



PROVINCIAL DISTRIBUTION CENTER (PDC)

Kantor Pusat
Jl. Tubagus Ismail Depan No.1A
Bandung, Jawa Barat Indonesia,
40134

**Kantor Pemasaran
& Workshop:**
Jl. Sriwijaya No.98 Bandung,
Jawa Barat

Unit Perkebunan Cikajang
Jl. Raya Papanggungan,
Cikajang Kabupaten Garut

|| www.agrojabar.co.id



Company Profile

**PT AGRO JABAR IS A LOCAL GOVERNMENT
STATE OWNED ENTERPRISE OF WEST JAVA.**

Founded in 2013, Agro Jabar is determined to increase the usability of regional assets, developing regional investment, making a significant contribution to regional income and helps to develop the regional economic.

Vision :

To be a professional, profitable
and sustainable agribusiness company

Our commitment :

"We design & create quality products from
quality farmers"



The company's business core consists of :

- plantation
- forestry
- livestock
- fishery
- food reserves, and
- other businesses in the agribusiness sector.





In line with the blueprint for the National Logistics System Development, the West Java Provincial Government has issued West Java Provincial Regulation Number 1, year 2020 concerning the **Provincial Distribution Center (PDC)**.

PDC objectives :

- Maintaining and controlling the stability and availability of the basic key commodities quantity and prices
- Shorten and facilitates the distribution chain and the availability of basic key commodities
- Improves trade facilities and infrastructures as well as consumer protection in the West Java Province area

About The Project

Provincial Distribution Center (PDC) is a distribution center that functions as a buffer stock for basic key commodities and strategic commodities for a provincial distribution network.

Location

Kecamatan Campaka, Kabupaten Purwakarta - West Java, Indonesia Approximately 65.19 Km from the center of Bandung City.

Total Land Area
5.93 hectares





LAND AREA VISUALIZATION





The land area is located on the major street so it has high accessibility



There are 6 UPTD Balai Benih and Palawija buildings that can be optimized or removed from the assets



There is a stone-paved path as main access inside the land area



EXISTING CONDITION



PHASING PLAN

SITE PLAN





DESIGN CONCEPT



 DESIGN CONCEPT



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DESIGN



CONCEPT

- Commodity trading
- Rice milling & factory
- Transportation and expedition
- Warehousing
- Information Systems



BUSINESS ACTIVITIES

FINANCIAL ANALYSIS

INVESTMENT VALUE
24
BILLION
(PHASE 1 ONLY)

FUND	Investor; Soft Loan, Strategic Partner
PP	6 Years, 1 Month
IRR	16 %
NPV	IDR 494.966.345

Note :

The financial analysis for the overall project (with the estimated investment value approximately IDR 500 billion) is currently still on progress, along with the Detailed Engineering Design (DED) making process.

The ultimate facility needs for the total investment value of the project, which is estimated approximately at IDR 500 billion, is shown in this table :

Storage Type	Commodities	Commodities Needs (ton)	Dimensions Assumption	Pallets Needs	pallet height (m)	Kilogram / pallet	Pallets stack	Total kilogram / row	total commodities needs	Circulation 20%	Total storage needs
Dry storage	Rice	30,000	30x40x10 cm / 5kg	120x100	0,8	360	7	2,520	1 Hectare	1,4 hectare	3,92 hectare
	Soy bean	500,000	20x10x5 cm/kg	120x100	1	1200	7	8,400	5,95 Hectare	7,14 Hectare	
	Sugar	6,000	10x15x5 cm/kg	120x100	1	1600	7	11,200	535,7 m2	642,8 m2	
	Wheat flour	5,000	25x15x5 cm/kg	120x100	1	640	7	4,480	0,12 Hectare		
	Egg	12,000	30x30x5 cm/2kg	120x120	1,1	320	5	1,600	0,75 Hectare	0,9 Hectare	
	Cooking oil	1,000	20x30x7 cm/2,1kg	120x100	0,98	560	7	3,920	255,1 m2	306,2 m2	
Silo	Soy bean										
	Cooking oil										
Chiller	shallot	5,000	15x15x10 cm/kg	120x100	1	534	7	3,738	0,134 Hectar e	0,16 Hectare	0,81 hectare
	garlic	20,000	15x15x10 cm/kg	120x100	1	534	7	3,738	0,54 Hectare	0,65 Hectare	
Freezer	frozen beef	5,000	20x10x10 cm/kg	120x100	1	600	7	4,200	0,143 Hectar e	0,17 Hectare	0,17 hectare
	frozen chicken	5.000	20x20x10/1,2 kg								
	Fresh Fish	1,000	25x20x5 cm/kg	120x100	1	480	7	3,360	297,6 m2	357,2 m2	
CAS	Fresh Red Chilli	10.000	15x15x20cm/kg	100 m3	2 (t=4)	22,2	20 CAS	444 Ton	225 m2/floor	270 m2	270 m2

TYPES OF COMMODITY AND FACILITY REQUIREMENTS

Types of Commodity	Phasing Plan	Phase I Facility Needs
1. Rice;	I and II	Dry storage
2. Soy bean;	II	CAS
3. Red chili;	I and II	
4. Shallot;	II	
5. Sugar;	I and II	Dry Storage
6. Cooking oil;	II	
7. Wheat flour;	II	
8. Frozen Beef;	I and II	Freezer Storage
9. Frozen chicken;	II	
10. Egg;	II	
11. Fish;	II	
12. Garlic;	I and II	Chiller Storage
13. Other basic commodities	II	

Forms of investment cooperation offered to potential investors :

- Provincial Distribution Center (PDC) warehouse construction investment cooperation
- Investment cooperation in working capital financing for PDC operational activities



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THANK YOU

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