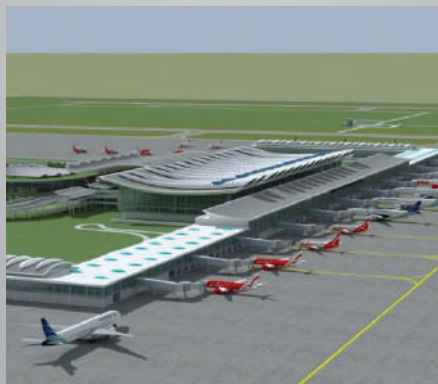




West Java

**Selected Investment
2017**





Dinas pmp t s p

Penanaman Modal & Pelayanan Terpadu Satu Pintu
Jabar

Office Address :

Regional One Stop Service and Investment Agency of West Java Province (DPMPTSP)
Sumatera Street No. 50, Bandung 40115
Diponegoro Street No. 21, Bandung 40115

- (022)4237369 Fax:(022)4237081
- www.dpmp t s p .jabarprov.go.id
- dpmp t s p @jabarprov.go.id
- [dinaspmp t s p .jabar](https://www.facebook.com/dinaspmp t s p .jabar)
- [dinaspmp t s p .jabar](https://www.instagram.com/dinaspmp t s p .jabar)
- [dinaspmp t s p .jabar](https://twitter.com/dinaspmp t s p .jabar)

West Java Profile Overview

Administrative

Governor : H. Ahmad Heryawan
Vice Governor : Deddy Mizwar
Capital City : Bandung City
Regencies/Cities : 18 Regencies and 9 Cities

Geographic

Area : 35.222.18 km2
Coordinates : 6°45'S 107°30'E
Topography : Lowlands, Mountains, and Coasts

Demographic

Population : 46,709,569 (2015)
Religion : 97% Moslem, 3% Others
Ethnic : 79% Sundanese, 21% Others
Languages : Sundanese, Cirebonese, Bahasa
Gender : 50,72% male, 49,28% Female
Climate : Tropical climate
Temperature : 9° C - to 34° C
Rainfall : 2,000 mm – 5,000 mm per year

CAPITAL CITY OF WEST JAVA

The City of Bandung. As the provincial capital, Bandung is a city of international fame with the 1955 Bandung Conference forging of the Non-Aligned Movement.
Capital : Bandung
Coordinates : 5°50' - 7°50' latitude and 104°48' - 108°48' longitude

WEST JAVA ADMINISTRATION AND BORDERS

Its proximity to Jakarta provide West Java with number of strategic advantages, especially in the transportation and communication aspects that stimulate economic growth for people living in West Java

18 REGENCIES AND 9 MUNICIPALS

Regencies: Cianjur, Bogor, Sukabumi, Bekasi, Bandung, Purwakarta, Subang, Karawang, Garut, Tasikmalaya, Ciamis, Sumedang, Cirebon, Indramayu, Kuningan, Pangandaran, Majalengka and Bandung Barat

Municipalities: Bandung, Banjar, Bekasi, Cirebon, Cimahi, Bogor, Depok, Sukabumi, Tasikmalaya.

Borders

East : Central Java Province
West : Banten
North : Java Sea and Jakarta
South : Indian Ocean (Samudera Indonesia)





Potential Investment List

1. RAILWAYS DEVELOPMENT PROJECT
 - Jakarta – Bandung High Speed Train
 - Light Rail Transit (LRT) Bandung Raya (BANDUNG METROPOLITAN AREA)
 - Light Rail Transit (LRT) JABODEBEK (JAKARTA METROPOLITAN AREA)
 - Rancaekek – Tanjungsari Railway Reactivation
 - Banjar – Pangandaran Cijulang Railway Reactivation
 - Tanjungsari – Kertajati – Arjawinangun
2. SEA PORT DEVELOPMENT PROJECT
 - Patimban Main Port
 - Cirebon Sea Port
 - Palanngpang Local Port (CILETUH GEOPARK)
3. AIRPORT DEVELOPMENT PROJECT
 - West Java International Airport (KERTAJATI)
 - Nusawiru Airport
4. Industrial Estates
 - Karawang International Industrial City (KIIC)
 - Bekasi Fajar Industrial Estate (BFIE)
 - Delta Silicon 8 Industrial Park
 - GT Tech Park @ Karawang Industrial Estate
 - SuryaciptaCity of Industry Industrial Estate (SCI)





Airport Development Project

1. West Java International Airport (Kertajati)

Project Descriptions

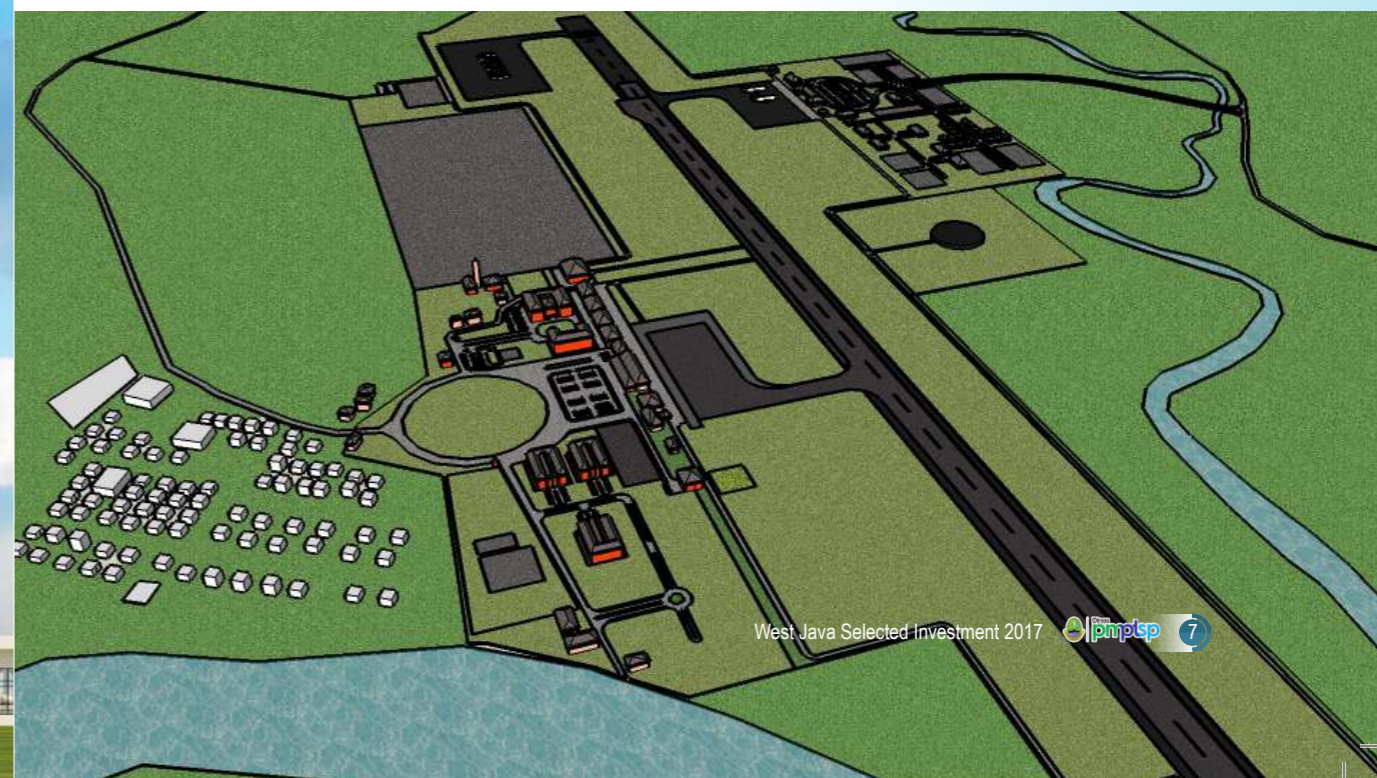
- a. Total area : 1,800 Ha
- b. Runway length : 4,000 meter
- c. Construction :
 - Phase I (finished in 2023)
 - Phase II (finished in 2030)
 - Ultimate (finished in 2036)
- d. Operation : 2019 (Phase I, Stage I)
- e. Executing Agency/Company : Ministry of Transportation, West Java Province, State Own Company
- f. Project Cost
 - Phase I (2023) IDR 10.6 Trillion
 - Phase II (2030) IDR 3.2 Trillion
 - Ultimate (2036) IDR 1.3 Trillion
- g. Project Scheme Finance : National Budget, Provincial Budget, State Own Company
- h. Project Location: Majalengka
- i. Passenger Estimation in 2023 : 17 Million (Domestic and International)
- j. Cargo Estimation in 2023 : 400 Aircraft Movements



2. Nusawiru Airport

Project Descriptions

- a. Runway length : 2,100 meter
- b. Developed in 1993 operation started in 1996
- c. Construction for new Terminal : 2018
- d. Executing Agency/Company : Ministry of Transportation, West Java Province
- e. Project Cost
 - Stage I IDR 94 Billion
 - Stage II IDR 144 Billion
- f. Project Scheme Finance : National Budget, Provincial Budget
- g. Project Location : Pangandaran
- h. Development Plan : Commercial and Tourism, Flying School, Over Haul and Aircraft Maintenance, Crisis Center



Railways Development

INVESTMENT opportunities are offered for the development of modern railway services in various parts of Wes Java.

This includes rolling stock, tracks, stations, bridges and other related railway infrastructure



Rancaek - Tanjungsari (Stage 1)	•Rp. 29.511 Billion
Sukabumi - Cianjur - Padalarang	•Rp. 9.68 Billion
Bandung Station - Kiaracondong	•Rp. 56.23 Billion
Padalarang - Cicalengka	•Rp. 317.44 Billion
Cikampek - Tanjungrasa	•Rp. 78.1 Billion
Land acquisition railway line to Cirebon Seaport	•Rp. 5 Billion
Railway facilities construction (Bekasi - Cikarang)	•Rp. 1.013 Billion
Tambun underpass station, Bekasi	•Rp. 65.5 Billion



1. Jakarta - Bandung High Speed Train

Project Descriptions

- Construction : 2016
- Operation : 2019
- Executing Agency/Company : PT Kereta Cepat Indonesia China
- Route : Jakarta - Bandung (142 Km) in 45 minutes
- Train Speed : 250 - 350 km/h
- Cars and Capacity : 8 cars, 550 passengers

- Station/TOD : Halim (Jakarta), Karawang, Walini, Tegalluar (Bandung)
- Ticket Price (Proposed) : IDR 225,000
- Project Cost : IDR 72 Trillion (US\$ 5.5 million)
- Financial Scheme : 40 years loans period
- Project Location : Jakarta, Bekasi, Karawang, Purwakarta, Padalarang, Bandung

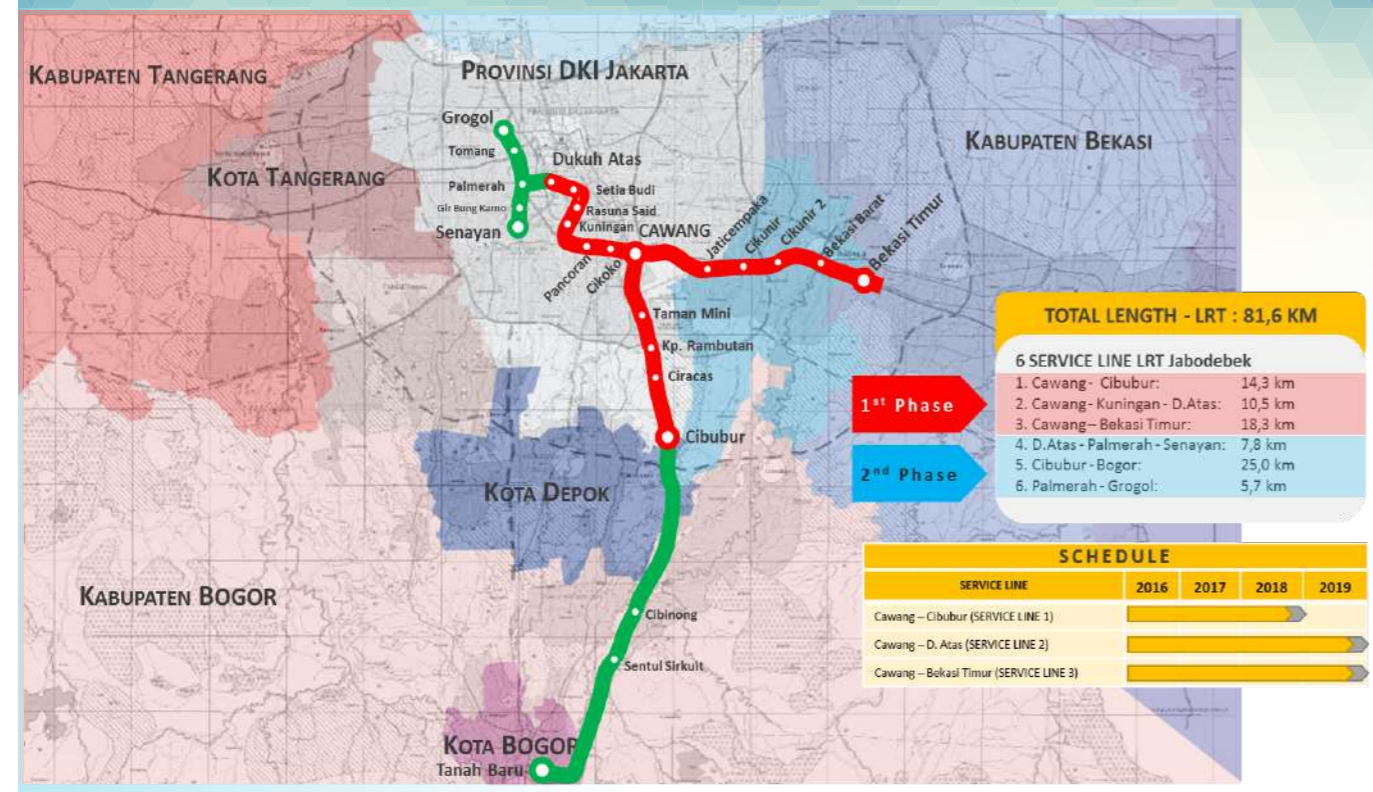


2. Light Rail Transit (LRT) Bandung Raya (Bandung Metropolitan Area)

Project Descriptions

- Construction : 2017 (Proposed)
- Operation : 2019
- Executing Agency/Company : Consortium, Private, State Own Company, Province Own Company
- Route : Bandung Raya (144.20 Km in total)
- Project Scheme Investment : National Budget, Investor
- Project Location : Bandung

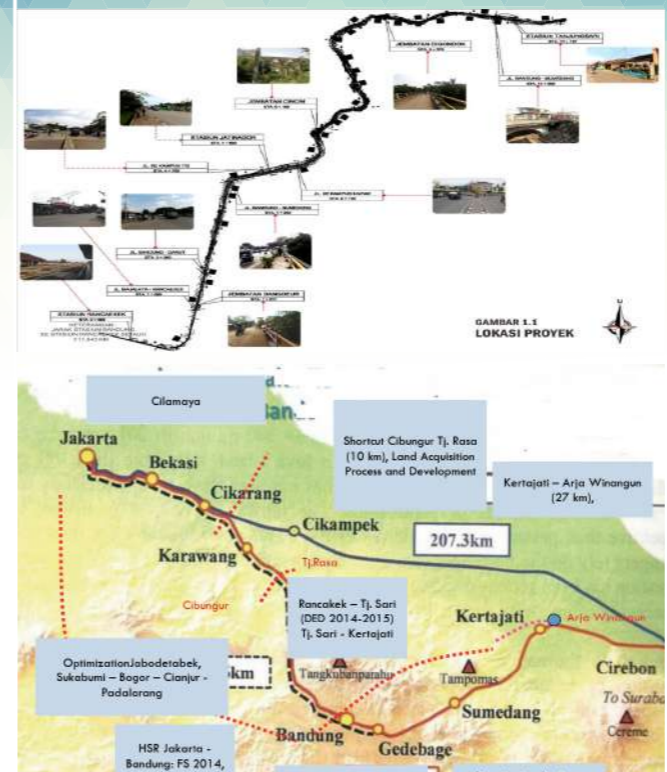




3. Light Rail Transit (LRT) Jabodebek (Jakarta Metropolitan Area)

Project Descriptions

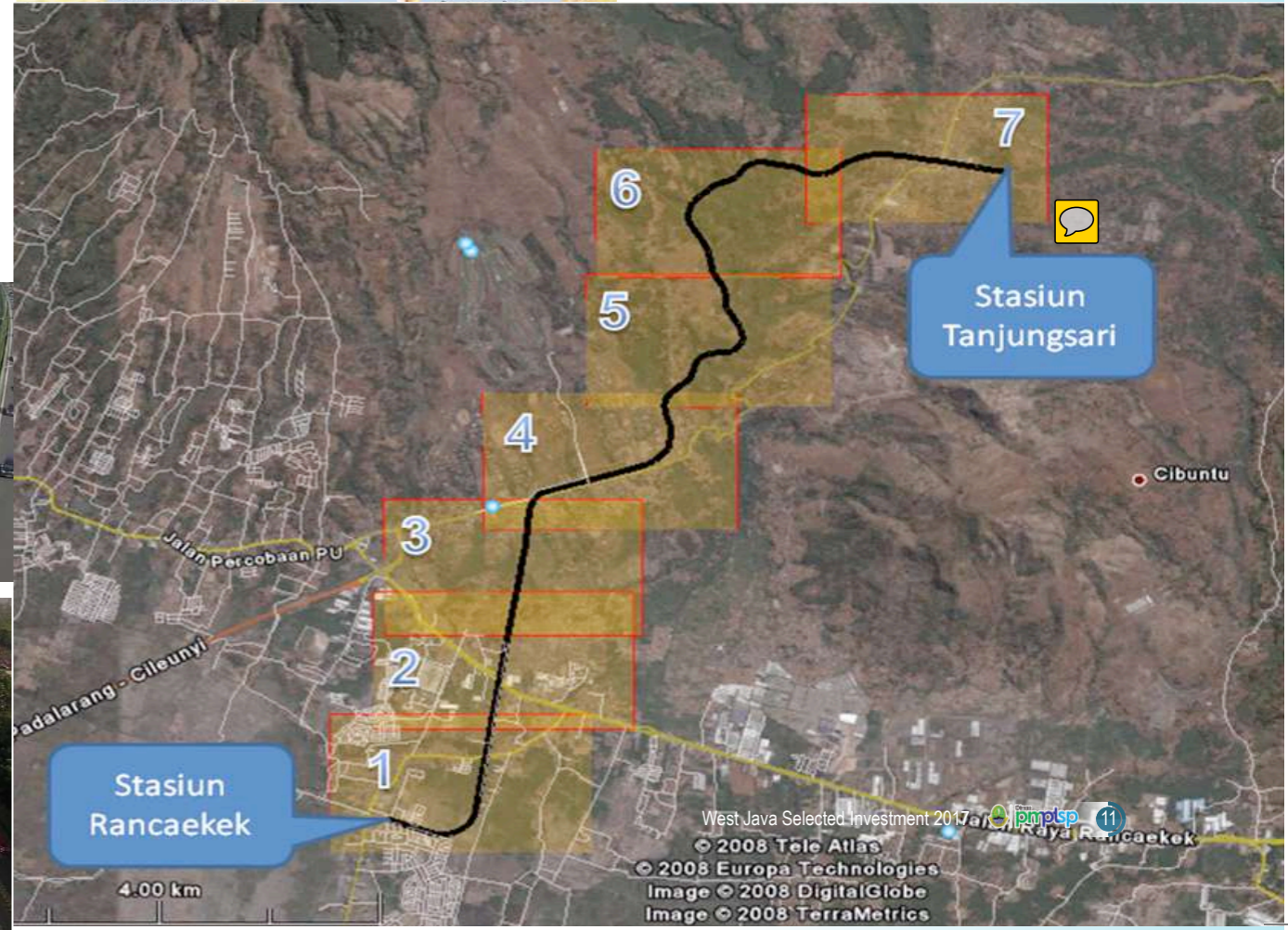
- a. Construction : 2015 - 2018
- b. Operation : 2018/2019
- c. Executing Agency/Company : Ministry of Transportation and Adhi Karya (State Owned Company)
- d. Route : Cibubur – Cawang-Dukuh Atas and Bekasi – Cawang (42.1 Km)
- e. Project Cost : IDR 23 Trillion
- f. Project Scheme Finance: National Budget
- g. Project Location : Jakarta, Bekasi, Bogor

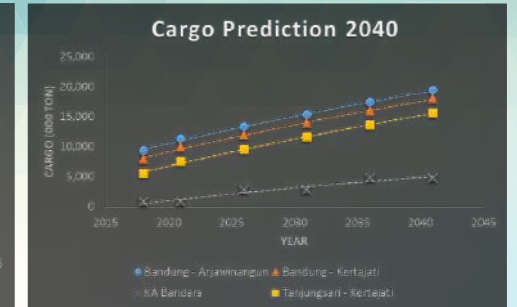
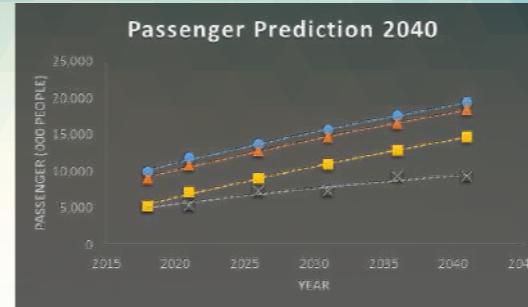
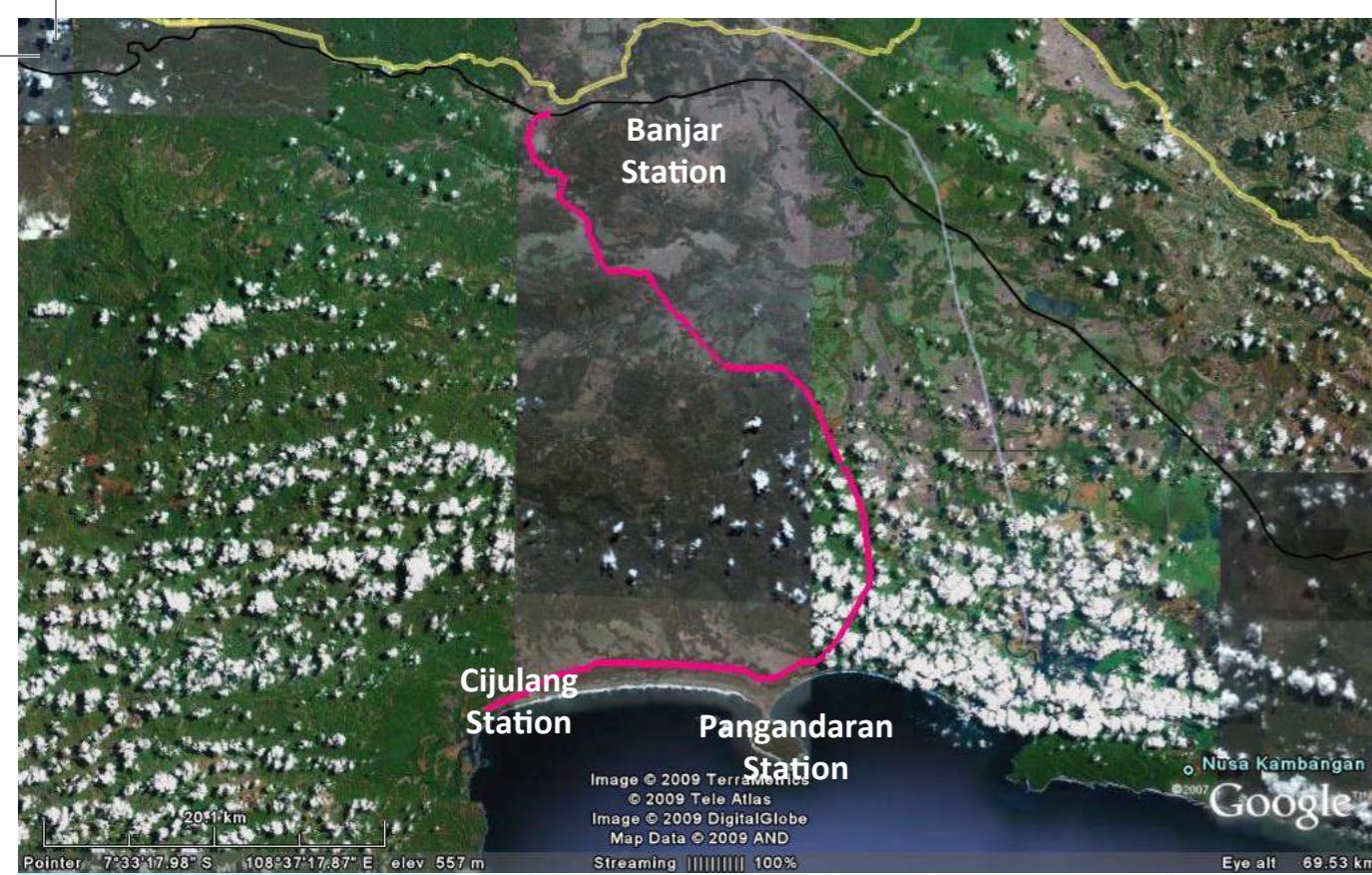


4. Rancaekek – Tanjungsari Railway Reactivation

Project Descriptions

- a. Construction : 2018 (proposed)
- b. Operation : 2019 (proposed)
- c. Executing Agency/Company : Ministry of Transportation and West Java Province
- d. Route : Rancaekek – Tanjungsari (12 Km)
- e. Project Cost : IDR 532 Billion (Construction)
- f. Project Scheme Finance : National Budget and Provincial Budget
- g. Project Location : Bandung and Sumedang





6. Tanjungsari – Kertajati – Arjawinangun

Project Descriptions

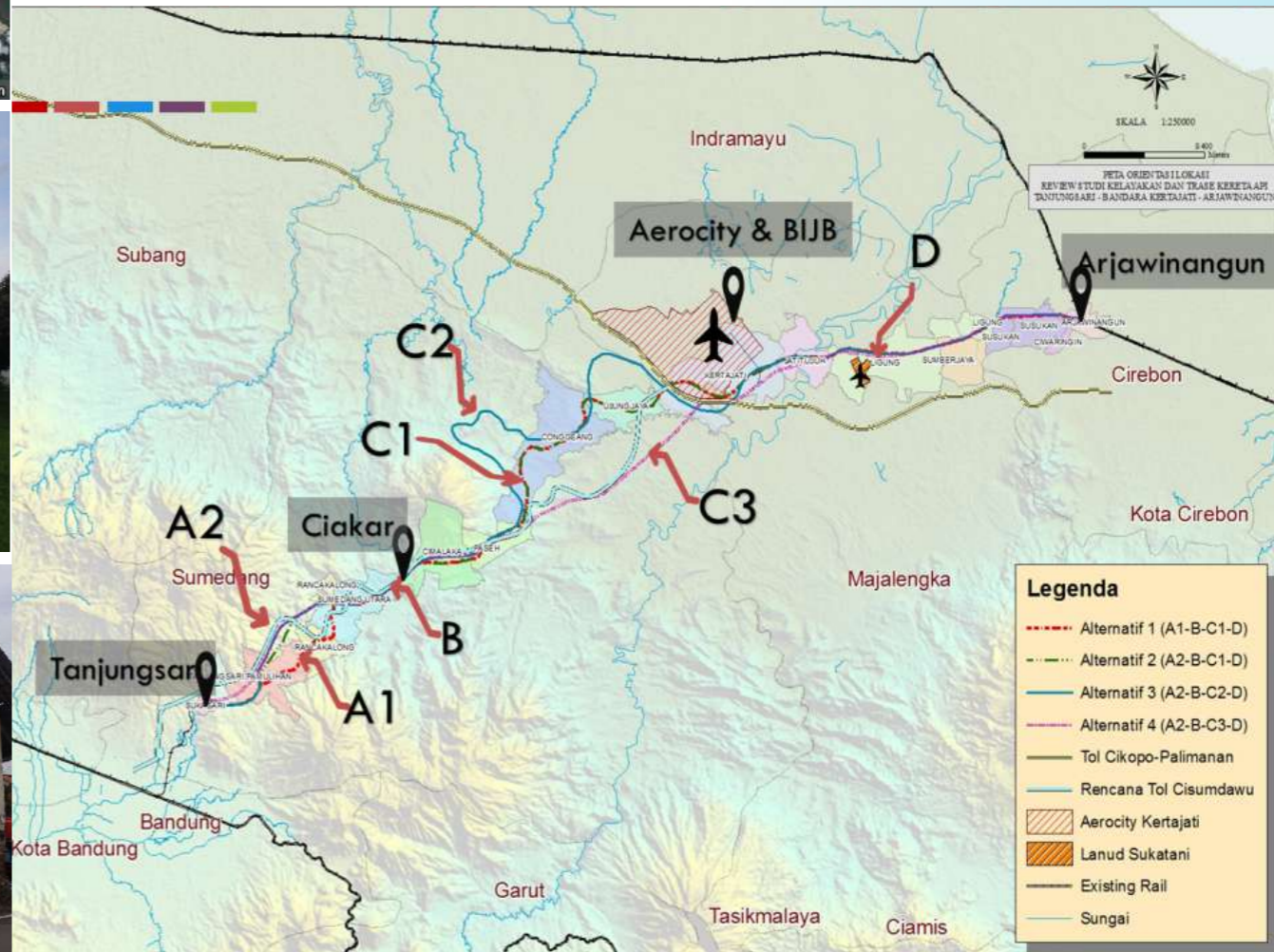
- a. Construction : 2020 (proposed)
- b. Operation : 2023 (proposed)
- c. Executing Agency/Company : Ministry of Transportation and West Java Province
- d. Route : Tanjungsari – Kertajati – Arjawinangun
- e. Project Cost : IDR 5.3 Trillion (estimation)
- f. Project Scheme Finance : National Budget, Investor
- g. Project Location : Sumedang and Majalengka

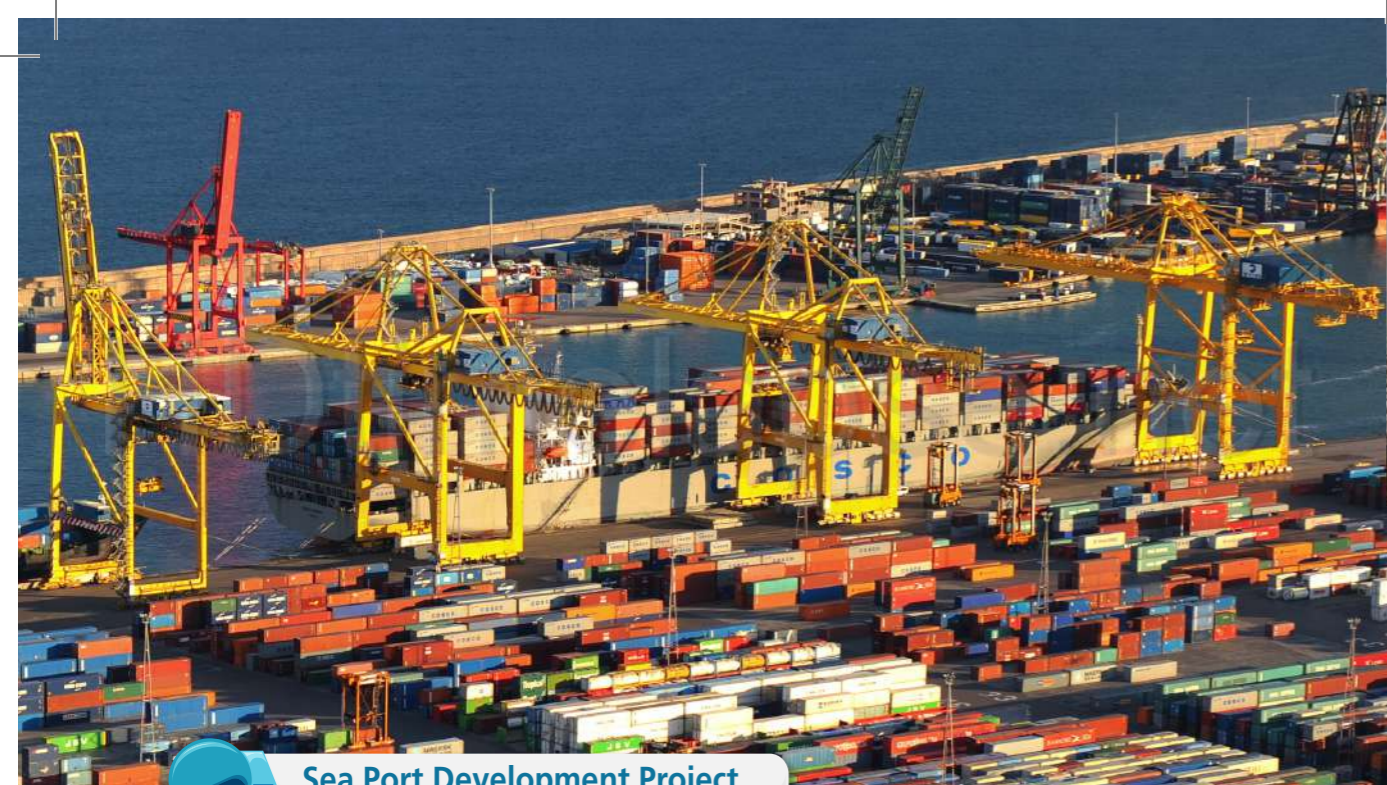
(90 Km)

5. Banjar – Pangandaran – Cijulang Railway Reactivation

Project Descriptions

- a. Construction : 2020 (proposed)
- b. Operation : 2022 (proposed)
- c. Executing Agency/Company : Ministry of Transportation and West Java Province
- d. Route : Banjar – Pangandaran – Cijulang (82 Km)
- e. Project Cost : IDR 5 Trillion (estimation)
- f. Project Scheme Finance : National Budget, Investor
- g. Project Location : Banjar, Ciamis, Pangandaran





Sea Port Development Project

1. Cirebon Sea Port

Project Descriptions

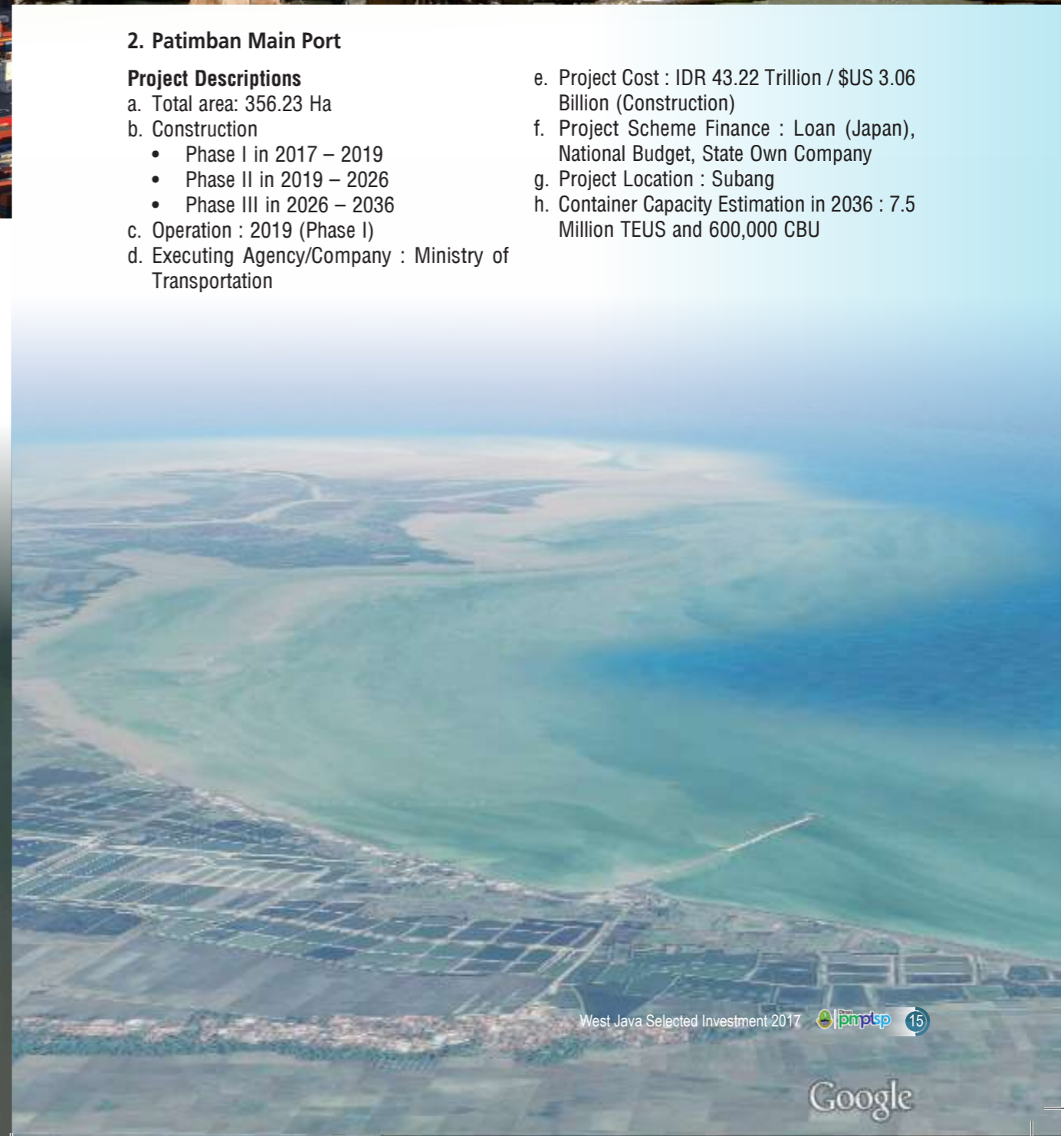
- a. Construction : 2017 (proposed)
- b. Operation : 2019 (proposed)
- c. Executing Agency/Company : PT Pelindo
- d. Project Cost : IDR 1 trillion (Construction)
- e. Project Scheme Finance : Company Budget
- f. Project Location : Cirebon
- g. Cargo Capacity Estimation in 2035 : 21.5 Million Tons
- h. Container Capacity Estimation in 2035: 1.5 Million TEUS
- i. Passenger Capacity Estimation: 19,611 People



2. Patimban Main Port

Project Descriptions

- a. Total area: 356.23 Ha
- b. Construction
 - Phase I in 2017 – 2019
 - Phase II in 2019 – 2026
 - Phase III in 2026 – 2036
- c. Operation : 2019 (Phase I)
- d. Executing Agency/Company : Ministry of Transportation
- e. Project Cost : IDR 43.22 Trillion / \$US 3.06 Billion (Construction)
- f. Project Scheme Finance : Loan (Japan), National Budget, State Own Company
- g. Project Location : Subang
- h. Container Capacity Estimation in 2036 : 7.5 Million TEUS and 600,000 CBU





3. Cikarang – Bekasi – Laut Inland Waterways

Project Descriptions

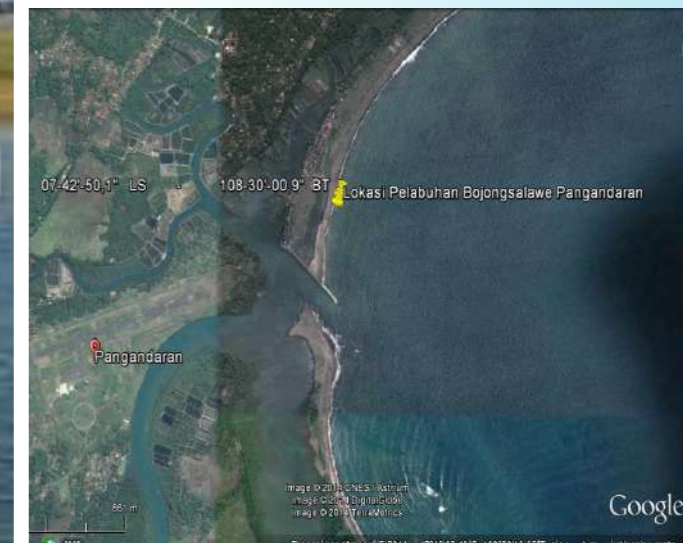
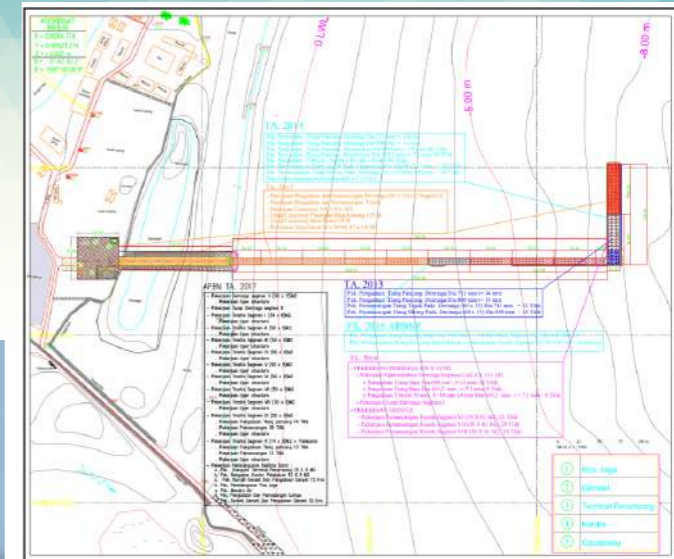
- a. Construction : 2017 (proposed)
- b. Operation : 2019 (proposed)
- c. Executing Agency/Company : PT Pelindo
- d. Project Scheme Finance : Company Budget
- e. Project Location : Bekasi



4. Bojongsalawe Regional Sea Port

Project Descriptions

- a. Construction : 2013 – 2018
- b. Operation : 2019
- c. Executing Agency/Company : Ministry of Transportation
- d. Project Cost : IDR 1.25 Trillion
- e. Project Scheme Finance : National Budget
- f. Project Location : Pangandaran



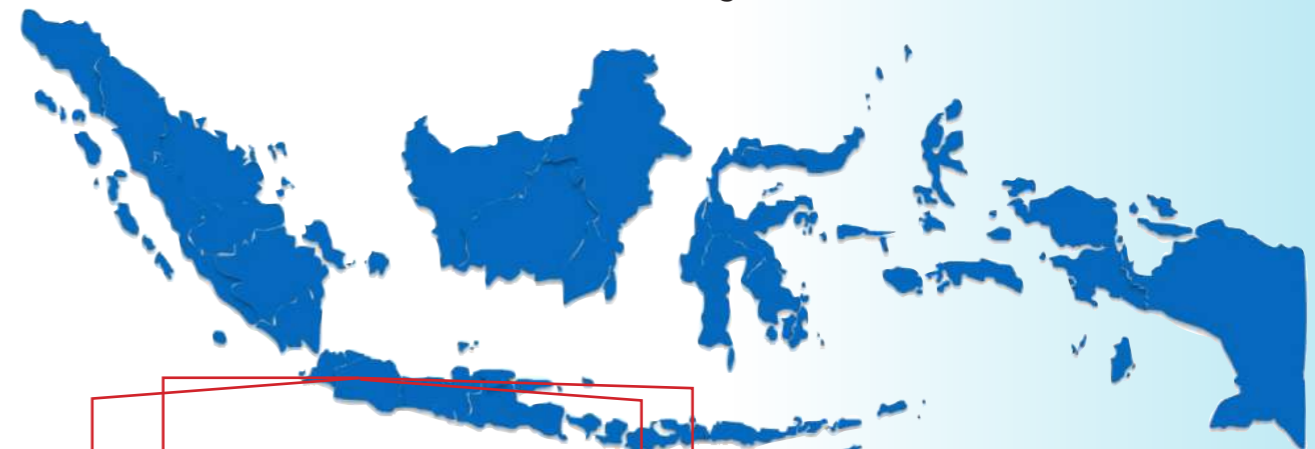


Industrial Estate

Investment Facility in West Java/Kemudahan Layanan Investasi Langsung Kontruksi (KLIK)

Direct Construction Program (KLIK)

In West Java, KLIK program applies to 11 industrial zones located in 4 Cities/Regencies



- Bekasi Regency**
- Bekasi Fajar Industrial Estate
 - Delta silicon 8 industrial estate
 - Greenland international industrial center/ Deltamas
 - Jababeka industrial estate

- Karawang Regency**
- Karawang Industrial Internasional (293 ha)
 - Suryacipta City Industrial (300 ha)
 - Artha Industrial Hill (315,1 ha)
 - GT Tech Park Industrial (100 ha)

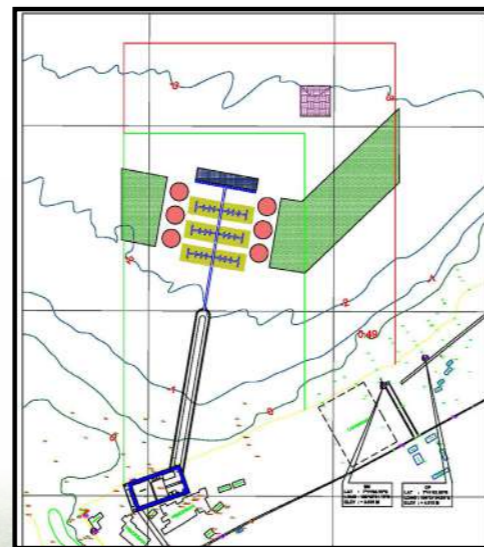
- Purwakarta Regency**
- Bukit indah industrial city
 - Indotaisei kota bukit indah industrial city

- Bekasi City**
- Marunda Center (300 ha)

5. Palangpang Local Port (Ciletuh Geopark)

Project Descriptions

- Construction : 2018 (proposed)
- Operation : 2020 (proposed)
- Executing Agency/Company : Transportation Agency of West Java
- Project Scheme Finance : National Budget, Provincial Budget, Investor
- Project Location : Palangpang Bay, Ciletuh Geopark, Sukabumi
- Capacity: 96 yacht and 6 waterbus
- Estimation in 2036: 1,743 Ships





1. Karawang International Industrial City

Karawang International Industrial City (KIIC) is an Industrial Estate managed by PT. Maligi Permata Industrial Estate, PT. Harapan Anang Bakri & Sons, and PT. Karawang Tatabina Industrial Estate. KIIC is a joint venture project between Sinarmas Land of Indonesia and Itochu Corporation of Japan, two large groups with a reliable reputation guarantees a good corporate governance and services for investors.

Located in Karawang regency. KIIC is fully accessible from all parts of Jakarta Cikampek toll road, exit Karawang Barat 2 toll gate. Development of KIIC started on 1993 and the first tenant constructed factory in KIIC was PT. Horiguchi Engineering Indonesia on April 1994.

KIIC invites investors to use the lots that are suitable for many kind of industries. Internal infrastructures provided, including natural gas, wastewater treatment plant, water treatment plant, electric and telephone network.

Location

Graha II C 2nd Fl., Jl. Permata Raya Lot C-1b, KIIC, Karawang, West Java – Indonesia

Easy Access

- 50 km from Jakarta (the capital city of Indonesia)
- 60 km from Tanjung Priok Harbour
- 70 km from Soekarno Hatta Airport

Land

- Total Area of 1.470 hectares
- Available Land: 293 hectares
- Land Price:
 - Selling price/m²: Negotiable
 - Rent price: (warehouse)/month/m²: Negotiable

Existing Tenants

146 companies/projects

Potential Industries

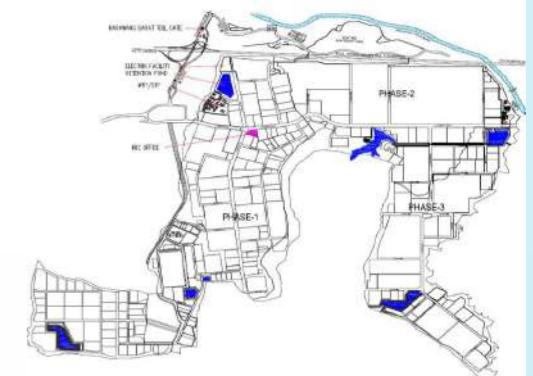
Automotive Ind, Chemical and Pharmaceutical Ind, Garment Ind, Machine Ind, Trading, Pulp & Paper Ind, Manufacturing Ind, Metal, Machinery and Electronic Industry, etc.

Comprehensive Utilities and Infrastructures (Existing and Plan)

Water Supply	30.000 m ³ /day , additional capacity 5.000m ² /day (by KIIC)
Waste Water Treatment	31.500 m ³ /day , additional capacity 4.500 m ³ /day (by KIIC)
Electricity	360 kVa, and additional 120 kVa on progress (PT PLN Premium Service)
Gas	Based on tenant request (PT PGN)
Telecommunication	PT Telkom, Bisnet, NTT, PT Indosat, Lintas Arta, icon +, Smartfren
Road	Primary : 41-60 m (4 lane), Secondary: 10 m, Tertiary 6 m
Supporting Facilities	Management Office, Fire Fighter, Community Development Center, Commercial area, Hotel, Restaurant, Agro Enviro Education Park, etc.

Key Business Advantages, among others:

- Awarded as the Best Industrial Estate in Indonesia and Industrial Estate with the Best Performance in the Management and Service
- Achieved ISO 9001;2000 and ISO 14001;2004 for Quality and Environment. KIIC also obtained OSHAS 18001;2007 for Health and Safety
- Ideally located, best access and best location, as well as the availability of adequate transportation infrastructure; and
- The provision of Fast – Track Project Construction/KLIK investment facility.



Investor Relation

Karawang International Industry City (KIIC)

Jl. Graha KIIC 2nd Fl, Jl. Permata Raya lot C-1B KIIC Industrial Estate, Karawang 41361 West Java Indonesia
Telp : +62-21 8901666
Fax : +62-21 8901777

Director

Sanny Iskandar (Director)
Email: sanny-i@kiic.co.id/administration@kiic.co.id



2. Bekasi Fajar Industrial Estate

Bekasi Fajar Industrial Estate (BFIE) is managed by PT Bekasi Fajar Industrial Estate, Tbk. which was established on August 24th 1989. It is strategically located in the Greater Jakarta area, in MM2100 Industrial Town.

With direct access through Cibitung exit at KM 24 of Jakarta-Cikampek toll road, BFIE provides superior proximities to seaport, airport, and city center as well as key industries within Bekasi – Karawang.

BFIE provides land lots which are ready for construction for industrial needs. Having more than 25 years of experience in developing industrial estate, the Company ensures that all operational, infrastructures and facilities are adopted in accordance with international standards.

Location

Jl. Sumatera Blok C2, Cikarang Barat, Bekasi, West Java Province - Indonesia

Easy Access

- 0.5 km from Cibitung Exit Toll Gate
- 11 km from Bekasi City
- 30 km from Jakarta City
- 35 km from Tanjung Priok Deep Seaport
- 75 km from Soekarno-Hatta International Airport

Land

- Total Area of 1,500 hectares
- Available 300 hectares
- Land Price:
 - Selling price/m²: US\$ 269
 - Rent price: (warehouse)/month/m²: US\$ 5.76

Existing Tenants

241 companies/projects

Potential Industries

Automotive, electronic & electrical, food & beverage, warehouse, plastics, chemical, and metal manufacture, machinery industry, steel fabrication.

Comprehensive Utilities and Infrastructures (Existing and Plan)

Water Supply	5.000 m ³ /day
Waste Water Treatment	4,500 m ³ /day
Electricity	348 MVA (by PT PLN & PT Cikarang Listrindo)
Gas	± 5 mmscfd (by Pertamina, PGN, BKA, IGAS, ISMA)
Telecommunication	10,000 lines (by Telkom, Indosat, NTT, Icon+)
Road	Primary: 24-50 m (4 lines), Secondary : 18-22 (2 lines)
Supporting Facilities	Banks, restaurants, hotel, driving range, management office, public transportation, gas station, logistic distribution services, meeting rooms, firefighter, 24 hours security, etc.

Key Business Advantages, among others:

- Closed to raw materials supply as well as consumer/market;
- Supported by skilled workforce with competitive wages;
- The availability of adequate transportation infrastructure; and
- The provision of Fast – Track Project Construction/KLIK investment facility.



- Commercial area
- Bekasi Fajar Industrial Estate (BFIE)
- Megalopolis Manunggal Industrial Development (MMID) Area

Investor Relation PT. Bekasi Fajar Industrial Estate, Tbk

Head Office

Jl. Sumatera Blok C2, Cikarang Barat Bekasi 17520

Telp : +62-21-898-0133

Fax : +62-21-8980157

Email : contact@bfie.co.id/bekasifajar@bfie.co.id

Marketing

Hendra Lesmana

Mobile : +62 816886120

Email: hendra.lesmana@bfie.co.id

Daishi Asano

Mobile: +62 81294677005

Email: d.asano@bfie.co.id





3. Delta Silicon 8 Industrial Park

Delta Silicon 8 Industrial Park is part of Delta Silicon industrial area, which is developed and managed by PT Lippo Cikarang Tbk. The company has become pioneer in the development of high quality, comfortable, healthy, and environmental friendly projects, and holds 30% market share in Indonesia in terms of quality, service and innovation with 3,000 ha of industrial area. The vision is to be "the best place to live, work, and lifestyle". It was established in 1987 and listed on the Indonesia Stock Exchange/BEI in 1997.

To support industrial activities, the estate management has built a range of prime modern infrastructure. Roads have been planned with great attention to detail to prevent any traffic congestion. Clean water system along with waste management and telecommunication systems have been made available to support the growth of light industry zone.

Location

Jl. Sumatera Blok C2, Cikarang Barat, Bekasi, West Java Province - Indonesia

Easy Access

- 0.5 km from Cibitung Exit Toll Gate
- 11 km from Bekasi City
- 30 km from Jakarta City
- 35 km from Tanjung Priok Deep Seaport
- 75 km from Soekarno-Hatta International Airport

Land

- Total Area of 1,500 hectares
- Available 300 hectares
- Land Price:
 - Selling price/m2: US\$ 269
 - Rent price: (warehouse)/month/m2: US\$ 5.76

Existing Tenants

241 companies/projects

Potential Industries

Automotive, electronic & electrical, food & beverage, warehouse, plastics, chemical, and metal manufacture, machinery industry, steel fabrication.

Comprehensive Utilities and Infrastructures (Existing and Plan)

Water Supply	WTP I : 10.000 m3/day; WTP II : 30.000 m3/day; WTP III : 40.000 m3/day
Waste Water Treatment	WWTP : 10.000 m3/day
Electricity	PT PLN & PT Cikarang Listrindo
Gas	By PT PGN, Persada Agung Energi, Wira Energy & Wali Nusa
Telecommunication	PT Telkom
Road	Primary 40 m; Secondary: 40 m; Tertiary: 20 m
Supporting Facilities	Hospital, Commercial Center, 5 stars hotel, Shopping Mall, School, Home care Unit, Fire brigade, 24/7 Security.

Key Business Advantages, among others:

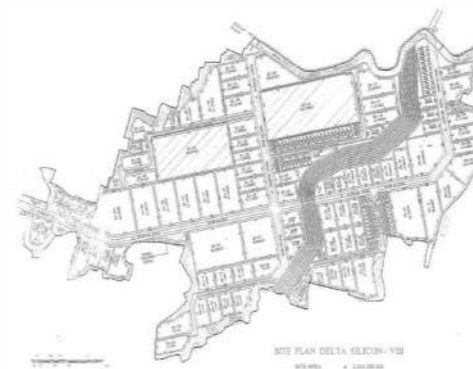
- Closed to raw materials supply as well as consumer/market;
- Supported by skilled workforce with competitive wages;
- The availability of adequate transportation infrastructure; and
- The provision of Fast-Track(Direct) Project Construction/KLIK investment facility.



Investor Relation
PT. Bekasi Fajar Industrial Estate, Tbk

Head Office

City Center Building
Jl. M.H.Thamrin Kav 100, Lippo Cikarang, Cikarang, Bekasi 17550
Telp : +6221 897 2080
Fax : +6221 897 2081
Deputy Division Head
Leo Agus Cahyadi
Mobile : +628158303212
Email: leocahyadi@lippocikarang.com



4. GT Tech Park @ Karawang Industrial Estate

GT Tech Park @ Karawang is an Industrial Estate of 400 ha developed since 1988 by PT. Bintang Puspita Dwikarya, located in Wanasari and Wanakarta.

GT Tech Park can be accessed from Jakarta Cikampek toll road, exit at Karawang Barat 2 or via Jl. Badami Pangkalan.

The facilities of the Park includes infrastructure, premium electricity, water treatment plant, waste water treatment plant, natural gas, telephone network, trucks parking, fire station etc.

There are general industrial as well commercial land available for sale. The ready land for sale is available for construction upon purchase.

Location

Jl. Badami Pangkalan, Wanasari and Wanakarta, Teluk Jambe Barat, Karawang. 41361, West Java - Indonesia

Easy Access

- 85 km from Soekarno Hatta airport
- 70 km From Tanjung Priok harbour
- 15 km from Karawang Train Station
- 12 km from Karawang city center
- 4.6 km from Exit Toll Road

Land

- Total Area: 400 hectares
- Ready Land available for sale : 100 hectares
- Asking Price /m2: US\$ 170 – 220 plus 10% VAT

Existing Tenants

4 companies including Japanese company has been in operation. The products varies from chemical, polyester, nylon, consumer goods and automotive accessories.

Potential Industries

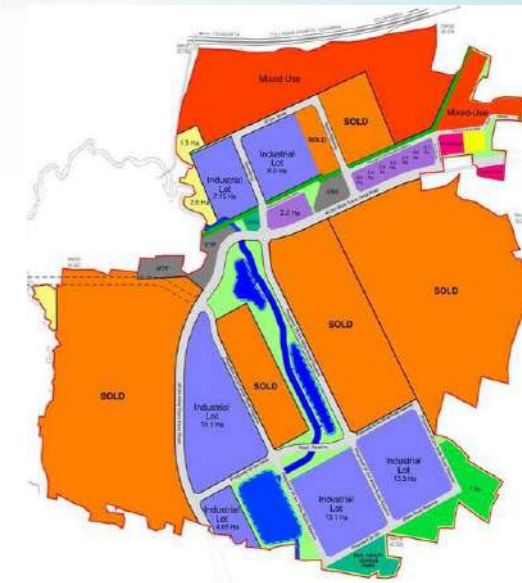
Automotive related companies, logistic distribution, warehousing, food and beverages, consumer goods etc.

Comprehensive Utilities and Infrastructures (Existing and Plan)

Water Supply	750.000 m3/month (from Tarum Barat River)
Waste Water Treatment	13.500 m3/day (GT Tech Park)
Electricity	120 MVA (PT PLN)
Gas	20 mmscfd (PT Sadikun)
Telecommunication	PT Telkom
Road	Primary : 35 m, Secondary : 30 m, Tertiary: 20 m
Supporting Facilities	Management Office, security 24 hours, firefighter.

Key Business Advantages, among others:

- Appointed as one of the industrial estates qualified for KLIK investment facility
- Designed by an International industrial expert, Jurong Consultants, Singapore, supported by PT Indokoei International
- Good location and easy access for commercial & industrial development, 5-10 minutes from exit toll Karawang Barat 2
- 2 Km frontage (KM 42-44) facing Jakarta Cikampek Toll Road
- Less 1 Km from Future High Speed Train Karawang Station @ KM 42
- Direct exit to the Estate via future toll road connected to a new airport in Karawang



Investor Relation PT Bintang Puspita Dwikarya

Head Office

Wisma Sudirman 10th floor
Jl. Jend. Sudirman Kav. 34, Jakarta
Work: +6221 5700653/5706708

Marketing

Kimberly
Mobile: +62 8787 586 0099
E mail : kim@ipp.co.id





5. Suryacipta City Of Industry

Suryacipta City of Industry is developed and managed by PT Suryacipta Swadaya (a member of Surya Internusa Group).

Suryacipta is strategically located in the heart of Karawang (West Java), with direct access from Jakarta–Cikampek toll road, Suryacipta is reachable from Jakarta, Bandung and also major cities in Central Java.

With over 26 years of experience and developments, Suryacipta is now home to multinational corporations in Automotive, Pharmaceutical, Consumer Goods and Building Material industries.

Strong commitment to satisfy manufacturing needs to tenants and potential investors drives Suryacipta to continuously improve its service quality hence maintaining the reputation of being excellent developer as well as excellent industrial estate management company.

Location

The Manor Building, Suryacipta Square
Jl. Surya Utama C-1, Kutamekar, Ciampel,
Karawang West Java - Indonesia 41363

Easy Access

- 55 km from Jakarta via Jakarta-Cikampek Toll Road, exit
- at Karawang Timur Toll Gate (60 minutes by car)
- 1.3 km from “Karawang Timur” toll gate
- 15 km from Karawang City
- 15 km from Karawang Railway Station
- 65 km from Tanjung Priok Harbour (75 minutes)
- 80 km from Soekarno-Hatta International Airport (90 minutes by car)

Land

- Total Area of 1,400 hectares
- Available Land 100 hectares
- Land Price:
 - Selling price/m2: US\$ 170
 - Rent price (warehouse)/m2/month: US\$ 7.25

Existing Tenants

241 139 companies/projects

Potential Industries

Automotive and Automotive Components, Building Materials, electricity component, garment, food and beverages, pharmaceutical, logistic, etc.

Comprehensive Utilities and Infrastructures (Existing and Plan)

Water Supply	31,000 m3/day
Waste Water Treatment	11,000 m3/day
Electricity	300 MVA (by PT PLN)
Gas	7,300,000 mmbtu/year (by Surya Energy Parahita)
Telecommunication	Telkom, Indosat, Icon+, and Biznet
Supporting Facilities	Office Building; Commercial/Retail Arcade; Banks; Hotel and Serviced Apartments; Dormitory; Medical Center; Sport and Entertainment Center; Green and Open Area, Dedicated Security & Fire Brigade; Estate Management.

Key Business Advantages, among others:

- One of the biggest industrial estates in eastern part of Jakarta;
- Located right along Jakarta-Cikampek toll road;
- Competitive land price and easy access for domestic market;
- Efficient transport and logistic cost;
- Abundant labor force in West Java Province;
- The first industrial estate that offers One Stop Service solution to investors and tenants;
- The provision of Fast Track (Direct) Project Construction/KLIK investment facility.



Investor Relation PT Suryacipta Swadaya

Head Office

The Manor Building, Suryacipta Square
Jl Surya Utama Kav C-1
Karawang 41363, Jawa Barat, Indonesia

Marketing

Ms Binawati Dewi Mobile: +6281 2823 6791
Email: binawati.dewi@suryacipta.com



6. Marunda Center

Marunda Center is a 600 ha privately-owned Integrated Industrial Estate, Port and Logistic Center developed and managed by PT. Multikarya Hasilprima and PT. Tegar Primajaya, aiming to transform a barren, unproductive land into an international-scaled integrated business center, featuring the center for import and export, logistics, containers depots as well as manufacturing and warehousing facilities.

Marunda Center is strategically situated along the coastal line of Tanjung Priok Harbor, the busiest entry and exit port in Indonesia and the distance from the harbor to Marunda Center entrance gate is less than 10 kilometres away, this benefits companies on time and cost efficiency. In addition, Marunda Center has its own direct sea access, which makes it possible for Marunda Center to build own port - Marunda Center Terminal, which has been operational since Mid 2014.

Location

Kawasan Industri & Pergudangan Marunda Center Blok G No. 1, Jl. Marunda Makmur, Tarumajaya, Sagara Makmur, Tarumajaya, Bekasi, Jawa Barat 17112

Easy Access

- a. 9.8 Km from the Tanjung Priok Harbor
- b. 22 Km from CBD Jakarta
- c. 40 Km from International Airport

Land

Marunda Center is a 600 ha privately-owned Integrated Industrial Estate, Port and Logistic Center

Existing Tenants

International and local companies
PT. Smart Tbk, manufacturer of crude palm oil downstream industry, SHELL International Motor Oil Company, YTL Cement of Malaysia, DB Schenker Logistics, Samudera Indonesia Group and PT. Andalan Furnindo Sugar refinery.

Potential Industries

Logistics, light/heavy industries, oil/chemical storage tanking business

Comprehensive Utilities and Infrastructures (Existing and Plan)

Water Supply	6,000 m3/day
Electricity	Up to 17 MVA (by PT PLN)
Jetty Facilities	up to 10.000 DWT size
Telecommunication	10,000 lines (by Telkom, Indosat, NTT, Icon+)
Road	Primary: 24-50 m (4 lines), Secondary : 18-22 (2 lines)

Why Marunda?

1. Marunda Center offers the best location at the best price with the best future value opportunity. No other industrial estate which is located so close to the Tanjung Priok Harbor could offer such competitive price.
2. Marunda Center is strategically situated along the coastal line of Tanjung Priok Harbor, the busiest entry and exit port in Indonesia. In fact the distance from the harbor to MC entrance gate is less than 10 kilometres away. This benefits companies on time and cost efficiency.
3. At its present state, Marunda Center holds a great growth potential, especially with the current development of the East Canal, which situated right beside MC, this provides access roads to and from CBD Jakarta.
4. Apart from the completed JORR II, another significant milestone for investment growth is the development of Tanjung Priok – Cikarang Toll Road which will have an exit just 1 km from Marunda Center entrance gate. The toll road construction project is currently undergoing project tender and is in the process of securing the land needed.
5. In addition, utilizing its advantage of 3 km coastal line Marunda Center build and operate own port named Marunda Center Terminal which has been operational since August 2014.



Investor Relation Marunda Center

Marunda Center Office

Kawasan Industri & Pergudangan Marunda Center Blok G No.1 Jl. Marunda Makmur, Bekasi, Indonesia

Tel : (021) 8899 - 0626, (021) 29 - 088088
Fax : (021) 8899 - 1242



Selected Investment Projects



West Java International Airport And Aerocity Kertajati

Kertajati International Airport will be developed in a partnership between state-owned PT BIJB and the private sector. The adjacent Kertajati Aerocity is designed for business, leisure and lifestyle.

The Aerocity area will also facilitate airline and aircraft activities such as maintenance, spare part, and aircraft manufacture, laboratory, and aviation academy.



Gedebage Integrated Terminal

The land will be provided in the area of 30 hectare and further developed into regional bus terminal. Financing for the Development of Integrated Terminal Gedebage done through Public-Private Partnership.

Investment Value
IDR 170.000.000.000



Development of Cirebon Seaport

Cirebon seaport is currently only to berth vessels up to 6.5 MLWS. Development of the port will allow berthing of vessels up to 10 MLWS. This will facilitate easier shipping for Cirebon's many and varied high-volume industries.

Investment Value
IDR 2.000.000.000.000



Industrial Facilities

West Java boasts 20 economic and or industrial estates processing commodities such as: plywood, cocoa, rubber, textile, footwear, machinery, electronics, automotive, LNG, petroleum, marbles, ceramic, cloth, pharmaceuticals, cosmetics, transformers.

The economic and or industrial estates generally offer the following facilities :

- * Roads, bitumen and or concrete, different ROW from 6-60 meters
- * Water supply from city or local waterworks, some own wells
- * Drainage system : open or piped
- * Waste and waste water treatment



Railways Revitalization And Development

Investment opportunities are offered for the development of modern railway services in various parts of West Java. This includes rolling stock, tracks, stations, bridges, and other related railway infrastructure.



Banjar-Pangandaran Corridor Toll Road Development

A Build Operator Transfer (BOT) opportunity is offered to investors for the construction of the planned Banjar-Pangandaran Corridor Tollroad. Construction will commence in 2017 and the tollroad is expected to commence operation in 2020.



Pondok Gede And Jati Asih Drinking Water System

A partnership between the regional government, regional water authority (PJKP/PDAM) and the private sector, this project will pipe clean drinking water from Jati Asih to consumers in Pondok Gede. This project is ready for immediate investment and is planned to begin in 2016.



Meat Processing And Business Center

The slaughterhouse at Baleendah in West Java currently provides fresh frozen meat and some packaged meat products. It is planned to expand and modernize the slaughterhouse facilities, including increasing the livestock and a meat market.

Investment Value
IDR 26.619.606.000



Transfer Point Bubulak

Bubulak Transfer point is an iconic development project planned for the city of Bogor. The project will feature a mall, apartment block, hotel, convention center, hospital and various other public and commercial facilities.

Investment Value
IDR 12.730.169.418.000



Integrated Sport Facilities Expansion Area of "Si Jalak Harupat Stadium"

This integrated sports center in the West Java highlands currently has a stadium, archery, softball/baseball, hockey and rock climbing facilities. Further development will add an Olympic swimming pool, martial arts and boxing hall, athletic stadium and various other indoor and outdoor sports and training facilities.

Investment Value
IDR 195.950.000.000



Tanjung Sari Tourism Development Area

To develop the tourism potential of Bogor, this major tourism project will feature a variety of recreational, sport and cultural facilities, including a water park, hotel with integrated auditorium, and a commercial area, among other attractions.

Investment Value
IDR 292.951.062.100

West Java Investment Opportunities

This information material develop as part of the Regional One Stop Service and Investment Agency of West Java Province (DPMPSTP) endeavors in ensuring the attainment of advancing regional development through the promotion of related field opportunities.

It is purposed to nature the investment community comprehension on the status of West Java Province competitiveness, and to promote investment cooperations between Wets Java and the wolrd community.

Published by :

Regional One Stop Service and Investment Agency of West Java Province (DPMPSTP)

Jalan Sumatera No. 50, Bandung 40115

Jalan Diponegoro No. 21, Bandung 40115



(022)4237369 Fax:(022)4237081



www.dpmpstp.jabarprov.go.id



dpmpstp@jabarprov.go.id



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