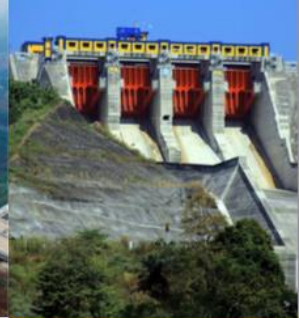


# SELECTED INVESTMENT OPPORTUNITIES IN WEST JAVA



REPUBLIC INDONESIA



THE PROVINCE OF  
WEST JAVA

Shizuoka  
July, 2018





**Why West Java**

**Potential Investment**

**Incentives & Regulations**



# WEST JAVA



Total area of 35.377,76 km<sup>2</sup>

Coordinates: 6°45'S 107°30'E

Lowlands, Mountains and Coasts



Population : 48.037.827 people (2017)

Density : 1.357 people per Sq Km.

Gender : 50,70 % Male, 49,30% Female



Capital City : BANDUNG

18 Regencies and 9 Cities

## Indonesia In The World



## West Java In Indonesia



# WEST JAVA HIGHLIGHTS

**18,79**  
MILLION  
PRODUCTIVE AGE

ADJACENT  
TO  
TANJUNG PRIOK  
SEAPORT

CENTER  
OF  
MULTINATIONAL  
COMPANY

**31%**  
CONTRIBUTION  
TO NATIONAL  
INVESTMENT REALIZATION

**18%**  
OF INDONESIAN  
POPULATION

EDUCATION  
SITE  
CENTER

ADJACENT  
TO  
JAKARTA

**18,04%**  
GOODS  
EXPORT

ADJACENT TO  
SOEKARNO HATTA  
INTERNATIONAL AIRPORT




Data Source:  
• Bank Indonesia

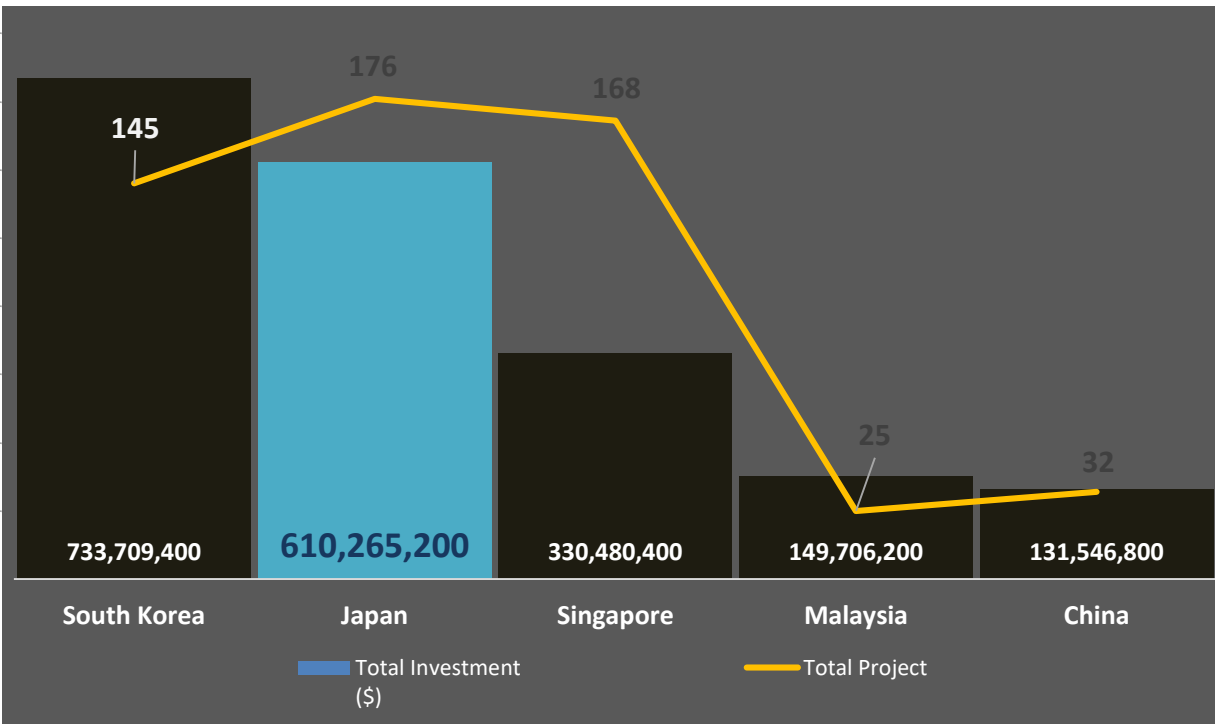


# WEST JAVA

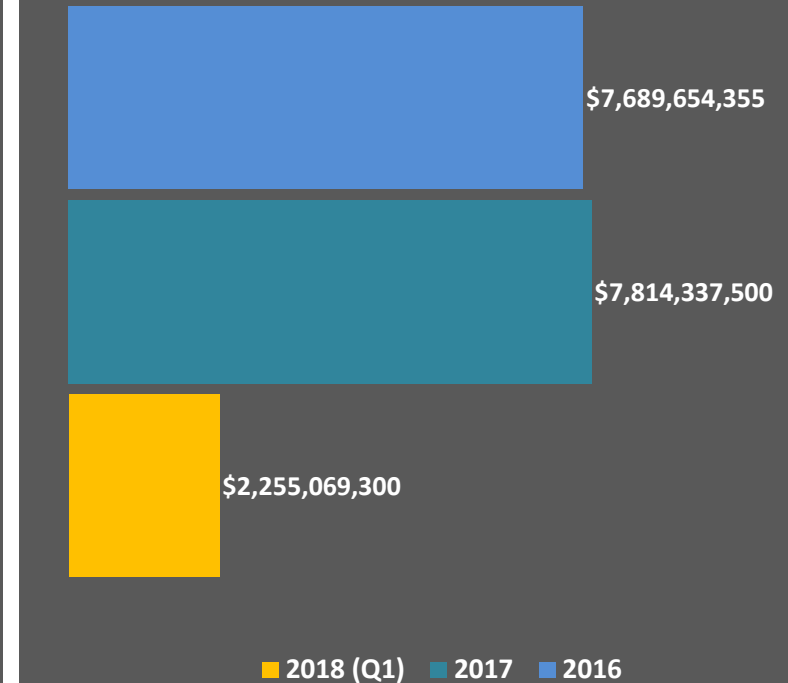
## INVESTMENT IN WEST JAVA

### Top 5 Investors 2018 (Q1)

Based on Investment  
(in USD)



### West Java Investment Realization (in USD)



## Top 5 Investment Realization by Sector

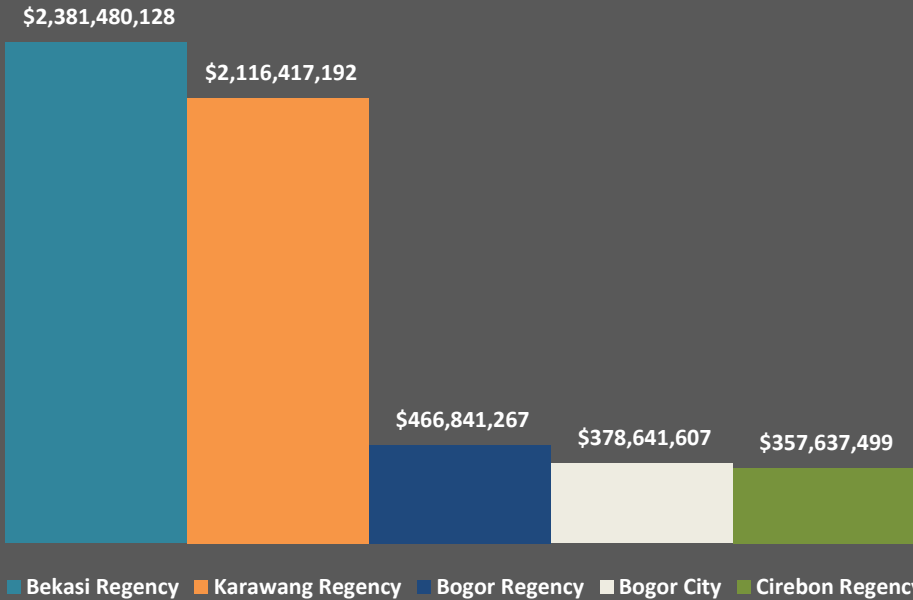
# WEST JAVA

## INVESTMENT IN WEST JAVA



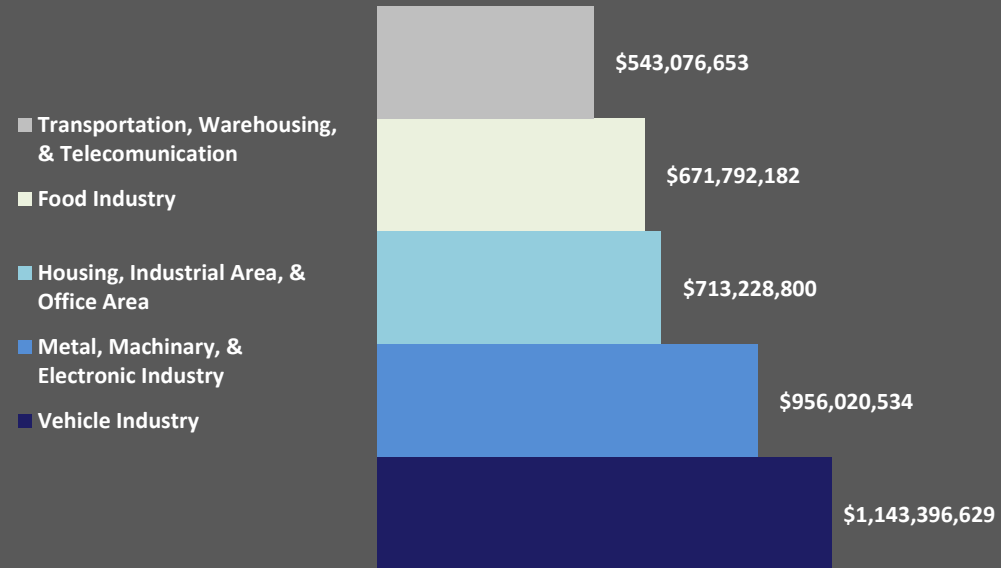
### Top 5 Investment Realization

### By Region



### Top 5 Investment Realization

### By Sector



# WEST JAVA INVESTMENT OPPORTUNITIES

## Infrastructure Development (ID)

- Legok Nangka Solid Waste Treatment & Final Disposal
- West Java International Airport Aerocity & Supporting Facilities

## Tourism Area Development (TAD)

- Puncak Jeruk Tourism Area
- Tenjo Resmi Tourism Area
- Ciletuh Palabuhanratu Global Geopark

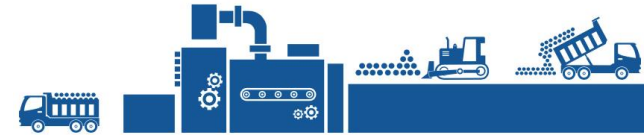
## Manufacturing

- Set-up Your Production Plant at West Java



# WEST JAVA INVESTMENT OPPORTUNITIES

## ID 1 – LEGOK NANGKA SOLID WASTE TREATMENT & FINAL DISPOSAL



Location	Capacity	Expected Revenue	Concession Period	IRR
<ul style="list-style-type: none"> <li>Nagreg, Bandung Regency</li> </ul>	<ul style="list-style-type: none"> <li>1,800 ton/day (2018 – 2024)</li> <li>2,000 ton/day (2025 – 2030)</li> </ul>	<ul style="list-style-type: none"> <li>Tipping Fee (Under Calculation)</li> <li>Recycle &amp; Selling Electricity</li> </ul>	<ul style="list-style-type: none"> <li>25 Years</li> </ul>	<ul style="list-style-type: none"> <li>15 %</li> </ul>





# WEST JAVA INVESTMENT OPPORTUNITIES

## ID 1 – LEGOK NANGKA SOLID WASTE TREATMENT & FINAL DISPOSAL

Investment Scheme

PPP

BOT

Bidding process will be held at the end of 2018



# WEST JAVA INVESTMENT OPPORTUNITIES

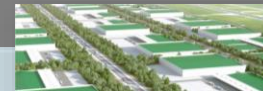
## ID 2 – WEST JAVA INTERNATIONAL AIRPORT (WJIA)

**BIJB Aerocity** designated with area size of 3.480 hectares as a supporting facility of West Java International Airport (BIJB)



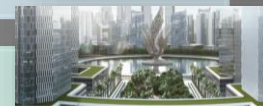
### Multi Modal Logistic Hub (429.16 Ha)

- Non-Pollutant Industry
- Cargo Industry
- Packaging
- Final Assembly Manufacture
- Warehouse



### Business Park (672 Ha)

- Offices & Financial Center
- Mix Use Commercials
- Hospitality/Leisure
- Exhibition Center



### Creative Technology Center (544 Ha)

- High Tech Industry
- Bio Life Industry
- Advanced Manufactured
- University



### Aerospace Park (335,4 Ha)

- High Tech Industry
- MRO/Aviation Industry
- Advanced Manufacture



### Energy Center 126 Ha

- Power Plant
- Water & Sewage Treatment Plant



### Residential/Township 235,82 Ha

- Townhouse
- High-end Apartments
- Middle-low Apartments



# WEST JAVA INVESTMENT OPPORTUNITIES

## ID 2 – WEST JAVA INTERNATIONAL AIRPORT (WJIA)

### POWER PLANT

**USD 54.6 Million**  
(Rp. 731,500,000,000)

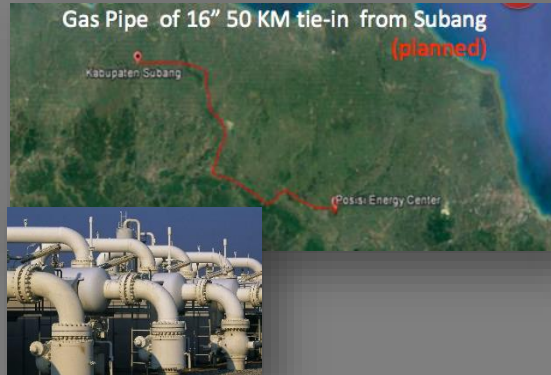
Gas Engine/Turbine with Co-Generation (cooling/heating) power plant development is intended to support BIJB, BIJB Aerocity and other supporting facilities operational activities.



### GAS BACK BONE PIPELINE

**USD 12 Million**  
(Rp. 159,600,000,000)

The gas pipeline network development required as a BIJB power plant supply network.



### GAS PIPELINE NETWORK IN BIJB & BIJB AEROCITY

**USD 3 Million**  
(Rp. 39,900,000,000)

Gas pipelines network will be developed as a distribution network for gas users in BIJB and Aerocity BIJB area.



#### Local Partner:

- **PT. BIJB** (West Java Province Owned Company)
- **PT. Energi Negeri Mandiri** (West Java Province Owned Company)

Data Source:

- PT. Energi Negeri Mandiri (West Java Province Owned Company)



# WEST JAVA INVESTMENT OPPORTUNITIES

## ID 2 – WEST JAVA INTERNATIONAL AIRPORT (WJIA)

### NON-AERONAUTICAL BUSINESS

#### Advertising

Scheme  
Partnership

Rev. Projection  
USD 1.3 Juta

#### Aircraft Maintenance, Repair, & Overhaul (MRO)

Scheme  
Investor/Operator (Strategic Partner)

Project Value  
USD 8.4 Juta

#### Cargo Truck Parking Area

Scheme  
Partnership

#### Taxi & Bus Parking Area

Scheme  
Partnership

#### Flight Simulator

Scheme  
Partnership

Project Value  
USD 200,000

#### Umrah Lounge

Scheme  
Partnership



# WEST JAVA INVESTMENT OPPORTUNITIES

## TOURISM AREA DEVELOPMENT

**Puncak Jeruk** is a 20 ha Tourism Area that located in Sukabumi district.

**USD 1.8 Million**  
(Rp. 24,500,000,000)

Project to Invest	Camping Ground
	Off-road Track
	Outbound Area
	Hiking Track
	Restaurant
	Entertainment Ballroom
	Deer Captive Facility



Local Partner:

- PT. Perhutani (Government Owned Company)





# WEST JAVA INVESTMENT OPPORTUNITIES

## TOURISM AREA DEVELOPMENT

**Tenjo Resmi** is an 80 ha Tourism Area that located in Sukabumi district near Citepus Beach.

**USD 11.25 Million**  
(Rp. 154,000,000,000)

Project to Invest	Amusement Park
	Water Park
	Café & Restaurant
	Hall
	Cinema
	Souvenir Shop



Local Partner:

- PT. Perkebunan Nusantara VIII (Government Owned Company)



# WEST JAVA INVESTMENT OPPORTUNITIES

## TOURISM AREA DEVELOPMENT



**Ciletuh Geopark - Palabuhanratu** located in the south of Sukabumi district legally has been appointed as the National Geopark through the Decision Letter of National Commissions of Indonesia to UNESCO on 21 June 2016.

The Ciletuh Geopark -Palabuhanratu development is not just for protecting the Geological diversity, Biodiversity, and Cultural diversity, but it also should be able to improve the community economy of Sukabumi district, west Java, and also enrich the tourist and community knowledge about the natural and cultural resources owned.

### Magmatic Path Shift

It is the area of magmatic path shift (volcanic activity) from south to north of Java Island which is indicated by the Geyser (hot spring which squirt periodically) and Hot springs of Cisolak, travertin the deposits of limestone formed around the springs or hot springs and active volcano (Salak mountain).

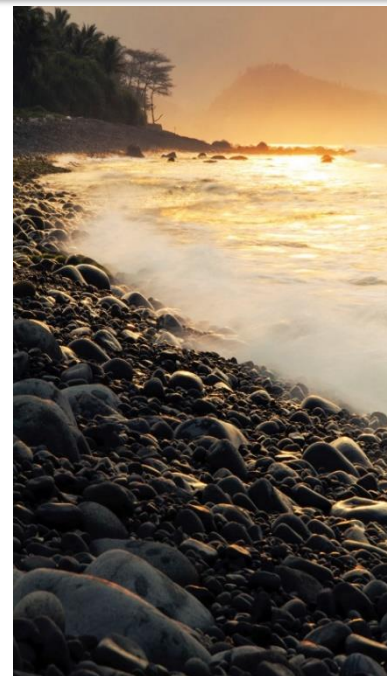


### Citepus Beach

Rocky beach consist of Eocene sedimentary rocks, ( $\pm 55 - 33$  million years ago) composed by sandstone conglomerate, polymic breccias, and quartz sandstone.

### Cisolok Geyser

The hot springs' squirt and sinter travertin deposits, and also the geothermal potential.



### Karang Hawu Beach

Pliocene-aged ( $\pm 5$  million years ago) volcanic breccias rocks shaped like a furnace.



### Loji Beach

Black sandy beach as the decayed product of Plato Jampang volcanic rocks formation. There is Vihara of Loji (Nam Hai Kwan Se Im Pusa) in this area.



### Plato Jampang

The highland/Plateau (called Plato Jampang) consist of sedimentary rock and seabed volcanic of upper Oligocene-lower Miocene ( $\pm 25 - 15$  million years ago)



# WEST JAVA INVESTMENT OPPORTUNITIES

## MANUFACTURING

As industrial center in Indonesia, West Java have more than 25 industrial area.  
18 of it already following “KLIK” programs.

With “KLIK” program, investors can directly start their project construction before obtaining construction permits.

SET-UP YOUR PRODUCTION PLANT AT WEST JAVA

“KLIK”  
industrial  
area

Bekasi Fajar Industrial  
Area

Delta Silicon 8 Industrial  
Area

Karawang Internasional  
Industrial Area

Suryacipta Industrial  
Area

GT Tech Park Industrial  
Area

Artha  
Industrial Hill Industrial  
Area

**Greenland  
International  
Industrial Center  
(GIIC)/Deltamas**

**Jababeka Industrial  
Area**

Bukit Indah Industrial  
City

Marunda Center  
Industrial Area

East Jakarta Industrial  
Park

Bekasi International  
Industrial City

MM 2100 Industrial  
Town

KI Terpadu Indonesia

Kujang Industrial Estate

Lion Industrial Area

Cibinong Center  
Industrial Estate

Rancaekek Industrial  
Estate





# WEST JAVA INVESTMENT OPPORTUNITIES

## MANUFACTURING

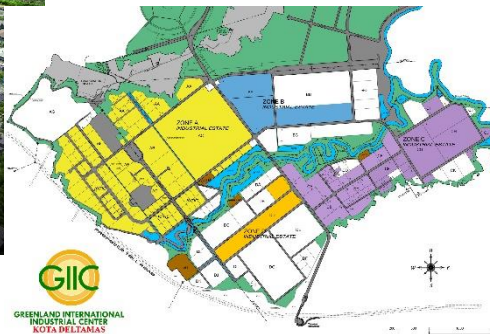
### GIIC Industrial Area located at Cikarang, Bekasi Regency.

Head Office / Sales & Marketing Office  
Kota Deltamas

Jl. Tol Jakarta – Cikampek Km 37, Cikarang Pusat,  
Bekasi 17530 West Java, Indonesia

Ph. +62 21 8997 1188  
Fax. +62 21 8997 2028

[www.kota-deltamas.com](http://www.kota-deltamas.com)



1,458

Total Area (Ha)

698

226

43

40

334

343

- Industrial Park (GIIC)
- Central Business District
- Government Center
- Green Area
- Infrastructure
- Commercial Park
- Residential



# WEST JAVA INVESTMENT OPPORTUNITIES

## MANUFACTURING



Available in sizes based on customer's request. These lots are suitable for the construction of light and medium industry facilities. All our industrial estates are designed to promote industry while at the same time complying with strict environmental guidelines.

### Total Area

•5.600 ha

### Residential

•80.000

### Shopping Center

•40

### Educational Institution

•16

### National & Multinational Country

•2.000

### Workforces

•730.000

### Country Foreign Investors

•30

### Hotel/Apartment

•30



### Head Office / Sales & Marketing Office

Jababeka Center, Hollywood Plaza No. 10 – 12

Jl. H. Usmar Ismail, Kota Jababeka Cikarang,  
Bekasi 17550 West Java, Indonesia

Ph. +62 21 893 4580 / 893 4350

Fax. +62 21 898 33921 - 22 / 893 4331

[www.jababeka.com/industrial](http://www.jababeka.com/industrial)

Data Source:

- PT. Graha Buana Cikarang (Jababeka Center)



# INVESTMENT INCENTIVES



Presidential Regulation Number 38 Year 2015  
(PPPs in the provision of infrastructure)



Online Single Submission (OSS) Program



Direct Construction Program → “KLIK”



Minister of Finance Regulation Number 35/PMK.010/2018  
(Income Tax Facilities for Investment)



Import Duties Facilities



Power Supply Guarantee from PLN (Government owned Company)



Investment Information, Facilitating, and Problem Solving Services  
Including Shizuoka Desk

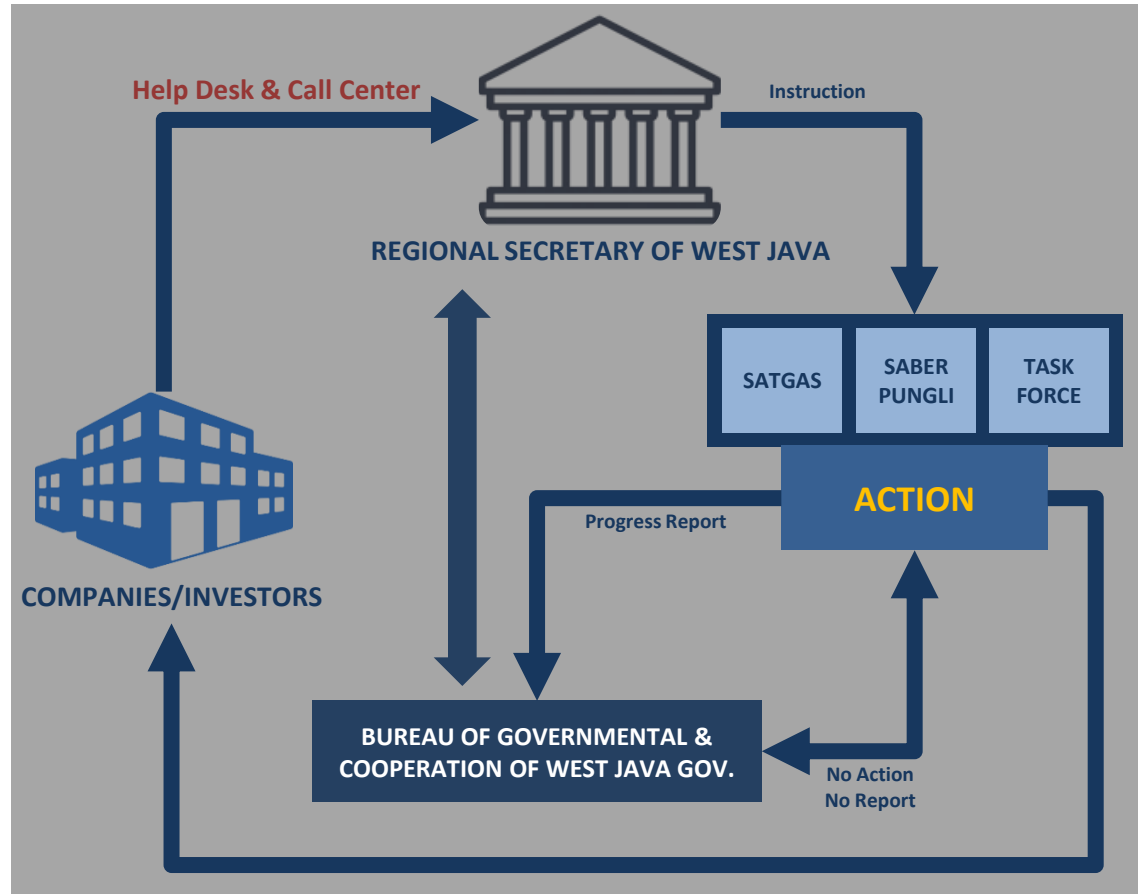
Provide **convenience** to Shizuoka companies and investors to operate and invest in West Java

Giving **solution** to various problems faced by investors

Providing **protection** and legal guarantees to investors from Shizuoka

# INVESTMENT INCENTIVES

## SHIZUOKA DESK



# THANK YOU



REPUBLIK  
INDONESIA



JAWA BARAT



BANK INDONESIA  
BANK SENTRAL REPUBLIK INDONESIA

GOVERNMENT OF WEST JAVA PROVINCE  
Diponegoro Street No.20  
Bandung – Indonesia  
Website: [www.jabarprov.go.id](http://www.jabarprov.go.id)  
[www.investasi.jabarprov.go.id](http://www.investasi.jabarprov.go.id)

Contact Person :

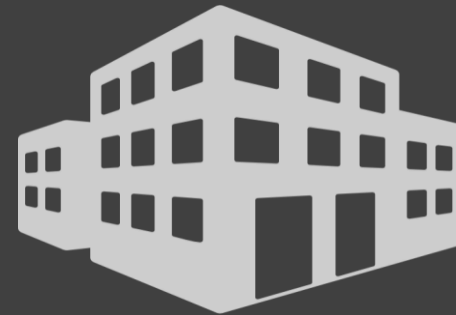
Eka Hendrawan

+62 812 2329022

PPP



Partnership scheme facility that allowed **private** entity to directly **collaborate** with **government** to take on **infrastructure** project  
(based on Precedential Decree No. 38/2015)



**On-Line  
Single  
Submission**

\*Investors can directly start their project construction before obtaining construction permits.

\*Practical licenses, such as the license to build (IMB), environment licenses (UKL/UPL) and environmental impact analyses (AMDAL), must be registered while the construction goes on.

This service is supported both by both Central and Regional Governments

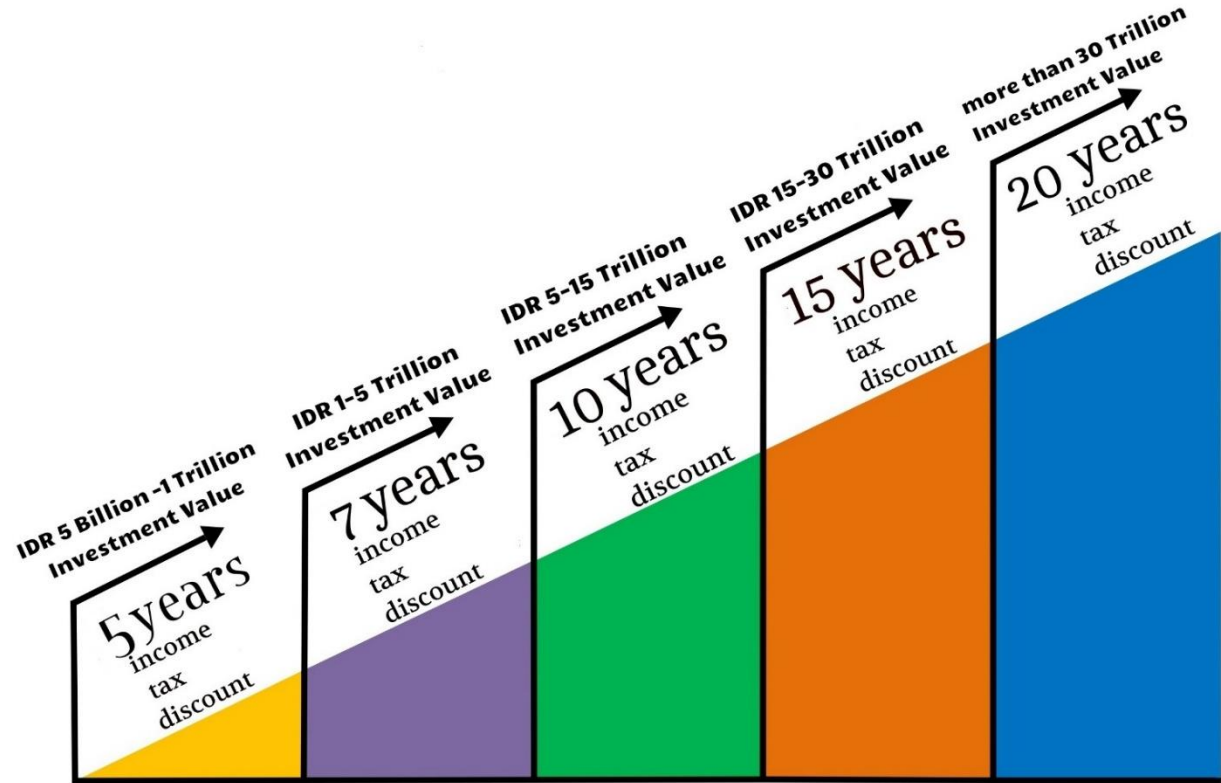




### Minister of Finance Regulation Number 35/PMK.010/2018

100% Income Tax  
deduction of the amount of  
Corporate Income Tax owe.

(Only for new investors in Pioneer  
Industry\*)



Peraturan Menteri Keuangan Nomor 76 / PMK.011 / 2012 tentang Perubahan Atas Keputusan Menteri Keuangan Nomor 176 / PMK.011 / 2009 tentang **Pembebasan Bea Masuk** atas Mesin serta Barang dan Bahan untuk Konstruksi Industri atau Pengembangan Dalam Ruang Lingkup Investasi



Pembebasan bea masuk atas mesin, barang dan bahan untuk kegiatan bisnis di bidang:

- Industri yang menghasilkan barang;
- Industri yang menghasilkan jasa (Pariwisata dan Kebudayaan, Transportasi / Komunikasi untuk Layanan Angkutan Umum, Layanan Kesehatan Masyarakat, Konstruksi Penambangan, Industri Telekomunikasi dan Pelabuhan);
- Industri Perakitan Kendaraan Bermotor termasuk Industri Komponen Otomotif.

Pembebasan bea masuk diberikan dengan syarat:

- Belum diproduksi di dalam negeri;
- Diproduksi di dalam negeri tetapi tidak memenuhi spesifikasi yang diperlukan; atau
- Telah diproduksi di dalam negeri tetapi belum cukup untuk kebutuhan industri.

# INSENTIF INVESTASI

## INFORMASI INVESTASI, FASILITASI, DAN LAYANAN KONSULTASI

**On-Line**




**Media**

**Off-Line**



**Experience**



Fast Process  
& Response




Fit & Match

**Emotional Connection**




Secure


**Services**




Information




Regulation



Guidance



Networking



Accompaniment