



PRESENTATION BOOK OF WEST JAVA

1st Quarter 2026

“Strengthening Regional Resilience through Green Industry, Smart Investment, and Inclusive Growth”

West Java continues to serve as a primary engine of Indonesia’s economic growth in Q1-2026, maintaining its position as a leading investment destination through a strategic focus on green industry, smart investment, and inclusive growth. The province recorded robust economic growth of 5.85% (yoy) in late 2025, supported by stable inflation at 2.63% and a record investment realization of IDR 296.8 trillion, representing a significant share of the national total.

Leveraging its strategic location within the Rebana Metropolitan Area and the Southern West Java region—and supported by a portfolio of high-impact projects ranging from the Bandung Urban Railway Project to circular-economy initiatives in agro-industrial innovation—West Java provides a robust investment ecosystem characterized by superior infrastructure connectivity, sustainable development potential, and a highly productive workforce at the heart of Southeast Asia’s most dynamic market.

The Regional Investor Relations Unit (RIRU) of West Java is a strategic collaborative platform established by the Bank Indonesia West Java Provincial Office in partnership with the Provincial Government of West Java. Formally mandated under Governor's Decree No. 582.5/Kep.81-DPMPTSP/2024 on the Acceleration of Regional Investment in West Java Province (issued on March 18, 2024), the unit serves as the official task force responsible for synchronizing investment policies and accelerating economic growth across the region.

Aligned with the national Investor Relations Unit framework, RIRU West Java functions as a primary gateway for international and domestic investors, providing a "single source of truth" for the province's macroeconomic indicators and investment climate. We are committed to facilitating policy advocacy, investor matchmaking, and the promotion of high-impact "Ready-to-Offer" projects.

By streamlining coordination among stakeholders, RIRU West Java ensures that the province remains Indonesia's premier, most competitive, and most sustainable investment destination.



“Strengthening Regional Resilience through Green Industry, Smart Investment, and Inclusive Growth”

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1

INDONESIA MACROECONOMICS

INDONESIA

President	: Prabowo Subianto
Vice President	: Gibran Rakabuming Raka
Capital City	: Jakarta
Province	: 38 Provinces
Regencies/Cities	: 416 Regencies & 98 Cities

DEMOGRAPHIC CONDITION



INDONESIA

Located in Southeast Asia.
Indonesia's area: 1,904,569 square kilometres.
Indonesia's total population: 278.7 million people,
or 3.49% of the world's population.
The population grows at an annual rate of around 1.1%.

INDONESIA

Indonesia is the world's fourth-largest country by population, offering significant market potential due to its rapidly expanding middle-class households.



Export
73.10
Billion USD
as of Q4 2025



Tourist Visitors
3.95 Million
Based on International
Tourist Arrivals in Q4 2025



HDI
75.90
Categorized
as "High" (2025)



Inflation
0.64% (mtm),
2.92% (yoy)
Based in 2025

Source : Central Bureau of Statistics of Indonesia

Foreign Direct Investment Realization in Indonesia by Province, Quarter 4 2025

No	Province	Investment (USD Billion)
1	West Java	3.0
2	Central Sulawesi	1.7
3	North Maluku	1.7
4	DKI Jakarta	1.4
5	Banten	1.2

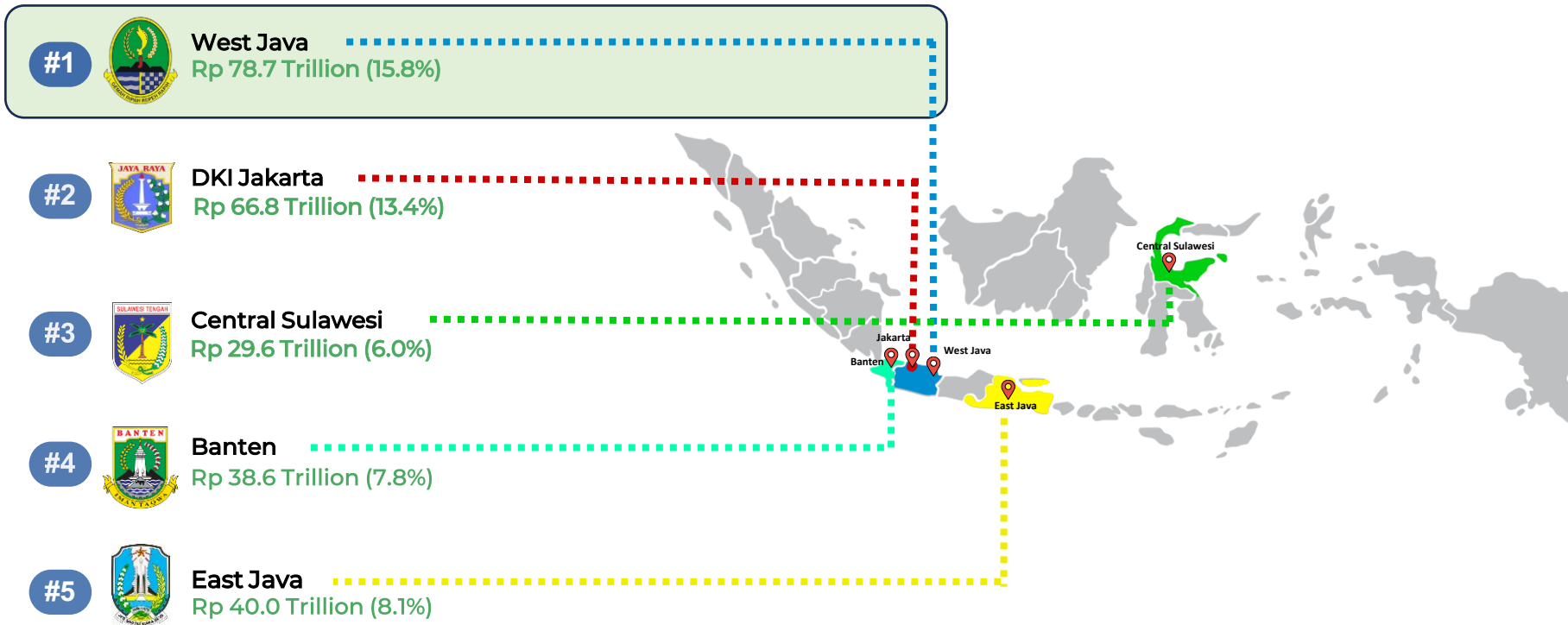
Source: Indonesia Investment Coordinating Board

Domestic Direct Investment Realization in Indonesia by Province, Quarter 4 2025

No	Province	Investment (IDR Trillion)
1	DKI Jakarta	44.1
2	West Java	30.6
3	East Java	29.2
4	Banten	19.3
5	East Kalimantan	15.0

Source: Indonesia Investment Coordinating Board

FDI and DDI in Indonesia by Province, Quarter 4 2025



Source: Indonesia Investment Coordinating Board

Foreign Direct Investment Realization in Indonesia by Province, January – December 2025

No	Location	Investment (USD Billion)
1	West Java	9.2
2	Central Sulawesi	7.4
3	DKI Jakarta	6.0
4	North Maluku	5.2
5	Banten	3.6

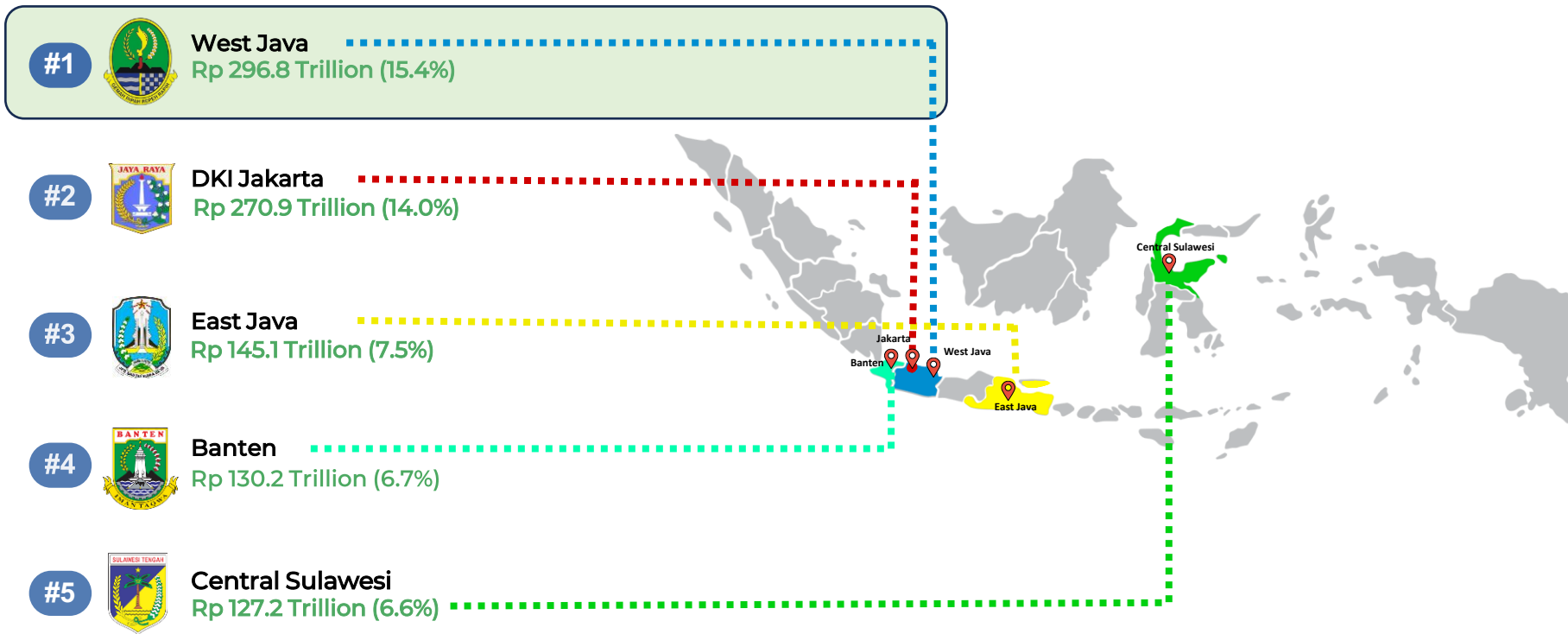
Source: Indonesia Investment Coordinating Board

Domestic Direct Investment Realization in Indonesia by Province, January – December 2025

No	Location	Investment (IDR Trillion)
1	DKI Jakarta	175.3
2	West Java	149.8
3	East Java	101.8
4	Banten	73.2
5	East Kalimantan	70.9

Source: Indonesia Investment Coordinating Board

FDI and DDI in Indonesia by Province, Jan - Dec 2025



Source: Indonesia Investment Coordinating Board

2

WEST JAVA MACROECONOMICS

WEST JAVA

Governor : Dedi Mulyadi
Capital City : Bandung
Regencies/Cities : 18 Regencies & 9 Cities



MARKET POTENTIAL

As the most populous province in Indonesia, West Java offers the largest market potential, with a growing number of middle-class households.

WEST JAVA

Located in Java Island, Indonesia
West Java's Area: 35,377 square kilometers.
West Java's Total Population: 50.76 million people, representing 17.85% of Indonesia's total population. With an annual population growth rate of around 1.06%, West Java's population is projected to reach approximately 51 million people in 2025.



Export
9.83
Billion USD
as of Q4 2025

Source : Central Bureau of Statistics of West Java Province



Tourist Visitors
707 Visitors
Based on International
Tourist Arrivals in Q4 2025



HDI
75.90 (2025)
Categorized
as "High"

9 Flagship Programs in 2025

- Infrastructure development
- Irrigation and organic farming ecosystem development
- Education empowerment and quality improvement
- Enhancement of employment opportunities
- Medical and healthcare development
- Food quality improvement
- Environmental rehabilitation
- Waste management
- Rural community development

9 Development Priorities in 2025

- Road, housing, electricity, and sanitation development for marginal areas
- Irrigation, organic farming, and pump infrastructure development
- Development of quality education, including scholarships and educational facilities
- Enhancing employment by encouraging investment through tourism and the creative economy
- Improving hospital services and providing scholarships for specialist doctors
- Mitigation of stunting and improvement of food quality, along with pharmaceutical industry development
- Forest reforestation and rehabilitation of water springs, rivers, and traditional resources
- Waste management and waste-to-energy initiatives
- Improving rural welfare through environmental programs and bureaucratic transformation

Source : Regional Medium-Term Development Plan (RPJMD) of West Java Province 2025–2029



From a macro-regional perspective, the Sumatra-Java corridor is envisioned as an integrated and seamless route in the future

Economic integration between Sumatra and Java, including linkages to mainland Asia, is strengthened through the development of strategic infrastructure that supports logistics flows in both regions

From a macro-regional perspective, Sumatra functions as a hinterland and supply base for population agglomerations in Java and in the Malay Peninsula-Singapore-PRC region, which serves as a major market and demand generator

Seamless logistics flows will significantly reduce logistics costs and enhance regional competitiveness

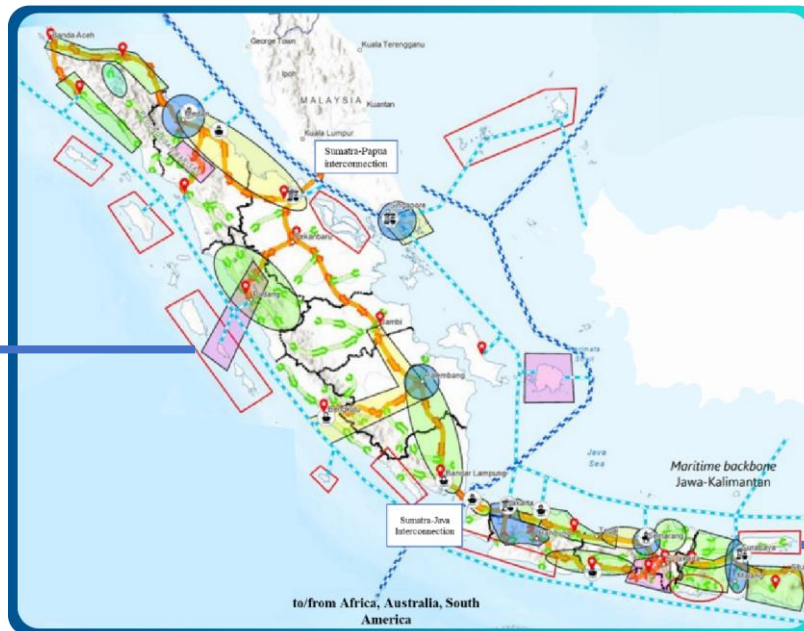
Source : National Long-Term Development Plan (RPJPN) of Indonesia 2025-2045

Sumatra-Java Transformation Supercorridor:

Integration of functional regions and the strengthening of the Sumatra-Java backbone within the ASEAN system

Sumatra Policy Direction:

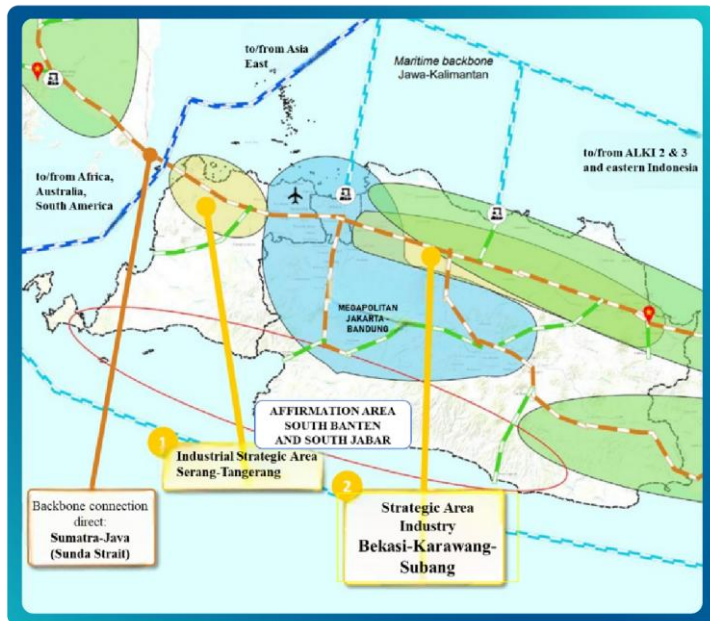
Strengthening Sumatra as the main link for competitive and sustainable bioindustry and maritime affairs, as well as a hub for the blue economy in Western Indonesia



- ALKI
- Multin infrastructure Backbone
- Multin infrastructure Feeder
- Maritime Backbone
- Global Port
- Major Part
- Megapolitan/Metropolitan
- Agglomeration Center
- Industrial Strategic Area
- Tourism & Creative Economy Strategic Area
- Food Independence Agricultural Strategic Area
- Herbal Agricultural Strategic Area
- Affirmation Area

Java Policy Direction:

An advanced, innovative, inclusive, integrated, and sustainable megalopolis



Functional integration regions and the Banten-DKI Jakarta-West Java system backbone

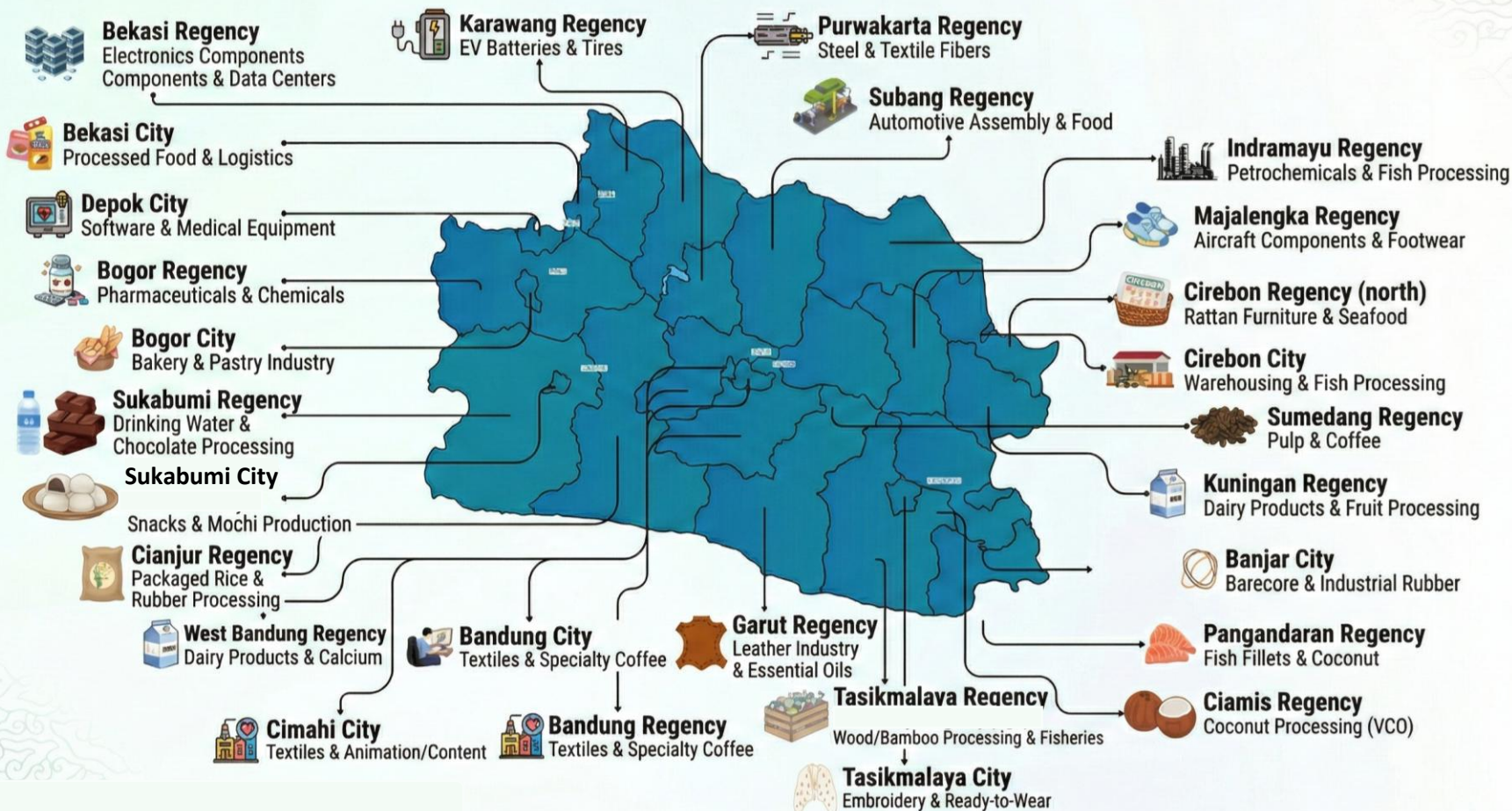
Focus on Strategic Industrial Area Development

1. Downstream petrochemical, materials, and metallurgy processing industries with a re-export oriented focus
2. Manufacturing industries for consumer goods

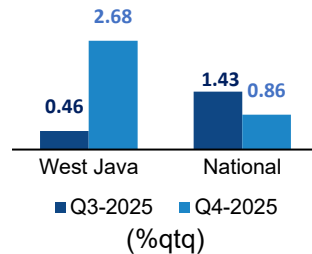
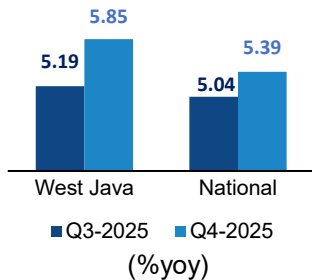
Strategic Areas for Resilient Agricultural Food Systems

- Citarum - Cimanuk - Cisanggarung
- Citanduy - Serayu

Source : National Long-Term Development Plan (RPJPN) of Indonesia 2025–2045



West Java's Economic Performance Strengthens National Economic Growth



- West Java's economy grew by 5.85% (yoy) in Q4 2025, higher than the 5.19% (yoy) recorded in Q3 2025, and remained above the national growth rate of 5.39% (yoy) in the same period.
- The growth was driven by sustained household consumption, stronger investment performance, and a significant increase in government spending.
- By supply side, growth was supported by strong performance in manufacturing, transportation and warehousing, as well as in financial and insurance services.
- In Q4 2025, West Java's economy grew by 2.68% (qtq), significantly higher than the 0.46% (qtq) recorded in Q3 2025.

Main Components Demand Side (%yoy)

Household Consumption (Share 65,18%)



Q III 2025
4,92%

Q IV 2025
5,16%

Investment (Share 24,87%)



Q III 2025
5,27%

Q IV 2025
5,96%

Government Consumption (Share 6,79%)



Q III 2025
4,25%

Q IV 2025
14,18%

Source : Central Bureau of Statistics of West Java Province

Main Components Supply Side (%yoy)

Manufacturing (Share 40,05%)



Q III 2025
3,15%

Q IV 2025
4,40%

Transportation and Storage (Share 6,71%)



Q III 2025
11,62%

Q IV 2025
13,61%

Information and Communication (Share 3,86%)



Q III 2025
9,31%

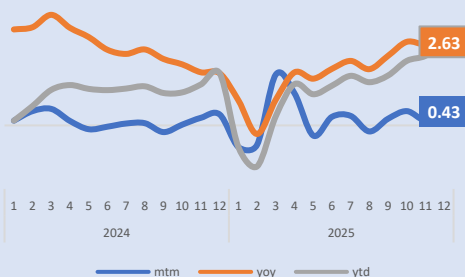
Q IV 2025
8,76%

Source : Central Bureau of Statistics of West Java Province

West Java's Inflation in 2025 Remained Stable and Within the 2.5±1% (yoy) Range

- West Java's inflation in 2025 remained relatively low and stable, within the 2.5±1% (yoy) target band, and was observed across all CPI-regency/city areas. Gold jewelry and various food commodities contributed to the inflationary pressure.
- Spatially, all CPI-monitored areas in West Java recorded inflation. Sukabumi Regency and Bekasi City experienced inflation above 3%, at 3.14% and 3.02% (yoy) respectively, while the remaining areas were below 3%, with Subang Regency recording the lowest rate at 2.11% (yoy).

Inflation Trend



Main Commodities Contributing to Inflation (yoy)



0,82%
Gold Jewelry



0,15%
Cayenne pepper



0,15%
Broiler Chicken Meat



0,11%
Red Chili Pepper



0,08%
Household Fuel

Main Commodities Contributing to Deflation (yoy)



-0,04%
Garlic



-0,03%
Tomato



-0,01%
Train Fare



-0,01%
Goldfish



-0,01%
Powder Detergent

Comparison of National and West Java Inflation

0,64% (mtm)	2,92% (ytd)	2,92% (yoy)	0,49% (mtm)	2,71% (ytd)	2,71% (yoy)
National			Java		

Source : Central Bureau of Statistics of West Java Province

West Java Spatial Inflation

0,39% (mtm)	3,02% (ytd)	3,02% (yoy)	Bekasi City	0,69% (mtm)	2,11% (ytd)	2,11% (yoy)	Subang Regency
0,37% (mtm)	2,51% (ytd)	2,51% (yoy)	Depok City	0,29% (mtm)	2,86% (ytd)	2,86% (yoy)	Majalengka Regency
0,46% (mtm)	2,85% (ytd)	2,85% (yoy)	Bogor City	0,42% (mtm)	2,86% (ytd)	2,86% (yoy)	Cirebon City
0,37% (mtm)	3,14% (ytd)	3,14% (yoy)	Sukabumi City	0,40% (mtm)	2,67% (ytd)	2,67% (yoy)	Tasikmalaya City
0,44% (mtm)	2,13% (ytd)	2,13% (yoy)	Bandung Regency	0,51% (mtm)	2,69% (ytd)	2,69% (yoy)	Bandung City

Source : Central Bureau of Statistics of West Java Province

WEST JAVA INVESTMENT REALIZATION (FDI AND DDI) Q4 2025

According to the Investment Activity Report (LKPM), foreign (FDI) and domestic (DDI) investment realization in Q4 2025 totaled Rp78.65 trillion. These investments were made by investors across 27 regencies and municipalities in West Java. The investments provided employment for 150,577 people and involved 58,112 projects. Total labor absorption in Q4 2025 was higher than that recorded in Q3 2024.

Period	Foreign Direct Investment (FDI)				Domestic Direct Investment (DDI)			Total FDI & DDI		
	Total Projects	Investment (US\$.)	Total Investment (Rp.)	Total Labor	Total Projects	Total Investment (Rp.)	Total Labor	Total Projects	Total Investment (Rp.)	Total Labor
2024 Year										
Quarter I	8.080	2.738.890.400	41.083.372.358.059	37.781	23.569	23.568.893.200.000	48.499	31.649	64.552.355.558.059	86.280
Quarter II	8.856	2.537.114.675	38.056.720.126.188	42.264	29.254	25.612.885.100.000	57.423	38.110	63.669.605.226.188	99.687
Quarter III	10.250	2.173.923.381	32.608.850.717.285	48.077	33.145	23.967.346.200.000	56.501	43.395	56.576.196.917.285	104.578
Quarter IV	10.160	2.522.400.380	37.836.005.696.325	40.101	35.394	28.402.884.478.802	53.061	45.554	66.238.890.175.127	93.162
TOTAL 2024	37.346	9.972.328.836	149.584.948.897.857	168.223	121.362	101.552.008.978.802	215.484	158.708	251.037.047.876.659	383.707
2025 Year										
Quarter I	11.917	2.213.333.004	34.749.328.168.577	39.086	46.490	33.792.460.450.277	51.996	58.407	68.541.788.618.854	91.082
Quarter II	11.671	1.801.450.215	28.823.203.438.384	40.742	79.012	43.673.767.304.083	71.637	90.683	72.496.970.742.467	112.379
Quarter III	12.849	2.209.584.293	35.353.348.683.047	48.256	48.019	41.782.610.901.230	51.752	60.868	77.135.959.584.277	100.008
Quarter IV	11.327	3.003.649.270	48.058.388.314.387	71.318	46.785	30.592.006.428.229	79.259	58.112	78.650.394.742.616	150.577
TOTAL 2025	47.764	9.228.016.782	146.984.268.604.395	199.402	220.306	149.840.845.083.819	254.644	268.070	296.825.113.688.214	454.046
Change (+/-)	10.418	(744.312.054)	(2.600.680.293.462)	31.179	98.944	48.288.836.105.017	39.160	109.362	45.788.065.811.555	70.339
% Growth	27,90%	-7,46%	-1,74%	18,53%	81,53%	47,55%	18,17%	68,91%	18,24%	18,33%

Source : Investment and One-Stop Integrated Services Agency of West Java Province

WEST JAVA REALIZATION OF FDI & DDI BY SECTOR – Q4 2025

FDI			
No	Sector (FDI)	Investment (IDR)	Share (%)
1	Manufacturing	36,718,710,081,826	76.40
2	Information and Communication	4,803,521,735,508	10.00
3	Real Estate	2,795,763,724,126	5.82
4	Electricity, Gas, Steam, and Air Conditioning Supply	1,316,340,226,943	2.74
5	Accommodation and Food Service Activities	776,628,587,619	1.62
6	Professional Activities and Administrative & Support Activities	365,332,552,654	0.76
7	Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles	359,987,084,203	0.75
8	Transportation and Storage	353,146,815,695	0.73
9	Other Services Activities	247,145,659,783	0.51
10	Agriculture, Forestry, and Fishing	199,069,828,228	0.41
11	Construction	58,248,800,241	0.12
12	Water Supply; Sewerage, Waste Management, and Remediation Activities	21,184,590,296	0.04
13	Human Health and Social Work Activities	19,692,333,373	0.04
14	Mining and Quarrying	16,486,026,159	0.03
15	Education	7,128,141,750	0.01
16	Financial and Insurance Activities	2,125,983	0.00
17	Public Administration and Defence; Compulsory Social Security	-	0.00
Total		48,058,388,314,387	100.00

Source : Investment and One-Stop Integrated Services Agency of West Java Province

DDI			
No	Sector (DDI)	Investment (IDR)	Share (%)
1	Manufacturing	9,206,539,646,490	30.09
2	Real Estate	7,539,290,911,121	24.64
3	Information and Communication	2,641,272,200,096	8.63
4	Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles	2,205,687,058,966	7.21
5	Construction	2,162,953,546,231	7.07
6	Transportation and Storage	1,760,840,194,750	5.76
7	Accommodation and Food Service Activities	1,306,942,388,589	4.27
8	Human Health and Social Work Activities	1,267,189,045,121	4.14
9	Electricity, Gas, Steam, and Air Conditioning Supply	813,989,718,087	2.66
10	Agriculture, Forestry, and Fishing	530,140,176,104	1.73
11	Mining and Quarrying	345,190,032,035	1.13
12	Professional Activities and Administrative & Support Activities	311,590,339,615	1.02
13	Other Services Activities	166,875,253,881	0.55
14	Financial and Insurance Activities	125,701,663,407	0.41
15	Water Supply; Sewerage, Waste Management, and Remediation Activities	120,971,309,784	0.40
16	Education	86,832,818,952	0.28
17	Public Administration and Defence; Compulsory Social Security	125,000	0.00
Total		30,592,006,428,229	100.00

Source : Investment and One-Stop Integrated Services Agency of West Java Province

FDI			
No	Sector (FDI)	Investment (IDR)	Share (%)
1	Manufacturing	109,994,884,038,109	74.83
2	Information and Communication	19,390,748,119,710	13.19
3	Real Estate	5,739,358,231,895	3.90
4	Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles	3,725,174,521,776	2.53
5	Electricity, Gas, Steam, and Air Conditioning Supply	2,378,124,855,753	1.62
6	Professional Activities and Administrative & Support Activities	1,890,538,274,469	1.29
7	Accommodation and Food Service Activities	1,442,341,698,354	0.98
8	Transportation and Storage	890,785,805,932	0.61
9	Agriculture, Forestry, and Fishing	467,513,307,272	0.32
10	Other Services Activities	386,527,977,063	0.26
11	Water Supply; Sewerage, Waste Management, and Remediation Activities	218,362,705,335	0.15
12	Human Health and Social Work Activities	188,317,573,088	0.13
13	Mining and Quarrying	151,213,210,086	0.10
14	Construction	106,581,487,824	0.07
15	Education	12,416,759,828	0.01
16	Financial and Insurance Activities	1,380,037,901	0.00
17	Public Administration and Defence; Compulsory Social Security	-	0.00
Total		146,984,268,604,395	100.00

Source : Investment and One-Stop Integrated Services Agency of West Java Province

DDI			
No	Sector (DDI)	Investment (IDR)	Share (%)
1	Manufacturing	48,961,056,834,512	32.68
2	Real Estate	27,560,460,389,902	18.39
3	Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles	13,162,850,766,380	8.78
4	Information and Communication	10,967,645,072,887	7.32
5	Construction	8,823,968,307,199	5.89
6	Transportation and Storage	8,329,508,122,283	5.56
7	Accommodation and Food Service Activities	7,658,488,755,528	5.11
8	Human Health and Social Work Activities	7,276,632,065,296	4.86
9	Electricity, Gas, Steam, and Air Conditioning Supply	7,041,434,235,856	4.70
10	Other Services Activities	2,968,571,894,631	1.98
11	Mining and Quarrying	2,242,863,265,830	1.50
12	Professional Activities and Administrative & Support Activities	1,603,737,856,178	1.07
13	Agriculture, Forestry, and Fishing	1,532,857,046,947	1.02
14	Water Supply; Sewerage, Waste Management, and Remediation Activities	1,235,267,062,670	0.82
15	Education	277,829,412,606	0.19
16	Financial and Insurance Activities	197,673,505,114	0.13
17	Public Administration and Defence; Compulsory Social Security	490,000	0.00
Total		149,840,845,083,819	100.00

Source : Investment and One-Stop Integrated Services Agency of West Java Province



TOTAL INVESTMENT VALUE
USD 3.003.649.270 Billion,
or Rp48.058.388.314.387
Trillion

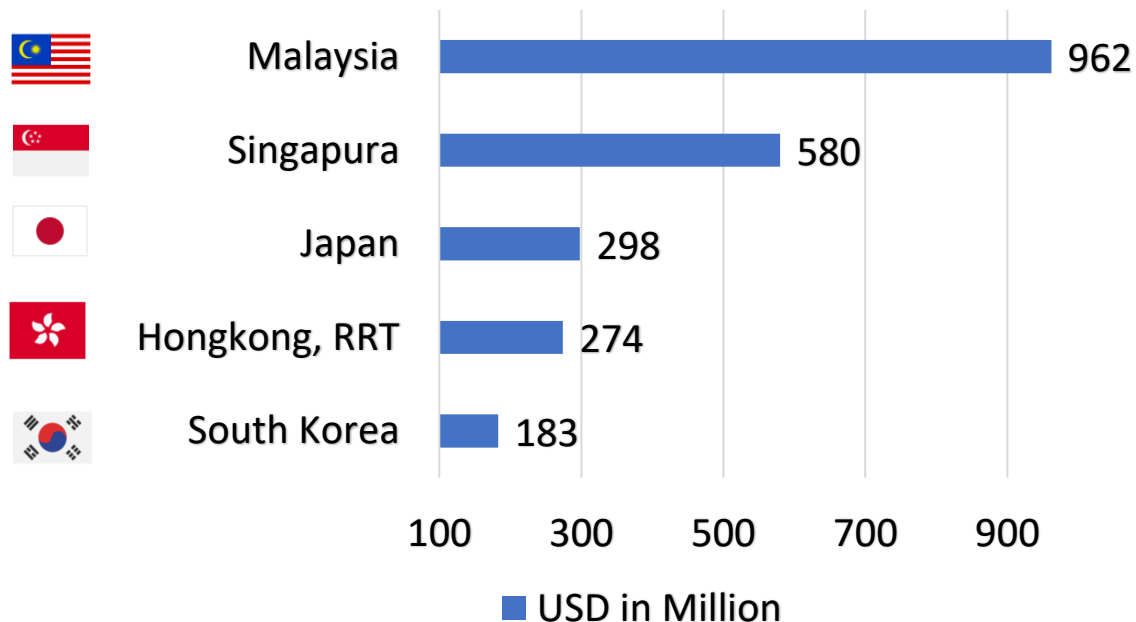


NUMBERS OF PROJECTS
11.327 projects



LABOR ABSORPTION
71.318 people

Investment Realization



Source : Investment and One-Stop Integrated Services Agency of West Java Province



TOTAL INVESTMENT VALUE
USD 29,186,516,788 Billion,
or Rp146.984.268.604.395
Trillion

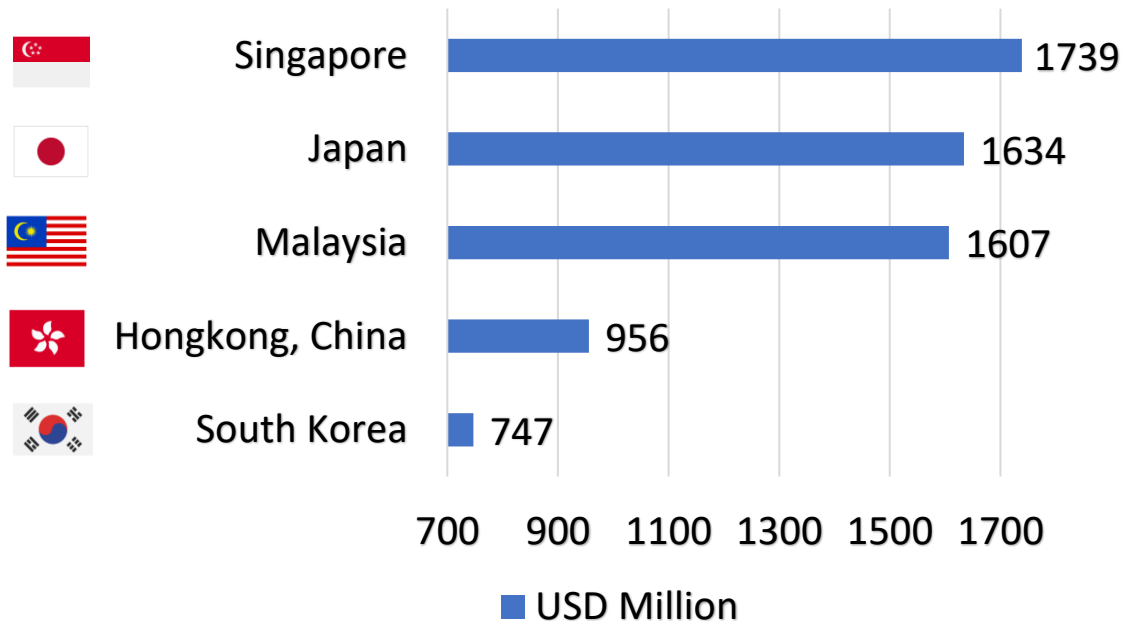


NUMBER OF PROJECTS
47,764 projects



LABOR ABSORPTION
199,402 people

Investment Realization



Source : Investment and One-Stop Integrated Services Agency of West Java Province

The average minimum wage in West Java for the period of 2025 is around Rp 3,809,559.63 (USD 227.84) per month.

Bekasi City has the highest minimum wage, at Rp 5,999,443 (USD 358.82) per month.

Pangandaran City has the lowest minimum wage, at Rp 2,351,250 (USD 140.63) per month.

Industrial zones & major cities have the highest minimum wages

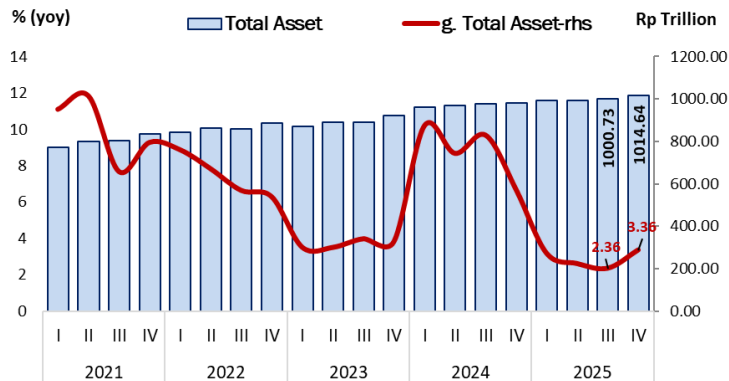
Exchange rate (JISDOR USD-IDR) : IDR 16,720
as of Dec 31, 2025

City/Region	2026	
	Rp	USD
Bekasi City	Rp 5,999,443	\$ 358.82
Bekasi Regency	Rp 5,938,885	\$ 355.20
Karawang Regency	Rp 5,886,853	\$ 352.08
Depok City	Rp 5,522,662	\$ 330.30
Bogor City	Rp 5,437,203	\$ 325.19
Bogor Regency	Rp 5,161,769	\$ 308.72
Purwakarta Regency	Rp 5,052,856	\$ 302.20
Bandung City	Rp 4,737,678	\$ 283.35
Cimahi City Regency	Rp 4,090,568	\$ 244.65
Bandung Barat Regency	Rp 3,984,711	\$ 238.32
Bandung Regency	Rp 3,972,202	\$ 237.57
Sumedang Regency	Rp 3,949,856	\$ 236.24
Sukabumi Regency	Rp 3,831,926	\$ 229.18
Subang Regency	Rp 3,737,482	\$ 223.53
Cianjur Regency	Rp 3,316,191	\$ 198.34
Sukabumi City	Rp 3,192,807	\$ 190.96
Tasikmalaya City	Rp 2,980,336	\$ 178.25
Indramayu Regency	Rp 2,910,254	\$ 174.06
Cirebon Regency	Rp 2,880,798	\$ 172.30
Cirebon City	Rp 2,878,646	\$ 172.17
Tasikmalaya Regency	Rp 2,871,874	\$ 171.76
Majalengka Regency	Rp 2,595,368	\$ 155.23
Garut Regency	Rp 2,472,227	\$ 147.86
Ciamis Regency	Rp 2,373,644	\$ 141.96
Kuningan Regency	Rp 2,369,380	\$ 141.71
Banjar City	Rp 2,361,241	\$ 141.22
Pangandaran Regency	Rp 2,351,250	\$ 140.63

Source : Decree of the Governor of West Java Number 561.7/Kep/862-Kesra/2025

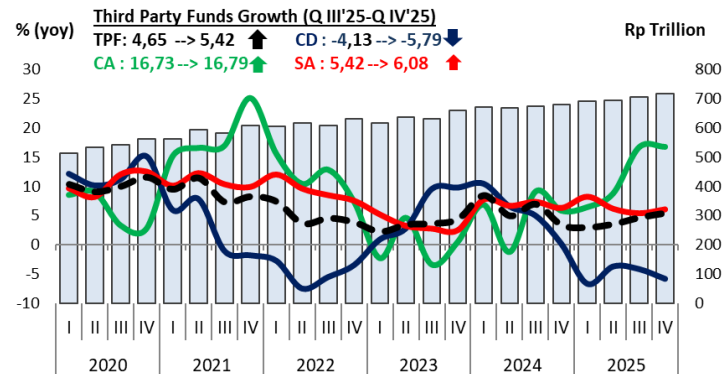
The resilience of the banking sector remains solid, supported by strong capital and adequate liquidity

Bank Asset Growth



Source : Commercial Bank Monthly Report, Bank Indonesia

Third Party Funds

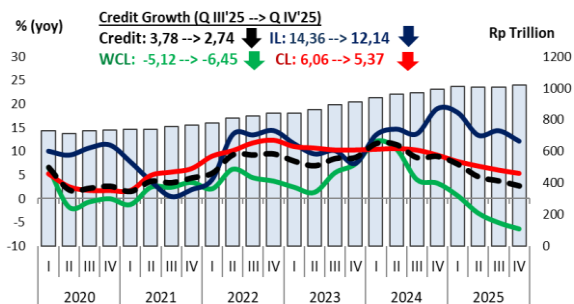


Source : Commercial Bank Monthly Report, Bank Indonesia

- In Q4 2025, banking assets in West Java reached IDR 1,014.64 trillion, growing by 3.36% (yoy), higher than the 2.56% (yoy) recorded in the previous quarter.
- Third-party funds (DPK) of commercial banks grew by 5.42% (yoy), lower than the previous period's 4.65% (yoy), mainly due to contraction in deposit components.
- The increase in banking assets and the sustained growth of third-party funds indicate strong capital and adequate liquidity in the banking sector. This improved liquidity is expected to support higher credit disbursement and reinforce Bank Indonesia's pro-growth policies.

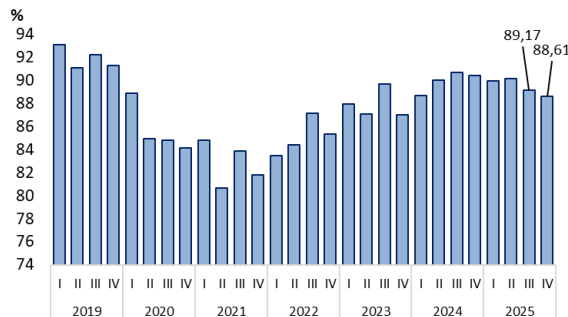
Financial system stability in West Java remains solid, with ample room to support economic growth. Banking credit growth needs to be further strengthened to sustain the economic momentum

Bank Credit Growth



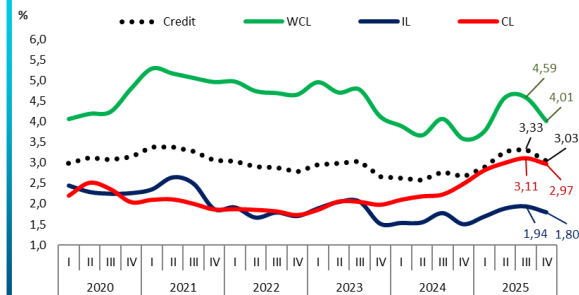
Source : Commercial Bank Monthly Report, Bank Indonesia

Loan to Deposit Ratio



Source : Commercial Bank Monthly Report, Bank Indonesia

Non-Performing Loan



Source : Commercial Bank Monthly Report, Bank Indonesia

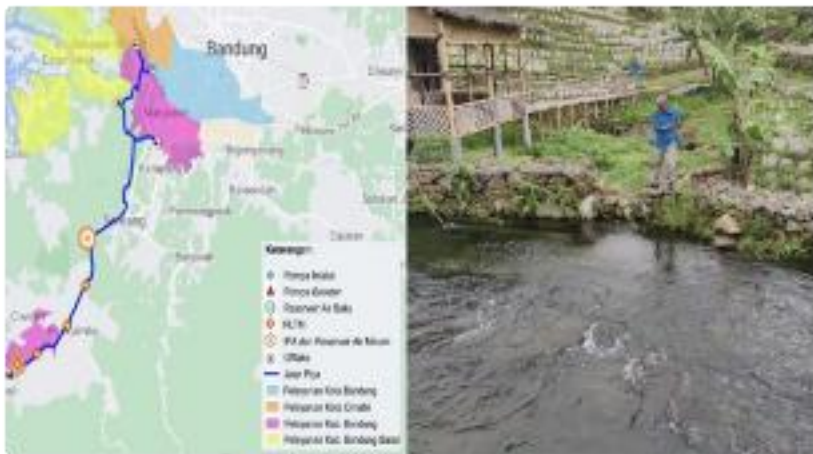
- Credit growth in Q4 2025 stood at 2.74% (yoy), lower than the previous quarter's growth of 3.78% (yoy). Credit growth in West Java remains below the national target range of 8–11% (yoy) and needs to be accelerated.
- A slowdown occurred in investment loans (IL) and consumption loans (CL), while working capital loans (WCL) contracted during the reporting period.
- In Q4 2025, the loan-to-deposit ratio (LDR) stood at 88.61%, slightly lower than the previous quarter's 89.17%. This indicates that there is still room to further optimize credit distribution going forward. KLM policies and macroprudential easing measures aim to encourage bank lending to priority sectors, supporting economic growth and job creation.
- In terms of credit quality, banking credit risk in West Java—as indicated by the gross NPL ratio—remains well within the prudential threshold of 5%. The gross NPL ratio improved, declining from 3.33% to 3.03%.

3

INVESTMENT PROJECTS READY TO OFFER (IPRO)

1. [Sinumbra Regional Water Supply Project](#)
2. [Regional Waste Treatment and Final Processing Site of Greater Cirebon](#)
3. [Regional Waste Treatment and Final Processing Site of Greater Lulut Nambo](#)
4. [Rubber Factory Development Investment](#)
5. [Subang Smartpolitan](#)
6. [Mixed Use Commercial Area \(MUCA\)](#)
7. [E-Commerce Hub of Indonesia](#)
8. [Construction of an Integrated Poultry Processing Industry](#)
9. [Modern Rice Milling Unit](#)
10. [Clean Water Services for Patimban Port Area & Surroundings](#)
11. [Optimizing the Water Supply System in Jatiluhur District](#)
12. [Bandung Metropolitan Urban Railway](#)
13. [Bungko Lor For All Seasons Salt Farm & Manufacturing](#)
14. [Light Rail Transit \(LRT\) Bandung Regency](#)
15. [Geothermal Working Area of Galunggung](#)
16. [Geothermal Working Area of Tampomas](#)
17. [Patimban Industrial Estate](#)
18. [Jatiluhur Industrial Smart City \(JISC\)](#)
19. [Kertajati International Industrial Estate Majalengka \(KIEM\)](#)
20. [Bogor Tramway Project](#)
21. [Karawang New Industrial City](#)

22. [Mandala Pratama Industrial City](#)
23. [Artha Industrial Hill](#)
24. [Lion Industrial Estate](#)
25. [Cikembar Industrial Estate](#)
26. [SEZ MNC Lido City](#)
27. [Jababeka Industrial Park](#)
28. [Electric Motor Industry for Electric Vehicles](#)
29. [Zero Waste Mangosteen Product Processing Factory](#)
30. [Tube Ice Machines Investment](#)
31. [Cirebon Salt Center](#)
32. [Integrated Frozen Food Processing Plan Project](#)
33. [Public Street Lighting Development in Pangandaran Regency](#)
34. [Sintas Tasikmalaya Palm Sugar Industry Center](#)
35. [Sari Medika Resort: Indonesia's Most Comprehensive Medical Wellness Tourism](#)
36. [Sari Senior Resort: Luxury Senior Village with Private Onsen Pools and Integrated Health & Wellness Services](#)
37. [Integrating Organic Farming Development within a Circular Economy Framework](#)
38. [Jaguarmil: Corn Flour Factory for Animal Feed Project](#)
39. [Public Street Lighting Development in Bandung City](#)
40. [Sudirman Social & Padel Super Court](#)
41. [Salt Washing Plant](#)



Project Description

The Sinumbra Regional Water Supply Project targeted to served 125.000 household in Bandung Metropolitan Area. 1200 lps capacity with 57,7 km main pipe to deliver bulk water from the Sinumbra springs to Bandung Metropolitan Area. The business entity finance design, construction, and operate the upstream system into the offtake point, located in 4 municipalities.

Key Investment Highlight

Location

Coverage Bandung District, West Bandung District, Cimahi City & Bandung City

Estimated Investment Value

USD 75,8 M

Total Area/Land Status

4 Ha, owned by local residents

Business Scheme

PPP Unsolicited / Design – Build – Finance – Operate –Maintenance – Transfer (DBFOMT)

Project Owner

West Java Provincial Housing and Settlement Agency

Financial Feasibility

IRR: 11,72%
Concession Period : 3 years after COD, 2 years construction period
Water Tariff : Rp. 3,700/m3 (bulk water)
IRR: 11,72%Concession
Period : 3 years after COD, 2 years construction period
NPV: IDR 309.99 Billion

Project Owner Profile

West Java Provincial Housing and Settlement Agency carries out government affairs in the field of housing and residential areas, and the field of land including housing, settlement infrastructure, residential areas and land within the authority of the Provincial Region. The agency also carries out deconcentration tasks and carries out assistance tasks in accordance with their fields of duty, based on statutory decisions.

Contact Person

Name : Indira Maha
Occupation : West Java Provincial Housing and Settlement Agency
Phone : +62 852-2002-0758
Email : airminumdiperkim@jabarprov.go.id





Project Description

Regional Waste Treatment and Final Processing Site of Greater Cirebon carried out in order to assist waste management in the City of Cirebon, District of Cirebon and District of Indramayu (based on MoU in 2017) with a waste management capacity of 1000 tons perday using technology that produces RDF as output.

This project used Direct Assignment to a Provincial Owned Company (BUMD) as a business scheme. Potential income is obtained from Service Compensation (Kompensasi Jasa Pelayanan- KJP) and selling RDF to PT. Indocement Tunggal Prakarsa, Palimanan.

In addition, this project requires Feasibility Study from a party who had the experience and competencies.

Key Investment Highlight

Location	Coverage Indramayu District,Cirebon District & Cirebon City
Estimated Investment Value	IDR 553 Billion or USD 34,57 Million
Total Area/Land Status	35,21 Ha/Forest Area Usage Approvals (Persetujuan Penggunaan Kawasan Hutan-PPKH)
Business Scheme	PPP Solicited or Direct Assignment to Provincial Owned Company (BUMD)
Project Owner	West Java Provincial Enviromental Agency
Financial Feasibility	Concession Period : 25 years Projected Income : Tipping Fee (130,000/ton) and RDF from Cement Industry IRR : 16,58 % NPV : USD 30.402 Million or IDR 486 Billion Payback Period : 8 years on Pre-Feasibility Study

Project Owner Profile

West Java Provincial Environmental Agency is responsible for coordination, and oversight of the Regional Waste Management Project. The agency acts on behalf of the regional government to ensure the project aligns with environmental policies, sustainability goals, and waste management regulations at both national and regional levels.

Contact Person

Name : Ai Saadiyah Dwidaningsih, S.T.,M.T
 Occupation : West Java Provincial Environmental Agency
 Phone : (022) – 4204871
 Email : dlh@jabarprov.go.id





Project Description

Regional Waste Treatment and Final Processing Site of Greater Lulut Nambo carried out in order to assist waste management in the Bogor District. Project capacity around 1800-2300 ton/day.

According to AMDAL using MBT Technology with final output RDF. Potential income is obtained from Service Compensation (Kompensasi Jasa Pelayanan - KJP) and selling RDF to PT. Indocement - Gunung Putri.

Key Investment Highlight

Location

Coverage Bogor District & Bogor City, Depok City, South Tangerang

Estimated Investment Value

IDR 600 Billion or USD 37,5 Million

Total Area/Land Status

55 Ha/Forest Area Usage Approvals (Persetujuan Penggunaan Kawasan Hutan-PPKH)

Business Scheme

PPP Solicited or Direct Assignment to Provincial Owned Company (BUMD)

Project Owner

West Java Provincial Environmental Agency

Financial Feasibility

Concession Period : 25 years

Projected Income : Tipping Fee (125,000/ton) and RDF from Cement Industry
IRR : 18%

Payback Period : 7 years 6 month based on Pre-Feasibility Study

Project Owner Profile

West Java Provincial Environmental Agency is responsible for the strategic planning, coordination, and oversight of the Regional Waste Management Project. The agency act son behalf of the regional government to ensure the project aligns with environmental policies, sustainability goals, and waste management regulations at both national and regional levels.

Contact Person

Name : Ai Saadiyah Dwidaningsih, S.T.,M.T
Occupation : West Java Provincial Environmental Agency
Phone : (022) – 4204871
Email : dlh@jabarprov.go.id





Project Description

PT Agronesia plans to increase machine capacity by expanding the factory area to new location. The location is at Kertajati International Industrial Estate Majalengka (KIEM). To meet the market demand for rubber industry which is greater than the current capacity, while also supporting the realization of a new product lines of conveyor belts, haul truck tire, rubber fender & vulcanizing airplane tire, and the company's plan to absorb more natural rubber from West Java Province, PT Agronesia is motivated to relocate the Inkaba factory in order to expand its business scale. Currently, INKABA produces rubber engineering products to meet the needs of: mining sector, transportation sector, military sector and customized orders.

Key Investment Highlight

Location

Kertajati International Industrial Estate Majalengka (KIEM)

Estimated Investment Value

IDR 252.313 Million or USD 15.17 Million

Total Area/Land Status

1,6 Ha/ rented land

Business Scheme

Business to Business/ Open for Discussion

Project Owner

PT MUJ Energi Indonesia

Financial Feasibility

IRR : 18,24%
 NPV : IDR 62.602.072.904 or USD 3.854.938
 Payback Period : 8,2 years

Project Owner Profile

PT. Agronesia (Perseroda) is a regional state-owned company of West Java Province operating in the technical rubber goods industry (Inkaba), Ice Industry (Saripetojo), Food and Beverage Industry (BMC). In carrying out its operations, PT Agronesia prioritizes norms of integrity and professionalism, so that product quality is a top priority for customer satisfaction.

Contact Person

Name : Widia Bagja
 Occupation : Vice President Operations Agronesia
 Phone : +62 813 2121 2050
 Email : widiabagja@ptagronesia.com & wididh@gmail.com





Project Description

Subang Smartpolitan is an integrated development with a complete ecosystem to accommodate work, live, learn, and play. This smart and sustainable city offers industrial area, commercial, entertainment, residential and education area.

Located in the heart of Java Industrial Corridor, the 2,700 Ha development has direct access to the new Patimban Seaport and Cikopo-Palimanan (Cipali) toll road. The project is also directly connected to Trans-Java toll road, West Java International Airport and the planned Jakarta-Surabaya High-Speed Train.

Adoption of technology and IoT ables Smartpolitan to host advanced manufacturing practices and balanced living. The project aims to enhance efficiency, effectiveness, and security through technology and IoT.

Key Investment Highlight

Location

Subang, West Java Province.

Estimated Investment Value

IDR 5 Trillion or USD 312.5 Million

Total Area/Land Status

2,700 Hectares (HGB)

Business Scheme

Industrial, commercial (foreducation, healthcare, office, hotel,apartment) and residential sales

Project Owner

PT Suryacipta Swadaya

Financial Feasibility

NDA

Project Owner Profile

PT Suryacipta Swadaya (est. 1990) is a member of PT Surya Semesta Internusa Tbk (SSIA), also known as Surya Internusa Group, one of the longest established business groups in Indonesia.

Contact Person

Name :Ms. Binawati Dewi (Sales Manager)
Occupation : Salesa Manager Subang Smartpolitan
Phone : (+62) 812 8236 791
Email : binawati.dewi@suryacipta.com





Key Investment Highlight

Location	Kertajati International Airport - Majalengka City
Estimated Investment Value	IDR 1.50 Trillion or USD 92 Million
Total Area/Land Status	± 22,5 Ha / Owned
Business Scheme	Land Rent & Concession
Project Owner	PT. BIJB (Perseroda)
Financial Feasibility	NPV : 5,38 Million USD IRR : 10,6% Payback Periode: 10 years

Project Description

MIXED USE COMMERCIAL AREA (MUCA) is an area that provides a variety of commercial facilities. Located in the middle of the airport area, this area consists of 3-Star, 5-Star Hotels, Parking Building, Convention Hall, Leisure Mall, Concourse, Train Station and Mosque which is directly integrated with the Terminal Building. With an area of ± 22.5 Ha, this area has a unique concept that is not owned by any Commercial Area within a radius of 150 Km from the Kertajati Airport Area.

Project Owner Profile

PT. BIJB is one of the airport companies in Indonesia which is a Regional Owned Enterprise under Local Government of West Java Province.

Contact Person

Name : PT. BIJB
 Occupation : West Java Own State Company
 Phone : (0231) 3000 301
 Email : corsec@bijb.co.id





Project Description

E-COMMERCE HUB OF INDONESIA is one of the areas at the airport designed as the center of aviation logistics services that equipped with warehousing and office facilities with direct access to the airport. The total area of e-commerce hub of Indonesia are 68.4 hectares, this area is planned to serve logistics movements with a capacity of up to 500,000 tonnes per year.

Key Investment Highlight

Location	Kertajati International Airport - Majalengka City
Estimated Investment Value	IDR 1.31 Trillion or USD 81 Million
Total Area/Land Status	± 68,4 Ha / Owned
Business Scheme	Land Rent & Concession
Project Owner	PT. BIJB (Perseroda)
Financial Feasibility	NPV : 33,82 Million USD, IRR : 22,58% Payback Periode: 8 years

Project Owner Profile

PT. BIJB is one of the airport companies in Indonesia which is a Regional Owned Enterprise under Local Government of West Java Province.

Contact Person

Name : PT. BIJB
Occupation : West Java Own State Company
Phone : (0231) 3000 301
Email : corsec@bijb.co.id





Project Description

The establishment of the Integrated Poultry Processing Industry in Ciamis Regency aims to advance the livestock sector and premium commodities by enhancing market access to production centers. As a major poultry supplier, this industry will boost poultry processing capacity by approximately 3% and more. The facility features a conveyor capable of processing 4000 chicken and a cooling/freezer unit with a capacity of 4-5 tonnes. Construction of a Poultry Slaughterhouse, Construction of a Cold Chain System Development of a Poultry Processing Industry.

Key Investment Highlight

Location

Ciharalang Village, Cijeungjing District, Ciamnis Regency

Estimated Investment Value

IDR 40 Billion or USD 1.51 Million

Total Area/Land Status

Industrial Designation Area: 478 Ha Project Building Area: 3,300 m2

Business Scheme

Direct Investment

Project Owner

Ciamis Regency

Financial Feasibility

IRR : 17-22%, NPV : IDR 12 Billion, PP : 3-5 years

Project Owner Profile

Ciamis Regency as an agricultural area has made a major contribution to the provision of food in West Java. There is a guarantee of sustainable provision of food agricultural land based on the principles of togetherness, efficiency, justice and environmental insight to improve the welfare of the community.

Contact Person

Name : Yudi Wahyudi, S.Sos, MM
 Occupation : Ciamis Regency
 Phone : +62 813 2497 2098
 Email : Eyudisteal@gmail.com





Project Description

Modern Rice Milling Unit (RMU) is a rice milling system that utilizes advanced and automated technology that is highly efficient to process paddy into rice. The RMU is built on land and buildings owned by Regional State on Company Agro Sukabumi Mandiri which is located 61 Km from the center of Sukabumi Regency and the distance to the nearest Exit Toll is 90 Km.

Key Investment Highlight

Location	Gemarasa Street, Jampangkulon Village, Jampangkulon Subdistrict, Sukabumi (South Sukabumi Region)
Estimated Investment Value	IDR 92.5 Billion or USD 5.58 Million
Total Area/Land Status	4.767 m2 (Perumda ASM Asset)
Business Scheme	Business to Business (BUMD)
Project Owner	PERUMDA Agro Sukabumi Mandiri (ASM)
Financial Feasibility	Concession Period: 10 years, IRR: 22,1% (5 years), NPV: IDR 30,5 Billion or USD 1,85 Million (5 years), Payback Period: 3 years

Project Owner Profile

Jampangkulon and the surrounding sub-districts are areas dominated by wet and dry land agriculture. PERUMDA Agro Sukabumi Mandiri (ASM) has activities to develop the exploitation of food potential, encourage the acceleration of economic growth, establish, build and/or provide services in the field of pangan, and form and develop business units.

Contact Person

Name : Yuga Gandara
 Occupation : Perumda ASM Kab.Sukabumi
 Phone : +62 857 9333 7799
 Email : yugagandara1980@gmail.com





Project Description

In facing the development of the Patimban Port Area and its surroundings in Subang Regency where the provision of clean water is needed to serve ship tenants, industrial estates and developments in the area around Patimban Port. Regional Public Company Tirta Rangga Subang Regency as one of the BUMDs must be encouraged to provide clean water in Patimban.

Key Investment Highlight

Location	Subang Regency
Estimated Investment Value	IDR 134,2 Billion USD 8.38 Million
Total Area/Land Status	(WT 542 Hectare)
Business Scheme	Build Operate Transfer
Project Owner	Perumda Air Minum Tirta Rangga, Kab. Subang
Financial Feasibility	Projected Income : Take or Pay IRR : 10,9% NPV : IDR 29.9 Milion Payback Period : 11 years ROI : 21,6%

Project Owner Profile

Perumda Air Minum Tirta Rangga Subang Regency serves the fulfillment of clean water for Comprang Subdistrict, Pusakanagara, Pusakaya Subdistrict and Cipunagara Subdistrict through the East Tarum river with an installed debit of 64 l / d with service area coverage still at 46.1%.

Contact Person

Name : Hidayat, ST
 Occupation : Subang Regency
 Phone : +62 85220958182
 Email : nitok2011@gmail.com





Project Description

The Optimization of Water Supply System in Jatiluhur District, Purwakarta Regency project aims to improve the coverage and capacity of clean water services by revitalizing the intake system from Jatiluhur Dam, upgrading the water treatment plant, constructing a reservoir, and developing a 21.38 km pipeline network. The project will utilize water sources from the Ir. H. Djuanda Dam with a capacity of 200 liters per second to serve 9,518 house holds and 4 potential industries, including 2,810 units currently on the waiting list.

Key Investment Highlight

Location

Purwakarta Regency, Cibinong Village, Jatiluhur Subdistrict

Estimated Investment Value

IDR 53,9 Billion or USD 3,37 Million

Total Area/Land Status

Intake + MEP200 liter/second Production capacity200 liter/second Pipeline length 21,380 Km

Business Scheme

Build Operate Transfer (BOT)Business to Business (B2B)

Project Owner

West Java Provincial Housing and Settlement Agency

Financial Feasibility

IRR: 12,5%
Consession Period : 1 years construction, 20 years operation
Investment Return Scheme: Water Tariff

Project Owner Profile

Purwakarta Regency is thriving with significant potential and continuous growth. The local government is dedicated to cultivating a progressive, self-sufficient, and culturally rich "special Purwakarta" through collaborative efforts. Facilitated by the Regional Drinking Water Company Gapura Tirta Rahayu, Purwakarta Regency aims to deliver clean water to both households and industries.

Contact Person

Name : Arif Martanto ST., MT.
Occupation : Purwakarta Regency
Phone : +62 8156101757
Email : go2tart@gmail.com





Project Description

Bandung Metropolitan Urban Railways is the mass transport project would will support metropolitan activity in Metropolitan Bandung and connect Jakarta - Bandung High Speed Railway Station in Tegalluar

Key Investment Highlight

Location

Bandung City & Bandung Regency

Estimated Investment Value

Tegalluar - Gedebage – Leuwipanjang :

CAPEX (USD 926,9), OPEX (USD 357,7)

Babakan Siliwangi – Leuwipanjang – Margahayu :

CAPEX (USD 952,8), OPEX (USD 367,7 M)

Total : USD 2602 Million

Total Area/Land Status

Tegalluar – Gedebage – Leuwipanjang : (175.021 m2);

Babakan Siliwangi – Leuwipanjang – Margahayu : (104.571 m2)

Business Scheme

PPP (Public Private Partnership)

Project Owner

Transportation Agency West Java

Financial Feasibility

Tegalluar – Gedebage – Leuwipanjang :

IRR : 12,14%

Babakan Siliwangi – Leuwipanjang – Margahayu :

RR : 12,13%

Project Owner Profile

The transportation department is a government agency in the West Java province that is responsible for the transportation sector. Its responsibilities of transportation include passenger transportation on land, sea and air as well as intermodal connectivity.

Contact Person

Name : Dr. TATA BINA UDIN, ST, M.SI
Occupation : Head of Railway & Transport Development Division
Phone : +62 815 6017 287
Email : tatabinaudin@gmail.com





Project Description

West Java has 988.48 km coastline. But when comes to the quality production of mineral salts, this region is yet to import all her requirements, of 400,000 Tons. By having 100 Ha of Salt Farm enabling 35,000 Tons production, and 70,000 Tons manufacturing capacity, it helps ease the burden of industrial salts demand, particularly for foods, water treatment, pharma, and chemical industries!

Key Investment Highlight

Location	Bungko Lor Village, Kapetakan Districk, Cirebon Regency
Estimated Investment Value	IDR 250 Billion or USD 15.037 Million
Total Area/Land Status	100 Ha Farm (Cooperative), 5 Ha Plant (Corporate)
Business Scheme	Investment & Partnership
Project Owner	Cirebon Regency
Financial Feasibility	Payback period: 6 years, IRR : 24.5 %, NPV: IDR 143 Billion

Project Owner Profile

Marine and Fisheries Agency administers affairs in the maritime and fisheries sector – covering marine, coastal & small islands (including salts), monitoring marine & fishery resources, fishery catch, aquaculture as well as processing and marketing of fishery products.

Contact Person

Name : Ir. Ayu Dyah Purwaningsih, M.Si.
Occupation : Mariane and Fisheries Regency
Phone : +62 811 2274 749
Email : kelautandkpjabar@gmail.com





Project Description

Bandung ranks first as the most congested city in Indonesia, with an average travel time of 32 minutes and 37 seconds per 10 kilometers and a congestion level reaching 48%. **Globally, Bandung is ranked 12th among the world's most congested cities.**

The social and economic growth in the Greater Bandung Metropolitan Area has driven an increase in public mobility, which in turn has led to greater demand for safe, comfortable, and efficient mass public transportation services in Bandung Regency. Consequently, the development of a reliable and efficient transportation system, such as the Bojongsoang-Tegalluar Light Rail Transit (LRT) Project, has become a strategic priority.

Key Investment Highlight

Location

Bandung Regency, West Java

Estimated Investment Value

IDR 16 Trillion or USD 962.4 Million

Total Area/Land Status

Service Crossings : 21 LRT Corridors : LP 1, line from Tegalluar St – Telkom Univ. For 9.793 km, LP 2 line from St Telkom Univ – St. Baleendah Along 4.301 km, LP 3 line from Baleendah St – Majalaya 2 Station for 14.659 km, LP 4 line from Majalaya 2 St – Tegalluar St for 13.280 km.

Business Scheme

PPP (Public-Private Partnership)

Project Owner

Bandung Regency

Financial Feasibility

Payback period: 30 year, IRR : 11 %, NPV: IDR 30,5 Billion

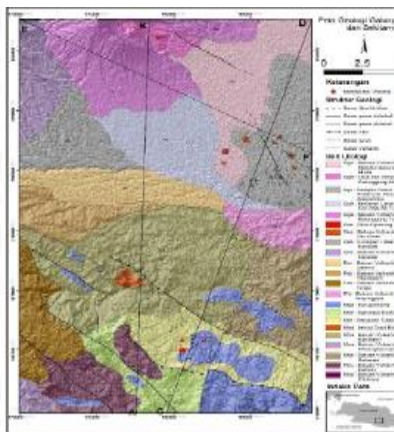
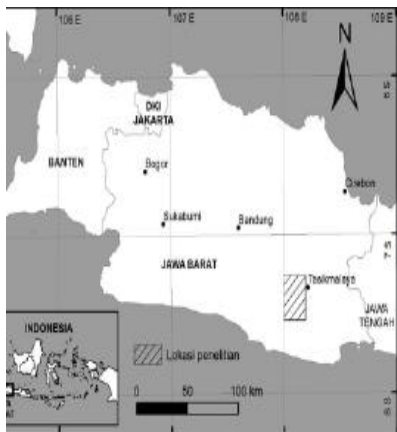
Project Owner Profile

The Bandung Regency Transportation Agency (Dishub) is a regional device that has the main task of planning, regulating, implementing, and supervising policies in the field of transportation and transportation in the Bandung Regency area.

Contact Person

Name : ISNURI WINARKO, A.Md.LLAJ.,S.SiT.,MM.
Occupation : -
Phone : +62 813 2042 5793
Email : isnuriwinarko@gmail.com





Key Investment Highlight

Location

Tasikmalaya & Garut Region and Tasikmalaya City, West Java

Estimated Investment Value

IDR 4,4 Trillion
USD 275 Million (est. 5 MUSD/MW for 55 MW)

Total Area/Land Status

57.330 ha (Working Area)

Business Scheme

Auction/Tender
Geothermal Exploration and Energy Development Agreement (GEEDA) with PT PLN (incl. Power Purchase Agreement)

Project Owner

The Directorate of Geothermal, Ministry of Energy and Mineral Resources (MEMR) Indonesia

Financial Feasibility

Currently is studied (detailed survey) under the work of MEMR

Project Description

GWA Galunggung is established in 2014 based on preliminary survey conducted by PT Energi Kinan Internasional, with very adequate data and information from geological, geochemical, and geophysical surveys. Galunggung's potential is estimated at 220 MW with a reservoir temperature of 225° C.

The heat source of the geothermal system in the Galunggung prospect is Mt. Galunggung and possibly Mt. Kencana. The pattern of low resistivity anomalies in the south of Galunggung Crater, which is a clay rock resulting from hydrothermal alteration, has the potential to be the host rock for the geothermal system in Galunggung. The Galunggung prospect reservoir is estimated to be under and following the pattern of the host rock. Based on Montecarlo calculations, with a 50% probability, the total geothermal potential of Mt. Galunggung is 220 MW.

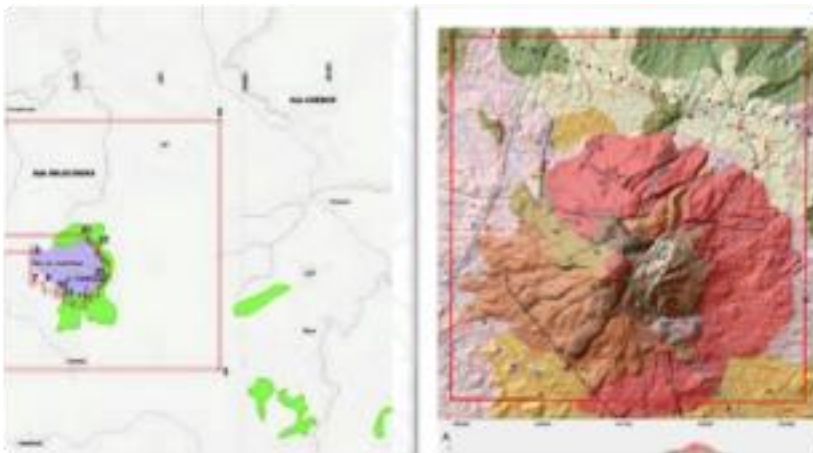
Project Owner Profile

The Directorate of Geothermal under the MEMR has the authority to manage and supervise geothermal business in Indonesia. One of its duties is to issue geothermal permits from the GWA tender process. Geothermal permits are used by developers to develop geothermal resources into electricity that will be sold to PLN (national electricity company).

Contact Person

Name : Sarman Hutajulu
Occupation : Directorate of Geothermal, MEMR
Phone : +62 812-1008-7523
Email :





Project Description

GWA Tampomas is established in 2013 based on preliminary survey conducted by Geological Agency (MEMR), with very adequate data and information from geological, geochemical, and geophysical surveys. Tampomas's potential is estimated at 32 MW with a reservoir temperature of 175 oC.

The heat source of the geothermal system in the Mount Tampomas geothermal area is thought to have formed from partial melting of subduction that began in the Plio-Pleistocene. The geological structure of Gunung Tampomas is closely related to compression tectonics in the south of Java Island in subduction with relatively north-south and southwest-northeast main stress directions. This thrust direction forms the Sumedang Fault, which controls the emergence of geothermal manifestations on Gunung Tampomas

Key Investment Highlight

Location	Sumedang and Subang Region, West Java
Estimated Investment Value	USD 160 Million (est. 5 MUSD/MW for 32 MW) IDR 2.56 Trillion
Total Area/Land Status	27.010 ha (Working Area)
Business Scheme	Auction/Tender Geothermal Exploration and Energy Development Agreement (GEEDA) with PT PLN (incl. Power Purchase Agreement)
Project Owner	The Directorate of Geothermal, MEMR
Financial Feasibility	Currently is studied (detailed survey) under the work of MEMR

Project Owner Profile

The Directorate of Geothermal under the MEMR has the authority to manage and supervise geothermal business in Indonesia. One of its duties is to issue geothermal permits from the GWA tender process. Geothermal permits are used by developers to develop geothermal resources into electricity that will be sold to PLN (national electricity company).

Contact Person

Name : Sarman Hutajulu
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Project Description

Patimban Industrial Estate spans over 605 hectares and is strategically located 2 km from the Patimban Seaport, with direct connectivity to the upcoming Patimban Access Toll Road for efficient access to major Indonesian cities and economic hubs. Combined with advanced infrastructure and experienced Estate Management concept, Patimban Industrial Estate plays a vital role in supporting national industrial growth and global supply chain connectivity.

Designated as one of Indonesia's National Strategic Projects and currently in the process of becoming a Special Economic Zone (SEZ), Patimban Industrial Estate focuses on industries such as downstream petrochemical, electronics, semiconductor, and EV spare part.

Key Investment Highlight

Location

Patimban, Subang Regency, West Java

Estimated Investment Value

Pricing land: start from IDR 2.15 Million PSM

Total Area/Land Status

Available area: 423 ha

Business Scheme

-

Project Owner

Patimban Industrial Estate

Financial Feasibility

-

Project Owner Profile

Idola is the real estate arm of the Barito Pacific Group, a diversified conglomerate with operations in the petrochemical and energy sectors. The company develops and manages a broad portfolio of office buildings, industrial estates, hotels, and residential properties across Indonesia.

Griya Idola's competitive edge lies in its strong design, development, and operational expertise, supported by the substantial asset base and extensive market network of the Barito Pacific Group.as

Contact Person

Name : Fandy Puriandi
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Project Description

Jatiluhur Industrial Smart City (JISC) is a new industrial city in Purwakarta Regency, West Java with the total area of approximately 1200 ha, consisting of 900 ha of Industrial Area and 300 ha of Residential & Commercial Area. One of the most notable features of JISC is its excellent location adjacent to 2 highways of Cipularang and JAPEK 2 Selatan, which connect Jakarta and other major cities as well as logistics infrastructures.

Located at 76 km east from Jakarta and 51 km west from Bandung City, 2 international seaports and 4 international airports developed in these areas are available. As land stock in existing industrial parks near Jakarta becomes scarce, JISC is attracting attention as a new destination for manufacturing and logistics businesses.

Key Investment Highlight

Location	Jl. Industri, Desa Hegarmanah, Kecamatan Babakancikao, Kab. Purwakarta
Estimated Investment Value	IDR 3.3 Trillion or USD 206 Billion
Total Area/Land Status	±1,200 Ha (±900 Ha Industrial, Area and ±300 Ha Residential and Commercial Area)
Business Scheme	Industrial Land Selling
Project Owner	PT. Multi Optimal Sentosa (PT. MOS)
Financial Feasibility	To Be Confirm

Project Owner Profile

PT. Multi Optimal Sentosa (PT. MOS) is a subsidiary company of one of the leading FMCG companies in Indonesia. PT. MOS was established in 2010 in order to develop the JISC, and started the development in 2019 through a thorough preparation period. Parent company's experience as a manufacture is inspired into this project.

Contact Person

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JISC
JATILUHUR INDUSTRIAL SMART CITY



Project Description

KERTAJATI INTERNATIONAL INDUSTRIAL ESTATE MAJALENGKA(KIEM) in the first stage of development occupied 400 Ha of land will become one the most sophisticated and leading International Industrial Estate in the fast growing West Java province.

The KIEM International Industrial Estate offers to International and Domestic Investors the most strategic location within The REBANA Metropolitan region of West Java, sophisticated and technology based Industrial Estate, surrounded by near proximity of major Cities, major metropolitan areas, major other Industrial estates and mostly major Trans-Java Toll Roads, Kertajati International Airport and Patimban Deep Sea Port.

It is the best opportunities to all potential investors to join with KIEM International Industrial Estate so that we could be together "Turning Opportunity into Reality"

Key Investment Highlight

Location	Exit Toll Kertajati - KM 158Cipali, Jl Raya Kertajati KM 5, Majalengka
Estimated Investment Value	IDR 4,9 Trillion USD 306 Million
Total Area/Land Status	400 HA / HGB
Business Scheme	Industrial & Bussiness Area lot for Sale
Project Owner	Tirta Gemah Ripah
Financial Feasibility	NDA

Project Owner Profile

PT. Dwipapuri Abadi, established in 1989, is the developer of the Dwipapuri Abadi Industrial Estate in Rancaekek, covering approximately 200 hectares and home to both international and local companies. The company has recently launched the Kertajati International Industrial Estate Majalengka (KIEM), a new strategic estate located just 5 minutes from the Kertajati Toll Gate, directly connected to the Trans-Java Toll Road. Current tenants include ON Cloud, Pesta Pora Abadi (Mie Gacoan), and companies from Vietnam, China, and South Korea.

Contact Person

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Project Description

Bogor City is launching a new tram system called TRAMPAKUAN to address transportation issues. The first phase, Line 1, will be a 8-kilometer loop with 18 stations connecting key landmarks. It features a single track section around the botanical gardens and presidential palace, transitioning to a double track towards the depot along the Jagorawi toll road. The line will integrate with the LRT Jabodebek, commuter bus, and railway stations.

Ten trams are expected to carry over 17,000 passengers daily, reducing city transport traffic. The demand is projected to grow over 23,000 passengers by 2040. The 30-meter trams will have a capacity of over 200 passengers each and will be powered by overhead lines, except for a 900-meter section near the presidential palace where batteries will be used. A depot with additional space for future trams and a park & ride development is also planned.

Key Investment Highlight

Location

Core of Bogor City, Linked to the future LRT Jabodebek (at Baranangsiang) and the commuter railway station connecting slot of double track

Estimated Investment Value

IDR 1.69 Trillion or USD 106 Million

Total Area/Land Status

Located at the core of the city, TRAMPAKUAN's proposed Line 1 is Eight (8) kilometers long and wit Eighteen (18) Stations that connect the key, most touristic and economic landmarks of the city

Business Scheme

Direct Investment

Project Owner

Bogor City Government

Financial Feasibility

Concession period: 25 years, IRR : 14%

Project Owner Profile

Topographical position of Bogor City in the midst of Bogor Regency, along with its proximity to the national capital, presents a strategic potential for economic development and growth.

The presence of the Bogor Botanical Gardens, which houses the Bogor Palace in the city center, is a tourist destination, and Bogor's location along the tourist route to Puncak-Cianjur is also a strategic potential for economic growth.

Contact Person

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Occupation : Bogor City Government
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Key Investment Highlight

Location

West Karawang, Karawang Regency, West Java

Estimated Investment Value

-

Total Area/Land Status

380 HA. Phase 1: 205 Ha

Business Scheme

-

Project Owner

Karawang New Industry City

Financial Feasibility

-

Project Description

Karawang New Industry City positions itself as an important manufacturing hub and an advanced technology innovation center of Indonesia. The first stage of the project covers an area of 205 hectares, including amenities such as industrial parks, one-stop industry service centers, as well as facilities such as water plants, sewage disposal plants, power distribution stations, natural gas distribution, roads, and greenery landscape.

We already signed 22 tenants in EV Battery, including PT HLI Green Power and PT CATL also tenants in food, medical, logistics and construction industries. We invite manufacture companies to expand their business to Karawang New Industry City.

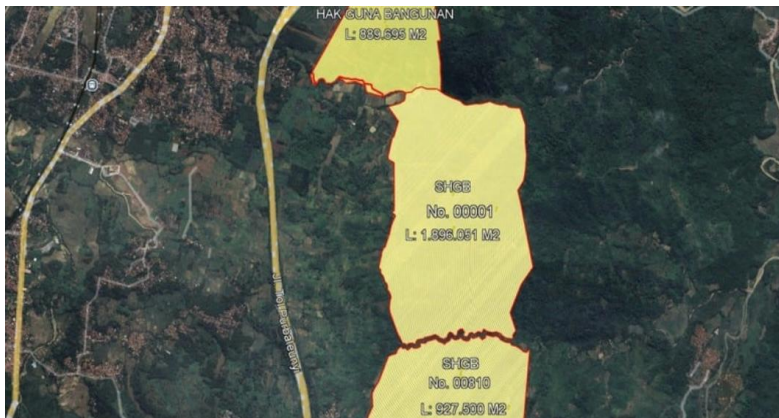
Project Owner Profile

Karawang New Industry City is a global leading end-to end master planner, creator and operator of full-scale New Industry Cities with its international headquarters based in Singapore.

Contact Person

Name : Frank Sun
Occupation : General Manager
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Project Description

Our company, in the industrial area development plan, has a location permit of 2000 ha, but the land we have cleared is +/- 371 ha.

Area Sukajaya sub-district : 889,695 M2

Area Sukatani sub-district : 1,896,051 M2

Area Pasirmunjul sub-district : 927,500 M2.

Total Area : 3,713,246 M2

Key Investment Highlight

Location

Sukajaya, Sukatani and Pasir Munjul sub-districts, Sukatani district, Purwakarta regency

Estimated Investment Value

± IDR 1 Trillion or, USD 60.15 Million, Currency 1 USD = IDR 16.625

Total Area/Land Status

± 371 ha

Business Scheme

-

Project Owner

PT Mandalapratama Permai

Financial Feasibility

-

Project Owner Profile

Our company is planning to expand its business. With the PT. Mandalapratama Permai industrial estate project in Cikampek almost finished, we are looking to further develop land in Purwakarta, another location in West Java. We have considerable experience developing Industrial Estate, which spans about 278 hectares and hosts multiple tenants. PT. MP manages the Estate.

Contact Person

Name : Mira dan Bagaskoro
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Project Description

Artha Industrial Hill is a modern integrated industrial estate strategically located in Karawang, West Java. The development is designed to support manufacturing, logistics, and data center industries with complete infrastructure, reliable utilities, and easy access to major toll roads and ports.

The estate offers ready-to-build industrial lots, warehouses, and customized facilities supported by professional estate management, sustainable utilities, and a secure environment. Artha Industrial Hill aims to create a smart, efficient, and environmentally friendly industrial ecosystem for global and local investors.

Key Investment Highlight

Location	West Telukjambe, Karawang Regency, West Java
Estimated Investment Value	-
Total Area/Land Status	450 Ha / 136 Ha
Business Scheme	-
Project Owner	PT Panca Terang Abadi
Financial Feasibility	-

Project Owner Profile

PT Panca Terang Abadi located in 'Sudirman Central Business District' (SCBD) South Jakarta, we are rapidly growing and fast forward moving in Property Development sector with a long-term development with current projects like : Artha Industrial Hill, Kiara Artha Park, Gading Business Park, Cimanggis Golf Estate, Artha Batam Sanctuary.

Contact Person

Name : Artha Industrial Hill
Occupation : -
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Email : marketing@aih.co.id





Project Description

Lion Industrial Estate is the development of a strategic 100 - hectare multi sector industrial area, designed to become an international standard manufacturing center. This project aims to strengthen the national and regional industrial structure especially in Purwakarta Regency, West Java Province, by providing premium infrastructure, integrated utilities and efficient one stop services. This is in line with the industrial downstream program and export based economic development that has been launched by the Government. This project is being marketed by Knight Frank.

Key Investment Highlight

Location

Sadang – Subang Highway Km. 12.5, Cilandak Village, Cibatu Distric, Purwakarta Regency, West Java Province

Estimated Investment Value

-

Total Area/Land Status

100 Hectares / 97.8 Hectares

Business Scheme

-

Project Owner

PT Singa Purwakarta Jaya

Financial Feasibility

-

Project Owner Profile

Lion Industrial Estate is managed by PT Singa Purwakarta Jaya. PT Singa Purwakarta Jaya has been established since 1996, which has its head office in Cakung, East Jakarta, and project location (Lion Industrial Estate) in Purwakarta, West Java. PT Singa Purwakarta Jaya currently controls almost 100 hectares of land which is marketed for industrial activities. Currently, Lion Industrial Estate has one tenant, namely PT Lion Metal Works Tbk. PT Singa Purwakarta Jaya is committed to managing the Lion Industrial Estate professionally and with integrity.

Contact Person

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Project Description

The industrial park as wide as 220 Hectares, innovative clean and green concept that preserves the atmosphere and is environmentally friendly. Also presents a green street concept in which lush landscaping and intelligently planned drainage systems optimizes the nature-friendly environment.

Key Investment Highlight

Location

Cikembar District, Sukabumi Regency

Estimated Investment Value

-

Total Area/Land Status

220 Hectares / Owned by PT Bogorindo Cemerlang

Business Scheme

-

Project Owner

PT Bogorindo Cemerlang

Financial Feasibility

-

Project Owner Profile

This company was established in 1990. We have improved, managed, developed, and expanded land in various regions.

Recognizing the potential growth in the property business, in 2014 the company made a decisive move to expand commercial property development through the use of the Sentul Industrial Estate & Cikembar Industrial Estate brands.

Contact Person

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Project Description

SEZ Lido is located in Bogor Regency, West Java Province and can be accessed by train or land transportation via the toll road. Located 2 hours from Soekarno Hatta International Airport, Lido SEZ was established through Government Regulation number 69 of 2021 with the main tourism activity proposed by PT MNC Land Lido who has experience in the creative, entertainment and tourism industries.

Developed to be a world-class destination, SEZ MNC Lido City will present MNC World Lido which will feature MNC Park – the first international standard Theme Park in Indonesia, Retail, Dining & Entertainment, Luxury Hotels & Resorts, 18-hole Championship Golf Course designed by Ernie Els, Exclusive Villas, Movieland – The Most Integrated & One Stop Studios, Lido Music & Arts Center – The First Class Outdoor Music & Arts Festival Venue in Indonesia.

Key Investment Highlight

Location	Bogor Regency, West Java
Estimated Investment Value	IDR 33.4 Trillion USD 2.4 Billion
Total Area/Land Status	1.040 Ha
Business Scheme	Open to Discuss
Project Owner	MNC Group
Financial Feasibility	To be Discuss

Project Owner Profile

As part of MNC Group, MNC Land has grown to become one of the largest Entertainment Hospitality Companies in Indonesia. MNC Land continues to grow and focuses on the development of its flagship projects, namely SEZ MNC Lido City, MNC Bali Resort, and other prestigious projects.

Contact Person

Name : Mr. Hartono Santoso
 Occupation : Director
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Project Description

Halal Industrial Park by PT Gerbang Teknologi Cikarang (subsidiary of Jababeka Group) supports the growth of Indonesia's halal industry through collaboration with key stakeholders, including the Ministry of Industry, Halal Inspection Agency, The Halal Product Assurance Organizing Body, and National Committee for Sharia Economics and Finance. Each stakeholder has an important role in the halal ecosystem and is working together to advance the halal industry in Indonesia by integrating certification, standards, financial support and market information.

Halal Industrial Park contributes significantly to advance the export and import of halal products to the Middle East and Europe, in this way, the cluster helps open new opportunities for business to reach international markets with reliable and quality halal products.

Key Investment Highlight

Location	Jababeka Phase 9
Estimated Investment Value	IDR 26.2 Billion or USD 1.6 Million
Total Area/Land Status	3.210 m2, owned by Jababeka Industrial Estate
Business Scheme	Ready to use Factory & Industrial Land Selling
Project Owner	PT. Graha Buana Cikarang, subsd PT. Jababeka Tbk
Financial Feasibility	To Be Discuss

Project Owner Profile

Jababeka Industrial Estate is located in Kota Jababeka, Kabupaten Bekasi, Jawa Barat. Total development is 5,600 ha integrated township, which is the flagship development of PT Jababeka Tbk, consisting of industrial, residential and commercial areas has become Indonesia's most prestigious area for living, commercial business and to be highlighted in manufacturing, industry and technology.

Contact Person

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Project Description

The electric motor industry project for electric vehicles is one of the strategic projects that will realize the independence of the electric vehicle ecosystem in Indonesia with promising investment prospects in the future and achieving the Sustainable Development Goals. This priority investment project offers the construction of production and supporting facilities, as well as Research and Development (R&D) for Brushless Direct Current (BLDC) electric motors with an area of 6 hectares and is located in (GIIC) in Central Cikarang District, Bekasi Regency, West Java Province.

Key Investment Highlight

Location	Bekasi Regency, West Java Regency, West Java
Estimated Investment Value	IDR 374.11 Billion USD 24.974 Million
Total Area/Land Status	6 HA
Business Scheme	To be Discuss
Project Owner	Greenland International Industrial Center (GIIC)
Financial Feasibility	IRR 17.50%, NPV: IDR 180.98 Bio, Payback Period 6 years WACC 10.83%

Project Owner Profile

BKPM or Indonesian Investment Coordinating Board is a Government Agency, which in charge of implementing policy and service coordination in investment in accordance with the provisions of the regulations.

BKPM recommended the GIIC area, it is good are for the development of the Electric Motor Industry for Electric Vehicles.

Contact Person

Directorate of Manufacturing Industry Planning, BKPM
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Project Description

The Zero Waste Mangosteen Product Integrated Processing Factory project, located in Cisalada Village, Purwakarta Regency, is a strategic initiative based on downstream agriculture that integrates zero waste mangosteen fruit processing.

The products are powder from peel, seeds, and pulp, as well as syrup, juice, and compost as CSR products. With an investment value of IDR 131.3 billion and an estimated payback in three years, this project not only promises financial benefits through a profit-sharing scheme, but also contributes to local economic growth, job creation, and strengthening regional competitiveness in accordance with the missions of the Regional Long-Term Development Plan (RPJPD) and Regional Medium-Term Development Plan (RPJMD) Purwakarta.

Key Investment Highlight

Location	Cikao Industrial Park, Cisalada, Purwakarta Regency
Estimated Investment Value	IDR 131.3 or USD 7.89 Million
Total Area/Land Status	5000 m2
Business Scheme	Business to Business
Project Owner	Purwakarta Regency
Financial Feasibility	Concession period: 10 years, IRR : 89%

Project Owner Profile

3 Sadulur adopts the concept of products made from local natural ingredients with quality that is ready to go global. The raw materials are sourced from farmers in Purwakarta. Cirila is the brand name we chose, derived from the abbreviation of the place where our ingredients are obtained: Ciracas Landeuh, Kiara Pedes District.

This commitment is proven by our certifications: PIRT, SJH-Halal BPJPH, and registered trademark (HAKI). 3Sadulur produces strive to meet the challenge of developing creative products by creating Mangosteen Flavored Syrup.

Contact Person

Name : Sitti Sarah Nuraini
 Occupation : Project Owner
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 Email : sittisarahnur@gmail.com





Key Investment Highlight

Location	Bandung, Lembang, Cirebon & Sukabumi (West Java - Indonesia)
Estimated Investment Value	IDR 82.357.000.000 or USD 5.071.025
Total Area/Land Status	1,97 Ha/ Company's owned
Business Scheme	Open for Discussion
Project Owner	PT MUJ Energi Indonesia
Financial Feasibility	IRR : 14,1 % NPV : IDR 9.162.279.177 or USD 564.182 Payback Period : 3,5 years

Project Description

Tube ice, also known as crystal ice, is a type of ice product that is produced automatically by a machine with a shorter production time and smaller size than block ice. Tube ice sales trend shows positive figures due to the good market response to the quality of our tube ice. The average increase in sales after COVID-19 reached 12% along with the increasing of public awareness of more hygienic ice products. We have not been able to expand the market due to the limitations of the ice tube products currently produced, but market demand is still high. Therefore, we need some additional ice tube machines to be able to meet market demand.

Project Owner Profile

PT. Agronesia (Perseroda) is a regional state-owned company of West Java Province operating in the technical rubber goods industry (Inkaba), Ice Industry (Saripetojo), Food and Beverage Industry (BMC). In carrying out its operations, PT Agronesia prioritizes norms of integrity and professionalism, so that product quality is a top priority for customer satisfaction.

Contact Person

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Project Description

The Ambulu Salt Center Project in Cirebon produces high-quality salt with a NaCl content of 98–99%, meeting the standards of the food, pharmaceutical, and cosmetic industries. The products include not only table salt but also value-added industrial salt through refining and further processing. The use of geomembrane and tunnel (greenhouse) salt production technology enables year-round production with more consistent, hygienic, and efficient quality compared to traditional methods. This creates significant added value, as salt that was previously sold only in raw form can now enter the high-value industrial supply chain. The need for this project is becoming increasingly urgent, as domestic industrial salt supply remains insufficient and a large portion of national demand (58%) is still met through imports.

Key Investment Highlight

Location

Ambulu Village, Losari District, Cirebon Regency

Estimated Investment Value

IDR 88.8 Billion or USD 5.17 Million

Total Area/Land Status

Industrial Designation Area : 478 Ha Project Building : 3,300 M2

Business Scheme

Joint Operation/ Joint Venture

Project Owner

Cirebon Regency

Financial Feasibility

Concession period: 10 years, IRR : 23,3 %

Project Owner Profile

BUMP PT SENTRA GARAM AMBULU is a Farmer-Owned Enterprise (BUMP) located in Ambulu Village, Cirebon Regency, focusing on the integrated management of salt commodities. Established as a collaborative platform among salt farmers, small and medium salt refining industries (IKM), and SMEs engaged in derivative salt products, the company aims to strengthen the economic independence of coastal communities through end-to-end value chain management of salt. We serve as a sentrapreneur—a key driver that unites, manages, and empowers salt farmers to advance through a core-plasma partnership model—positioning the Ambulu Salt Center as a hub for modern, high-quality, and competitive salt production and innovation that can serve as a model for other salt-producing villages across Indonesia.

Contact Person

Name : Urip Sedyowidodo
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Project Description

This project focuses on the development of chicken-based frozen food products to meet the growing market demand. Through the brands Victory and Raya, PT Baroqah Jati Jaya currently markets a variety of products such as chicken nuggets, karaage, marinated chicken, and others.

To support production, the company collaborates with three manufacturing partners: PT Serafood Indonesia, PT Garindo Food Internasional, and PT Serena Harsa Utama. Through this project, PT Baroqah Jati Jaya aims to increase production capacity by investing in its own manufacturing facility, enabling broader market reach and improved efficiency.

In partnership with PT Laris Manis Utama, the company also targets to expand its national distribution network to 30 strategic locations across Indonesia. Supported by efficient production facilities and strict quality control, this project is expected to deliver added value to consumers while offering promising growth opportunities for investors.

Key Investment Highlight

Location	Imbanagara, Ciamis Regency & Singaparna, Tasikmalaya Regency
Estimated Investment Value	IDR 161 Billion or USD 9.68 Million
Total Area/Land Status	Personal
Business Scheme	TBD
Project Owner	Ciamis Regency & Tasikmalaya Regency
Financial Feasibility	Concession period: 10 year, IRR : 16,74 %

Project Owner Profile

PT Baroqah Jati Jaya is a company engaged in the processing of chicken meat and the production of high-quality frozen food products. Through its brands Victory and Raya, the company offers a range of premium products, including chicken nuggets, karaage, marinated chicken, chicken popcorn, and other ready-to-cook chicken products that combine quality, practicality, and great taste.

Contact Person

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Project Description

The Pangandaran Regency Government is developing a strategic project in the transportation sector through a Public Private Partnership (PPP) scheme for the construction and maintenance of Public Street Lighting. The project aims to improve safety, comfort, and nighttime economic activity in the Pangandaran area by expanding and improving existing street lighting infrastructure.

Currently, there are 4,200 PJU units managed by the Transportation Agency, but most of them are damaged such as corrosion, cables attracted by vehicles, and theft of components. In addition, there is still a need for around 10,947 new PJU units to cover all district roads that have a length of 632.54 km.

Key Investment Highlight

Location	Pangandaran Regency, West Java
Estimated Investment Value	IDR 68 Billion or USD 4.09 Million
Total Area/Land Status	10.947 units & 4.200 unit for maintenance
Business Scheme	PPP (Public-Private Partnership)
Project Owner	Pangandaran Regency
Financial Feasibility	Concession period: 5 year, IRR : 93.47 %

Project Owner Profile

Pangandaran Regency Transportation Agency is a regional apparatus in charge of organizing government affairs in the field of transportation, especially land transportation and traffic infrastructure management in the Pangandaran Regency area.

Contact Person

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Key Investment Highlight

Location	Neglasari Village, Selawu District, Tasikmalaya Regency
Estimated Investment Value	IDR 12.14 Billion or USD 730,225
Total Area/Land Status	Area: 2.8 ha – Location: Neglasari Village, Selawu District
Business Scheme	Business to Business
Project Owner	Tasikmalaya Regency
Financial Feasibility	NPV: IDR 9,98 Billion, Payback Period: 5 years

Project Description

The Tasikmalaya Regency Government is developing a strategic project called SINTAS (Sentra Industri Nira Tasikmalaya), a farmer partnership-based palm sugar industry center located in Neglasari Village, Salawu District. The project covers an area of ± 2.8 hectares and is designated as a local commodity-based small and medium industry (SMI) development area.

Supported by the RTRW, RDTR, and District Industrial Development Plan (RPIK) policies, the food industry sector such as palm sugar is a priority leading sector. Its location close to the cultural tourist destination of Kampung Naga opens up the potential for synergy between local industries and the tourism-based creative economy.

Project Owner Profile

Tasikmalaya Regency is located in the southeastern part of West Java Province and is known as an agricultural region with rich culture and potential for people-based industries. The district consists of 39 sub-districts and 351 villages, with an area of approximately 2,708.82 km² and a population of ± 1.92 million people.

Contact Person

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Project Description

Sari Medika Resort is a new destination for health, healing, and relaxation located in the legendary Sari Ater hot spring area at Ciater, Subang. Sari Medika Resort combine modern medical rehabilitation, preventive health services, and holistic wellness programs in one integrated complex surrounded by nature. Sari Ater's unique high-mineral hot springs, known for their natural healing properties, play an important role in promoting recovery and overall well-being – making Sari Medika Resort the perfect place to heal and rejuvenate. Built on 2ha of lush green land with room for future hospital expansion, Sari Medika Resort aims to become Indonesia's first and most comprehensive medical wellness tourism centre, where modern science, nature, and culture come together to help people recover and thrive.

Key Investment Highlight

Location

Ciater, Subang, West Java

Estimated Investment Value

IDR 36,5 Billion or USD 2,2 Million For share 35% (negotiable)

Total Area/Land Status

2Ha (land), 5,200m2 (building), owned by PT Sari Medika Resort group

Business Scheme

Join Venture/Strategic Partnership

Project Owner

PT Sari Medika Resort

Financial Feasibility

Concession period: 8,2 year, IRR : 28,75 %

Project Owner Profile

PT Sari Medika Resort is owned and developed by a powerful collaboration between 2 leading groups: PT Sari Ater Raya group (SAR) & PT Temp Solusi Kreasi (TeMP) part of JMT Corp Group.

SAR, a renowned hospitality company since the 1980s, manages one of West Java's legendary hot spring destinations, spanning 90 hectares with hotels, villas, onsen pools, and outdoor attractions centered around its healing high-mineral hot springs.

TeMP, part of Jasa Medika Transmedic group, brings over 23 years of experience in healthcare, IT solutions, facility management and hospital operations, serving more than 130 hospitals across Indonesia.

Together, SAR's hospitality excellence and TeMP's medical expertise make Sari Medika Resort a one-of-a-kind destination offering medical-grade care with resort-level comfort.

Contact Person

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Project Description

Sari Senior Resort is Indonesia's first and most comprehensive Luxury Senior Living Village, offering comfort, independence, and holistic care within the Sari Medika Resort integrated health and wellness ecosystem. Nestled in a private, nature-rich area with a cool, mild climate, Sari Senior Resort combines world-class medical support, wellness programs, and resort-style living — the perfect year-round retreat.

Sari Senior Resort villas are available for both individual and corporate buyers, managed by Sari Medika Resort under a 35%–65% revenue-sharing scheme (65% for operations and maintenance). Ideal as a peaceful second home and investment, SSR offers a 7% guaranteed rental return for the first two years.

Residents can enjoy private onsen pools, community hobby centers, herbal gardens, personalized nutrition programs, and dedicated care services. With luxury shuttle cars or high-speed train stations, Sari Senior Resort combines wellness, comfort, and smart investment in one exclusive destination.

Key Investment Highlight

Location

Ciater Subang, West Java

Estimated Investment Value

Villa 30/120m2 – 30 units – USD 48,832/unit
Villa 50/150m2 – 40 units – USD 66,923/unit
Villa 80/200m2 – 20 units – USD 98,173/unit

Total Area/Land Status

Phase 1: 2ha
Phase 2: additional 1.7ha

Business Scheme

Joint Venture / Open for Personal Unit
Investors/Buyers Buy to own per unit or per cluster, operational managed by Sari Medika Resort

Project Owner

PT Sari Medika Resort

Financial Feasibility

-

Project Owner Profile

Sari Senior Resort is a project by PT Sari Medika Resort. PT Sari Medika Resort is owned and developed by a powerful collaboration between 2 leading groups: PT Sari Ater Raya group (SAR) & PT Temp Solusi Kreasi (TeMP) part of JMT Corp Group. SAR, a renowned hospitality company since the 1980s, manages one of West Java's legendary hot spring destinations, spanning 90 hectares with hotels, villas, onsen pools, and outdoor attractions centered around its healing high-mineral hot springs. TeMP, part of Jasa Medika Transmedic group, brings over 23 years of experience in healthcare, IT solutions, facility management and hospital operations, serving more than 130 hospitals across Indonesia. Together, SAR's hospitality excellence and TeMP's medical expertise make Sari Medika Resort a one-of-a-kind destination offering medical-grade care with resort-level comfort.

Contact Person

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Project Description

Cikurubuk Village, Buahdua Subdistrict, Sumedang Regency has significant potential for the development of organic agriculture. Out of a total of 172 ha of rice fields managed by farmer groups, only 35.79 ha are currently certified organic, producing 315 tons of organic rice per year. The Cikurubuk Village Government aims to expand certified organic rice fields to 172 ha within four years. This requires the availability of organic fertilizer and livestock feed that can be produced independently, sustainably, and in an integrated manner with organic farming management.

To realize the Integrating Organic Farming Development within a Circular Economy Framework, 47.50 ha of village treasury land have been allocated. The project scope includes the development of livestock farming on 0.50 ha (population of 2,000 cattle/year), an organic fertilizer plant on 0.25 hectares (production capacity of 728 tons/year), a livestock feed plant on 0.25 ha (production capacity of 13,500 tons/year), and an organic rice processing plant on 0.25 ha (storage capacity of 375 tons/year), as well as a 45 ha forage crop garden for livestock feed (production capacity of 13,500 tons/year). Adequate investment support is required to ensure that the village's economic potential can grow sustainably and in an environmentally friendly manner.

Key Investment Highlight

Location	Cikurubuk Village, Buahdua Subdistrict, Sumedang Regency, West Java Province
Estimated Investment Value	IDR 139.8 Billion or USD 8,409 Million
Total Area/Land Status	47.50 ha (Village asset land)
Business Scheme	PFI (Private Finance Initiative)
Project Owner	Sumedang Regency
Financial Feasibility	Investment Period: 15 years, NPV: IDR 44 Billion, IRR: 17%, Payback Period: 4 years Benefit Cost Ratio: 1.13

Project Owner Profile

The Local Government of Sumedang Regency is part of the West Java Provincial Government and is strongly committed to developing its region in an inclusive, sustainable, and information technology-based manner. Sumedang Regency covers an area of approximately 155,871.98 ha, of which 27,278.85 ha are designated as agricultural zones. The workforce is 646,454 of 1.2 million population. Then, around 22.1% works in agricultural sector. The vast agricultural land, substantial number of farmers, and favorable climate and weather conditions make agricultural development in Sumedang Regency is strategically significant for economic growth.

Contact Person

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Project Description

Jaguarmill is an animal feed corn flour mill development project designed to process maize harvest from Garut Regency - a major contributor to maize production in West Java (51.75% by 2024). The project is located in Pangeureunan Village, Bl. Limbangan, with 5 hectares of land owned by the village, and has access to basic infrastructure such as provincial roads, 5,000 watts of electricity, and groundwater sources.

Key Investment Highlight

Location

Pangeureunan Village Bl. Limbangan District

Estimated Investment Value

IDR 191.2 Billion or USD 11.5 Million

Total Area/Land Status

5 ha (Village-Owned land)

Business Scheme

PFI (Private Finance Initiative)

Project Owner

Garut Regency Government

Financial Feasibility

NPV: IDR 1.13 Billion, IRR: 13%, Payback Periode: 8 years 4 months

Project Owner Profile

Garut Regency is one of the strategic regions in West Java Province with superior potential in the agriculture, livestock, and natural resources sectors. With an area of more than 310,000 hectares dominated by mountainous areas and productive agricultural land. Its population of 2.7 million with more than 1.4 million labor force makes Garut an area with abundant, skilled, and cost-competitive labor availability.

Contact Person

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Project Description

Public Street Lighting aims to improve the safety, comfort, and aesthetics of Bandung's urban environment by expanding and modernizing its street lighting infrastructure.

This initiative is part of the city's flagship program "Bandung Priority" which seeks to improve energy efficiency and ensure reliable operation and maintenance of lighting infrastructure, thereby supporting the Bandung City Government's goal of establishing a well-lit, safe, and comfortable urban environment that enhances mobility and overall quality of life for its residents.

Key Investment Highlight

Location

Bandung City, West Java

Estimated Investment Value

IDR 1.79 Billion or USD 107.67 Million

Total Area/Land Status

Along the Road, Bandung City Area

Business Scheme

PPP (Public-Private Partnership)

Project Owner

Bandung City

Financial Feasibility

Concession period: 10 year, IRR : 14 - 15 %

Project Owner Profile

Bandung City Transportation Agency carries out government affairs in the field of transportation, including traffic management, public transport, and supporting infrastructure such as public street lighting (PJU), which are under the authority of the City Government. The agency is responsible for implementing regional policies, planning, and managing transportation and lighting infrastructure, as well as carrying out deconcentration and co-administration tasks in accordance with its duties and statutory regulations

Contact Person

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Project Description

Jl. Jenderal Sudirman, Bandung, is known as one of the culinary, entertainment, and tourist destination centers in Bandung city. Sudirman Social Club combines a cafe concept with live music, live DJ performances, and Padel in one location. Located near the central office area of Bandung (Jl. Asia Afrika), the location offers easy access and proximity to both Bandung and Cimahi. This area is planned to become a venue for national and international Padel tournaments, thus increasing local revenue for Bandung and West Java.

Key Investment Highlight

Location	Jend. Sudirman Street No. 295, Bandung City, West Java
Estimated Investment Value	IDR 14,119 Billion or USD 849.263 Million
Total Area/Land Status	3600 m2 Land lease with a duration of 8 years
Business Scheme	Join Venture
Project Owner	PT Akur Maju Kreasi
Financial Feasibility	Concession period: 8 year, IRR : 75 %

Project Owner Profile

PT Akur Maju Kreasi has experience in managing food and beverages, F&B, Event Organizer, and Mice in Bandung. For padel, PT Akur Maju Kreasi collaborates with Maison Padel Club Jakarta, which has several padel courts located in Jakarta and Bali. Through this collaboration, PT Akur Maju Kreasi organizes national and international padel tournaments.

Contact Person

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Project Description

PT Agronesia as a regional owned State company of West Java Province with manufacturing core businesses has a good opportunity to develop the salt processing industry. The government regulation to stop salt imports in 2024 and the need for industrial salt of 3.7 million tons/ year is an excellent opportunity in business development for the salt processing industry. Salt washing plant includes a turn key approach for production, washing and refining, so that it can produces high purity salt meeting the highest industry standards.

Key Investment Highlight

Location	Cirebon, West Java, Indonesia
Estimated Investment Value	IDR 46.1 Billion or USD 2.88 Million *currency 1 USD = IDR 16.000
Total Area/Land Status	4.000 m ²
Business Scheme	Investment Cooperation, Revenue sharing, (TBD)
Project Owner	PT. Agronesia (Perseroda)
Financial Feasibility	PP : 3,59 years. IRR : 12,92%; NPV : IDR 6.84 Billion

Project Owner Profile

PT. Agronesia (Perseroda) is a regional state owned company of West Java Province. Founded in 2002, PT Agronesia operating in the technical rubber goods industry (Inkaba), Ice Industry (Saripetojo), Food and Beverage Industry (BMC). In carrying out its operations, PT Agronesia prioritizes norms of integrity and professionalism, so that product quality is a top priority for customer satisfaction.

Contact Person

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4

POTENTIAL INVESTMENT PROJECTS

1. Integrated Green-Factory Coconut
2. The Implementation of Community Based Waste to Energy and Distributed Hybrid Renewable Energy Systems (Toss-Dhyrecs) in Subang Regency
3. Situ Bagendit World Class Premium
4. Rabat Warehouse & Paddy Distribution Center
5. Karawang Downstream Network Project
6. Bandung Regency Downstream Network Project

7. Development Of Agricultural Nets From Recycled Plastic Waste
8. Zero Emission Clove Production
9. West Java Coffee For World Market Demand
10. Indonesia Coffee Academy
11. Natural Rubber-Based Aircraft Tire Industry



Key Investment Highlight

Location	Sukaharja, Tasikmalaya Regency, West Java
Estimated Investment Value	IDR 16 Billion or USD 962.406 Million
Total Area/Land Status	2.500 M2
Business Scheme	TBD
Project Owner	Tasikmalaya Regency
Financial Feasibility	Concession period: Land Full Ownership, IRR : 16,9 %

Project Description

Coconut oil is one of the flagship products in Indonesia's national downstream strategy. The Acaloca Integrated Factory is capable of producing coconut cooking oil through an efficient method that yields a 30–50% margin, as well as VCO (Virgin Coconut Oil) with a 60–80% margin using advanced, locally developed technology.

Aligned with Bappenas' Coconut Downstreaming Program, which targets the optimization of 146,438 hectares of plantations in West Java, our factory in Tasikmalaya Regency is ready to process 75,000–100,000 coconuts per month. With reliable access to electricity, roads, and clean water, we also convert by-products into export-grade goods such as coconut charcoal, liquid smoke, galendo, coconut water, and coconut shells — establishing a fully integrated, zero-waste coconut industry model that not only delivers high economic value but also empowers local communities.

Project Owner Profile

PT Kelapa Hijau Nusantara (KHN) is a company engaged in the trade and production of coconut derivative products, with a strong focus on innovation through research and sustainable coconut processing. For over three years, PT KHN has developed a range of high-value products such as Virgin Coconut Oil (VCO) and Coconut Cooking Oil (CCO), while also conducting research on coconut sugar, coconut milk, and coconut-based margarine. Through its flagship brand Acaloca, KHN's products have been distributed widely across Indonesia, including Java, Bali, and Sumatra. In its operations, PT Kelapa Hijau Nusantara collaborates with government and national research institutions such as BRIN, Bappenas, and the Ministry of Industry — strengthening innovation and the competitiveness of Indonesian coconut derivative products in both domestic and global markets.

Contact Person

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acaloca



Project Description

The Subang Regency Government signed the collaboration agreement with Comestoarra to implement community based waste to energy initiatives and replicate them across 245 villages in Subang Regency within 10 years. In the first 5 years, the implementation target will be set in 100 villages (40 percent), while the second 5 years will be set the rest of villages. This collaboration aims to solve waste management problems at the source and converting them into renewable fuel that contributes to renewable energy.

Key Investment Highlight

Location

Subang Regency, West Java

Estimated Investment Value

IDR 10,6 billion or USD 637.593

Total Area/Land Status

20 priority villages in Subang Regency, West Java

Business Scheme

Models: Business to Government (B2G), Business to Village (B2V), & Community Services | Methodology: Construction, Manufacture the machines, Install, Capacity Building, Joint Operation with local community, and Profit Sharing with investor after payback period.

Project Owner

PT Comestoarra Bentarra Noesantara (comestoarra)

Financial Feasibility

The project's financial feasibility projections indicate an IRR of 23%, an NPV of USD 950K, and a 3-year payback period.

Project Owner Profile

PT Comestoarra Bentarra Noesantara (comestoarra) is an Indonesian Small to Medium-sized enterprise that has been developing community based waste to energy methodology (TOSS) and distributed hybrid renewable energy systems (DHYRECS). Comestoarra focused on research, development, and pilot project on those sectors in between 2019 and 2024. Comestoarra has been validated as an innovative and influential SME in Indonesia by government of Indonesia and international institutions.

Contact Person

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Project Description

Situ Bagendit is considered as a premier nature-based tourist destination, enhanced by a sustainable and cultural experience aimed at catering to middle and high-income tourists. Its development spans across 6 distinct zones, offering ample opportunities to attract both local and international visitors.

Key Investment Highlight

Location	Banyuresml District, Garut Regency
Estimated Investment Value	IDR 109,5 Billion or USD 6,69 Million
Total Area/Land Status	124 Ha / Owned by Garut Regency
Business Scheme	PPP Unsolicited
Project Owner	Transportation Agency West Java
Financial Feasibility	Concession Period : 15 years, Projected Income : Clawback, IRR : 18%, NPV : IDR 78,450 Billion or USD 4,812 Million, Payback Period : 9,6 years

Project Owner Profile

Garut Regency, as outlined in the 2011-2031 Regional Spatial Plan, is evolving into a conservation-focused area supported by agribusiness, tourism, marine activities, sustainable industries, and disaster mitigation efforts. Garut Regency aims to establish itself as a premier nature-based tourism destination in West Java, driven by a competitive and sustainable cultural foundation.

Contact Person

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Project Description

The Rabat Warehouse & Paddy Distribution Center is an integrated agribusiness facility development project located in Karawang, West Java, designed to support the storage, drying, and distribution of paddy from local farmers to regional markets.

This project aims to improve post-harvest efficiency, maintain grain quality, and stabilize farmers' income through a modern logistics network and cooperative-based supply chain system.

Key Investment Highlight

Location

Karawang & other west java Paddy field sources

Estimated Investment Value

IDR 25 Billion or USD 1.5 Million

Total Area/Land Status

± 10,000 m² — Land available for long-term lease and development in a designated agribusiness and logistics zone

Business Scheme

Direct Investment

Project Owner

PT Helo Logistics

Financial Feasibility

Projected ROI: ±18-22% within 5 years, Break-Even Point: Estimated within 3 years of operation

Project Owner Profile

PT. Helo Logistics is a West Java-based logistics and freight forwarding company specializing in integrated supply chain solutions, including domestic and international shipping, warehousing, customs brokerage, and project logistics. As a member of ALFI (Asosiasi Logistik dan Forwarder Indonesia), the company upholds high industry standards and operational excellence within the national logistics network.

PT. Helo Logistics has built a strong reputation for efficiency, reliability, and digital innovation in logistics management. Through this project, the company expands its commitment to support agribusiness logistics and sustainable food infrastructure development in Indonesia.

Contact Person

Name : Irfan Hakim
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Project Description

The Karawang downstream network project is a project initiated to increase the absorption of the Jatiluhur Regional Cibeet SPAM WTP by adding a new SR in the Karawang Regency downstream network. High demand from society and industry, while limited water supply is the background for this project. Apart from that, there has been a change in PDAM Karawang's absorption plan so that the Company will optimize absorption by building a New Downstream Network.

Currently an MoU has been entered into with Perumdam Karawang Regency and is in the FS creation stage. The agreed service areas include Kec. Pangkalan, Tegal Waru District and Teluk Jambe District with a total of 60 lps.

Key Investment Highlight

Location	Water Treatment Plant Cibeet – Covering Inspeksi Kalimalang, Pasirtanjung, Cikarang Pusat - Bekasi
Estimated Investment Value	IDR 30 Billion USD 1.87 Million
Total Area/Land Status	-
Business Scheme	Business to Business
Project Owner	Tirta Gemah Ripah
Financial Feasibility	On Process

Project Owner Profile

Tirta Gemah Ripah (TGR) is one of the Regional Owned Enterprises (BUMD) belonging to the West Java Provincial Government which is located on Jalan Aceh No.30, Bandung City. TGR's business line is a provider of clean water supply systems and mini hydro power plants. The aim of establishing TGR is as a SPAM provider in West Java Province.

Contact Person

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Project Description

Bandung Regency's Downstream Network is an effort to accelerate the absorption of Phase 1 Bansel SPAM with the Bandung Regency service area. Downstream network construction is planned at 9,600 housing pipeline. Meanwhile, the capacity increased by adding network is 120 lps to reach full capacity.

Based on external studies, the proposed business scheme is a join operation with a collaboration duration of 25 years.

Key Investment Highlight

Location	Cimaung District Bandung Regency, West Java Province.
Estimated Investment Value	IDR 48 Billion USD 3 Million
Total Area/Land Status	(WTP) 7.899 m2/rent to Bandung Regency
Business Scheme	Business to Business Join Operation
Project Owner	Tirta Gemah Ripah
Financial Feasibility	NPV : IDR 21,2 Billion IRR : 19,8% Payback Period: 6,5 Years

Project Owner Profile

Tirta Gemah Ripah (TGR) is one of the Regional Owned Enterprises (BUMD) belonging to the West Java Provincial Government which is located on Jalan Aceh No.30, Bandung City. TGR's business line is a provider of clean water supply systems and mini hydro power plants. The aim of establishing TGR is as a SPAM provider in West Java Province.

Contact Person

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Project Description

This project embodies our commitment to tackling two of the world's most pressing challenges: plastic waste pollution and the need for innovative, eco-friendly agricultural solutions. By repurposing discarded plastic into durable agricultural nets, we aim to create a product that not only protects crops but also promotes environmental sustainability.

In response to the growing market demand for our product, we are committed to taking decisive action. To address the challenges of increasing volume backlogs, we plan to modernized our machinery and implementing state-of-the-art technologies. These enhancements will not only boost our production capacity but also ensure that we meet and exceed industry and market expectations.

Key Investment Highlight

Location	Jl. Raya Laswi No 236, Majalaya, Bandung Regency, 40382
Estimated Investment Value	IDR 50 Billion, USD 3,12 Million
Total Area/Land Status	± 5 Ha
Business Scheme	Funding or Join Venture
Project Owner	PT Melangkah Bersama Pasti Bisa
Financial Feasibility	IRR : 21% NPV : IDR 35.7 Billion / USD 2,26 Million Payback Periode : 10 Years

Project Owner Profile

PT Melangkah Bersama Pasti Bisa is a factory located in outskirts Bandung Area that focused on processing plastic waste into useful goods, such as waring or nets with the various models and dimensions and patterns, making interlining / hose for agricultures, and fabric dyeing to fulfill textile industry needs.

Contact Person

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Project Description

This project aims to meet rising global demand for premium cloves by utilizing advanced green technologies and sustainable practices. We source feedstock directly from local partners by purchasing clove trees, ensuring fair value distribution.

Our electric and solar-powered drying ovens, equipped with carbon capture technology, enable a zero-emission production process. This innovative approach not only meets environmental standards but also enhances product quality. Financial forecasts show strong returns for all stakeholders, making this project a lucrative and responsible investment opportunity in response to global market needs.

Key Investment Highlight

Location	Bandung Regency
Estimated Investment Value	IDR 63,7 Billion USD 4 Million
Total Area/Land Status	1.507 m ²
Business Scheme	Private Placement Owner
Project Owner	PT. SKALA Aliran Yudhistira
Financial Feasibility	Concession Period : 15 years Projected Income : Clove Trading IRR : 18% NPV : USD 54 Million Payback Periode : 4 Years

Project Owner Profile

PT. Skala Aliran Yudhistira (Skala Group) has a purpose and have power commitment to create integrated farming and processing. We are a company engaged in the trade of tea, coffee, spices and herbs based in the West Java, Indonesia. Our goal is to be a bridge between Indonesian Products and farmers and our customers all over the world.

Contact Person

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Project Description

The global demand for high-quality, ethically produced coffee is on the rise, and West Java coffee is perfectly positioned to meet this demand. Our initiative aimed at bringing the rich, unique flavors of our region's coffee to the world stage. This project is a celebration of West Java's long-standing coffee heritage, combined with a forward-looking vision to meet the growing global demand for premium, sustainably produced coffee. Our integrated factory consists of a farm processing system from the plantation with a capacity of 20 tons per day, a drying system, a finishing processing system with high-tech equipment, a coffee roasting and packaging area with modern equipment. With Gravfarm production potential of 8340 bags equivalent 5,00,000 kg green bean per harvest season, this business is predicted to become one of the leading businesses for West java.

Key Investment Highlight

Location	Gravfarm Indonesia operates multiple farms across regions like Ciwidey, Pangalengan. Garut, Sumedang, Camis, Tasikmalaya.
Estimated Investment Value	IDR 178.1 Billion USD 11.1 Million
Total Area/Land Status	1,8 Ha /Owned by Gravfarm Indonesia
Business Scheme	Joint Venture
Project Owner	Gravfarm Indonesia
Financial Feasibility	IRR: 21%, NPV : IDR 35.7 Billion / USD 2.26 Million, Payback Period: 10 Years

Project Owner Profile

Gravfarm Indonesia is a notable player in the coffee industry, particularly known for its sustainable and ethical practices., Gravfarm focuses on seeding, cultivation, rejuvenation maintenance, sorting, and processing coffee cherries into green bean (The focus of a coffee processing factory that is recognized worldwide involves managing the entire process from upstream to downstream coffee beans with a high degree of transparency and skill. working closely with local forest farmers to produce high-quality coffee while preserving the natural environment.

Contact Person

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Project Description

The Coffee Academy is poised to become a premier educational and research institution dedicated to the coffee industry. This project represents a unique opportunity to invest in an academy that will play a pivotal role in shaping the future of coffee production, processing, and supply chain management. the industry faces challenges such as supply chain inefficiencies, climate change impacts, and the need for innovation in coffee cultivation and processing.

The Coffee Academy and Institute will address these challenges by developing a new generation of skilled professionals and entrepreneurs equipped with cutting-edge knowledge and practical experience by emphasizes sustainable farming practices, reducing the environmental impact of coffee production while supporting local farming communities.. This project represents a unique opportunity to invest in an academy that will play a pivotal role in shaping the future of coffee production, processing, and supply chain management.

Key Investment Highlight

Location

Ciwidey, Bandung Regency

Estimated Investment Value

IDR 93.6 Billion
USD 5.85 Million

Total Area/Land Status

2 Hectare /Owned by Gravfarm Indonesia

Business Scheme

Joint Venture

Project Owner

Gravfarm Indonesia

Financial Feasibility

IRR : 19.85%,
NPV : IDR 21 Billion / USD 1.33 Million,
Payback Periode : 17 Years

Project Owner Profile

Gravfarm Indonesia is a notable player in the coffee industry, particularly known for its sustainable and ethical practices., Gravfarm focuses on seeding, cultivation, rejuvenation maintenance, sorting, and processing coffee cherries into green bean (The focus of a coffee processing factory that is recognized worldwide involves managing the entire process from upstream to downstream coffee beans with a high degree of transparency and skill. working closely with local forest farmers to produce high-quality coffee while preserving the natural environment.

Contact Person

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Project Description

Indonesia is the world's second-largest natural rubber producer, exporting around 80% of the 3.2 million tons of natural rubber it produces each year. The government plans to increase the value of rubber products by diversifying them, including making aircraft tires.

The aircraft tire industry has the potential to become a pioneer industry to meet domestic demand, which has so far been imported. The demand for aircraft tires is predicted to increase, along with the number of aircraft by 25% in 2030. The new aircraft tire industry will be located in Kertajati International Industrial Estate Majalengka (KIEM), with access to facilities such as water, electricity, natural gas, waste management, and transportation. The main raw material, Ribbed Smoked Sheet (RSS) natural rubber, will be supplied by PT Perkebunan Nusantara. This will establish Indonesia's pioneer aircraft tire industry, backed by potential raw materials, regions, and government policies.

Key Investment Highlight

Location	Kertajati International Industrial Estate Majalengka, Kertajati, Majalengka Regency, West Java
Estimated Investment Value	IDR 2.73 Trillion USD 182 Million
Total Area/Land Status	16 HA
Business Scheme	To be Discuss
Project Owner	Kertajati International Industrial Estate Majalengka (KIEM)
Financial Feasibility	WACC 12.20%, IRR 12.75%, Payback Period : 9 years 9 month NPV IDR 113.60 Bio

Project Owner Profile

The aircraft tire industry from natural rubber will be located in Kertajati International Industrial Estate Majalengka (KIEM). KIEM is located in the Rebana Triangle area which is directed to be a special location for the aviation industry. This area is supported by facilities in the form of raw water, electricity, natural gas, waste management and connectivity of the Trans-Java Toll Road, Kertajati International Airport and Patimban Port. To support this industry, PT Perkebunan Nusantara is ready to supply natural rubber of the Ribbed Smoked Sheet (RSS) type which is the main raw material.

Contact Person

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5

WEST JAVA SMALL & MEDIUM ENTERPRISES

1. Hofland Coffee - (Koperasi Gunung Luhur Berkah)
2. Frinsa Coffee (CV. Frinsa Agrolestari)
3. Malabar Coffee (Farmers)
4. TXTURE Shoes- (PT. Tekstur Kayatama Semesta)
5. Tzeza Bag - (PT. Aekta Mandiri Kreasi)
6. Bermock (Blanket)
7. Sapulogi – Sapu Lidi (PT. Bin Affan Exindo)
8. Akar NFYR (Shoes)
9. Kirapassa (Blanket)
10. Adzkia Kaos Kaki
11. Agisakitri
12. Sicipi Tempeh Chips
13. Bilqis Sale and Chips
14. Wanoja Coffee
15. Coconut Based Products (CV. Mitra Niaga Indonesia)

16. Horticulture (Lembang Agri)
17. Gunung Tilu Coffee (Margamulya Farmers)
18. PT. Rabana Sejahtera Indonesia
19. Jaga Alam Lestari Producer Cooperation
20. Zanana Chips
21. Dama Kara (Fashion)
22. An-Nafi Mushroom House
23. Boolao (Fashion)
24. PaduzZeE (PT. Gemerlap Wastra Indonesia)
25. TYU Dried (Fruit)
26. Body Wash (Kun Anta)
27. Mahkota Coffee
28. Sampurasun (Someah Group)
29. Lentera Gentur

Hofland Coffee - (Koperasi Gunung Luhur Berkah)

The Gunung Luhur Berkah Producer's Cooperative (GLB) is a national scale cooperative with the slogan "Milenial Farming and Gardening" which organizes main business activities in the form of agriculture and plantations by focusing on cultivating Arabica and Robusta coffee commodities in collaboration with Perum Perhutani, PTPN VIII Hofland Coffee Subang and coffee farmer groups as well as coffee business actors by expanding coffee cultivation business activities.



Frinsa Coffee (CV. Frinsa Agrolestari)

Frinsa combines tradition and ongoing research in the field of plant cultivation and coffee processing to produce the best quality coffee. With the increasing international concern about the environment, the coffee processing process at Frinsa has always been oriented towards eco-friendly processing. Currently, Frinsa specialty coffee products have been accepted in the international market, including Europe, US and Australia.



Malabar Coffee (Farmers)

Mount Malabar is one of the areas that has obtained the geographical indication certification for Java preanger coffee. Malabar coffee is very special because from the cultivation process to post-harvest processing, it has implemented SOPs, uses skilled personnel, and is supported by international standard equipment. There are 5 choices of special coffee products. The 5 product choices reflect the processing process in Malabar coffee, namely civet coffee, wet process, natural dry process, and honey processing.



TXTURE Shoes- (PT. Tekstur Kayatama Semesta)

TXTURE is an attitude, built with respect, independence, and handmade craftsmanship. Made especially for customers with a passion for art and aesthetics. The finest ingredients, inherited skills and traditional receipts. The magic touch of our craftsmen makes our products enchanting. The TXTURE process which uses hand-welted techniques is a process that proves one thing, is made to long-lasting, is made with passion.



Tzeza Bag - (PT. Aekta Mandiri Kreasi)

Tzeza was present in 2011 by utilizing the creativity and talent of local leather craftsmen to meet customer needs with the best quality leather products at affordable prices. The basic ingredients of leather from a leather tannery factory that have guaranteed quality and are authentic. Tzeza also uses accessories that have tested the strength and uniqueness of the model. We will continue to empower creative talents to create the latest models to reach a wider market.



Bermock (Blanket)

Bermock is a multifunctional blanket brand based in the city of Bandung, Indonesia. Focus on knitted products. Currently Bermock produces knit blankets and ponchos. As part of today's society with a very practical life, Bermock wants to add more value to his product, namely a multifunctional blanket, this is manifested in a blanket which in addition to warm the body, can also become a carpet, Sofa Throw, as well as wall decoration.



Sapulogi – Sapu Lidi (PT. Bin Affan Exindo)

SAPULOGI comes with a wide variety of broom products, ranging from Broomsticks, Garden Brooms, Rayung Brooms and various other brooms. Done by personnel who are quite proficient in the field of broom making, materials made from natural materials that can be recycled (without plastic) unique, zero waste, 100% natural, durable and long lasting and not easy to fall off. SAPULOGI Presents by utilizing the creativity and talent of local broom craftsmen to meet customer needs with the best quality broom products at affordable prices.



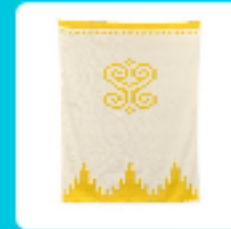
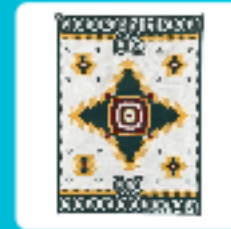
Akar NFYR (Shoes)

As the name implies, Akar NFYR is a reminder for us not to forget where we came from, this can be seen from the ingredients used, the ingredients and also the traditions of our nation's culture. In addition, our passion is to minimize production waste by making new products from this waste, which is certainly unique from the design of NFYR Root products. The things mentioned above are our references in realizing sustainable, zerowaste products and still upholding the values of local wisdom.



Kirapassa (Blanket)

Kirapasa becomes a traveling companion strung one by one; starting with the hope of self-potential, embrace potential in other spirits, synergy with the surroundings, then grow and link deeply harmony. Like a strand of thread that sticks out and knits together to form a blanket embraced, every trip should be wrapped and accompanied with comfort which creates warmth and is able to give spirit as well belief in the meaning of each journey and the process.



Adzkia Kaos Kaki

Adzkia Kaos Kaki is a premium quality goods socks (grade A) made of nylon and spandex material, anti-bacterial, not easy to smell, easy to wash, soft and cool. Starting to export since 2017, until now, in the midst of the pandemic, they are still actively carrying out export activities. On May was export 1.500 dozen to Singapore and Malaysia. On July was export 432 dozen to Malaysia, and this August will export 4.800 dozen to Malaysia.



Agisakitri

Agisakitri (Gallery Kitri) is a manufacture of handmade women's bags from Tasikmalaya Regency. Starting to export since 1993, and still active to export in the middle of the pandemic. Lately, on June and August 2021 export 500 pcs to Italy.



Sicipi Tempeh Chips

Sicipi Tempeh Chips with the right thickness of chips, tasty and delicious taste of secret seasoning. Sicipi Tempeh Chips have 3 variants, namely original, hot spicy, and balado. Pempek Goksan, a pempek brand in Bekasi with quality no 1. Its raw materials are Super Mackerel Fish, Super Linggau Shell Sugar, Premium Sago, and others. Starting to export since 2019, and still active to export in the middle of the pandemic. Lately, on June 2021 export 5.020 pcs to Japan.



Bilqis Sale and Chips

Bilqis Sale and Chips started exporting since June 2020, last time exporting sale tongue to Malaysia in December 2020. The export priority is the sale of fried tongues, besides that it also presents sweet chips.



Wanoja Coffee

Bandung Regency is one of the coffee producers the most and the best in West Java and the best coffee in Bandung Regency, one of which is Wanoja Coffee namely Arabica coffee which is produced from volcanic soil in Indonesia Kamojang area 1500-1700 above sea level, Laksana village Mother District. Wanoja Coffee started exporting since 2015 and still active to export as 600kg on May 2021 to Dubai.



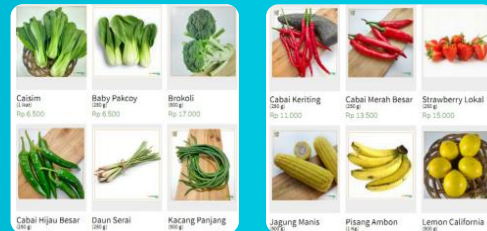
Coconut Based Products (CV. Mitra Niaga Indonesia)

CV. Mitra Niaga Indonesia developed business in agro-industry with coconut-based products. Some coconut-based products are organic coconut sugar, organic coconut chips, organic desiccated coconut, organic virgin coconut oil, organic coconut nectar and organic coconut aminos. In 2019 MNI has successfully expanded its market to North America, Europe and Asia. Lately, CV. MNI exported 19 Ton to Polandia on July.



Horticulture (Lembang Agri)

Lembang has more than 80% potential in the development of vegetable agribusiness, both in terms of the availability of raw materials, a cool climate and the socio-cultural culture of the community. Lembang Agri is led by Mr. Dodi as the Chairman of the Lembang Agri Farmers Group Association. Commodities include: Broccoli, Lettuce Head, Beans, Baby Beans, Chilli, Tomatoes, Mustard Greens, Eggplant, Zukini, Kaboca and others. Lembang Agri started export since 2020, they did the last export on August as 1,5 ton to Singapore.



Gunung Tilu Coffee (Margamulya Farmers)

The Margamulya farmer group, started growing coffee in 2001. In 2007, the Margamulya coffee farmer group received a visit from the President of the Republic of Indonesia, as well as receiving an award for the success achieved in coffee development in West Java Province. In addition to conventional coffee cultivation, Margamulya coffee farmers have also started organic coffee cultivation since 2015. In 2019, the Margamulya farmer group succeeded in obtaining organic coffee certification for a plantation area of 30 hectares.



PT. Rabana Sejahtera Indonesia

PT. Rabana Sejahtera Indonesia is a company that produces health drinks based on Indonesian natural raw materials. The product are Persimmon Pure Juice Imuno Booster, Persimmon Pure Juice Energy Drink, Persimmon Fruity Enzym. Started export since 2020, in 2021 was exported 200kg to Oman, and 1 container to Australia, and will join Malaysian Expo on September.



Jaga Alam Lestari Producer Cooperation

JAGA ALAM LESTARI PRODUCER COOPERATION is engaged in the production of bamboo as raw material. Our main products are bamboo panels, bamboo strips for laminated bamboo products, bamboo gazebos/home stays, bamboo furniture, and bamboo craft (bamboo crafts). The initial impetus for the establishment of a sustainable Nature Conservation was from bamboo craftsmen who carried out production activities and wanted a joint business platform. They're planning to export to Australia in this year.



Zanana Chips

Zanana Chips is a piece of happiness from a snack that is made out of banana, wrapped by catchy packaging that will bring happiness in every bite of it. Zanana Chips has been distributed to more than 70 cities in Indonesia. And also in some countries such as Malaysia, Singapore, Brunei, Japan, and China. Zanana Chips has a purpose to simply make everybody happy.



Dama Kara (Fashion)

Dama Kara is committed to lifting processed fabrics. Our craftsmen are traditionally on odd volumes and support drawing therapy for special associates. Dama Kara appreciates the images produced in this therapy to be applied to even volume collections, and special companions whose pictures we lift will get sales royalties Every month. Dama Kara hopes, will be born pride and appreciation for people with autism from family and environment around. They've customer buyer from Singapore, Australia, Hongkong, Taiwan, and Malaysia.



An-Nafi Mushroom House

Oyster mushrooms processed started in 2018 with mushroom cultivation and 2020 starting to develop downstream (processed oyster mushrooms) so that it becomes a channel for selling fresh mushrooms for local farmers and thank God now apart from education and cultivation of oyster mushrooms, starting in 2020 we are adding a family with local residents (Annafi Mushroom Processing Division), with mushroom products (Mushroom Chips, Mushroom Cysts, Mushroom Meatballs, Mushroom Nuget and Shredded Mushrooms). Started export in 2020, was exported 180pcs to Hongkong on June.



Boolao (Fashion)

The wealth of wastra in Indonesia is the reason Boolao was founded. Boolao tries to explore wastra by “marrying” the beauty of various fabric-making techniques in Indonesia with other techniques, both from within the country and abroad. Made wholeheartedly by Boolao artists in Bandung Regency by bringing up the story of a meaning in every motif created, then applying it in an aesthetic and distinctive fashion dress while still having cultural elements. They’ve a customer buyer from Singapore and Philipina.



PaduzZeE (PT. Gemerlap Wastra Indonesia)

Started in September 2014, focuses on the manufacture of women's accessories and knick-knacks made from Indonesian fabrics. In line with the development of batik in the international fashion world, paduzZeE wants to introduce various other Indonesian fabrics, such as various woven fabrics and songket. PaduzZeE also collaborates with several wastra-based fashion SMEs in the utilization of their production waste. Started export since 2014, and still active to export in this year on August 2021 14 pcs to US.



TYU (Dried Fruit)

The products we have made and marketed are Chewy Fruits, dried fruits that are processed at low temperatures to maintain their natural taste, color, and nutrition. Made without the addition of other raw materials. No sugar, preservatives or artificial colouring. TYU Chewy Fruits is made from fresh fruit, that's why TYU Chewy Fruits tastes really fruity. TYU also collaborates with local Indonesian farmers. Fruit that can only be marketed by farmers is fruit with good gramation and shape. TYU is here to help farmers process their fruit into healthy and quality products. They will start to export in the end of 2021.



Body Wash (Kun Anta)

Made with a traditional saponization process from olive oil, coconut oil and castor oil, resulting in a natural castile soap that not only cleanses, but also moisturizes, nourishes and nourishes the skin. This soap is based on detergent or SLS surfactant (sodium laureth/lauryl sulfate) as well as other chemicals such as triclosan & parabens which make the skin drier, irritated and have various other negative effects on the health of the body. Kun Anta Castile soap restores the natural way of making soap and prioritizes natural ingredients and a "less harsh chemical" formula.



Mahkota Coffee

Mahkota Coffee revives the prestige of Priangan coffee (Java Preanger Coffee), which has been introduced and has become a pro in the European market since the 1700s. Starting production since 2010 with the brand "Mahkota Coffee", P.D. Mahkota Java Coffee continues to maintain the quality of every coffee bean harvested, in order to achieve the vision of becoming a producer of Java Preanger coffee with the best quality in the world.



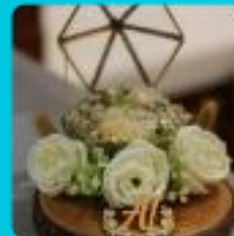
Sampurasun (Someah Group)

SAMPURASUN is a local bag brand from Bandung, which is produced using digital printing canvass material combined with quality synthetic leather. Trendy designs and unique motif designs that are characteristic of the city of Bandung are the hallmarks of our brand as a superior product and a souvenir of 'Bandung City'. SAMPURASUN itself comes from the Sundanese language which means "Greetings full of greatness" to the Sundanese people. On November 2020 exported to NY, Brusel, Berlin, Bratislava, Sarajevo, Moscow, Harare. Belgia, Saudi Arabia, and Nursultan.



Lentera Gentur

Lentera Gentur and Rumah Mahar Afika are manufacturers that have a business in the craft sector, namely products made of glass and brass in the form of decorative lamps, decorative lanterns, terrariums, ring boxes, delivery boxes, and knick-knacks needed by wedding organizers & home decorations. Lentera gentur was founded in 2017. 90% of marketing is through online methods so that it can be reached and purchased by domestic and foreign customers through marketplaces in Indonesia. Started export in 2019, on August 2021 exported to Malaysia, Singapore, and Philipina.



6

FINANCIAL INCENTIVES & FACILITIES

Market Potential



The Most Populous Province

As the most populous province in Indonesia, West Java offers the largest consumer market, with a growing number of middle-class households.



The Largest Productive-Age Population

West Java has 37.5 million people in the productive age group.

Home of Investment



The Highest Contribution to national Investment Realization

West Java contributes 55.54 % of national Foreign Direct Investment Realization, amounting to **129.3 Billion USD**.



The Nearest Industrial Zone to the Capital City

West Java has **43 industrial estates** (land area: **57,345 Ha**, occupied land: **49,337 Ha or 86.04%**), located closest to Jakarta, with more competitive wage levels.

#1 Domestic Tourist Destination

West Java has been Indonesia's Number One Domestic Tourist Destination for the past five years, recording **the highest number of domestic tourist visits nationwide**.



Growing Economy



The Highest Contribution to GDP

West Java contributes 13.23% to Indonesia's national GDP



The Highest Contribution to national Export Goods

West Java contributes 16.28% to Indonesia's national goods exports

Source : Central Bureau of Statistics of Indonesia

Foreign Financial Institutions

West Java offers a wide range of foreign financial institutions to support investors in financial management

1. Bank KB Bukopin
2. Bank Shinhan Indonesia
3. Bank CIMB Niaga
4. Bank Danamon Indonesia
5. Bank DBS Indonesia
6. Bank KEB Hana Indonesia
7. Bank ICBC Indonesia
8. Bank Maybank Indonesia
9. Bank QNB Indonesia
10. Bank Seabank Indonesia
11. Bank Maspion Indonesia
12. Bank JTrust Indonesia
13. Bank OCBC NISP
14. Bank SMBC Indonesia
15. Bank China Construction Bank Indonesia
16. Bank Neo Commerce,
17. Bank Victoria International
18. Bank KB Bukopin Syariah
19. Bank CTBC Indonesia
20. Bank HSBC Indonesia
21. Standard Chartered Bank
22. Bank UOB Indonesia
23. Bank Panin Dubai Syariah
24. PT Bank Oke Indonesia
25. etc.

Source : BMPD Bank Indonesia of West Java Province

Center Of Excellence

West Java is home to world-class higher education institutions and multinational companies.

Some of Indonesia's best universities are located in West Java:



Source : Higher Education Database, Ministry of Education, Indonesia.

Incremental Capital Output Ratio (ICOR)



- West Java's ICOR increased in 2024 compared to the previous year, reflecting continued investment expansion and stronger capital formation across the region
- Although a lower ICOR indicates higher capital efficiency, a temporary increase often occurs during periods of large-scale infrastructure development and structural economic transformation
- As these investments begin to mature and generate output, West Java is expected to regain stronger capital productivity in the coming years

Source : Ministry of National Development Planning

Socio-Economic Impacts of Investment



INVESTMENT REDUCES UNEMPLOYMENT

Over the past five years, every 1% increase in West Java's economic growth has reduced unemployment by 0.02 percentage points



INVESTMENT CREATES JOB VACANCIES

Over the past five years, every 1% increase in West Java's economic growth has created approximately 100,000 new jobs



INVESTMENT REDUCES POVERTY

Over the past five years, every 1% increase in West Java's economic growth has reduced poverty by lifting approximately 33,000 people out of poverty

Source : Regional Development Planning Agency of West Java Province

Criteria

Import duty exemption facilities apply to industries that produce goods or services, including:

- Tourism and culture
- Public transportation
- Public health services
- Mining
- Construction
- Telecommunication
- Ports

Import Duty Facilities

To obtain import duty facilities for imported machines (self-use), the requirements are:

For self needs

- Requested no later than 3 years after the issuance of the Business Identification Number (NIB) or the issuance of new additional business activities in the NIB
- Valid for 2 years
- May be extended for 2 years, with further extensions depending on the planned investment value

IDR 500 B – 1 T: 1 year extension
IDR 1 T – 5 T: 2x1 year extension
> IDR 5 T: 5 year extension

Requirements for Goods & Materials

To obtain import duty facilities for imported goods and materials, the requirements are:

- For self-use and production needs for up to 2 years, the facilities are valid for 2 years and may be extended for 1 additional year
- If the domestic component level exceeds 30%, the facilities are valid for 4 years and may be extended for 1 additional year
- Must be applied for before commercial production or no later than 1 year after commercial production begins

How to Apply

- Access the Online Single Submission (OSS) portal at <https://oss.go.id>
- Fill in the project information to obtain the Business Identification Number (NIB)
- Submit the required documents, such as the application form and the list of machines, goods, and materials
- OSS will verify the administrative requirements; if complete, the process will proceed to the next step
- The government will conduct technical clarification (a technical meeting or field visit) within 5 working days
- If rejected, OSS will notify the applicant within 3 working days
- If approved, OSS will issue the facility certificate

Source: Indonesia Investment Coordinating Board

Incentivized Business Sector



Tax Allowance

Incentive Scheme

- Net income reduction of 30% of the investment value, granted over 6 years (5% per year)
- Accelerated asset depreciation
- A 10% withholding tax on dividends
- Loss carry-forward compensation for more than 5 years, up to a maximum of 10 years

Criteria

- Labor-intensive
- High-value investment and export-oriented
- High domestic component level
- Eligible for 166 business fields and 17 additional business fields in specific locations

How to Apply

- Access the Online Single Submission (OSS) portal at <https://oss.go.id/>
- Fill in the project information
- OSS will review the project data and issue an eligibility notification for the tax allowance
- Submit the required documents to apply for the tax allowance
- OSS will verify the administrative requirements within 5 working days
- If incomplete, OSS will provide a 3-day window to revise or submit additional data
- If approved, OSS will issue the tax allowance approval letter

Source: Indonesia Investment Coordinating Board

Investment Allowance**Incentive Scheme**

- Net income reduction by 60% of the investment in fixed assets, including land used for business activities.

Criteria

- Labor-intensive
- New investment or new business expansion
- Do not receive tax allowance or tax holiday facilities

How to Apply

- Access the Online Single Submission (OSS) portal at <https://oss.go.id/>
- Fill in data of your planned project
- Submit the required documents to request an investment allowance
- OSS will verify the administrative requirements
- If eligible, OSS will provide approval notification when business is already
- Once your business is operational, submit the operation starting date and the value of asset realization
- OSS will validate the data
- If accepted, OSS will issue a certificate for facility utilization

Source: Indonesia Investment Coordinating Board

Super Deduction Tax

For Vocational Activities

Criteria

Domestic taxpayers who engage in work practice, apprenticeship, coaching and human resource development based on specific competencies.

Incentive

Gross profit reduction of up to 200% from the total cost incurred for conducting work practices, apprenticeships, or coaching.

How to Apply

- Access the One Single Submission (OSS) portal at <https://oss.qo.id/>
- Make a request for super deduction
- Fill in the company data
- Submit the required documents
- OSS will verify the administrative requirements
- If accepted, OSS will issue certificate of facility

For Research & Development (R&D)

Criteria

Domestic taxpayers that conduct specific research and development in Indonesia.

Incentive

Gross profit reduction of up to 300% from the total cost incurred for conducting research and development in Indonesia

How to Apply

- Access the Online Single Submission (OSS) portal at <https://oss.go.id/>
- Make a request for super deduction
- Fill in the company data
- Submit the required documents
- OSS will verify the administrative requirements
- The government will assess whether the applicant conducted research, reported the annual cost, generated intellectual property rights, or commercialized the products
- If accepted. OSS will issue certificate of facility

Infrastructure Development Plan based on the West Java Province Spatial Planning (RTRW) 2022-2042

TRANSPORTATION

1. Development of Patimban Port;
2. Development of Nusawiru Airport;
3. Development of Urban Railways;
4. Reactivation of Railway Networks;
5. Electrification of Railway Lines;
6. Development of road-based mass public transportation systems in the Bodebek, Greater Bandung, and Greater Cirebon Urban Areas;
7. East-West MRT;
8. Construction of Bandung-Surabaya High-Speed Rail;
9. Construction of the Central-Southern Line;
10. Development of the Primary Collector Road Naringgul - Cidaun;
11. Construction of Sukabumi-Ciranjang-Padalarang Toll Road;
12. Construction of Gedebage Tasik Cilacap Toll Road;
13. Construction of Cirebon-Kuningan-Tasikmalaya Toll Road;
14. Construction of Bandung Intra Urban Toll Road;
15. Construction of JORR 3 Toll Road;
16. Construction of Special Mining Roads;
17. Construction of Kertajati-Indramayu Toll Road;
18. Construction of Patimban Access Toll Road;
19. Construction of Soreang-Ciwidey-Cidaun Toll Road; and
20. Widening of Cibadak – Palabuhanratu Toll Road.

Strategic Transportation Infrastructure Plan in West Java Province

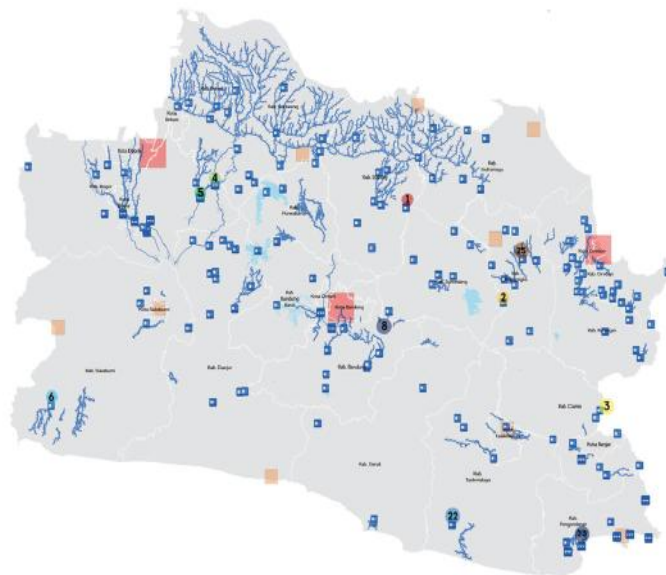


Infrastructure Development Plan based on the West Java Province Spatial Planning (RTRW) 2022-2042

Water Resources

1. Construction of Cipunagara Dam, Subang Regency.
2. Construction of Kadumalik Dam, Majalengka Regency.
3. Construction of Matenggeng Dam, Ciamis - Cilacap Regency.
4. Cibeet Dam, Bogor Regency.
5. Cijuray Dam, Bogor Regency.
6. Construction of a Multipurpose Reservoir in the Bandung Basin area.
7. Construction of New Irrigation Area Cikalong, Tasikmalaya Regency.
8. Construction of Parigi Irrigation Area, Pangandaran Regency.
9. Construction of Curug Dengdeng Irrigation Area, Cianjur Regency, and Candragoyang Irrigation Area, Garut Regency.
10. Modernization of Renrang Irrigation Area, Cimanuk-Cisanggarung Watershed.

Strategic Water Resources Plan in West Java Province

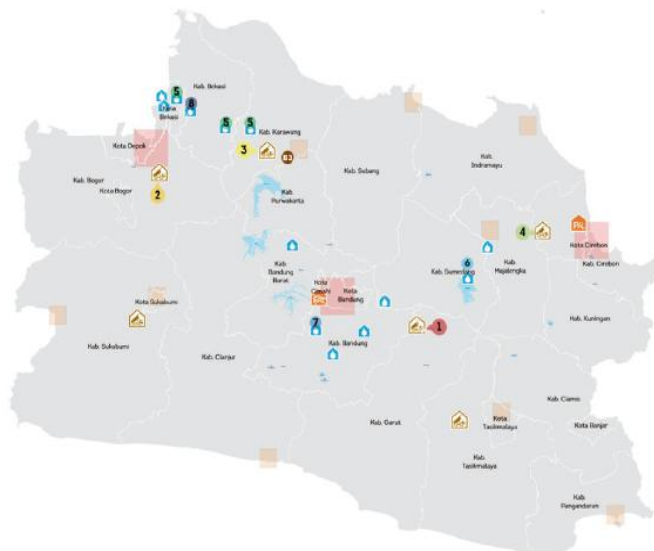


Source : West Java Provincial Development Planning Agency

Waste Management and Clean Water

1. Construction of the Legok Nangka Regional Sanitary Landfill.
2. Construction of the Nambo Regional Sanitary Landfill.
3. Construction of the Bekasi Karawang Purwakarta (Bekarpur) Regional Sanitary Landfill.
4. Construction of the Cirebon Raya Regional Sanitary Landfill.
5. Construction of the Sukabumi Joint Landfill.
6. Construction of the Tasikmalaya Joint Landfill.
7. Construction of the Sinumbra Drinking Water System.
8. Construction of the Jatiluhur I Drinking Water System.
9. Construction of the South Bandung Drinking Water System.

Strategic Waste Management and Clean Water Plan in West Java Province



Source : West Java Provincial Development Planning Agency

7

INVESTMENT PROCEDURE

The system provides online business license submission, published by OSS institutions on behalf of the ministry, head of institutions, governor, and mayor for individual or non-individual doing business.

Advantages

- More practical
- The licenses can be secured in under an hour
- Can be access anytime and anywhere
- Electronically integrated
- The process of licensing is monitored by the task force

How to Apply

- Access <https://oss.go.id/oss/> and create a User ID
- Fill in data to obtain Business Identification Number
- Apply for permits:
 - Business license
 - Commercial/operational license
 - Location permit
 - Environment permit
- Applicant can also apply for a business license, expansion and data renewal

RISK-BASED APPROACH PERMIT

Permit stipulation will be based on the risk level and the scale of business



Hazard Level Assessment

Potential Hazard Assessment

Risk level and Business Scale

Business Risk Level	Low Risk	Medium-Low & Medium-High	High Risk
Permit Requirement	Business Identification Number	Business Identification Number & Standard Certificate	Business Identification Number & Standard Permit

EASINESS FACILITIES ON THE OMNIBUS LAW ON JOB CREATION

As a continuous improvement in the business climate, Indonesia has passed an omnibus law which aims to:

1. Encourage investment
2. Accelerate economic transformation
3. Harmonize central-local policies
4. Provide ease of doing business
5. Overcome overlapping regulatory problems, and
6. Eliminate sectoral egos.

INVESTMENT REQUIREMENT

The Law determines priority list of business sectors that are encouraged for investment

MSMEs can partner with foreign capital

The status of Foreign Company is only associated with restrictions on foreign ownership

PERMIT AND LICENSE**Risk Based Approach**

The permit process for business activities has been changed from license-based to risk-based.

Sectoral Licensing

The Law changes, removes, and establishes new regulations in 15 sectors, includes agriculture: education; food and drug; marine and fishery; energy and mineral resource; transportation: public work; trading: post, telecommunication and broadcasting: tourism; defense and security; forestry; nuclear power; industry: and religion.

Basic Permit

The Law simplifies and integrates basic permits, includes location permit, environment permit, and building permit.

EASINESS FACILITIES ON THE OMNIBUS LAW ON JOB CREATION



Worker Protection

The Law aims to protect and enhance the role of workers in supporting investment in Indonesia. It regulates type of work, working time, minimum wage, severance pay, job loss guarantee program, and the use of foreign workers.



Tax Reformation

1. Elimination of dividend income tax for the foreign and domestic taxpayers
2. Foreigners who stay for more than 183 days are not subject to domestic tax
3. Indonesian citizens who stay for more than 183 days abroad are subject to foreign tax
4. Termination of criminal investigation when the taxpayer has paid the tax debt
5. Interest compensation on the return of the tax overpayment



Micro and Small Enterprise

The Law provides ease of doing business, empowerment and protection to Micro and Small Enterprises (MSEs)

1. Single Permit for MSEs
2. Incentives and ease of doing business for Medium and Large Enterprises that partner with MSEs
3. Utilization of government assets for partnerships with MSEs
4. Income tax and customs incentives for MSEs
5. Legal assistance and protection for MSEs
6. Minimum requirement of 40% of MSE products in government procurement



Land Bank

The Law facilitates land acquisition for development for the public interest and investment through the establishment of a Land Bank.

PUBLIC PRIVATE PARTNERSHIP

Public-Private Partnership is a cooperation between the Government Contracting Agency and the Implementing Business Entity as an infrastructure provider. There will be sharing of risks, roles and responsibilities among them.

PROJECT PIPELINE FOR SOLICITED PROJECT



ADVANTAGES

Government Support

Viability Gap Fund (VGF) VGF is financial support from Ministry of Finance for project construction. During the bidding stage, the Minister of Finance shall issue a principal approval letter on VGF support.

Government Guarantee

The guarantee aims to reduce the risk burdened by the private/business entity.

The given guarantees are:

- Preparation of final pre feasibility study

West Java PPP Node

PPP Node is an institution that will carry out tasks related to the PPP project in West Java. The institution has a role in formulating policy, regulating, controlling, supervising, and evaluating PPP development.

- Transaction assistance
- Financial support for project financial close

Incentive Scheme

Implemented by Minister/Head of Institution/Head of Region as Government Contracting Agency (GCA)



Source: Indonesia Investment Coordinating Board

INVESTMENT OPPORTUNITIES FOR TOURISM DEVELOPMENT

Accessibility

We encourage you to investing enabling accessibility to tourism spots such as road, public transportation, and telecommunication.

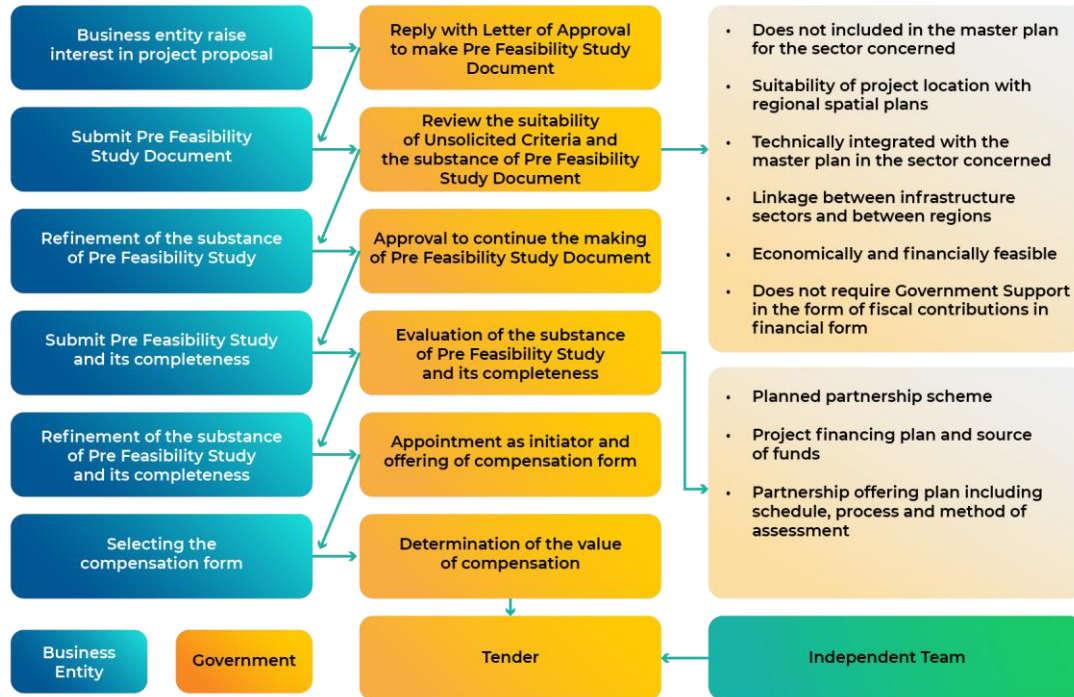
Attraction

We propose some potential tourism spots for you to invest both for manmade (such as theme park) and natural (such as beach) tourisms.

Amenities

We invite you to invest in supporting amenities such as hotels resrts, MICE and others in potential tourism spots

PUBLIC PRIVATE PARTNERSHIP UNSOLICITED SCHEME



THANK YOU

Bank Indonesia West Java Province
Braga Street No. 108 Bandung, West Java, Indonesia
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