                      | June 23-30, 2025 |
| Yogyakarta Kulon Progo Airport | 36,745  | 4741.5    | 72.7/100 | <b>Hold/Monitor</b> (72% confidence)                                    | June 23-30, 2025 |
| Magelang Borobudur Corridor    | 11,300  | 1294.5    | 82.8/100 | <b>Strong Buy</b> (72% confidence): 11,300 changes                      | June 23-30, 2025 |
| Tegal Brebes Coastal           | 8,728   | 560.7     | 86.9/100 | <b>Strong Buy</b> (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 | <b>Hold/Monitor</b> (72% confidence)                                    | June 23-30, 2025 |
| Sidoarjo Delta Development     | 14,194  | 2220.0    | 89.1/100 | <b>Strong Buy</b> (72% confidence): 14,194 changes                      | June 23-30, 2025 |
| Malang South Highland          | 4,438   | 293.9     | 76.0/100 | <b>Hold/Monitor</b> (72% confidence)                                    | June 23-30, 2025 |
| Banyuwangi Ferry Corridor      | 7,497   | 1028.4    | 74.7/100 | <b>Hold/Monitor</b> (72% confidence)                                    | June 23-30, 2025 |
| Probolinggo Bromo Gateway      | 0       | 0.0       | 77.0/100 | <b>Hold/Monitor</b> (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 | <b>Hold/Monitor</b> (72% confidence)                                    | June 23-30, 2025 |
| Anyer Carita Coastal           | 28,433  | 5759.7    | 97.8/100 | <b>Strong Buy</b> (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.*