

DKI Jakarta Presentation Book

March 2024



**Empowering Jakarta's Economy by Attracting More Global
Investments to Strengthen Jakarta's Position as Global City**

Jakarta's Success for Indonesia





BANK INDONESIA
BANK SENTRAL REPUBLIK INDONESIA



FOREWORDS



Considering the importance of investment in Jakarta's economic growth, the Jakarta Provincial Government launched the Jakarta Investment Centre (JIC) on June 31st, 2018, to support investment in Jakarta. At that time, the Jakarta Provincial Government, alongside the Bank Indonesia – Jakarta Representative Office, also established the Jakarta Investment Committee in 2020 to encourage investment development in Jakarta by a Regional Investor Relations Unit (RIRU).

As one part of this initiative, the Jakarta Investment Committee has been regularly publishing a presentation book as one of our programs of investment promotion. This March 2024 edition focuses on “Empowering Jakarta’s Economy by Attracting More Global Investment to Strengthen Jakarta’s Position as a Global City”. In the wake of the COVID pandemic, Jakarta continues to maintain a solid economic performance, but investment realizations must be accelerated to support high, sustainable and inclusive growth, thereby making Jakarta a competitive Global City.



Arlyana Abubakar

*Representative Head of
Bank Indonesia DKI Jakarta Province*

Joko Agus Setyono

*Secretary of DKI Jakarta
Provincial Government*



MAIN INFORMATION



BANK INDONESIA
BANK SENTRAL REPUBLIK INDONESIA



1

Indonesia Economic Performance

Indonesia is one of the fastest growing economy in the world.
Find how we perform relative to our peers.

2

Regional Development Plan

There is no better time than now to invest in
Jakarta, Capital City of Indonesia.
The ASEAN Biggest City for Business & Economy.

3

Future Development Plan as Economic Centre

Future Development Plan as Economic Centre

4

Investment Projects in DKI Jakarta

Our very potential projects for you, guaranteed by the Government.

5

Jakarta Top Destinations

6

MSME Products from Jakarta

7

Jakarta Investment Centre Features

8

Investment Service Guidelines

9

Licensing in Jakarta & Key Contacts

**Empowering Jakarta's Economy by Attracting More Global Investments
to Strengthen Jakarta's Position as Global City**

Indonesia Economic Performance

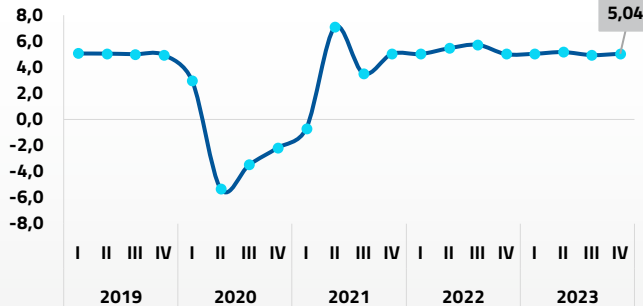
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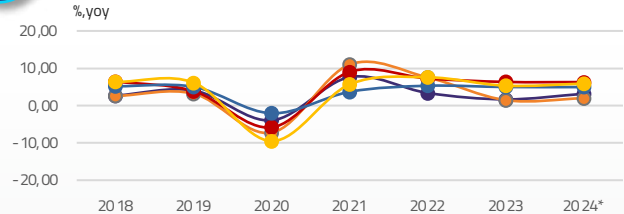
Indonesia's Economic Growth Remains Solid



Strong GDP Growth ¹



GDP Growth Compared to Peers ²



Bulgaria



Columbia



India



Indonesia



Philippines

1. Source: Central Bureau of Statistics of Indonesia (BPS). ** Including non-profit household consumption
2. Source: World Economic Outlook Database – October 2023* indicates estimated figure

Amidst increasing global uncertainty, Indonesia's economic performance remains solid and resilient in the face of spillovers from global shocks.

Indonesia's economy grew by 5.04 % (yoy) in the fourth quarter of 2023, after recording 4.54% (yoy) growth in the third quarter of 2023, supported by solid domestic demand. By region, the highest economic growth was recorded in Sulawesi-Maluku-Papua (Sulampua), followed by Kalimantan, Java, Bali-Nusa Tenggara (Balinusra) and Sumatera. Sound performance was recorded across all economic sectors, particularly in manufacturing, transportation and logistics, accommodations and food service activities as well as wholesale and retail trade. For 2023 as whole, economic growth was robust in 2023 at 5.05%.

Solid economic growth is expected to continue in the first quarter of 2024, as reflected in a number of early indicators, such as: consumer confidence; income expectations; and the Manufacturing Purchasing Managers Index (PMI). Overall, the forecast for economic growth in 2024 is in the range of 4.7 to 5.5%. It would be supported by domestic demand, primarily in the form of ongoing consumption growth, including the positive impact of the general election and increasing investment, particularly building investment, in line with current strategic national project (PSN) development, encompassing the new capital city (IKN).



2024 Growth Projection *)

Institution	GDP growth
2024 Budget	5.2
Bank Indonesia	4.7-5.5
Consensus Forecast (January 2024)	4.9
World Bank (GEP, January 2024)	4.9
IMF (WEO, October 2023)	5.0
ADB (Asian Development Bank, September 2023)	5.0

GDP Growth Breakdown in Indonesia

GDP Growth by Expenditure (% YoY)

By Expenditure	2018					2019					2020					2021					2022					2023				
	Q1	Q2	Q3	Q4	Tot	Q1	Q2	Q3	Q4	Tot	Q1	Q2	Q3	Q4	Tot	Q1	Q2	Q3	Q4	Tot	Q1	Q2	Q3	Q4	Tot	Q1	Q2	Q3	Q4	Tot
HH. Consumption	5,0	5,2	5,0	5,1	5,1	5,0	5,2	5,0	5,0	5,0	2,8	-5,5	-4,0	-3,6	-2,6	-2,2	6,0	1,0	3,6	2,0	4,4	5,5	5,4	4,5	4,9	4,5	5,2	5,1	4,5	4,8
Non Profit HH. Consumption	8,1	8,8	8,7	10,9	9,1	17,0	15,3	7,4	3,5	10,6	-5,0	-7,8	-1,9	-1,9	-4,2	-3,6	4,1	2,9	3,2	1,6	5,9	5,0	6,0	5,7	5,7	6,2	8,6	6,2	18,1	9,8
Government Consumption	2,7	5,2	6,3	4,6	4,8	5,3	8,2	1,0	0,5	3,3	3,9	-6,5	9,8	1,9	2,1	2,6	8,3	0,7	5,2	4,3	-6,6	-4,6	-2,5	-4,7	-4,5	3,3	10,5	-3,9	2,8	2,9
Gross Fixed Cap. Formation	7,9	5,8	6,9	6,1	6,7	5,0	4,6	4,2	4,1	4,5	1,7	-8,6	-6,5	-6,2	-5,0	-0,2	7,5	3,8	4,5	3,8	4,1	3,1	5,0	3,3	3,9	2,1	4,6	5,8	5,0	4,4
Exports	5,8	7,4	8,3	4,6	6,5	-1,1	-1,2	0,9	-0,6	-0,5	0,4	-13,6	-12,7	-7,4	-8,4	2,2	28,5	20,8	22,2	18,0	14,4	16,3	19,1	15,0	16,2	11,7	-2,9	-3,9	1,6	1,3
Imports	12,5	15,2	14,2	7,4	12,1	-5,8	-5,8	-5,9	-8,5	-8,1	-6,0	-21,3	-25,0	-17,6	-17,6	5,2	33,2	31,1	32,6	24,9	16,1	13,1	25,7	6,5	15,0	4,2	-3,2	-6,8	-0,1	-1,6
GDP	5,1	5,3	5,2	5,2	5,2	5,1	5,1	5,0	5,0	5,0	3,0	-5,3	-3,5	-2,2	-2,1	-0,7	7,1	3,5	5,0	3,7	5,0	5,5	5,7	5,0	5,3	5,0	5,2	4,9	5,0	5,0

GDP Growth by Sectors (% YoY)

By Sectors	2018					2019					2020					2021					2022					2023				
	Q1	Q2	Q3	Q4	Tot	Q1	Q2	Q3	Q4	Tot	Q1	Q2	Q3	Q4	Tot	Q1	Q2	Q3	Q4	Tot	Q1	Q2	Q3	Q4	Tot	Q1	Q2	Q3	Q4	Tot
Agriculture, Forestry, and Fishery	3,3	4,7	3,6	3,8	3,9	1,8	5,3	3,1	4,2	3,6	0,0	2,2	2,2	2,6	1,8	3,5	0,6	1,4	2,3	1,9	1,2	1,7	2,0	4,5	2,3	0,4	2,0	1,5	1,1	1,3
Mining and Quarrying	1,1	2,6	2,7	2,2	2,2	2,3	-0,7	2,3	0,9	1,2	0,4	-2,7	-4,3	-1,2	-2,0	-2,0	5,2	7,8	5,2	4,0	3,8	4,0	3,2	6,5	4,4	4,9	5,0	7,0	7,5	6,1
Manufacturing	4,6	3,9	4,4	4,2	4,3	3,9	3,5	4,1	3,7	3,8	2,1	-6,2	-4,3	-3,1	-2,9	-1,4	6,6	3,7	4,9	3,4	5,1	4,0	4,8	5,6	4,9	4,4	4,9	5,2	4,1	4,6
Construction	7,4	5,7	5,8	5,6	6,1	5,9	5,7	5,6	5,8	5,8	2,9	-5,4	-4,5	-5,7	-3,3	-0,8	4,4	3,8	3,9	2,8	4,8	1,0	0,6	1,6	2,0	0,3	5,2	6,4	7,7	4,9
Wholesale and Retail Trade, Repair of Car and Motorcycle	5,0	5,2	5,3	4,4	5,0	5,2	4,6	4,4	4,2	4,6	1,5	-7,7	-5,1	-3,7	-3,8	-1,3	9,5	5,1	5,5	4,6	5,7	4,4	5,4	6,6	5,5	4,9	5,3	5,1	4,1	4,8
Transportation and Storage	8,5	8,7	5,7	5,5	7,0	5,4	5,8	6,7	7,6	6,4	1,3	-30,8	-16,7	-13,4	-15,1	-13,1	25,1	-0,7	7,9	3,2	15,8	21,3	25,8	17,0	19,9	15,9	15,3	14,7	10,3	14,0
Information and Communication	7,8	5,1	8,1	7,1	7,0	9,1	9,6	9,2	9,8	9,4	9,8	10,8	10,7	11,0	10,6	8,7	6,9	5,5	6,2	6,8	7,2	8,1	6,9	8,7	7,7	7,1	8,0	8,5	6,7	7,6
Financial Service	4,3	3,1	3,1	6,2	4,2	7,2	4,5	6,2	8,5	6,6	10,6	1,1	-0,9	2,4	3,2	-3,0	8,3	4,3	-2,6	1,6	1,6	1,5	0,9	3,8	1,9	4,5	2,9	5,2	6,6	4,8
Others Services*	5,4	6,2	6,7	6,4	6,2	6,8	7,3	6,4	6,2	6,7	4,6	-6,3	-1,4	-1,7	-1,2	-2,5	9,8	-0,8	3,4	2,3	3,3	4,0	7,9	4,9	5,0	4,5	7,1	3,3	4,9	5,0
GDP	5,1	5,3	5,2	5,2	5,2	5,1	5,1	5,0	5,0	5,0	3,0	-5,3	-3,5	-2,2	-2,1	-0,7	7,1	3,5	5,0	3,7	5,0	5,5	5,7	5,0	5,3	5,0	5,2	4,9	5,0	5,0

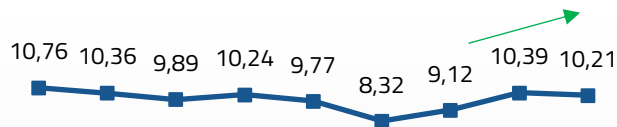
* Source: Statistics Indonesia (BPS)

Overall Fiscal Position Continued To Improve

Continue robust economy growth and tax reform has been able to offset the adverse impact of the moderating commodity prices



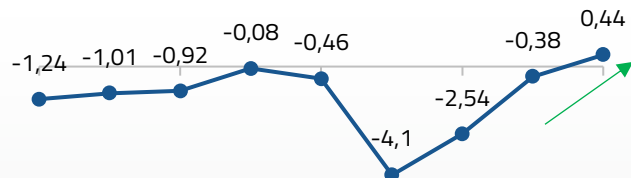
Tax ratio increases in line with stronger recovery (% GDP)



2015 2016 2017 2018 2019 2020 2021 2022 2023



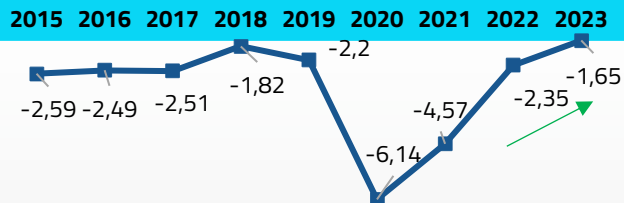
Primary Balance surplus (% GDP)



2015 2017 2019 2021 2023



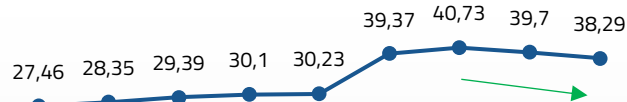
Overall budget position improved significantly (% GDP)



2015 2016 2017 2018 2019 2020 2021 2022 2023



Debt Ratio Declines (% of GDP)

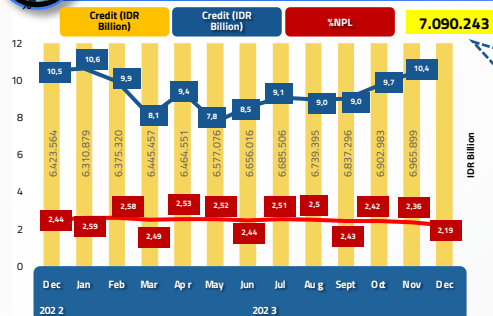


2015 2017 2019 2021 2023

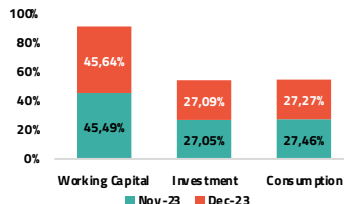
Indonesia Banking 2023



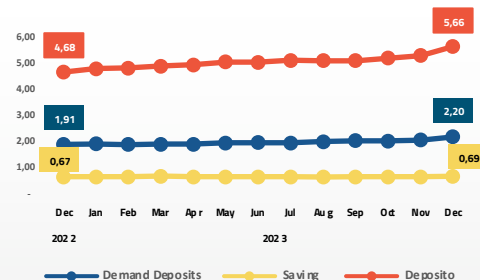
Development of Credit and Non-Performing Loans (NPLs) of Commercial Banks



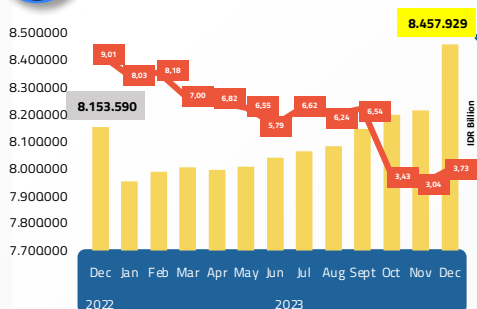
Composition of Loans by Type of Use of Commercial Banks



Funding interest rate of commercial bank in increasing trend



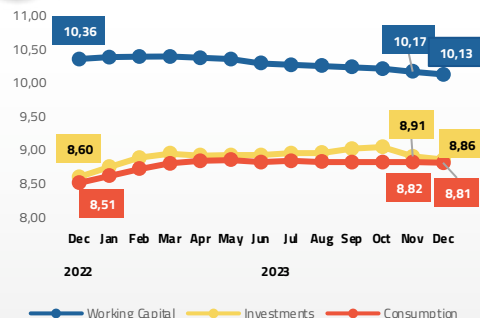
Development of Third-Party Funds of Commercial Banks



Composition of Third-Party Funds of Commercial Banks



Lending rates in decreasing trend, supporting credit growth

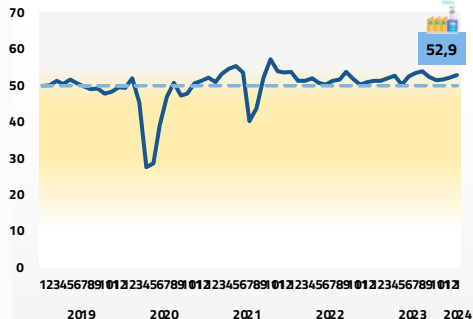


Source: Otoritas Jasa Keuangan

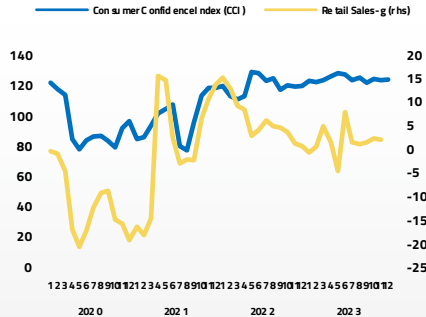
Economic Growth Indicators Show Continuous Recovery



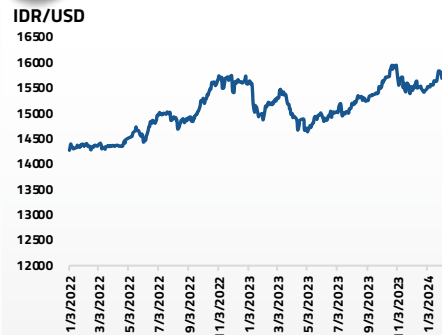
Strong Manufacturing Index PMI (>50)



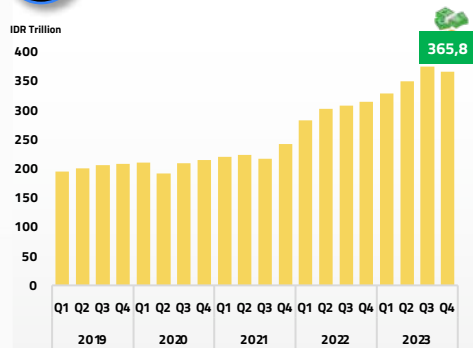
Strong CCI and Retail Sales



The Indonesian Rupiah maintained stable



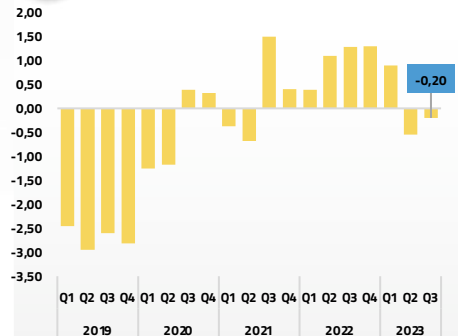
Increasing FDI and DDI



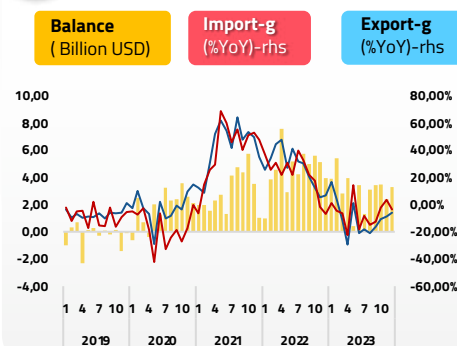
Source: CEIC, BI, BPS, Bloomberg



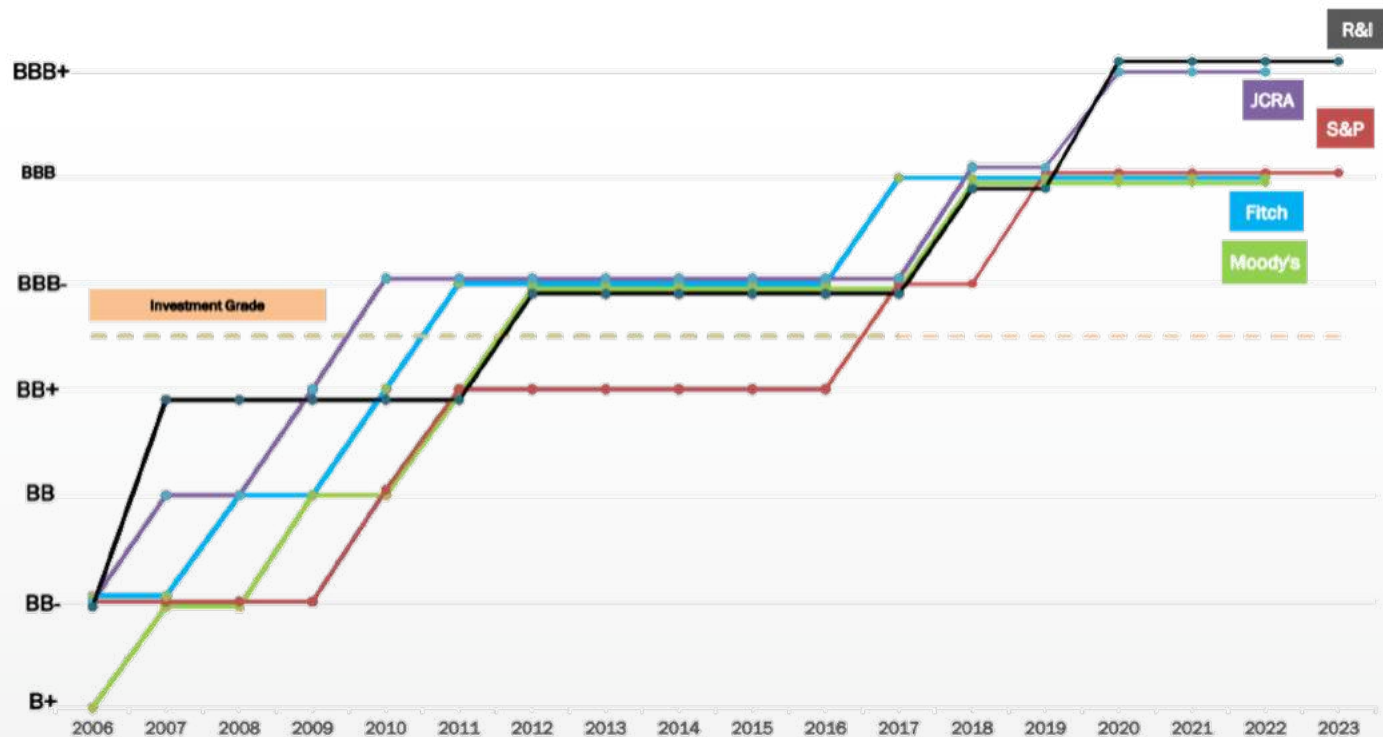
Current Account Deficit maintained within healthy limit



Improvement in Trade Balance



Improved Outlook and A Well Maintained of Indonesia's Sovereign Credit Rating Amid Global Economy Uncertainties



Indonesia's Sovereign Credit Rating Remain Stable



BBB+ / Stable



**July 2022,
Rating Affirmed at BBB+/Stable**

"The ratings mainly reflect the country's solid domestic demand-led economic growth potential, restrained public debt, and resilience to external shocks supported by accumulation of foreign exchange reserves. JCR holds that the debt will gradually decrease as the fiscal balance improves mainly increased revenue from economic growth and higher commodity prices."



BBB / Stable

**S&P Global
Ratings**

**July 2023,
Rating Affirmed at BBB/Stable**

"The stable rating outlook reflects our expectation that Indonesia will achieve solid economic growth over the next two years. This will support prudent fiscal outcomes and stabilize debt."



BBB / Stable

FitchRatings

**September 2023,
Rating Affirmed at BBB/Stable**

"Indonesia's rating balances a favorable medium-term growth outlook and low government debt/GDP ratio against weak government revenue and lagging structural features, such as governance indicators, compared with 'BBB' category peers."



BBB+ / Positive



**July 2023,
Outlook Revised To Positive; BBB+ Ratings Affirmed**

"In R&I view, Indonesia's economy has been showing strong performance even amid uncertainties of the global economic environment. With the inflation rate that has fallen within the target range in 2023, the price stability is being restored. The government has achieved its target level of fiscal deficit a year earlier than originally planned and the government debt ratio stays on a downward trajectory. The stability of financial system has been maintained and the economy has resilience to external shocks."



Baa2 / Stable

MOODY'S

**March 2023,
Rating Affirmed at Baa2/Stable**

"Indonesia's credit profile is supported by its large economy, low fiscal deficits and modest debt burden, balanced against low revenue mobilization, reliance on external funding and some economic concentration that leaves the economy vulnerable to commodity cycles."

Regional Development Plan

2

Access & Geography: The Advantages of Jakarta



Soekarno Hatta International Airport, the gateway to Jakarta, is located just 45 minutes away from the city center by train. The airport's growing number of international flights makes Jakarta an even more convenient destination. Day trips are possible from Tokyo, Dubai, Seoul, Shanghai and many other Asian cities. Consider establishing your regional headquarters or R & D center in Jakarta, the biggest city in ASEAN. It's even more accessible than previously



The Largest Economy in Indonesia

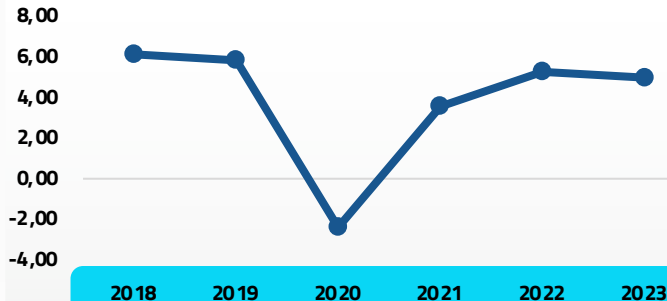
Province	Share	Average Growth	Growth in 2022 (yoy)					Growth in 2023 (yoy)				
	Q4 – 2023	(2018-2023)	Q1	Q2	Q3	Q4	2022	Q1	Q2	Q3	Q4	2023
DKI Jakarta	16.72	3.89	4.61	5.61	5.93	4.85	5.25	4.94	5.13	4.93	4.85	4.96
East Java	14.90	3.75	5.24	5.76	5.59	4.76	5.34	4.96	5.25	4.86	4.68	4.95
West Java	13.53	3.72	5.57	5.62	6.03	4.61	5.45	5.01	5.25	4.57	5.15	5
Central Java	8.98	3.61	5.12	5.62	5.27	5.24	5.31	5.04	5.24	4.92	4.73	4.98
North Sumatera	4.83	3.61	3.95	4.70	4.97	5.26	4.73	4.87	5.19	4.94	5.02	5.01
Riau	4.46	2.69	4.70	4.86	4.58	4.10	4.55	3.88	4.88	4.02	4.02	4.21
National		3.70	5.01	5.44	5.72	5.01	5.31	5.03	5.17	4.94	5.04	5.06

* Source: Statistics Indonesia (BPS)

Jakarta's Economy Remains Strong in 2023



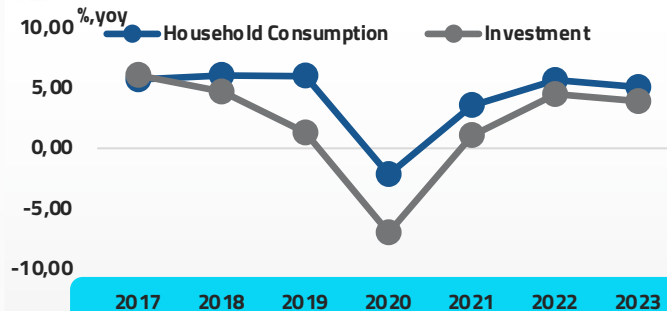
GRDP Growth



Source: Statistics Indonesia (BPS) *Forecast from Bank Indonesia



Household consumption and investment growth



Source: Statistics Indonesia (BPS) ; 2023



Gross Regional Domestic Product (GRDP) grew by 4.85% (yoy) in the fourth quarter of 2023, slightly lower than the previous quarter (4.93%, yoy).



In terms of demand, DKI Jakarta's economic growth remains relatively high, supported by increased investment, government consumption and LNPR (Non-profit Institutions Serving Households) consumption. By main business field, growth was mainly supported by the on-going performance of Manufacturing, Construction and Financial Services.

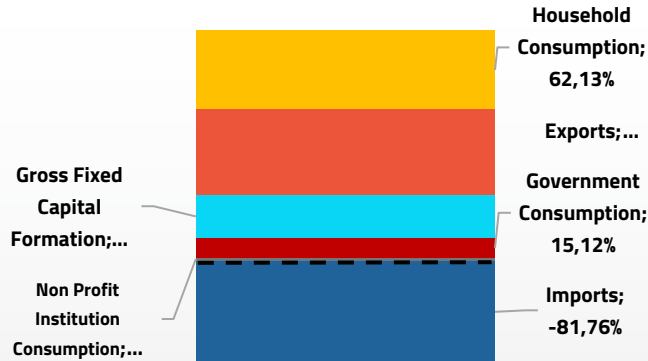


For 2023 as a whole, DKI Jakarta's economy grew by 4.96% in 2023, down a little from 5.25% in 2022, 5.25%. This growth in 2023 is slightly below national economic growth of 5.05%.

As The Strongest Drivers of The National Economy, DKI Jakarta's Economy Is Supported By Domestic Demand and Investment



GRDP Share by Expenditure (Q4 2023)

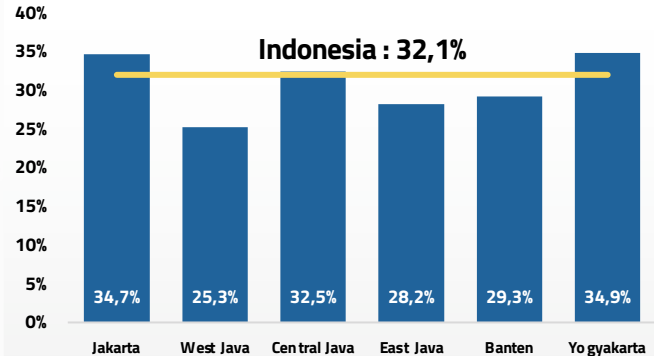


At current price

* Source: Statistics Indonesia (BPS)



Investment Share in GRDP in the Java Region (Q4 2023)



At current price

* Source: Statistics Indonesia (BPS)

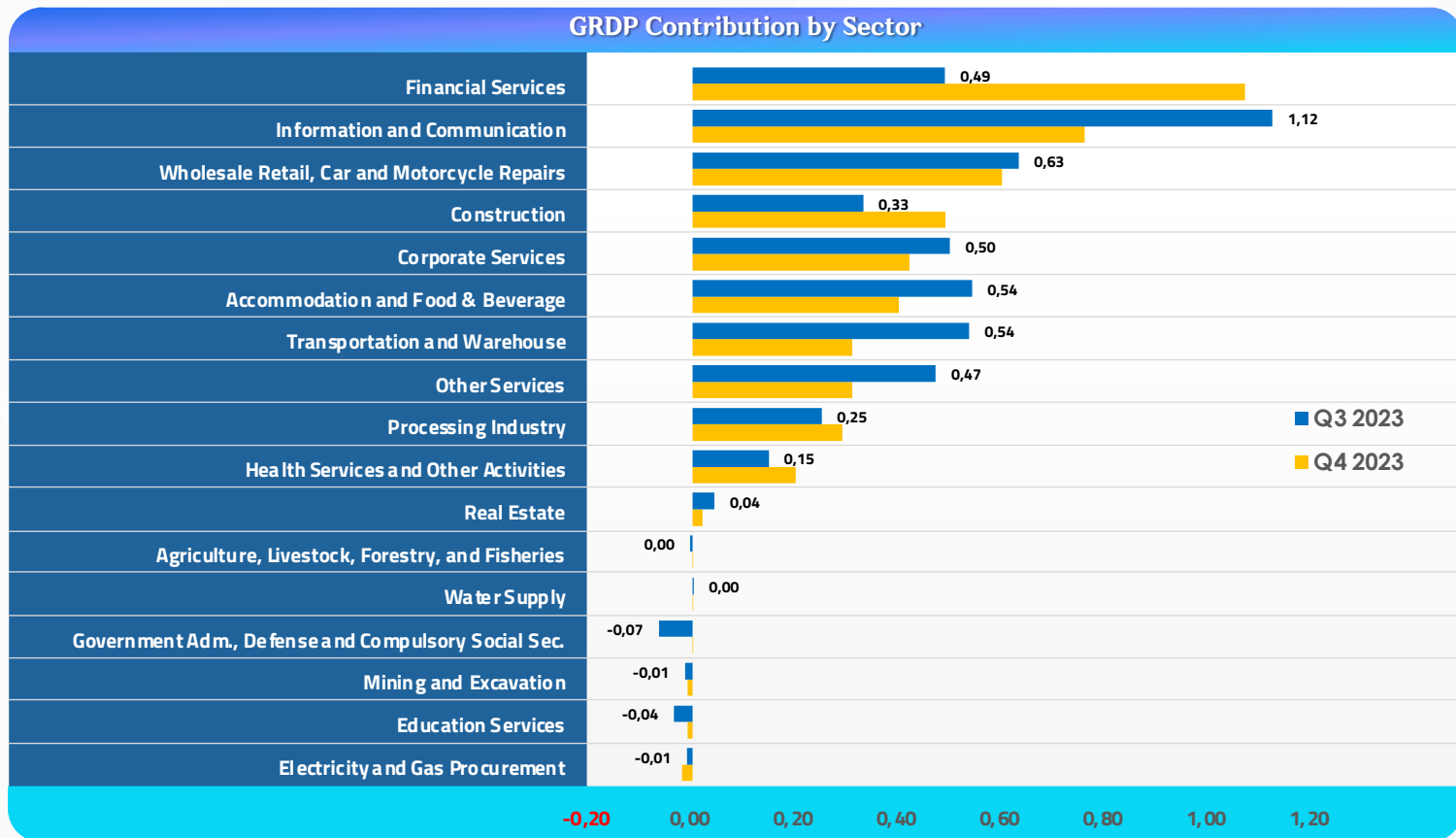


The domestic demand significantly contributes to the economy of Jakarta, with household consumption and investment accounting for 62.13% and 34.73%, respectively.



As investment has become the engine of Jakarta's sustainable economic growth, Jakarta has one of the highest investment ratios in the Java region. The ratio is also higher than the national investment ratio.

DKI Jakarta's Economy Was Fueled By Solid Leading Sectors



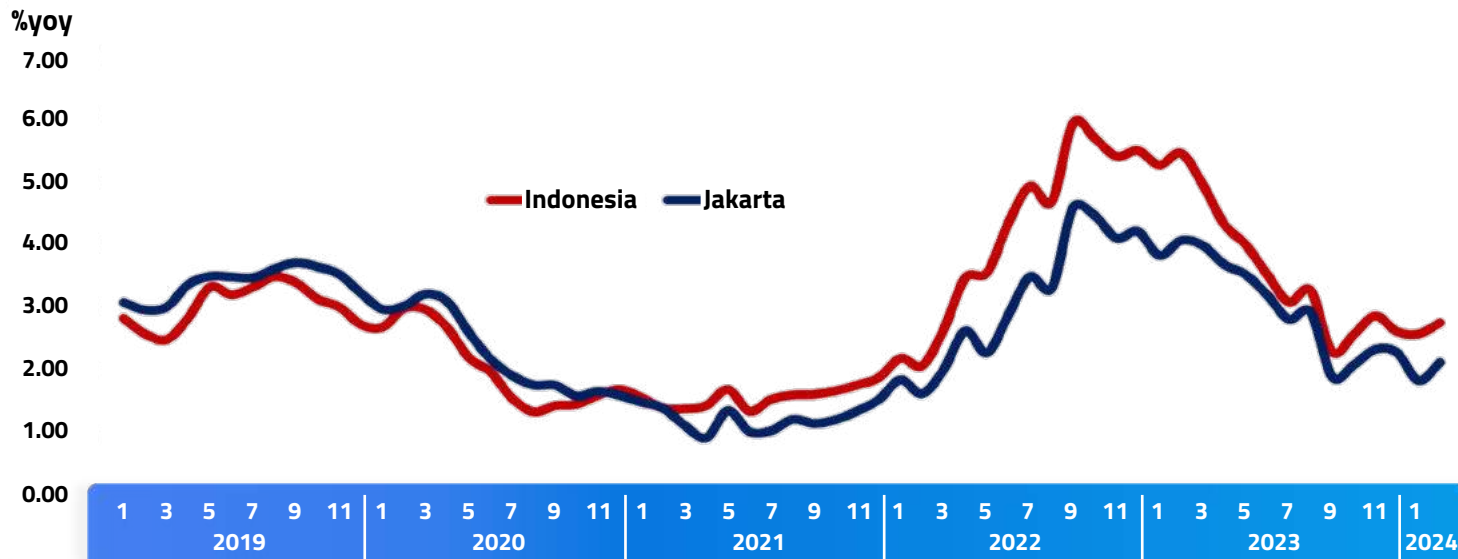
The economic growth of Jakarta in the fourth quarter of 2023 was supported by leading sectors, such as Financial Services, Information and Communication, Manufacturing Industry, and Construction.

DKI Jakarta's Inflation Has Been Maintained Within The $3 \pm 1\%$ Target In 2023 And $2.5 \pm 1\%$ Target Corridor In 2024



On an annual basis, Jakarta experienced inflation of 2.12% (yoy) in February 2024, remaining within the targeted range of $2.5 \pm 1\%$, despite an increase compared to the previous month (1.83%, yoy).

DKI Jakarta's Inflation Compare to Indonesia



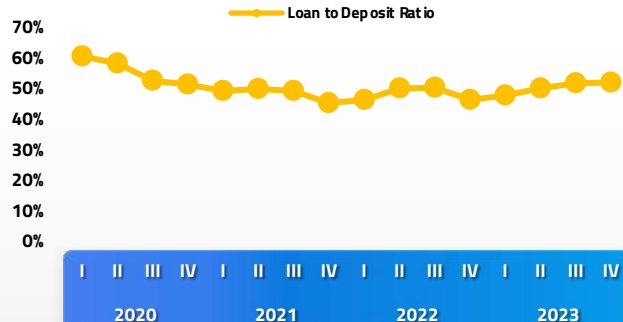
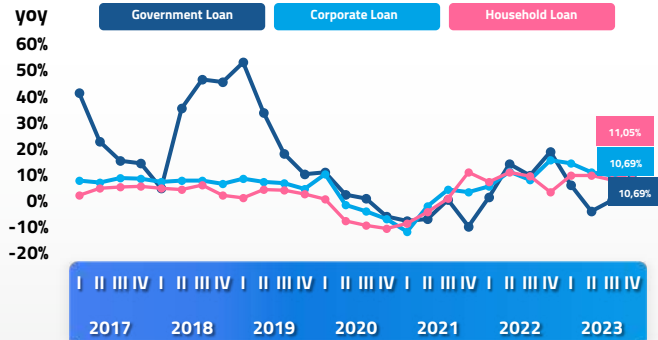
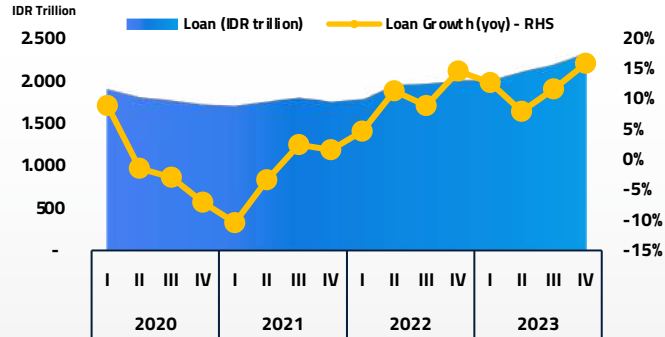
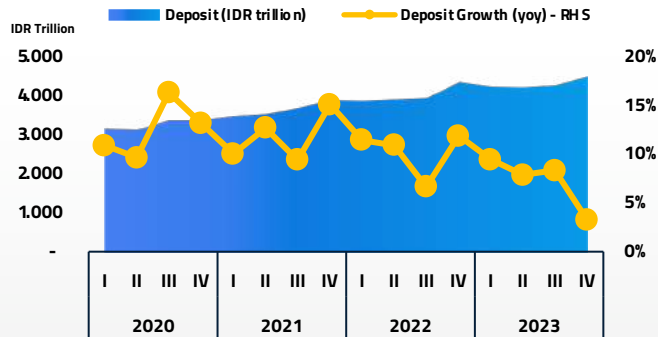
Regional Revenue And Expenditure Budget Increases

The Jakarta Provincial Government revenue and expenditure budget of DKI Jakarta in 2023 is valued at IDR 80 trillion. Furthermore, until the third quarter of 2023, the percent realization of the revenue and expenditure was recorded at 100% and 92% of the total regional revenue and expenditure budget.

Details	Q4 - 2021				Q4 - 2022				Q4 - 2023			
	Budget IDR Billion	Realization IDR Billion	% Realization	% CTC	Budget IDR Billion	Realization IDR Billion	% Realization	% CTC	Budget IDR Billion	Realization IDR Billion	% Realization	% CTC
Revenue	72.446	65.497	90%	17%	77,797	67.340	87%	3%	70.663	70.905	100%	5%
Locally-Generated Revenue	52.398	41.536	25%	11%	55,663	45.642	22,7%	9.3%	48.442	49.014	101,18%	7%
Transfer Revenue	19.326	22.674	60%	34%	17,226	18.862	45,0%	-16.8%	20.224	20.160	99,68%	7%
Other Legal Local Revenue	722	1.287	35%	-15%	4,907	2.837	45,5%	120.4%	1.997	1.731	86,69%	-39%
Expenditure	72.601	61.639	85%	18%	76,972	64.907	84,3%	5.3%	72.145	66.695	92%	3%
Operational Expenditure	59.656	53.925	33%	23%	58,972	55.534	35,6%	3.0%	60.384	57.510	95,24%	4%
Capital Expenditure	11.555	6.886	53%	117%	10,801	8.820	56,3%	28.1%	10.850	8.829	81,37%	0%
Unexpected Expenditure	1.072	440	-8%	-91%	6,715	61	0.1%	-84,6%	555	-	0%	-100%
Transfer Expenditure	318	388	33%	0%	485	485	24,5%	24,9%	356	356	100%	0%
NET Financing												
Local Financing Receipt	9.270	11.914	41%	115%	5,015	10,701	0.0%	-10,2%	8.895	8.892	99,96%	-17%
Local Financing Expenditure	9,116	6.140	60,3%	46%	5,840	4.547	60,3%	-25,9%	7.413	6.610	89,16%	45%
Revenue + Local Financing Receipt	81.717	77.411			82,812	78.041			79.558	79.797		
Expenditure+Local Financing Expenditure	81.717	67.779			82,812	69.454			79.558	73.305		
Remaining Budget Financing For The Relevant Year	-	9.632			-	8.588			-	6.492		

Financial System Improves

Economic Recovery is also Supported by the Improvement of Banking Intermediation Function



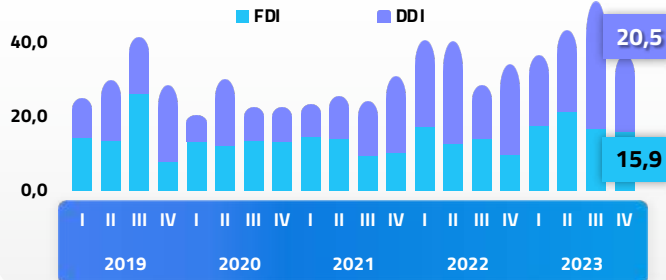
Higher Investment Realization in Jakarta



Increasing Trend in Investment Realization

IDR Trillion

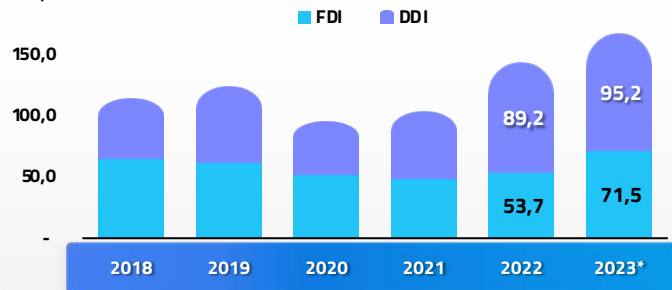
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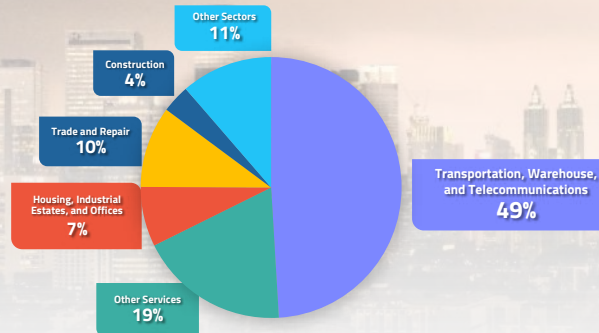
Higher Investment Realization in 2023

IDR Trillion

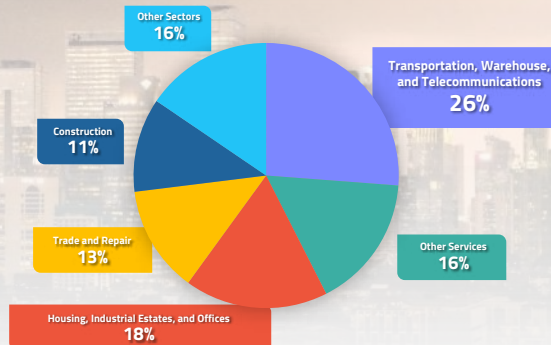
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FDI by Sectors



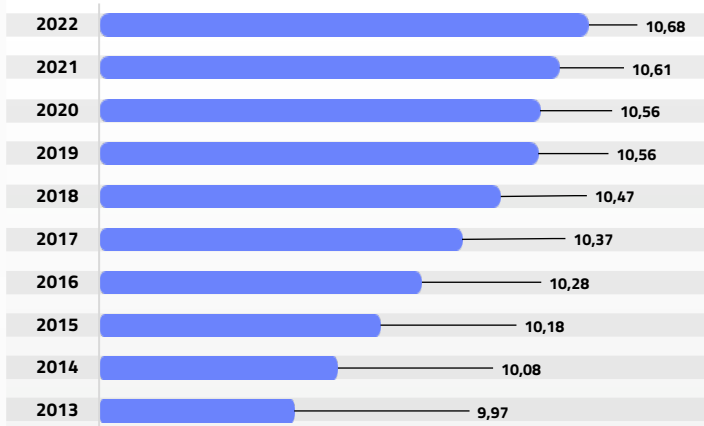
DDI by Sectors



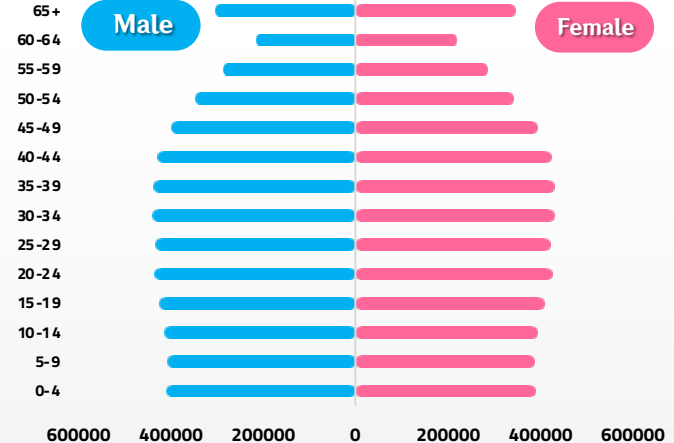
Jakarta Has The Highest Population Density in Indonesia, Dominated By The Productive Age Population



The Population of Jakarta Province



Population Structure by Age (2022)



The population of Jakarta continuous to increase...

- Jakarta's population 2022 reached 10.68 million, with a population growth rate of 0.66% per year.
- On day time, a population can reach more than 11 million, due to commuting workers from the outskirts of Jakarta.
- The population density was 15,978 people/km², the highest in the country.
- The population structure was dominated by productive age, with the majority of 30-34 years old.

Jakarta's Manpower Quality

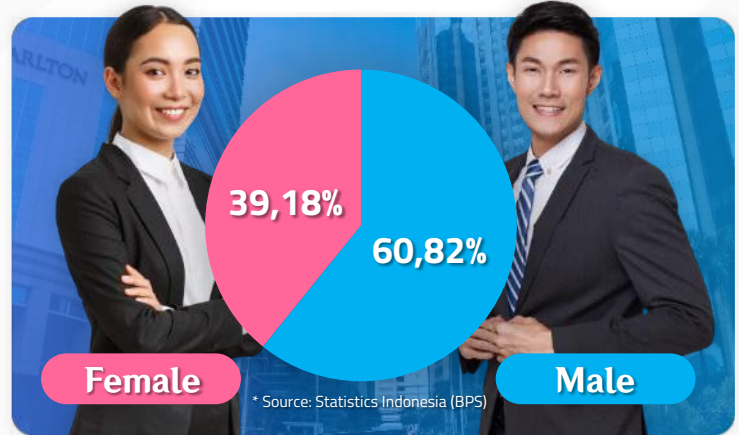


Jakarta's Human Development Index (HDI) is the highest in Indonesia (2023), in line with the education profile of the manpower.

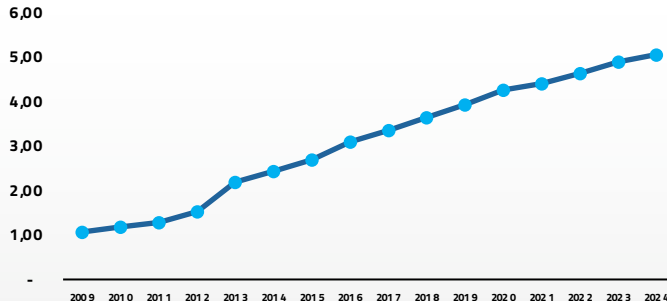


Minimum wage was **IDR 5,067,381 in 2024 (equivalent to USD 323.72)*** per month

*BI transaction average exchange rate on February 21st, 2024 (IDR 15,653)



Provincial Minimum Wage (IDR Million)

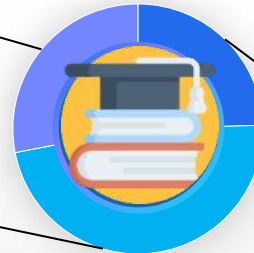


Total Manpower Classified by Education Level in 2023

Higher Education
(≥ Diploma)
26,5%

Intermediate Education
(Senior High School)
50,5%

Elementary Education (≤ Junior High School)
22,9%



Jakarta's Economic and Investment Potential Has Advantages Like No Other



An Ever Growing Economy

- High investment
- Higher growth capacity
- Improving business & living environment for foreign company & expatriate
- Structural reform: PM-PTSP (Investment and Integrated One-Stop Licensing Service), governance improvement



Huge and Sophisticated Market

- Large population
- High income per capita
- More educated employee (Qualified human capital)
- Growing number of expatriate
- One stop learning services



Business Friendly Infrastructure

- Good transportation facilities: BRT, MRT, LRT, Toll Road, airport, harbor
- Huge electrical capacity
- Communication network (large & fast)

Communication

Household Internet Access And Cellphone Ownership In Jakarta Are The Highest Nationally



Province	Cell Phone Ownership (%)						Household Internet Access(%)					
	2017	2018	2019	2020	2021	2022	2017	2018	2019	2020	2021	2022
DKI Jakarta	76.99	76.16	78.42	77.57	81.83	82.27	85.7	89.04	93.33	93.24	95.44	95.39
East Kalimantan	74.3	76.36	76.88	76.71	81.10	82.37	69.06	78.98	84.17	86.87	89.67	93.06
Riau Islands	73.35	74.11	76.39	74.33	80.51	79.88	73.33	78.41	87.96	91.15	93.79	95.26
North Kalimantan	68.62	73.99	74.32	71.95	76.02	78.62	65.68	75.71	80.72	86.58	88.02	94.27
Bali	66.24	67.99	69.61	69.93	71.65	72.82	67.1	74.15	79.59	85.67	87.80	91.21
Yogyakarta	65.73	68.32	67.66	67.62	69.81	70.37	71.71	79.1	83.68	85.83	86.88	89.03
Indonesia	59.59	62.41	63.53	62.84	65.87	67.88	57.33	66.22	73.75	78.18	82.07	86.54

* Source: Statistics Indonesia (BPS)

DKI Jakarta's Government Continues To Improve its Business Ready To Support Continued Economic Expansion



Jakarta's economic growth shows continued promise, for example:



Relaxation of micro-enterprise permit issuance – **105,000 permits** issued in 4 months



256 training and knowledge sharing sessions for micro and medium enterprises



Social assistance totalling 7 Trillion per year for vulnerable and targeted groups



Our Efforts In Easing Processes To Obtain Development Permits

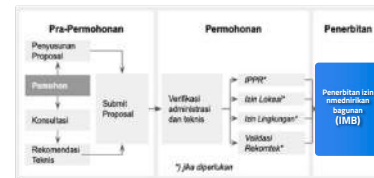
Process to obtain permit required

360 days



Intervention:

1. Simplification



2. Digitization

Processing is done online

Now

Current duration to obtain permit

57 Days

Future Development Plan as Economic Centre

3

Investment opportunities to improve strategic issues and achieve Jakarta's Sustainable Growth



Disaster resilience



Dynamic governance and public service transformation



Inclusive economic security



Digital and community based sustainable city



Health, competitive and equal human beings



Equitable development

DKI Jakarta Potential Projects have developed in order to support Environmental Issues and Sustainable Economic Growth

MAIN REGIONAL STRATEGIC INFRASTRUCTURE ISSUES



**CLEAN WATER, SANITATION,
AND WASTE MANAGEMENT**



URBAN HEALTH SYSTEM



TRANSPORTATION



TOURISM



SMART CITY DEVELOPMENT



**TRANSIT ORIENTED
DEVELOPMENT**



DECENT HOUSING

INFRASTRUCTURE DEVELOPMENT

To Support High and Sustainable Growth



Transportation Infrastructure

1. MRT JAKARTA (North – South)

Capex : 39 Trillion IDR (phase 1 & 2)
Progress : In operation (phase 1) & construction (phase 2) Operation

Phase 2A (January 25th, 2024):

- CP 201 (Thamrin and Monas Station) 68,79%
- CP 202 (Harmoni – Sawah Besar – Mangga Besar) 25,54%
- CP 203 (Glodok and Kota Station) 44,69%
- CP 205 (Railway system and trackwork) finalization of financial evaluation results of contractor proposal documents
- CP 206 (Rolling stock) tender clarification process
- CP 207 (automatic fare collection system) preparation of tender documents and completion of contractual and technical aspects

Phase 2B (January 25th, 2024):

feasibility study process

Target of Phase 2A :

- Segment 1 i.e. Bundaran HI - Harmoni 2027
- Segment 2 i.e. Harmoni - Kota 2029

2. MRT JAKARTA (West – East)

Capex : N/A
Progress : The Government of Indonesia and the Japan International Cooperation Agency (JICA) signed the Minutes of Discussion (December, 2023)
Operation Target : 2031

3. LRT JAKARTA VELODROME - MANGGARAI

Capex : 29,9 Trillion IDR
Progress : Construction process since 30th Oct 2023
Operation target :

- Velodrome – Pasar Pramuka 2024
The first trial run target up to Rawamangun Station (end of 2024)
- Pasar Pramuka – Manggarai 2026



5 Toll Road

1. SEMANAN-SUNTER

Capex : 11.06 Trillion IDR
Progress : Semanan-Grogol 8% and Grogol-Kelapa Gading 6%
Operation Target : after 2024

3. DURI PULO-KP. MELAYU

Capex : 8,17 Trillion IDR
Progress : N/A
Operation Target : 2025

4. KEMAYORAN-KP. MELAYU

Capex : 4,93 Trillion IDR
Progress : N/A
Operation Target : 2026

5. ULUJAMI-TN.ABANG

Capex : 6,11 Trillion IDR
Progress : N/A
Operation Target : 2025



Port

1. NEW PRIOK PORT

Capex :

- US \$ 2,47 Billion – Phase 1
- US \$ 1,50 Billion – Phase 2

Progress : Construction of Container Terminal 2 and 3 (CT2 and CT3) and Product Terminal 1 and 2 (PT1 & PT2)

Operation Target : Container Terminal 2 (CT2) and Product Terminal 1 (PT1) 2026



Investment Projects in DKI Jakarta

4



Bundaran HI Extended Concourse Project



Project Description

Bundaran HI Extended Concourse consists of the development of retail, amenities, new entrances and pedestrian tunnels for Bundaran HI MRT in an unutilized section of the station. The project will add more than 3,100 m² of prime retail and public space in the heart of Jakarta's CBD with direct connection to MRT Jakarta's North – South Line. Part of the project includes the provision of new entrances to the south and pedestrian tunnels to commercial developments in the east and west side of the station. These will enhance mobility and overall connectivity of the area.



Key Investment Highlight

Location

Bundaran HI Station

Estimated Investment Value

USD 5,44 Million

Total Area/Land Status

3.179 sqm

Business Scheme

Investment fund, JV/SPV, concession, Open for discussion

Project Owner

PT MRT Jakarta

Financial Feasibility

Payback period: 10 years;
IRR: 12,53%

* Ready to Offer Project

Project Owner Profile



PT Mass Rapid Transit Jakarta (PT MRT Jakarta) was established June 17, 2008, as a Limited Liability Company with most shares owned by the Jakarta's government. PT MRT Jakarta's scope of activities include the construction, operation and maintenance (O&M) of MRT infrastructure and facilities, as well as property/business development and management in stations and surrounding areas, including depots and Transit Oriented Development (TOD's).



Contact Person

Name : Mrs. Ghassani Herstanti
Occupation : Railway Business Partnership Department Head
Phone : -
Email : hghassani@jakartamrt.co.id

Fatmawati Extended Concourse Project



Project Description

Fatmawati Extended Concourse consists of the development of retail, amenities, and new entrances for Fatmawati Indomaret MRT in an unutilized portion of the station. The project will add more than 2,400 m2 of retail space and amenities in the fast-growing hub of Jakarta's Second CBD with direct connection to MRT Jakarta's North – South Line and the planned Outer Loop Line. Part of the project includes the provision of new entrances to the south side of the station, integrated with a future mixed-use development of retail that will provide the station with a much-needed transit plaza.



Key Investment Highlight

Location

Fatmawati Station

Estimated Investment Value

USD 3,31 Million

Total Area/Land Status

2.412 sqm

Business Scheme

Investment fund, JV/SPV, concession, Open for discussion

Project Owner

PT MRT Jakarta

Financial Feasibility

Payback period: 8 years;
IRR: 11,63%

** Ready to Offer Project*

Project Owner Profile



PT Mass Rapid Transit Jakarta (PT MRT Jakarta) was established June 17, 2008, as a Limited Liability Company with most shares owned by the Jakarta's government. PT MRT Jakarta's scope of activities include the construction, operation and maintenance (O&M) of MRT infrastructure and facilities, as well as property/business development and management in stations and surrounding areas, including depots and Transit Oriented Development (TOD's).



Contact Person

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Dukuh Atas Pedestrian Deck



Project Description

The construction of pedestrian decks and underpasses, known collectively as the Dukuh Atas Pedestrian Deck, aims to increase accessibility and connectivity between Dukuh Atas' four quadrants and its multiple transit connections. In addition to improving connectivity and enlivening the formerly dull, inconvenient transit in Dukuh Atas, the decks and underpasses will be complimented by services, shops and public spaces, transforming it into a landmark at Jakarta's hub for international transportation.



Key Investment Highlight

Location

Dukuh Atas

Estimated Investment Value

USD 9.9 Million

Total Area/Land Status

1,243 sqm

Business Scheme

Investment fund, JV/SPV, concession, Open for discussion

Project Owner

PT MRT Jakarta

Financial Feasibility

Contact for further information

* Ready to Offer Project

Project Owner Profile



PT Mass Rapid Transit Jakarta (PT MRT Jakarta) was established June 17, 2008, as a Limited Liability Company with most shares owned by the Jakarta's government. PT MRT Jakarta's scope of activities include the construction, operation and maintenance (O&M) of MRT infrastructure and facilities, as well as property/business development and management in stations and surrounding areas, including depots and Transit Oriented Development (TOD's).



Contact Person

Name : Mr. Muhammad Raihan
Occupation : TOD Business Generation Department Head
Phone : -
Email : mraihan@jakartamrt.co.id



Project Description

The unoccupied former intercity bus station in South Jakarta will be transformed into a thriving residential and creative district as part of Blok M Mixed Use Development. In addition to residences, a hotel and a convention center, the development will include more public spaces and commercial areas.



Key Investment Highlight

Location

Blok M

Estimated Investment Value

USD 142 Million

Total Area/Land Status

13.000 sqm

Business Scheme

Investment fund, JV/SPV, concession, Open for discussion

Project Owner

PT MRT Jakarta

Financial Feasibility

IRR: 15,44%

* Market Sound Project

Project Owner Profile



PT Mass Rapid Transit Jakarta (PT MRT Jakarta) was established June 17, 2008, as a Limited Liability Company with most shares owned by the Jakarta's government. PT MRT Jakarta's scope of activities include the construction, operation and maintenance (O&M) of MRT infrastructure and facilities, as well as property/business development and management in stations and surrounding areas, including depots and Transit Oriented Development (TOD's).



Contact Person

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Occupation : TOD Business Generation Department Head
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Project Description

Fatmawati Mixed Use is a development consisting of office, retail and residential uses directly adjacent to Fatmawati Indomaret MRT Station. A previously undeveloped private property will become a bustling community hub thanks to the development. Additionally, it will serve as a flagship project for the Fatmawati TOD Area and a welcome addition to Jakarta's Second CBD.



Key Investment Highlight

Location

Fatmawati

Estimated Investment Value

USD 109 Million

Total Area/Land Status

16.769 sqm

Business Scheme

Investment fund, JV/SPV, concession, Open for discussion

Project Owner

PT MRT Jakarta

Financial Feasibility

Contact for further information

* Market Sound Project

Project Owner Profile



PT Mass Rapid Transit Jakarta (PT MRT Jakarta) was established June 17, 2008, as a Limited Liability Company with most shares owned by the Jakarta's government. PT MRT Jakarta's scope of activities include the construction, operation and maintenance (O&M) of MRT infrastructure and facilities, as well as property/business development and management in stations and surrounding areas, including depots and Transit Oriented Development (TOD's).



Contact Person

Name : Mr. Muhammad Raihan
Occupation : TOD Business Generation Department Head
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BRT Transjakarta Shelter



Project Description

Transjakarta's signature shelters enhance passengers' experience and have become an attraction in their own right, which poses business opportunities. To further enhance its positive image, PT Transportasi Jakarta is looking to install solar electricity panels. This would support the Government's eco green program, and help provide adequate power for retail business to operate within the shelters.



Key Investment Highlight

Location

Salemba shelter dan BKN shelter

Estimated Investment Value

Salemba Shelter : USD 487 thousand
BKN Shelter : USD 443 thousand

Total Area/Land Status

Salemba Shelter : +/- 224 sqm
BKN Shelter : +/- 180 sqm

Business Scheme

Naming rights and commercial revenue sharing

Project Owner

PT Transportasi Jakarta

Financial Feasibility

Contact for further information

* Ready to Offer Project

Project Owner Profile



PT Transportasi Jakarta was established in 2015 as a Limited Liability Company with Jakarta provincial government (Pemerintah Provinsi DKI Jakarta) as majority shareholder. PT Transportasi Jakarta scope of activities include of the operation of the longest Bus Rapid Transit system in Asia, as well as the construction, operation and maintenance of its shelter infrastructure.



Contact Person

Name : Mr. Iqbal Ananda Hardana
Occupation : Research and Business Development Department Head
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Green Shelter Electricity



Project Description

Transjakarta's signature shelters enhance passengers' experience and have become an attraction in their own right, which poses business opportunities. To further enhance its positive image, PT Transportasi Jakarta is looking to install solar electricity panels. This would support the Government's eco green program, and help provide adequate power for retail business to operate within the shelters.



Key Investment Highlight

Location

Estimated Investment Value

Total Area/Land Status

Business Scheme

Project Owner

Financial Feasibility

Bundaran HI shelter, Tosari shelter,
Dukuh Atas shelter, & Thamrin shelter

Bundaran HI shelter : USD 416 thousand
Tosari shelter : USD 514 thousand
Dukuh Atas shelter : USD 312 thousand
Thamrin shelter : USD 514 thousand

TBA

Revenue sharing

PT Transportasi Jakarta

Contact for further information

Project Owner Profile



PT Transportasi Jakarta was established in 2015 as a Limited Liability Company with Jakarta provincial government (Pemerintah Provinsi DKI Jakarta) as majority shareholder. PT Transportasi Jakarta scope of activities include of the operation of the longest Bus Rapid Transit system in Asia, as well as the construction, operation and maintenance of its shelter infrastructure.

Contact Person

Name : Mr. Iqbal Ananda Hardana

Occupation : Research and Business Development Department Head

Phone : -

Email : iqbal.hardana@transjakarta.co.id

* Ready to Offer Project



Project Description

With pedestrian revitalization beside major roads across Jakarta, pedestrian shelters (halte pinggir) can provide business opportunities, especially where passengers are using Transjakarta non-BRT service. Although small in construction size, these pedestrian shelters offer retail potential and they enhance the image of Jakarta main roads.

Key Investment Highlight

Location

Sarinah 1 shelter, Sarinah 2 shelter, Bundaran HI shelter, GBK shelter, Senayan City shelter, Plaza Senayan 1 shelter, Plaza Senayan 2 shelter

Estimated Investment Value

USD 208 thousand (7 shelters)

Total Area/Land Status

+/- 15 sqm/shelter

Business Scheme

Revenue sharing

Project Owner

PT Transportasi Jakarta

Financial Feasibility

Contact for further information

* Ready to Offer Project

Project Owner Profile



PT Transportasi Jakarta was established in 2015 as a Limited Liability Company with Jakarta provincial government (Pemerintah Provinsi DKI Jakarta) as majority shareholder. PT Transportasi Jakarta scope of activities include of the operation of the longest Bus Rapid Transit system in Asia, as well as the construction, operation and maintenance of its shelter infrastructure.

Contact Person

Name : Mr. Iqbal Ananda Hardana
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Project Description

This project includes Mid-range condominiums; serviced condominiums; rental apartments; malls and shopping centers; hotels and an office tower. The project is part of the JIEP Strategic New Master Plan. Next areas are Kelapa Gading and Pulomas as a business, commercial and residential area. There is accessibility to the BRT, LRT and MRT transportation systems.



Key Investment Highlight

Location

Pulogadung Industrial Estate, East Jakarta

Estimated Investment Value

USD 146 Million

Total Area/Land Status

37,412 sqm

Business Scheme

Equity/RE investment

Project Owner

PT Jakarta Industrial Estate Puloagung

Financial Feasibility

IRR : 19,53%/year; Payback Period: 7 Years

* Market Sound Project

Project Owner Profile



Jakarta Industrial Estate Puloagung (JIEP) is the first industrial area in Indonesia. Initiated by the government of Jakarta Province, PT JIEP was established on June 23th, 1973. The initial vision was to restructure Jakarta's industrial sprawl and to support the development of manufacturing industry subsectors in Indonesia. Until now, the composition of shareholders of PT JIEP is 50% of the Republic of Indonesia and 50% of the Provincial Government of DKI Jakarta.



Contact Person

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Project Description

Pegangsaan Dua TOD is a series of land development projects, which comprise two stages, the Depot and the Wider Area. The Depot is a multistory mixed-use development while the Wider Area is 160 Hectares of Integrated and liveable urban renewal. The Depot development will be built above the LRT Depot in Pegangsaan Dua. It will be the new commercial and urban residential center in North Jakarta with an easy commute to prime business areas



Key Investment Highlight

Location

Pegangsaan Dua, North Jakarta

Estimated Investment Value

USD 93 Million ~ IDR 1.4 Trillion

Total Area/Land Status

± 10 Hectare

Business Scheme

Direct financing, joint operation

Project Owner

PT Jakarta Propertindo (Jakpro)

Financial Feasibility

IRR : 15,02%; NPV : USD 121 Million;
Payback Period: 5,6 Years

* Market Sound Project

Project Owner Profile



PT Jakarta Propertindo (Perseroda) ("Jakpro") is a Regional-Owned Enterprise (ROE) with the majority of shares owned by the DKI Jakarta Provincial Government (which operates in property, infrastructure, utilities & information communication technology businesses). Currently, PT Jakarta Propertindo is tasked with Transit Oriented Development (TOD), which is urban development planning that adopts mixed-use spatial planning and maximizes the use of mass transportation in Jakarta.



Contact Person

Name : Mr. Indra Lesmana Kosim
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LRT Jakarta Phase 2A – 2B



Project Description

Development and construction of an integrated rail crossing system operating in DKI Jakarta. Currently, LRT Jakarta has a 5.8 km (3.6 miles) line serving six stations from Pegangsaan Dua in North Jakarta to Velodrome in East Jakarta. This will be extended 6.4 km to Manggarai from Velodrome, to be finished in 2024, thus having a total length of 12.2 km. LRT Jakarta is operated by PT LRTJ which is a subsidiary of PT Jakpro.



Key Investment Highlight

Location

Phase 2A : IIS – Pegangsaan Dua
Phase 2B : Velodrome – Klender

Estimated Investment Value

Phase 2A : USD 467 Million
Phase 2B : USD 243,3 Million

Total Area/Land Status

12, 7 km (10 stations)

Business Scheme

Partial capital injection, mixed financing, PPP solicited, G2G loan

Project Owner

PT Jakarta Propertindo (Jakpro)

Financial Feasibility

Contact for further information

* Market Sound Project

Project Owner Profile



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Contact Person

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Project Description

This project addresses processing and management of medical and biomedical wastes, which originate in several hospitals and health facilities around Jakarta. The early capacity of this project will be 12 - 24 tones/day.



Key Investment Highlight

Location

Kapuk Kamal Raya, North Jakarta

Estimated Investment Value

IDR 185 Billion

Total Area/Land Status

0,75 Ha

Business Scheme

TBA

Project Owner

PT Jakarta Propertindo (Jakpro)

Financial Feasibility

IRR : 12,82%; NPV : IDR 39 Billion;
Payback Period: 18 Years

* Market Sound Project

Project Owner Profile



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Contact Person

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Regional Waste Processing Facilities



Project Description

This project addresses waste processing and management from PD Pasar Jaya and several other sources. The waste will be processed into Solid Recovered Fuel (SRF) and sent to a Power Plant owned by Indonesia Power as a raw material for Co-Firing. The early capacity of this project will be 500-1000 tones/day.



Key Investment Highlight

Location

Rorotan, Cilincing, North Jakarta

Estimated Investment Value

IDR 450 Billion

Total Area/Land Status

3 Ha

Business Scheme

TBA

Project Owner

PT Jakarta Propertindo (Jakpro)

Financial Feasibility

IRR : 14,80%; NPV : IDR 127 Billion/year;
Payback Period: 13 Years

* Market Sound Project

Project Owner Profile



PT Jakarta Propertindo (Perseroda) ("Jakpro") is a Regional-Owned Enterprise (ROE) with the majority of shares owned by the DKI Jakarta Provincial Government (which operates in property, infrastructure, utilities & information communication technology businesses). Currently, PT Jakarta Propertindo is tasked with Transit Oriented Development (TOD), which is urban development planning that adopts mixed-use spatial planning and maximizes the use of mass transportation in Jakarta.



Contact Person

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LOT A Ancol Residential Development



Project Description

Lot A at West Ancol is a prime luxury spot located near the recreation area of Taman Impian Jaya Ancol. The project is expected to feature luxury properties that appeal to those wanting a convenient, in-city location by the sea.



Key Investment Highlight

Location

Ancol, North Jakarta

Estimated Investment Value

USD 125 Million

Total Area/Land Status

+/- 1,7 Ha

Business Scheme

Joint Operation

Project Owner

PT Pembangunan Jaya Ancol Tbk

Financial Feasibility

Contact for further information

* Ready to Offer Project

Project Owner Profile



PT Pembangunan Jaya Ancol Tbk is the largest and integrated property developer and recreation area manager in Indonesia. Established in 1992, PJA manages an area of more than 500 hectares located in the north of Jakarta.



Contact Person

Name : Mrs. Nuri Hermila
Occupation : VP Commercial Property
Email : nuri.hermila@ancol.com

LOT B Ancol Mixed-use Development



Project Description

Lot B at West Ancol is a prime and luxury spot located near recreation area Taman Impian Jaya Ancol. The project is expected to feature luxury properties that appeal to those wanting a convenient, in-city location by the sea.



Key Investment Highlight

Location

Ancol, North Jakarta

Estimated Investment Value

USD 195 Million

Total Area/Land Status

+/- 3,1 Ha

Business Scheme

Joint Operation

Project Owner

PT Pembangunan Jaya Ancol Tbk

Financial Feasibility

Contact for further information

* Ready to Offer Project

Project Owner Profile



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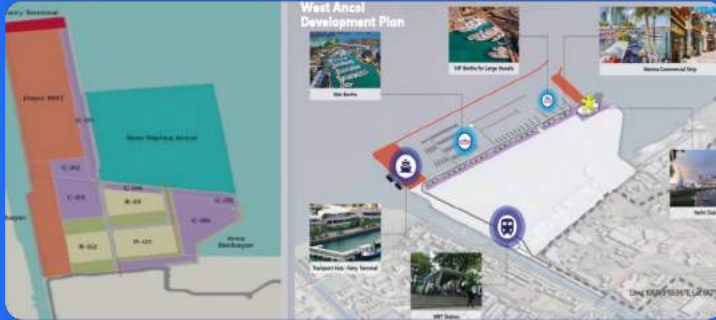
Contact Person

Name : Mrs. Nuri Hermila
Occupation : VP Commercial Property
Email : nuri.hermila@ancol.com

West Ancol Mixed-use Development

Project Description

As a new cultural epicenter, this development provides programs and facilities to support new coastal activities and lifestyles. It embodies the principles of the cultural and leisure belt, linking the whole development of Ancol as a new integrated coastal destination that facilitates a new coastal lifestyle and showcases innovative and future-proof technological developments.



Key Investment Highlight

Location

Ancol, North Jakarta

Estimated Investment Value

USD 323 Million

Total Area/Land Status

+/- 55 Ha

Business Scheme

Joint Operation / EPCF

Project Owner

PT Pembangunan Jaya Ancol Tbk

Financial Feasibility

Contact for further information

* Ready to Offer Project

Project Owner Profile



PT Pembangunan Jaya Ancol Tbk is the largest and integrated property developer and recreation area manager in Indonesia. Established in 1992, PJA manages an area of more than 500 hectares located in the north of Jakarta.

Contact Person

Name : Mrs. Nuri Hermila
Occupation : VP Commercial Property
Email : nuri.hermila@ancol.com

New Marina Ancol

Project Description

Jakarta Marina Hub at Ancol is a property and lifestyle area that is integrated with Jakarta's mass transportation system and Ancol World entertainment facilities. A destination for urban people desiring a place for entertainment and leisure.



Key Investment Highlight

Location

Ancol, North Jakarta

Estimated Investment Value

USD 170,1 Million

Total Area/Land Status

23,86 Ha

Business Scheme

Build Operate Transfer

Project Owner

PT Pembangunan Jaya Ancol Tbk

Financial Feasibility

IRR : 10,57%; NPV : USD 4,2 Million;
Payback Period: 13 Years

* Market Sound Project

Project Owner Profile



PT Pembangunan Jaya Ancol Tbk is the largest and integrated property developer and recreation area manager in Indonesia. Established in 1992, PJA manages an area of more than 500 hectares located in the north of Jakarta.

Contact Person



Name : Mrs. Nuri Hermila
Occupation : VP Commercial Property
Email : nuri.hermila@ancol.com

Ecopark Mixed-use Development



Project Description

Ecopark is the primary focal point of the Ancol site. It is a magical combination of adventure and nature with of interconnected amusement parks. Ecopark is a fully designed environment of lush tropical vegetation that creates an immersive river forest minutes away from the city center. The forest is a connective fabric that creates a holistic experience around the three existing parks.



Key Investment Highlight

Location

Ancol, North Jakarta

Estimated Investment Value

USD 1,74 Billion

Total Area/Land Status

7,5 Ha

Business Scheme

Joint Operation

Project Owner

PT Pembangunan Jaya Ancol Tbk

Financial Feasibility

IRR : 15,8%; NPV : USD 167 Million;
Payback Period: 15 Years

* Market Sound Project

Project Owner Profile



PT Pembangunan Jaya Ancol Tbk is the largest and integrated property developer and recreation area manager in Indonesia. Established in 1992, PJA manages an area of more than 500 hectares located in the north of Jakarta.



Contact Person

Name : Mrs. Nuri Hermila
Occupation : VP Commercial Property
Email : nuri.hermila@ancol.com



Project Description

Courtyard Marriot is one of the ambitious projects at Ancol, nestled along the coastline with a beautiful location. From the moment you arrive, you will be greeted with warm hospitality and exceptional service that will make your stay truly unforgettable.



Key Investment Highlight

Location

Ancol, North Jakarta

Estimated Investment Value

USD 38 Million

Total Area/Land Status

15.336 sqm

Business Scheme

Joint Operation

Project Owner

PT Pembangunan Jaya Ancol Tbk

Financial Feasibility

IRR : 12%; NPV : USD 5,8 Million;
Payback Period: 11 Years

* Market Sound Project

Project Owner Profile



PT Pembangunan Jaya Ancol Tbk is the largest and integrated property developer and recreation area manager in Indonesia. Established in 1992, PJA manages an area of more than 500 hectares located in the north of Jakarta.



Contact Person

Name : Mrs. Nuri Hermila
Occupation : VP Commercial Property
Email : nuri.hermila@ancol.com

Putri Duyung Resort



Project Description

Putri Duyung Resort is the only resort with exotic seaside views in North Jakarta. Located in the Taman Impian Jaya Ancol area, Putri Duyung Resort has 131 cottages with uniquely different architectural forms.



Key Investment Highlight

Location

Ancol, North Jakarta

Estimated Investment Value

USD 13,9 Million

Total Area/Land Status

6,5 Ha

Business Scheme

Joint Operation

Project Owner

PT Pembangunan Jaya Ancol Tbk

Financial Feasibility

Contact for further information

* Market Sound Project

Project Owner Profile



PT Pembangunan Jaya Ancol Tbk is the largest and integrated property developer and recreation area manager in Indonesia. Established in 1992, PJA manages an area of more than 500 hectares located in the north of Jakarta.



Contact Person

Name : Mrs. Nuri Hermila
Occupation : VP Commercial Property
Email : nuri.hermila@ancol.com

East Ancol Mixed-use Development



Project Description

East Ancol is located in the heart of one of a beautiful coastline, offering the perfect combination of luxurious living and ocean views. Our beach property is designed to provide the ideal blend of comfort and luxury. This property is perfect for those who crave the sun, sea, and sand, and want to enjoy a beach lifestyle.



Key Investment Highlight

Location

Ancol, North Jakarta

Estimated Investment Value

USD 645 Million

Total Area/Land Status

120 Ha

Business Scheme

Joint Operation / EPCF

Project Owner

PT Pembangunan Jaya Ancol Tbk

Financial Feasibility

Contact for further information

* Market Sound Project

Project Owner Profile



PT Pembangunan Jaya Ancol Tbk is the largest and integrated property developer and recreation area manager in Indonesia. Established in 1992, PJA manages an area of more than 500 hectares located in the north of Jakarta.



Contact Person

Name : Mrs. Nuri Hermila
Occupation : VP Commercial Property
Email : nuri.hermila@ancol.com

Jakarta's Top Destinations

5





Kota Tua, West Jakarta



Destination Description

The flagship tourist showcase in the capital, the Old Town area in West Jakarta, will be further developed, with a view to becoming a truly world-class tourist destination.



Contact Person: **+62 838-7188-8096 (Arini)**



Address: **Taman Fatahillah Street No.1, Pinangsia, West Jakarta**



Kepulauan Seribu Regency



Destination Description

Kepulauan Seribu is an archipelago located north of Jakarta. Comprising 110 islands across the Java Sea, it offers pristine beaches, crystal-clear waters and diverse marine life. Popular for snorkelling, diving and island-hopping, it's a heaven for nature enthusiasts and beachgoers. The islands feature uninhabited and resort-equipped options, providing a serene escape from the city.

Taman Mini Indonesia Indah, East Jakarta



Destination Description

Taman Mini Indonesia Indah (TMII) plays a significant role as an educational facility promoting diversity and introducing Indonesia's rich cultural heritage. Since its establishment in 1972 on 150-hectares, TMII has become a favorite tourist destination for people from various backgrounds, ranging from children to adults. In mid-October 2022, TMII transformed, embracing the concepts of green, bright, culture and inclusivity.



Contact Person: **+62 812-8375-9169 (Mayang)**



Address: **Taman Mini Indonesia Indah Street, Cipayung, East Jakarta**

Dufan, Ancol, North Jakarta



Destination Description

Offering a plethora of rides ranging from thrilling roller coasters to romantic Ferris wheels, this international-themed amusement park entertains visitors all day long. Fantasy World, (DUFAN) features Children Rides, Family Rides, Water Rides and Thrill Rides. For children, there are various attractions in the Cartoon World area, such as Paragliding, Turbo Drop, Karavel and many more.



Contact Person: **+62 818-0862-2186 (Ariyadi Eko Nugroho)**



Address: **Lodan Timur Street No. 7, Ancol, Pademangan, North Jakarta**

Taman Margasatwa Ragunan, South Jakarta



Destination Description

One of the most popular zoological gardens in this city, Ragunan Zoo or Ragunan Wildlife Park is located in Ragunan, South Jakarta. This first zoo in Indonesia was established in 1864, initially situated in Cikini under the name "Planten en Dierentuin" and first managed by the Batavia Flora and Fauna Association (Culture Vereniging Planten en Dierentuin di Batavia), before being relocated to Ragunan in 1964.



Contact Person: **+62 813-1677-8648 / +62 858-1037-3025 (Ema)**



Address: **Harsono RM. Street No. 1, Ragunan, Pasar Minggu, South Jakarta**

Hutan Kota GBK, Central Jakarta



Destination Description

The vast landscape and beautiful scenery of Gelora Bung Karno Urban Forest represents a pleasant relaxation spot within the city. Built to create more green space in Jakarta and provide a refreshing, in-city natural atmosphere, it offers opportunities for friends to enjoy recreational activities, connect with nature, engage in outdoor activities and take a moment to rest in the city.



Contact Person: **+62 855-1030-202 (Dyah)**



Address: **Jenderal Sudirman Street, Tanah Abang, Central Jakarta**

Pantai Indah Kapuk, North Jakarta



Destination Description

Pantjoran PIK is a culinary center that can be considered currently trending. In addition to its culinary attractions, this tourist spot also offers unique and captivating photo spots. The concept behind Pantjoran PIK is Chinatown, so visitors will find modern Chinese attributes. With dozens of interesting tenants, murals and dioramas, it offers a diverse experience.



Contact Person: **62 838-8628-333 (Fionna Chrysanti)**



Address: **Pantai Indah Kapuk Street, Kamal Muara, North Jakarta**

Pecinaan Glodok, West Jakarta



Destination Description

The Glodok area was first built by the Dutch East India Company (VOC) in the 17th century. It served to accommodate the Chinese community in one area (effectively, a place for containment of the ethnic Chinese population), now known as Pecinan (the area around the Dharma Bhakti Temple). There are many interesting things to explore in the vicinity. Glodok comprises three main areas: Jalan Petak Sembilan, which is the largest Chinatown area in Jakarta; Gang Gloria; and Pancoran street. All of which offer a variety of culinary delights, both halal and non-halal.



Contact Person: **+62 815-1151-6000 (Adnre)**



Address: **Pancoran Street, Glodok, West Jakarta**

Monumen Nasional, Gambir, Central Jakarta



Destination Description

The National Monument (Monas) in Jakarta stands tall as a symbol of Indonesian nationalism and independence. At 132 meters, it features an obelisk topped with a bronze flame, representing the nation's resilience. Surrounded by Merdeka Square, it offers panoramic views of Jakarta. A must-visit landmark for tourists and a proud symbol for Indonesians.

Perpustakaan Nasional (PERPUSNAS) Central Jakarta



Destination Description

Awarded as the tallest library in the world by Guinness World Records, the National Library boasts a collection of four million books spread across its 24-floor building. Apart from being a center for book collections, the National Library also offers various other facilities, such as: theater rooms; audiovisual services; cultural reading areas; and data centers. It is also the office location for the Indonesian Academy of Sciences.



Contact Person: +62 857-7086-9469/ +62 856-7745-311 (Slamet)



Address: Medan Merdeka Selatan Street No. 11, Senen, Central Jakarta

MSME Products from Jakarta

6



MSME Products from Jakarta:



Ikaepksi Agro Industri

Ikaepksi Agro Industri, a food production company founded in 2017, understands the importance of providing consumers with healthy, halal and natural foods. As a result, Ikaepksi Agro Industri offers Oishii Sweet Soy Sauce and Rusa Soy Sauce as options for flavouring when cooking or eating.

In order to apply the sustainability principle, Ikaepksi Agro-industry is committed to using high-quality natural ingredients from Indonesia's natural resources; providing employees with appropriate skills through community empowerment; processing production waste as animal feed; and expanding markets both offline and online.



Contact

Ikaepksi Agro Industri

<https://www.kecapolishii.com> | ikaepksi.agroindustri@gmail.com |
+62 81293531717



Mahaquinn Charcoal

Mahaquinn produces premium charcoal products, such as tamarind hardwood lump charcoal and coconut briquette. Our product goes through extensive quality control and is backed up by test reports that can be provided to customers

Our facility in Indonesia, one of the largest charcoal supplier countries, sources high-quality material to produce consistent and reliable products with calorific content as high as 7000 kcal, with no added chemicals. It is also smokeless and, therefore, cleaner for the environment. Some products also provide a long burning time of up to 300 minutes.

Mahaquinn charcoal products are produced in a sustainable way, using materials that are normally left as waste, such as coconut shells.



Contact

Mahaquinn Charcoal

Home - Best BBQ Charcoal Supplier | info.mahaquinn@salakbisnis.com |
+62 817 1717 7307 |

Jakarta's MSME Products:



Nancy Craft Co.

Nancy Craft Co., established in 1981, has produced millions of rattan baskets, furniture and handicrafts from Indonesia for our esteemed customers in 45 countries worldwide. Nancy Craft Co. is indeed honored and humbly thanks our customers for their trust and partnership with our good quality product and design.

Nancy Craft Co. will continue our passion for producing high-quality products with beautiful designs for millions of people. Being located in Indonesia, which is the main rattan resource for the world, we are experienced in working with various types of rattan in combination with other kinds of natural materials.



Contact

Nancy Craft Co.

<https://linktr.ee/nancycraftco> | nancycft@cbn.net.id | +62217992802



Embroidery Indonesia

Embroidery Indonesia is renowned for its hand-drawn design of luxury bedding, home decor and accessories. Available in a large range of stunning Indonesian traditional patterns from every province of Indonesia, we believe their timeless and elegant design offers the most added value to global trends. Our company can make a color pallet, fabric quality and style to suit any bedroom, from modern living, classic to contemporary, with soft and vibrant colours.



Contact

Embroidery Indonesia

<https://www/embroideryindonesia.com/>
yulia.embroideryindonesia@gmail.com | +6281387792927

Jakarta's MSME Products:



Nancy Craft Co.

PT Dekorasi Cipta Indonesia is multi discipline company, engaging in trading; Photo & Video Services; and Architectural & Interior Planning. In the trade sector, PT Dekorasi Cipta Indonesia operates with the brand "Dcraft Indonesia". Dcraft Indonesia produces and distributes wooden crafts (natural and handmade); promotes culture; and improves the well-being of craftsmen in rural areas in Indonesia. The product is made from natural teak wood and organic materials. We cherish the natural variation in texture and color in our crafts as part of the design that makes each product unique.



Contact

Dcraft Indonesia

https://linktr.ee/dcraft_indonesia | dekorasciptaindonesia@gmail.com | +6281510109442

Kultiva Co

Kultiva Co (PT. Kultiva Indonesia Makmur), founded in 2016, continues to evolve into one of the leading companies in the line business of healthy snacks in Indonesia. "Woh" as our brand named, comes from the Javanese word "wohwohan", meaning fruit. We hope that our company will grow and give benefits to others.

Our company name "KULTIVA" is derived from the word "cultivate" which means are committed to improving quality and quantity along with sustainability and harmony with the environment.



Contact

Kultiva Co

<https://www.kultivaci.com/> | surya@excel-sm.com | +628123314030



Jakarta Investment Centre Features

7

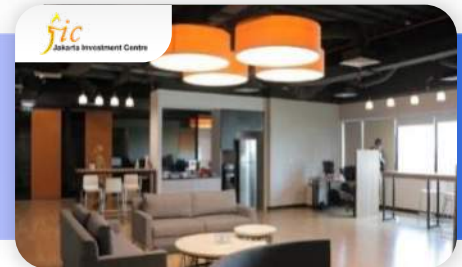
Jakarta Investment Centre (JIC)

As a means of synergizing the economic development for stakeholders in the investment, trade, tourism, marine, finance and labor sectors, the provincial government of DKI Jakarta introduced Governor's Decree (Keputusan Gubernur) no. 1706/2017 regarding the establishment of Jakarta Investment Centre (JIC). The JIC was launched on 31st July 2018 in Mall Pelayanan Publik DKI Jakarta.

The management of JIC is structured under the One-Stop Integrated Services and Investment Service (DPMPTSP DKI Jakarta). According to the Governor's Regulation No. 57/2022 regarding the organization and working procedures of local government agencies, JIC's functions include organizing research of investment promotion and facilitation, promotional services and facilitating investment/investors.

In line with the spirit of "Jakarta's Success for Indonesia", the initiative is an impetus for Jakarta to revamp the city, to build a liveable city. Jakarta offers partnership opportunities to make a collaborative city together with local and global partners. JIC provides comprehensive information and assistance to support investments as well as partnerships in DKI Jakarta, which can be accessed easily through www.invest.jakarta.go.id.

Jakarta is currently focused on city infrastructure development projects in several sectors, such as: water management; transportation; transit-oriented development; waste management; and green energy. JIC and the other agencies under the provincial government of DKI Jakarta are working collaboratively to assess numerous potential ready-to-offer infrastructure projects in DKI Jakarta.





Teleconference Room

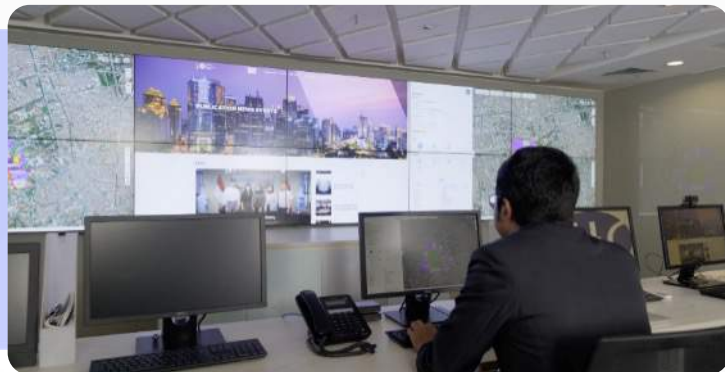
Virtual meetings are no longer the way of the future; they are the way of today. Online meeting tools are critical to the success of any organization, including the government.

Here in JIC, we use teleconference rooms to facilitate communication with international agencies, government stakeholders and strategic partners in order to optimize investment development.



Investment Command and Data Centre Room

Mapping and discussing potential investment zones with related stakeholders are no longer difficult, following improvements to the investment Command and Data Centre, which has been connected with Jakarta Smart City (JSC) and City Information for Jakarta Spatial Planning.





VIP Investor Lounge

When it comes to finding strategic partners for international standard joint ventures and business expansion, the investment lounge on the JIC 5th floor is the most appropriate place to conduct business talks.

You can use this professional, comfortably appointed setting for talks with experts and potential business partners on topics such as financing infrastructure; subsidies; overseas businesses; public-private partnerships; international funding; regional bank partnership facilitation; and others. Development of startups, industrial relocation & development schemes, equity & venture capital, social entrepreneurship and incubator discussions are also welcome.



Investment Command and Data Centre Room

A semi-private room, called the Public Private Partnership Corner, is used to facilitate more personal and intensive communication services for confidential, focused discussions. It enables representatives of the National Coordinating Investment Board Corner (BKPM) and JIC Investment Qualified Consultants (acting as liaison officers) to support investors' needs for end- to-end information, licensing process and regulation





Amphitheater Room

This JIC minimalist amphitheater is a comfortable spot for relaxed focus discussions, supported by an impressive sound system. It is particularly useful for business discussions, such as tutorial presentations; project presentations; business project prototype design; research disseminations; and workshops. These facilitate various stakeholders discussions of investment and business interests.



Augmented Reality

JIC provides interactive, three-dimensional information on ready-to offers and potential project investment opportunities. It eliminates the confusion of translating information from two-dimensional formats into three-dimensional reality. It also provides simulation options that let users explore situations in a short time, which can increase time optimization and alleviate risk from lack of information regarding investment.





Main Goals of JIC Website

1. Serve as a gateway of information for potential investors.
2. Provide investment opportunities in DKI Jakarta.
3. Offer marketing features through a platform where project owners are able to promote their particular investment opportunities to potential investors.
4. Deliver supporting features like: facilitating investors' requests through email, telephone calls and follow up of other investment enquiries.
5. Community features that establish a forum for communication between the community and investors.

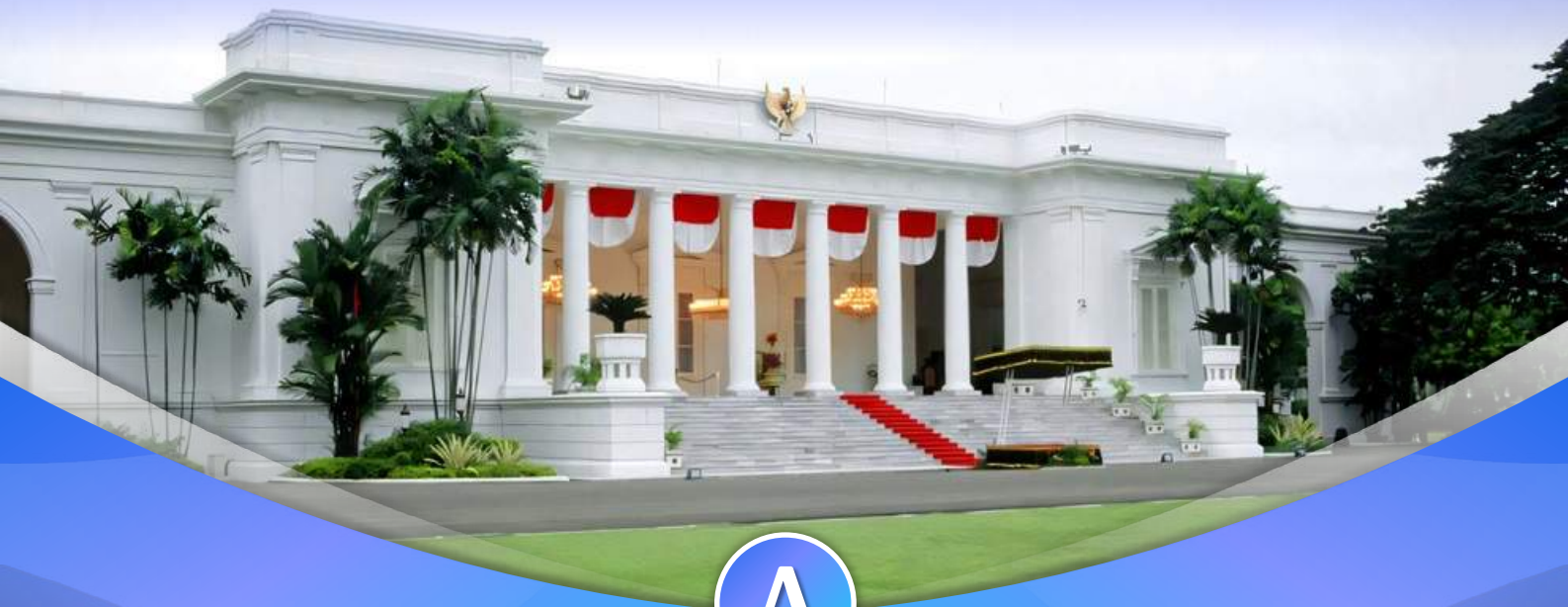


Geographical Information System (GIS) feature inside the website

Using a geography-based approach, GIS integrates numerous forms of data to analyze spatial location and organize information into a 3D visualization. This feature helps investors to have a deeper understanding of specific investment locations and to improve the decision-making process.

Investment Service Guideline

8



CENTRAL GOVERNMENT SERVICE

The Job Creation Omnibus Law

Promotes Employment and Facilitates Opening of New Business While Pursuing the Economic Recovery

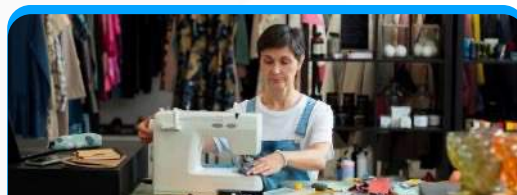


LABOUR MARKET

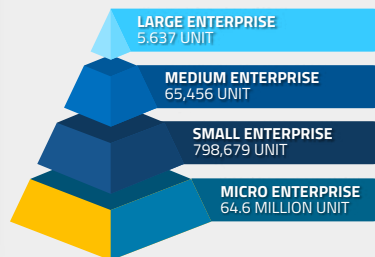
DATA & FACT

Of the total working-age population of 212.59 million people in Indonesia, there are 147.71 million people in the labor force and 64.88 million people not in the labor force.

- 1 Unemployed: 7.86 million people
- 2 Employed: 139.85 million people
- 3 Full-time workers: 96.39 million people
- 4 Part-time workers: 34.12 million people
- 5 Underemployed: 9.34 million people

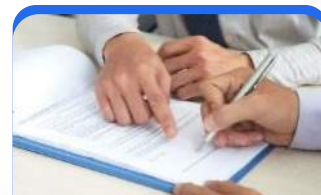


MSME



Among the 65.47 million MSEs, 65.46 million are Micro & Small Businesses, most of which are in the informal sector.

Their growth needs to be encouraged for transformation into formal ones.



REGULATION

Complicated licensing issues with **abundant** central & local regulations (**hyper regulations**) that often cause sectoral disharmony due to overlapping, non-operational policies.



SUBSTANCE

JOB CREATION LAW

- 1 IMPROVING INVESTMENT ECOSYSTEM & BUSINESS ACTIVITY
- 2 BUSINESS LICENSING
- 3 EMPLOYMENT
- 4 SME & COOPERATIVES
- 5 EASE OF DOING BUSINESS
- 6 RESEARCH & INNOVATION
- 7 LAND PROCUREMENT
- 8 ECONOMIC ZONE
- 9 GOVERNMENT INVESTMENT & NATIONAL STRATEGIC PROJECT
- 10 PUBLIC ADMINISTRATION
- 11 IMPOSITION OF SANCTIONS



BENEFITS



Encouraging Job Creation and Entrepreneurship through Ease of Doing Business for MSEs & Large Enterprises



Protecting Workers' Rights through Worker Protection



Benefits for the General Public, including provision of housing and redistribution of land



Improvements to the investment ecosystem, facilitating strategic projects

Perppu No. 2 of 2022 Concerning Job Creation Law Is An Improvement of The Previous Regulation



Constitutional Court Decision

- The Constitutional Court (MK) stated that the Job Creation law was conditionally unconstitutional.
- The Job Creation law is still valid and asked the government to complete the revision within two years.



Follow Up

- 1 Setting the omnibus method in the Law on the Formation of Legislation (Law Number 13 of 2022)
- 2 Improvements to the Job Creation Law:
 - Use of the omnibus method
 - Meaningful increase in participation
 - Substantial study results on employment, land and the environment.



Emergency Regulation

PERPPU NO. 2 OF 2022 (30 December 2022)

This was urgently needed to anticipate global and domestic conditions. The contents of the Job Creation Perppu are generally the same as the contents of the Job Creation Law, however there are some major improvements to the content.

Several Major Improvement are Related To Employment Regulation, Halal Certification, and Water Resource Management



Employment Regulation

- 1 Refinement of the setting of Regency/City Minimum Wage.
- 2 Changes to the formula for calculating the Minimum Wage which take into account certain variables of Economic Growth, Inflation and Indices.



Halal Product Assurance (Halal Certification)

- 1 Development of the BPJPH organization in the regions as needed.
- 2 The Halal Certificate is valid since issuance and it remains valid as long as there is no change in the composition of the ingredients and/or PPH.
- 3 Halal certification for MSEs through a halal statement is free of charge.



Management of Water Resources

- 1 Implementation of water sources in the form of diversion of river channels based on approval by the Government.
- 2 Criminal sanctions for intentionally violating water source activities include diverting the river channel without approval.
- 3 Imposition of administrative sanctions in the form of administrative fines.

Boosting Investment: Implementation Of Job Creation Law To Provide Legal Certainty And Improve Investment Climate

Constitutional Court Decision (25 Nov 2021)

- 1 The Constitutional Court stated that the **Job Creation Law (Law Number 11 of 2020)** was **conditionally unconstitutional**
 - The omnibus method has not yet been regulated in the Law on the Establishment of Legislation.
 - Writing technical error.
 - Meaningful participation is not maximized.
- 2 The Job Creation law is **still valid**, and asked the government to complete the **revision within two years**.

Follow-up (Jan-Dec 2022)

- 1 Setting the omnibus method in the **Law on the Formation of Legislation** (Law Number 13 of 2022)
- 2 **Improvements** to the Job Creation Law:
 - Use of the omnibus method.
 - Meaningful increase in participation.
 - Substantial study results: employment, land, and the environment.
 - Correction of writing technical errors.

Emergency Regulation (30 Dec 2022)

- 1 The President has issued a Government Regulation instead of Law Number 2 of 2022 concerning Job Creation (**Perppu on Job Creation**).
- 2 It is **urgently** needed to anticipate global and domestic conditions.
- 3 **The contents** of the Job Creation Perppu are **generally the same** as those of the Job Creation Law. However, there are some improvements to the content.

Promulgation of the Job Creation Law (31 March 2023)

- 1 The government has promulgated **Law No. 6 of 2023** as an endorsement of Perpu No. 2 of 2022 concerning Job Creation Becomes Law.
- 2 **Perpu on Job Creation as an attachment** to Law no. 6 Year 2023.
- 3 **All implementing regulations for the Job Creation Perpu and Law Number 11 of 2020 concerning Job Creation are still valid.**

Revision of Implementing Regulations of Law Number 6 of 2023



Source: Coordinating Ministry of Economics

- PP Number 5 of 2021 concerning the Implementation of **Risk-Based Business Licensing**
- PP Number 28 of 2021 concerning the Implementation of **the Industrial Sector**
- PP Number 29 of 2021 concerning the Implementation of **the Trade Sector**
- PP Number 39 of 2021 concerning the Implementation of **the Field of Halal Product Assurance**
- Presidential Regulation Number 32 of 2021 concerning **Commodity Balances**
- Determination of Decisions and/or Actions that are Considered Legally Accepted
- PP Number 19 of 2021 concerning **the Implementation of Land Acquisition for Public Interests**
- Presidential Decree Number 10 of 2021 concerning the Investment Business Sector (BUPM) and Presidential Decree Number 49 of 2021

The government ensures that the Job Creation Law can be executed through its implementing regulations



The government has completed 51 implementing regulations consisting of 47 government regulations and 4 presidential regulations

Regulations

The relevant ministry immediately made internal implementation standards or guidelines no later than 2 months after the implementation regulations are enacted.



Public Communication

Ministries / Institutions held intensive socialization in the form of electronic media and leaflets.



Infrastructure and Supporting System

- OSS and Supporting System were ready for operation in July 2021
- Readiness of Ministries / Agencies and Local Governments in providing networks, tools, and consultations



Human Resources

Training for OSS Operators and Supervisors



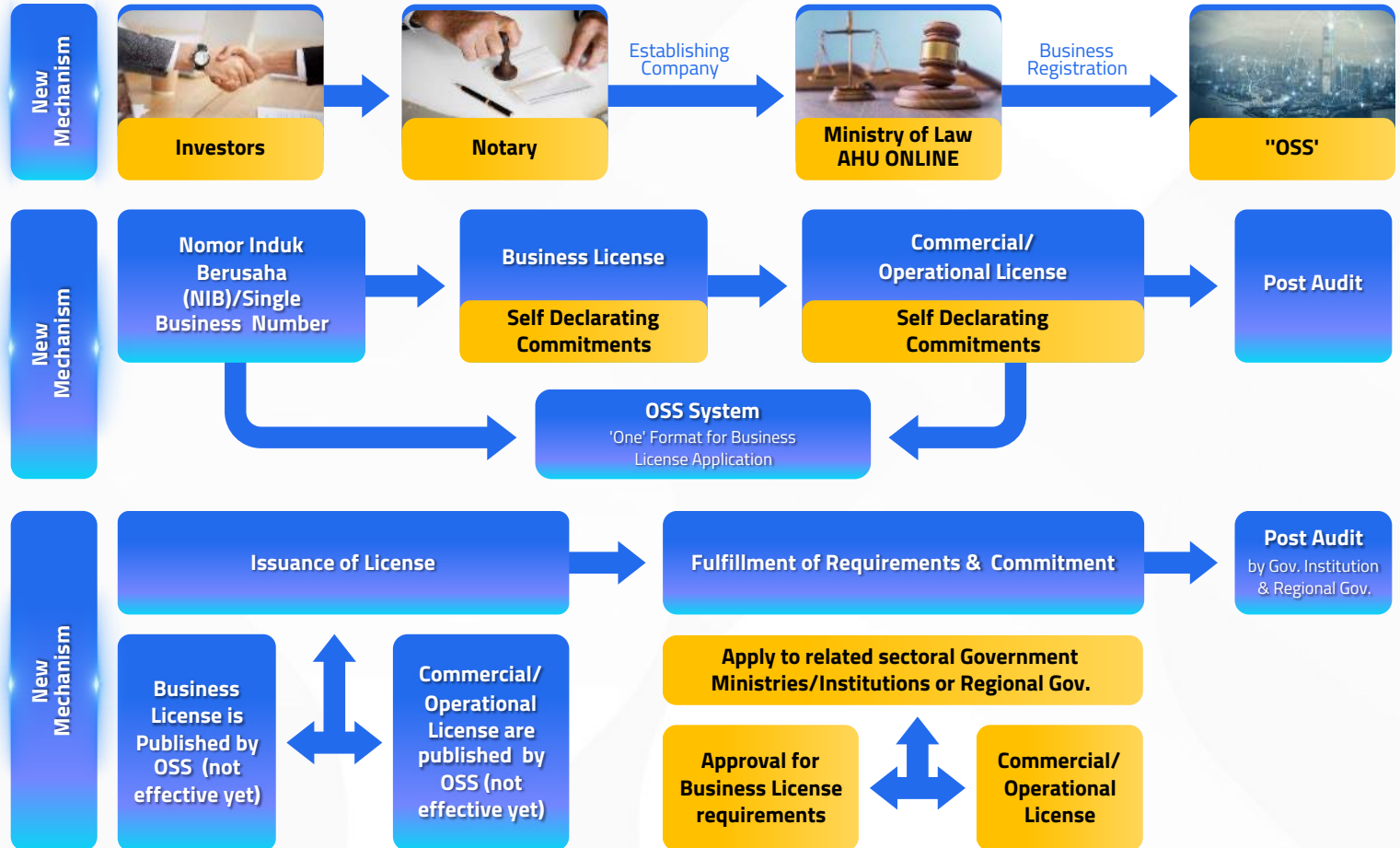
The implementing regulations are grouped into 11 regulatory clusters, namely :

- 1 Spatial (4)
- 2 Land and Land Rights (5)
- 3 Environment (1)
- 4 Construction and Housing (6)
- 5 Cooperatives and SMEs (4)
- 6 Investment (6)
- 7 Fiscal (3)
- 8 Employment (4)
- 9 Economic Zone (2)
- 10 Government Goods / Services (1)
- 11 Licensing and Sector Business Activities (15)



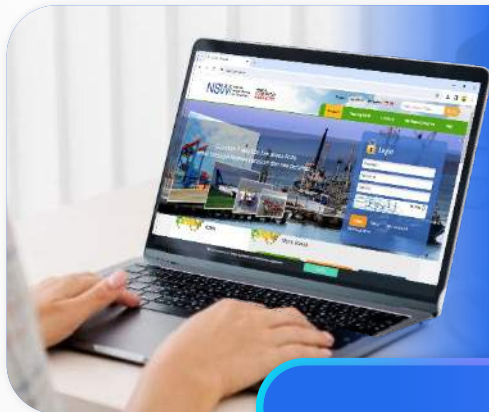
How to Obtain Business License

source: BKPM





NSWi National
Single Window
for investment



NSWi is an online portal to access information and an application for licensing and non-licensing launched by Indonesia Investment Coordinating Board.

NSWi provides services to the Ministries and Agencies related to investment.

(<https://nswi.bkpm.go.id/>)



SICANTIK
CLOUD



The Integrated Licensing Service Smart Application for the Public in the form of a cloud system that government agencies can use for FREE. Si CANTIK itself is a web-based application that is integrated with Online Single Submission (OSS) for business licensing and other services carried out at the One Stop Integrated and Investment Service (DPMPSTP).

(<https://sicantikui.layanan.go.id/#/login>)



**KEMENTERIAN KEUANGAN
REPUBLIK INDONESIA**



INSW is an online portal to assist the trading process in Indonesia because it is the National Single Window for all trading processes so that the entire process can be monitored.

(<https://slicantikui.layanan.go.id/#/login>)



Bea Perolehan Hak atas Tanah dan Bangunan (BPHTB) is the acquisition of rights to land and buildings with a tax rate of 5%. The Ministry of Land and Spatial Planning / National Land Agency has made an online service innovation to check the amount of BPHTB in each province.



ONE STOP INTEGRATED AND INVESTMENT SERVICE



One Stop Integrated Service (PTSP)

The DKI Jakarta Provincial Investment Service and One-Stop Integrated Service (DPMPTSP) is an important regional apparatus in implementing government affairs in the investment sector and administering licensing and non-licensing services in DKI Jakarta. DPMPTSP has service innovations to provide convenience and service to citizens of the capital.

Jakarta Investment Centre (JIC)

Jakarta Investment Centre (JIC) is one of the innovations from DPMPTSP to use the concept of a Public Services Mall to present service innovations in the investment sector through a one-stop system. This innovation aims to increase investment in DKI Jakarta for both FDI and DDI, as well as create a conducive investment climate.



Jakarta Investment Center (JIC) and Regional Investor Relation Unit (RIRU)



Regional Investor Relation Unit (RIRU)



Strategic partnership



Advisory role



Providing information & assessment on potential investment



Investment promotion and trade cooperation



Capacity building



JIC as RIRU Functions

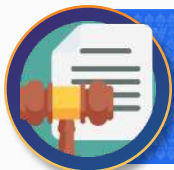
- Policy advisor
- Strategic investment partner
- Research and information center for investment development opportunities
- Trade, investment and partnership promotion.
- Capacity and development

Public Service Mall

A Public Services Mall is a place to provide public services for goods, services and administrative purposes. This represents an expansion of the integrated services functions (both central and regional), in the form of benefits provided by State-Owned Enterprises, Regional-Owned Enterprises and private companies that are fast, easy, affordable, safe and convenient.



Dealing with Construction Permit



To support increased investment and economic growth, by making it easier to do business based on the Law Number 11 of 2020 on Job Creation (which is implemented through Government Regulation Number 16 of 2021), the Government has revoked use of the Building Permit (IMB) and replaced it with Building Approval (PBG).



Building Owners can apply for Building Approval (PBG) through the Building Information System (SIMBG) at <https://simbg.pu.go.id/>.



The issuance of Building Approval (PBG) emphasizes Fulfilment of Building Technical Standards which are regulated in detail to ensure safety, health, comfort and convenience for the public according to the function and classification of the building.



The issuing process for Building Approval (PBG) is carried out by the Regional Government and refers to the Norms, Standards, Procedures and Criteria (NSPK) of the Central Government.



To manage space utilization, before submitting a PBG, you must have a City Plan Decree (KRK) and RTBL (Building and Environmental Management Plan) which can be lodged via Jakevo (<https://jakevo.jakarta.go.id/>).

Jakarta Investment Forum (JIF)

JIF is an annual event, begun in 2021, and is a collaboration between the Representative Office of Bank Indonesia for DKI Jakarta and the Jakarta Investment Center. The JIF 2023 series was held from July to August 2023, consisting of the Main Event and the JIF Exhibition.



Jakarta Investment Forum

OPENING CEREMONY & PLenary DISCUSSION

Global City and Beyond

Thursday, August 03rd, 2023

The St. Regis Jakarta
Caroline Ballroom
Ragawali Place, H. R. Rasuna Said street
No.4, Kuningan, Kecamatan Setiabudi,
South Jakarta, DKI Jakarta 12960

09.00 - 12.00 PM GMT+7

OPENING CEREMONY

Heru Budi Hartono
Acting Governor of Jakarta

Yuliot Tanjung
Deputy Minister for Investment Climate Development, Ministry of Investment of the Republic of Indonesia

Register now at:
invest.jakarta.go.id

PLenary DISCUSSION

Dicky Kartikoyono
Assistant Governor of Bank Indonesia
Digital Payment Systems: A Catalyst for Jakarta's Economic Development and Global Investment Attraction

Rosan Roestiani
Vice Minister of State-Owned Enterprises of the Republic of Indonesia
The Role of State-Owned Enterprises in Creating a Global City

Himawan Hariyoga
Deputy Minister for Regional Development, Ministry of National Development Planning/Bappenas
Jakarta Post Capital City Relocation: Towards a Global City

Wihana Kirana Jaya
Special Staff to the Minister for Economic Affairs and Transportation Investment, Ministry of Transportation of the Republic of Indonesia
Supporting Global City Vision by Enhancing Inter-city Connection

Sri Haryati
Assistant to the Provincial Secretary for Economic and Finance
Accelerating Jakarta's Development towards a Business, Economy, and Tourism City according to Global City Standards

Moderator:
Rory Asyari
News Anchor

invest.jakarta.go.id | [Jakarta Investment Centre](#) | [jakartainvestmentforum](#)

The Main Event JIF 2023 Agenda

1. Opening Ceremony
2. Plenary Discussion
3. Thematic Discussion
4. Workshop
5. Project Booth



The Main Event JIF 2023



Thursday, August 3rd 2023



Caroline Ballroom,
The St. Regis Jakarta

The Opening Ceremony was inaugurated by the Secretary of the DKI Jakarta Provincial Government, with a total audience of approximately 500 people.

The Plenary Discussion highlighted DKI Jakarta's need for an acceleration of the digitalization of government programs, particularly concerning transportation and infrastructure integration.

There were **three thematic discussions** held with the themes "Unlocking a Net Zero Jakarta"; "Future Global City: Seizing Infrastructure Investment Opportunities in Jakarta"; and "Creating Green Investment Opportunities and Potential in Jakarta."

A **workshop**, themed "Sustainability Reporting for Companies," was held in collaboration with EcoBusiness Singapore.

Ten project booths were set up to showcase potential projects in DKI Jakarta, with a view to facilitating participants or potential investors in obtaining essential information through face-to-face interactions



for detail information about JIF 2023 :
<https://invest.jakarta.go.id/jakarta-investment-forum>

JIF Exhibition 2023

The JIF Exhibition consists of a Project Booth, One-on-One Meetings and a Site Visit to promote clean and clear projects owned by PT Transportasi Jakarta, PT Pembangunan Jaya Ancol and PT MRT Jakarta.

JIF Exhibition, July 11th-13th 2023



- ⦿ The first JIF Exhibition presented projects owned by **PT MRT Jakarta**.
- ⦿ PT MRT Jakarta projects consist of: **the Blok M Mixed Use Development; the Dukuh Atas Pedestrian Deck; and the Fatmawati Use Development.**

JIF Exhibition, July 25th-27th 2023



- ⦿ The second JIF Exhibition presented projects owned by **PT Pembangunan Jaya Ancol and PT Transportasi Jakarta**.
- ⦿ The projects of PT Pembangunan Jaya Ancol consist of: **Lot A Ancol; Lot B Ancol; West Ancol; East Ancol; New Marina Ancol; Ecopark Mixed-use Development; the Ancol Hotel; and the Putri Duyung Resort.**
- ⦿ The projects of PT Transportasi Jakarta consist of: **BRT Transjakarta Shelter; Green Shelter Electricity; and Pedestrian Shelter Redevelopment.**



- ⦿ **The One-on-One Meetings** were attended by a total of 44 potential investors from various companies, both domestic and foreign.
- ⦿ One-on-One Meeting activities included **site visits**, as a form of innovation, to bring potential investors closer to the potential projects being promoted.

for detail information about JIF 2023 :
<https://invest.jakarta.go.id/jakarta-investment-forum>



Jakarta
Investment
Centre



BANK INDONESIA
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SUKSES
JAKARTA
UNTUK
INDONESIA



**SERVICES OWNED BY ONE STOP INTEGRATED AND
INVESTMENT SERVICE OF DKI JAKARTA**



<https://oss.go.id/portal/>

For Business



<https://jakevo.jakarta.go.id/>

For non-Business/Technical

Information on non-business can be accessed on:

<https://pelayanan.jakarta.go.id/>



SHUTTLE MOTORCYCLE PERMITS (AJIB)

One-Stop Integrated and Investment Services of DKI Jakarta (DPMPTSP) feature Shuttle Motorcycle Permits (AJIB) service innovations whereby DPMPTSP officers pick up applications for permits / non-permits and return the signed permit / non-permit documents directly to the applicant's house or office.



INTERNAL SERVICE COORDINATION INFORMATION SYSTEM (SI KOPI)

Internal Service Coordination Information System is the provision of a formal forum for internal communications through the use of the Information System. Implementation of this innovation can accelerate the transfer of knowledge from all management units that are spread throughout the DKI Jakarta Province.



STARTING BUSINESS CORNER (GERAI MEMULAI USAHA/GEMULAI)

This is a service counter that helps SMEs obtain information on registering their business to be issued a NIB, as well as consultation and assistance services for Business Licensing (PB). Business Licensing services include Support for Business Activities (PB UMKU) based on Online Single Submission (OSS) and the DKI Jakarta Provincial Government Support System.



PUBLIC PRIVATE PARTNERSHIP (PPP) COOPERATION

Government Cooperation with Business Entities (KPBU/PPP)

Cooperation between the Government and Business Entities (KPBU/PPP) is a partnership in the provision of infrastructure for the public interest with reference to specifications previously set by the Minister / Head of Institutions / Heads Regions / BUMN / BUMD. Considerations in this regard include the use of resources and the extent of risk sharing among participants in the Partnership.



Solicited KPBU is a project initiated by the government



Unsolicited KPBU is a project on the initiative of a Business Entity



BOO

Build Own Operate

Granting concessions in which investors have the right to a return on investment, that is, a reasonable profit, by collecting fees with government approval.



BDO

Build Develop Operate

The private sector rents / buy facilities from the government, then expands, modernizes and operates them on a contract basis.



BLT

Build Lease Transfer

The private sector designs, finances and builds a project, then leases it to the public implementing facility for a fee specified on the contract.



BBO

Buy Build Operate

An existing public facility is transferred to a private party for renovation and is operated for a certain period or until the cost of renovation is covered, with a certain level of profit.



LDO

Lease Develop Operate

The private sector leases facilities from the government, expands, modernizes then operates them based on a contract.

The private sector finances and carries out the construction of a project and operates it for a certain time in order to obtain a return on its investment.

Wrap Around Addition (WAA)



This form of contract is cooperation between landowners and investors who will process the land into a single facility for trade, hotels, resorts toll roads or others.

Build Operate Transfer (BOT)



The private sector finances, builds, operates, maintains, manages and collects payments from infrastructure users. At the end of the right of use period, the investor transfers the property to the government.

Build Own Operate Transfer (BOOT)



The private sector builds infrastructure on government land. The infrastructure built belongs to the government.

Build Transfer Lease (BTL)



Build Rent Own Transfer (BROT)

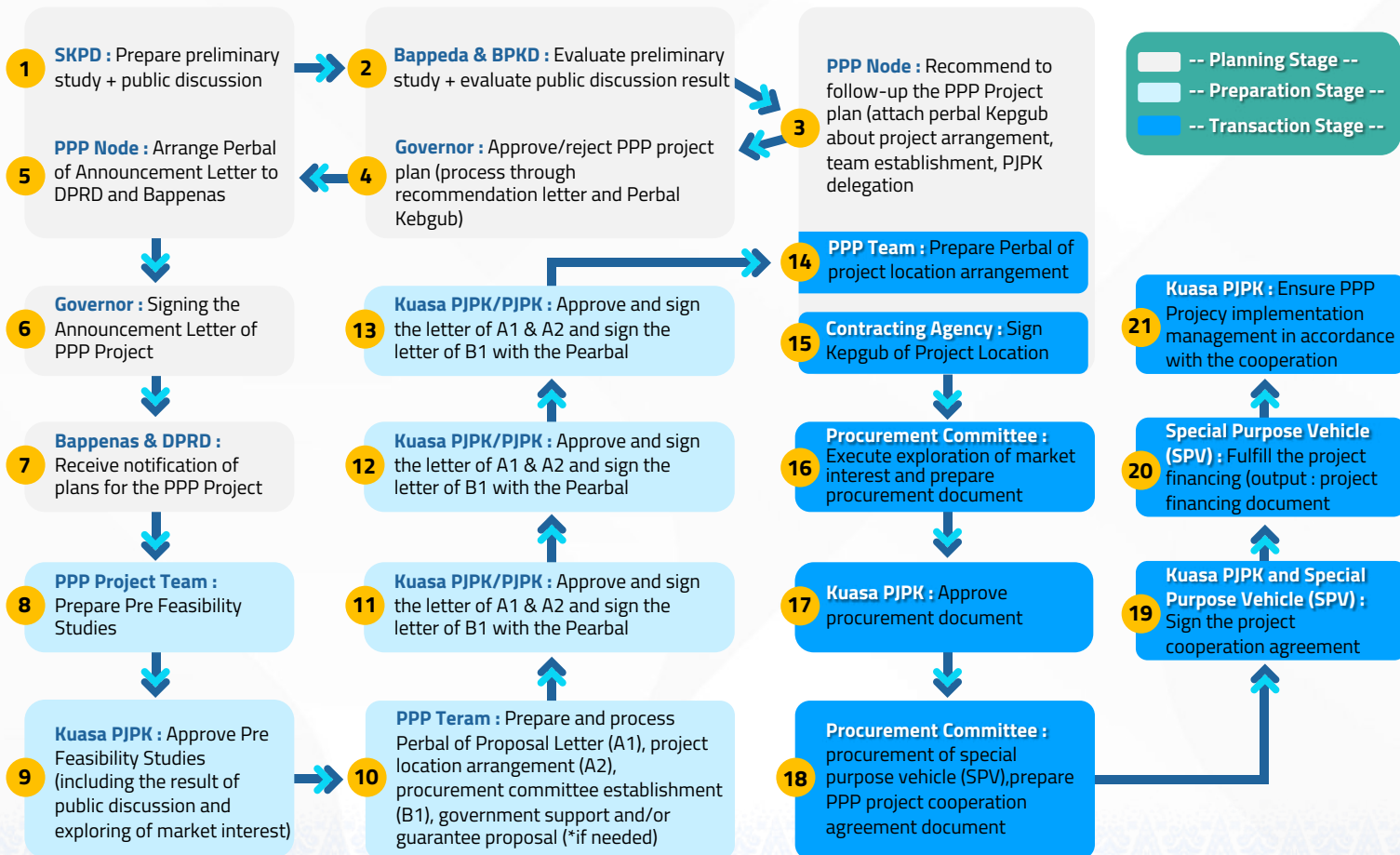
The government hands over assets in the form of land to the private sector to be developed and managed (including renting it to other parties) for a certain time, then hand it back to the government after the contract expires.



Build Transfer Operate (BTO)

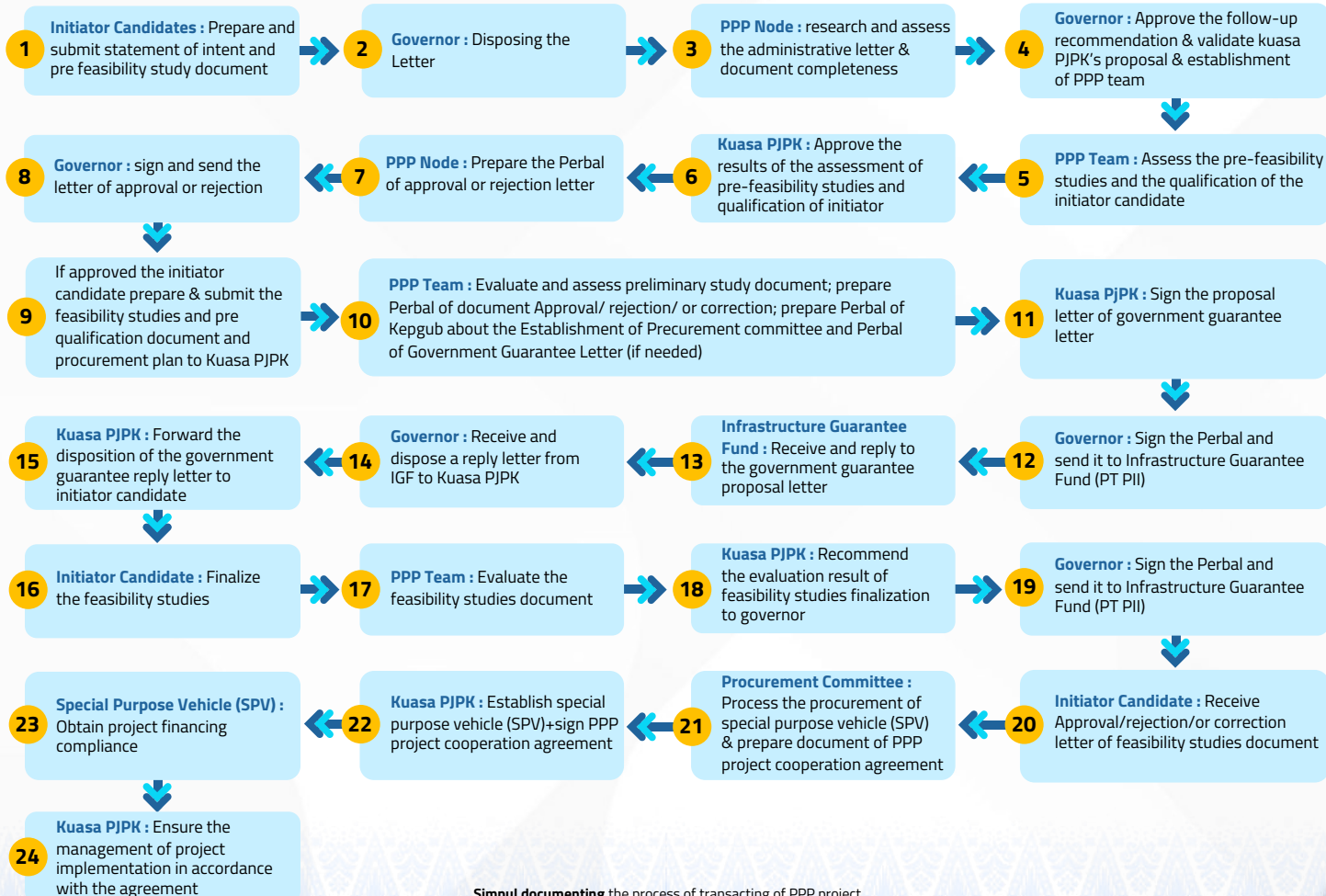
The private sector funds and builds facilities and then transfers them to government agencies when the construction is completed. Furthermore, the private sector operates it for a certain period of time

PPP Procedure Summary (Solicited)



Simplu documenting the process of planning, preparing and transacting of PPP project

PPP Procedure Summary (Unsolicited)



Simplify documenting the process of transacting of PPP project



INVESTMENT INCENTIVE

Tax Incentives and Reform



Lower Tax Rate for the Corporate Income Tax

Law No. 2/2020, PERPPU 1/2020, PP 30/202

Other improvements:

1. E-filing for CIT, VAT, worker income tax (payroll)
2. 2. Faster VAT Restitution



25%
<2020



22%
2020-2021



20%
2022 dst

Investment Facilities through OSS System



Tax Holiday and Mini Tax Holiday

Corporate income tax exemption of 50-100% for 5-20 years for investments in pioneer industries.



Import Duty Facility

Import duty exemption incentives for imports of machinery as well as goods and materials for industry and service industries.



Tax Allowance

Income deduction before corporate income tax of 30%-TA (or 60%-Investment Allowance (IA) for labor-intensive industries) of the investment value for 6 years for investments in certain business fields and/or areas.



Investment Facility in SEZ

Tax Holidays for Main Activities and Tax Allowances for Other Activities for investors investing in Special Economic Zones, include Import Duty, Excise and Tax facilities related to Imports, but do not go through OSS.

Governor Regulation Number 67 Of 2019 Concerning Implementation Of Transit Oriented Zones

Part Three Regional Typology

The Transit-Oriented Area Typology consists of City Transit-Oriented Area, Sub-City Transit-Oriented Areas, and Environmental Transit-Oriented Areas



The City Transit-Oriented Area has characteristics of the proportion of space utilization for housing is 20% - 60% and for non-housing is 40% - 80%.



Sub-City Transit-Oriented Areas have characteristics of the proportion of space utilization for housing is 30% - 60% and for non-housing is 40% - 70%.



Environmental Transit-Oriented Areas have characteristics of the proportion of space utilization for housing is 60% - 80% and for non-housing is 20% - 40%.



Incentive, Disincentive And Management Of Improving Area Value

Applicants who do not conform to the principles of planning and development of Transit- Oriented Areas will be given disincentives in the form of:

Imposition of higher Regional Taxes;

Limitation of space utilization activities;

Limitation of the intensity of space utilization;

Government, Regional Government, State and Regional Owned Enterprises that build Affordable Flats can be given flexibility incentives related to the size and intensity as needed;

Incentives and Disincentives as referred to in Article 35 and Article 36 are decided at a BKPRD Leadership Meeting.

The Compiler of The Script

SUPERVISOR



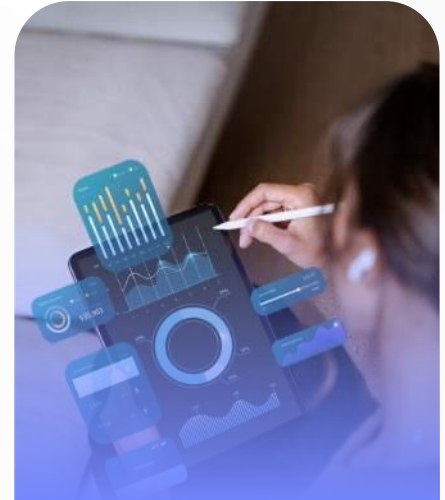
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BANK INDONESIA
BANK SENTRAL REPUBLIK INDONESIA



Empowering Jakarta's Economy by Attracting More Global Investments to Strengthen Jakarta's Position as Global City