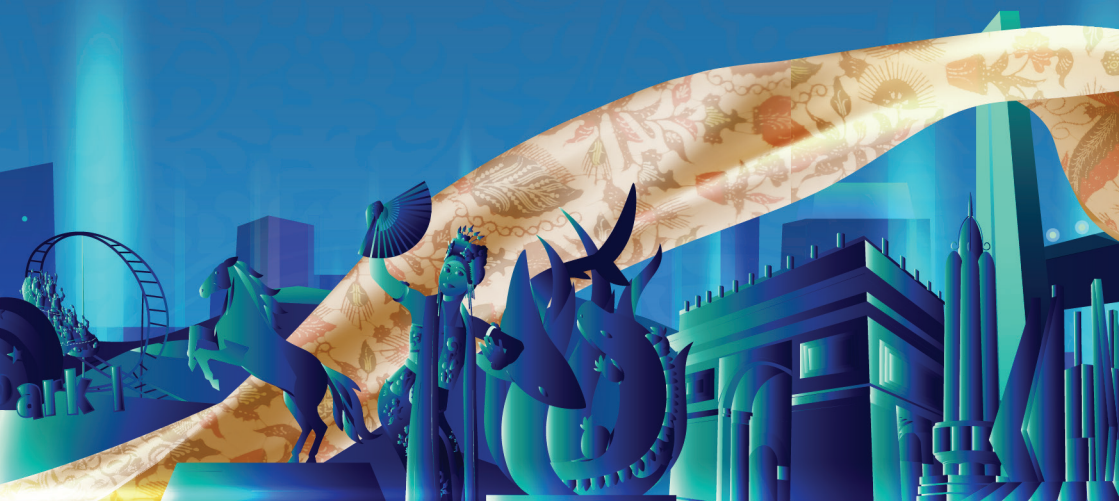




East Java Investment Forum 2025

**Boosting Investment for Inclusive and Sustainable Growth
to support East Java as Gerbang Baru Nusantara**

Handbook | 21st - 22nd October 2025



**Seminar • Project Showcases • One on One Meeting
Many to Many Meeting • Project Visit**

Mount Bromo



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Overview

Indonesia's Resilient Economy and East Java's Investment Prospects

Indonesia's economy continues to demonstrate remarkable resilience amid global uncertainties. Both investment and consumer spending are rising steadily, driving the nation's overall economic advancement. Experts project this positive trend to persist, with anticipated GDP growth ranging between 4.6% and 5.4% in 2025.

This robust economic performance is underpinned by several key factors, including major government initiatives such as the development of the new capital city (Ibu Kota Nusantara/IKN) and increased private property investments. East Java, which plays a pivotal role in Indonesia's economic landscape by contributing 14.32% of the national GDP—the second-largest share—stands to benefit significantly from this momentum. To further attract investment and accelerate regional growth, East Java will host the prestigious East Java Investment Forum (EJIF) 2025.

The forum serves as a vital platform to showcase the diverse investment opportunities available across the region. EJIF 2025 aims not only to present these opportunities but also to facilitate deeper engagement with prospective investors in key sectors such as manufacturing, agroindustry, tourism, infrastructure, and industrial estates. Through a series of informative seminars, insightful discussions, one-on-one meeting, project visit and many to many meeting, the forum will provide comprehensive information about major projects while addressing any investor concerns.

EJIF 2025 is poised to reinforce East Java's status as a leading economic hub in Indonesia and to further stimulate the region's economic development. By attracting substantial investments in strategic sectors, the forum has the potential to catalyze a range of positive outcomes, including job creation, infrastructure enhancement, and improved prosperity for the people of East Java. Furthermore, the event is expected to elevate investor awareness and engagement with the region's flagship projects, thereby supporting the successful realization of investment initiatives.



Event Highlights

Theme Boosting Investment in East Java for Inclusive and Sustainable Growth to support East Java as Gerbang Baru Nusantara

Date Tuesday – Wednesday, 21st – 22nd October 2025

Venue Ballroom FourPoints Hotel Surabaya (M1 Floor), Raya Lontar St. 2, Lontar, Sambikerep, Surabaya.

Dress Code Business Attire

Participants

- 1) Associations and Other
- 2) Chambers of Commerce and Investment
- 3) Embassy and Consulates/Diplomatic Representatives in Indonesia
- 4) Indonesia Investment Promotion Center (IIPC)
- 5) Overseas Bank Indonesia Representative Office
- 6) Vertical Agencies and Regional Government Authorities
- 7) Local Banking Representatives



Key Figure



Khoffifah Indar Parawansa
Governor of East Java
Opening Remarks



Ibrahim
Head of East Java Province Bank
Indonesia Representative Office

Project Presentation

 SINGHASARI	 INDONESIA SEZ	 SIER
Singhasari Special Economic Zone	Gresik SEZ / Java Integrated and Industrial Port Estate	Pasuruan Industrial Estate Rembang
 SiRIE Sidoarjo Rangkah Industrial Estate Industrial Estate & Warehouse	 HIPS HALAL INDUSTRIAL PARK SIDOARJO Sustainable Halal Ecosystem by 	 JAKAMITRA
Sidoarjo Rangkah Industrial Estate	Halal Industrial Park Sidoarjo	i-Sentra Industrial Park by PT Jakamitra Indonesia

			
Tuban Industrial Park	Lamongan Oil Tank Terminal	Preservation of Madiun Regency RoadJava	Kanjuruhan Hospital
			
East Outer Ring Road	West Outer Ring Road	Copper Metal Processing Industry	Tin Downstream Industry
			
Polyester Processing Factory	Agricultural Equipment and Machinery Industry	Semen Gresik New Town	Smart Eco-Industrial Park (SEIP) Lamongan
			
Soekarno Hatta Area	Reog Monument and Civilization Museum	Bromo Volcano Eco Safari	Tirta Wisata Transit Park
			
Bentar Beach	Integrated Farming Beef Cattle Jombang	Integrated Shrimp Processing Industry	Development of Milkfish Processing Unit
			
			Fruit Based Processing Industry

Potential Funding Sindication



Panel Dialogue



Rahma Alia
MC & Moderator

Event Rundown

Many to Many Meeting - Room 1			
Start	End	Duration	Agenda
Tuesday, 21st October 2025			
08:00	09:00	01:00	Registration
09:00	09:05	00:05	Many-to-many meetings
Session 1: Many-to-Many Meeting on Industry and Renewable Energy			
09:05	09:15	00:10	Manufacture #1: Copper Metal Processing Industry
09:15	09:25	00:10	Manufacture #2: Tin Downstream Industry
09:25	09:35	00:10	Manufacture #3: Polyester Processing Factory
09:35	09:45	00:10	Manufacture #4: Agriculture Equipment and Machinery Industry
09:45	10:30	00:45	Q&A Session
10:30	10:35	00:05	Closing of Many-to-Many Meeting Session 1
Session 2: Many-to-Many Meeting on Agro-Industry			
10:35	10:45	00:10	Preparation for Session 2
09:15	10:50	00:05	Opening by MC
09:25	11:00	00:10	Agroindustry #1: Integrated Shrimp Processing Industry
09:35	11:10	00:10	Agroindustry #2: Milkish Processing Industry Gresik Industry
09:45	11:20	00:10	Agroindustry #3: Fruit Based Processing Industry
10:30	11:30	00:10	Agroindustry #4: Integrated Farming Beef Cattle Jombang
09:35	12:15	00:45	Q&A Session
09:45	12:20	00:05	Closing of Many-to-Many Meeting Session 2
Session 3: Many-to-Many Meeting on Tourism			
09:05	09:15	00:40	Preparation for Session 3
09:15	09:25	00:05	Opening by MC
09:25	09:35	00:10	Tourism #1: Smart Eco Industrial Park Lamongan
09:25	09:35	00:10	Tourism #2: Semen Gresik New Town



09:05	09:15	00:10	Tourism #3: Bromo Volcano Eco Safari
09:15	09:25	00:10	Tourism #4: Tirta Wisata Transit Park
09:25	09:35	00:45	Q&A Session
09:45	10:30	00:05	Closing of Many-to-Many Meeting Session 3

Many to Many Meeting - Room 2			
Start	End	Duration	Agenda
Tuesday, 21st October 2025			
08:00	09:00	01:00	Registration
09:00	09:05	00:05	Opening by MC
Session 1: Many-to-Many Meeting on Industrial Estate			
09:05	09:15	00:10	Industrial Estate #1: Gresik SEZ / Java Integrated Industrial Ports Estate
09:15	09:25	00:10	Industrial Estate #2 Pasuruan Industrial Estate Rembang (PIER)
09:25	09:35	00:10	Industrial Estate #3: Halal Industrial Park Sidoarjo (HIPS)
09:35	09:45	00:10	Industrial Estate #4: Singhasari SEZ
09:45	09:55	00:10	Industrial Estate #5: Sidoarjo Rangkah Industrial Estate (SiRIE)
09:55	10:05	00:10	Industrial Estate #6: Tuban Industrial Estate
10:05	10:15	00:10	Industrial Estate #7: I-Sentra Industrial Park by PT Jakamitra Indonesia
10:15	11:00	00:45	Q&A Session
11:00	11:05	00:05	Closing of Many-to-Many Meeting Session 1
Session 2: Many-to-Many Meeting on Infrastructure			
11:05	11:15	00:10	Preparation for Session 2
11:15	11:20	00:05	Opening by MC
11:20	11:30	00:10	Infrastructure #1: Kanjuruhan Hospital
11:30	11:40	00:10	Infrastructure #2: Preservation of Madiun Regency Road
11:40	11:50	00:10	Infrastructure #3: Lamongan Oil Tank Terminal

11:50	12:05	00:15	Infrastructure #4: Surabaya East and West Outer Ring Road
12:05	12:50	00:45	Q&A Session
12:50	12:55	00:05	Closing of Many-to-Many Meeting Session 2
Session 3: Many-to-Many Meeting on Tourism			
12:55	13:30	00:35	Preparation for Session 3
11:15	13:35	00:05	Opening by MC
11:20	13:45	00:10	Tourism #1: Soekarno Hatta Area
11:30	13:55	00:10	Tourism #2: The Reog Ponorogo Monument and Museum
11:40	14:05	00:10	Tourism #3: Bentar Beach Tourism Area
11:30	14:50	00:45	Q&A Session
11:40	14:55	00:05	Closing of Many-to-Many Meeting Session 3

Conference - Ballroom			
Start	End	Duration	Agenda
Wednesday, 22nd October 2025			
08:00	08:45	00:45	Registration
09:00	09:00	00:15	All participants enter the venue
11:20	09:05	00:05	National Anthem "Indonesia Raya"
11:30	09:10	00:05	East Java Traditional Dance Performance
11:40	09:15	00:05	Opening by the Master of Ceremony
11:30	09:20	00:05	Prayer Recital
11:40	09:25	00:05	Video EJIF 2025
Session: Welcome Remarks, Keynotes, and Ceremonial Events			
09:25	09:35	00:10	Welcome Remarks by East Java Province Bank Indonesia Representative Office
09:35	09:50	00:15	Opening by the Master of Ceremony



09:50	10:00	00:10	Prayer Recital
10:00	10:05	00:05	Photo Session
Session: Panel Dialogue			
10:05	10:10	00:05	Bridging to Panel Dialogue by the Moderator
09:25	10:30	00:20	Presentation #1: Coordinating Ministry for Economic Affairs The Importance of Investment and Increased Productivity in Increasing Inclusive and Sustainable Economic Growth
09:25	10:50	00:20	Presentation #2: Coordinating Ministry for Infrastructure and Regional Development Infrastructure and Energy Investment Opportunities in Partnership with Investors to Support Connectivity and Renewable Energy Acceleration in East Java
09:25	11:10	00:20	Presentation #3: Ministry of Investment/BKPM Investment Incentives and Ease of Doing Business Offered by the Government to Encourage Investment in Indonesia
09:25	11:30	00:20	Presentation #4: Business Owner Investment Experience and Doing Business in East Java
12:55	12:15	00:45	Q&A Session
12:55	12:20	00:05	Souvenir Presentation to Speakers + Photo Session
12:55	12:25	00:05	Closing of Panel Dialogue

Project Visit					
Start	End	Duration	Agenda	Copper Metal Processing Industry	Tin Downstream Industry
13:30	14:00	00:30	Travel Preparation		
14:00	15:00	01:00	Departure to Site		
15:00	16:30	01:30	Project Visit		
16:30	17:30	01:00	Return Trip		

Start	End	Duration	Agenda	Public Housing Tambak Wedi	Public Housing Sememi
13:30	14:00	00:30	Travel Preparation		
14:00	14:45	01:00	Departure to Site		
14:45	16:15	01:30	Project Visit		
16:15	17:00	00:45	Return Trip		

Start	End	Duration	Agenda	Semen Gresik New Town
14:30	15:00	00:30	Travel Preparation	
15:00	16:00	01:00	Departure to Site	
16:00	17:30	01:30	Project Visit	
17:30	18:30	01:00	Return Trip	

Start	End	Duration	Agenda	Milkfish Processing Industry Gresik	Singhasari SEZ
13:30	14:00	00:30	Travel Preparation		
14:00	16:00	02:00	Departure to Site		
16:00	17:30	01:30	Project Visit		
17:30	19:30	02:00	Return Trip		



Agriculture Equipment and Machinery Industry	JIIPE	Integrated Shrimp Processing Industry	PIER	SiRIE	HIPS

Surabaya East Outer Ring Road	Surabaya West Outer Ring Road

Integrated Farming Beef Cattle Jombang



Project Visit					
Day 2 22nd October 2025					
Start	End	Duration	Agenda	I-Sentra Industrial Park	Lamongan Oil Tank Terminal
12:30	13:00	00:30	Travel Preparation		
13:00	15:00	02:00	Departure to Site		
15:00	16:30	01:30	Project Visit		
16:30	18:30	02:00	Return Trip		

Start	End	Duration	Agenda	Polyester Processing Factory	Tuban Industrial Estate
12:00	12:30	00:30	Travel Preparation		
12:30	15:30	03:00	Departure to Site		
15:30	17:00	01:30	Project Visit		
17:00	20:00	03:00	Return Trip		

Start	End	Duration	Agenda	Soekarno Hatta Area
11:00	11:30	00:30	Travel Preparation	
11:30	15:00	03:30	Departure to Site	
15:00	16:30	01:30	Project Visit	
16:30	20:00	03:30	Return Trip	

Start	End	Duration	Agenda	Tirta Wisata Transit Park
13:00	13:30	00:30	Travel Preparation	
13:30	15:00	01:30	Departure to Site	
15:00	16:30	01:30	Project Visit	
16:30	18:00	01:30	Return Trip	



Fruit Based Processing Industry	Preservation of Madiun Regency Road
Bromo Volcano Eco Safari	The Reog Ponorogo Monument and Museum



One on One Meeting											
Day 1 21st October 2025											
IPRO											
Start	End	Duration	Copper Metal Processing Industry	Tin Downstream Industry	Polyester Processing Factory	Agriculture Equipment and Machinery Industry	Integrated Shrimp Processing Industry	Milkfish Processing Industry Gresik	Fruit Based Processing Industry	Integrated Farming Beef Cattle Jombang	
09:00	09:30	00:30	1	1	1	1	1	1	1	1	
09:30	10:00	00:30	1	1	1	1	1	1	1	1	
10:00	10:30	00:30	1	1	1	1	1	1	1	1	
10:30	11:00	00:30	1	1	1	1	1	1	1	1	
11:00	11:30	00:30	1	1	1	1	1	1	1	1	
11:30	12:00	00:30	1	1	1	1	1	1	1	1	
12:00	12:30	00:30	1	1	1	1	1	1	1	1	
12:30	13:00	00:30	1	1	1	1	1	1	1	1	
13:00	13:30	00:30	1	1	1	1	1	1	1	1	
13:30	14:00	00:30	1	1	1	1	1	1	1	1	
14:00	14:30	00:30	1	1	1	1	1	1	1	1	
14:30	15:00	00:30	1	1	1	1	1	1	1	1	

IPRO											
Start	End	Duration	Soekarno Hatta Area	The Reog Ponorogo Monument and Museum	JIIPE	SIER	HIPS	Singhasari	SIRIE	Tuban	
09:00	09:30	00:30	1	1	1	1	1	1	1	1	
09:30	10:00	00:30	1	1	1	1	1	1	1	1	
10:00	10:30	00:30	1	1	1	1	1	1	1	1	
10:30	11:00	00:30	1	1	1	1	1	1	1	1	
11:00	11:30	00:30	1	1	1	1	1	1	1	1	
11:30	12:00	00:30	1	1	1	1	1	1	1	1	
12:00	12:30	00:30	1	1	1	1	1	1	1	1	
12:30	13:00	00:30	1	1	1	1	1	1	1	1	
13:00	13:30	00:30	1	1	1	1	1	1	1	1	
13:30	14:00	00:30	1	1	1	1	1	1	1	1	
14:00	14:30	00:30	1	1	1	1	1	1	1	1	
14:30	15:00	00:30	1	1	1	1	1	1	1	1	



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Note: Red highlighted cells are unavailable as they coincide with the Many-to-Many Meeting and Project Tour.

One on One Meeting											
Day 2 22nd October 2025											
IPRO											
Start	End	Duration	Copper Metal Processing Industry	Tin Downstream Industry	Polyester Processing Factory	Agriculture Equipment and Machinery Industry	Integrated Shrimp Processing Industry	Milkfish Processing Industry Gresik	Fruit Based Processing Industry	Integrated Farming Beef Cattle Jombang	
10:30	11:00	00:30	1	1	1	1	1	1	1	1	
11:00	11:30	00:30	1	1	1	1	1	1	1	1	
11:30	12:00	00:30	1	1	1	1	1	1	1	1	
12:00	12:30	00:30	1	1	1	1	1	1	1	1	
12:30	13:00	00:30	1	1	1	1	1	1	1	1	
13:00	13:30	00:30	1	1	1	1	1	1	1	1	
13:30	14:00	00:30	1	1	1	1	1	1	1	1	
14:00	14:30	00:30	1	1	1	1	1	1	1	1	
14:30	15:00	00:30	1	1	1	1	1	1	1	1	

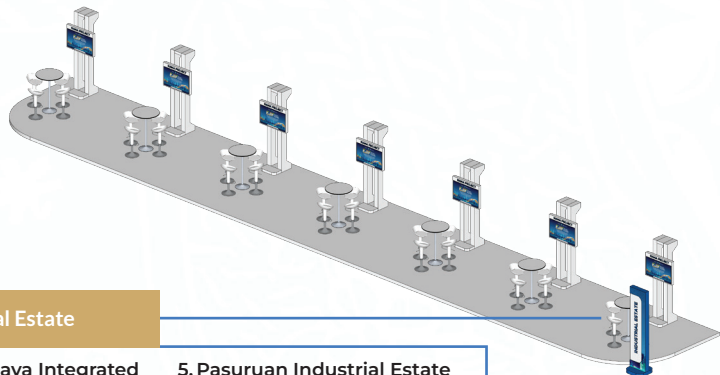
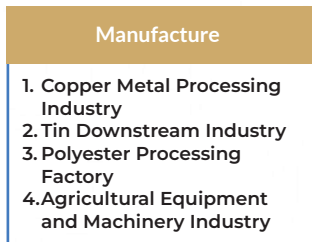
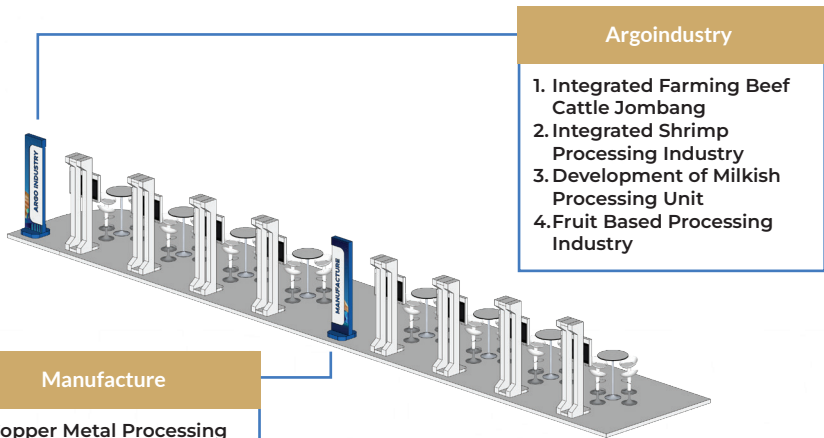
IPRO											
Start	End	Duration	Soekarno Hatta Area	The Reog Ponorogo Monument and Museum	JIPE	SIER	HIPS	Singhasari	SiRIE	Tuban	
10:30	11:00	00:30	1	1	1	1	1	1	1	1	
11:00	11:30	00:30	1	1	1	1	1	1	1	1	
11:30	12:00	00:30	1	1	1	1	1	1	1	1	
12:00	12:30	00:30	1	1	1	1	1	1	1	1	
12:30	13:00	00:30	1	1	1	1	1	1	1	1	
13:00	13:30	00:30	1	1	1	1	1	1	1	1	
13:30	14:00	00:30	1	1	1	1	1	1	1	1	
14:00	14:30	00:30	1	1	1	1	1	1	1	1	
14:30	15:00	00:30	1	1	1	1	1	1	1	1	



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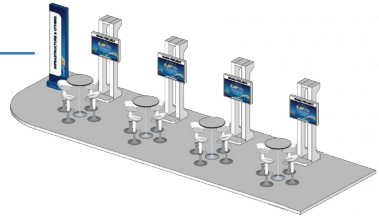
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Project Expos



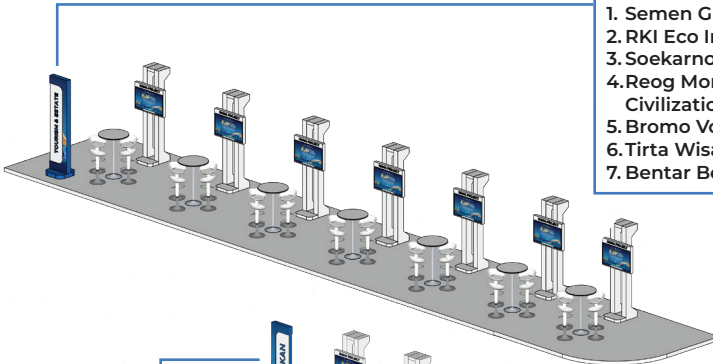
Infrastructure

1. Lamongan Oil Tank Terminal
2. Preservation of Madiun Regency Road
3. Kanjuruhan Hospital
4. East Outer Ring Road & West Outer Ring Road



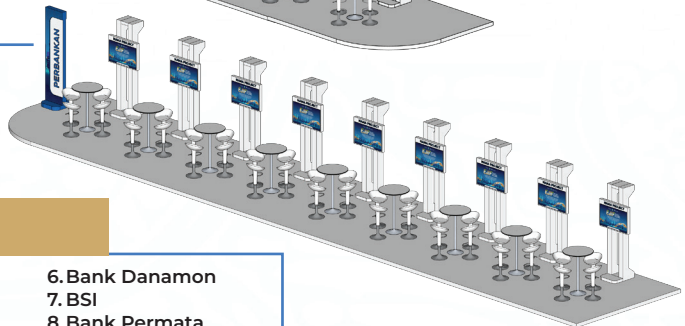
Tourism & Estate

1. Semen Gresik New Town
2. RKI Eco Industrial Park
3. Soekarno Hatta Area
4. Reog Monument and Civilization Museum
5. Bromo Volcano Eco Safari
6. Tirta Wisata Transit Park
7. Bentar Beach Tourism Area

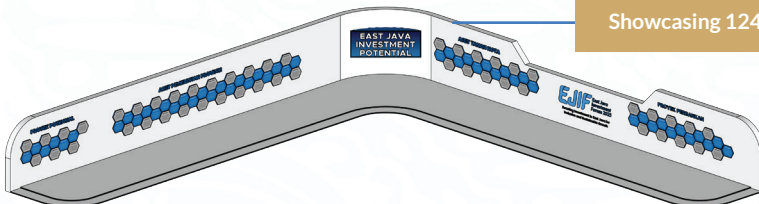


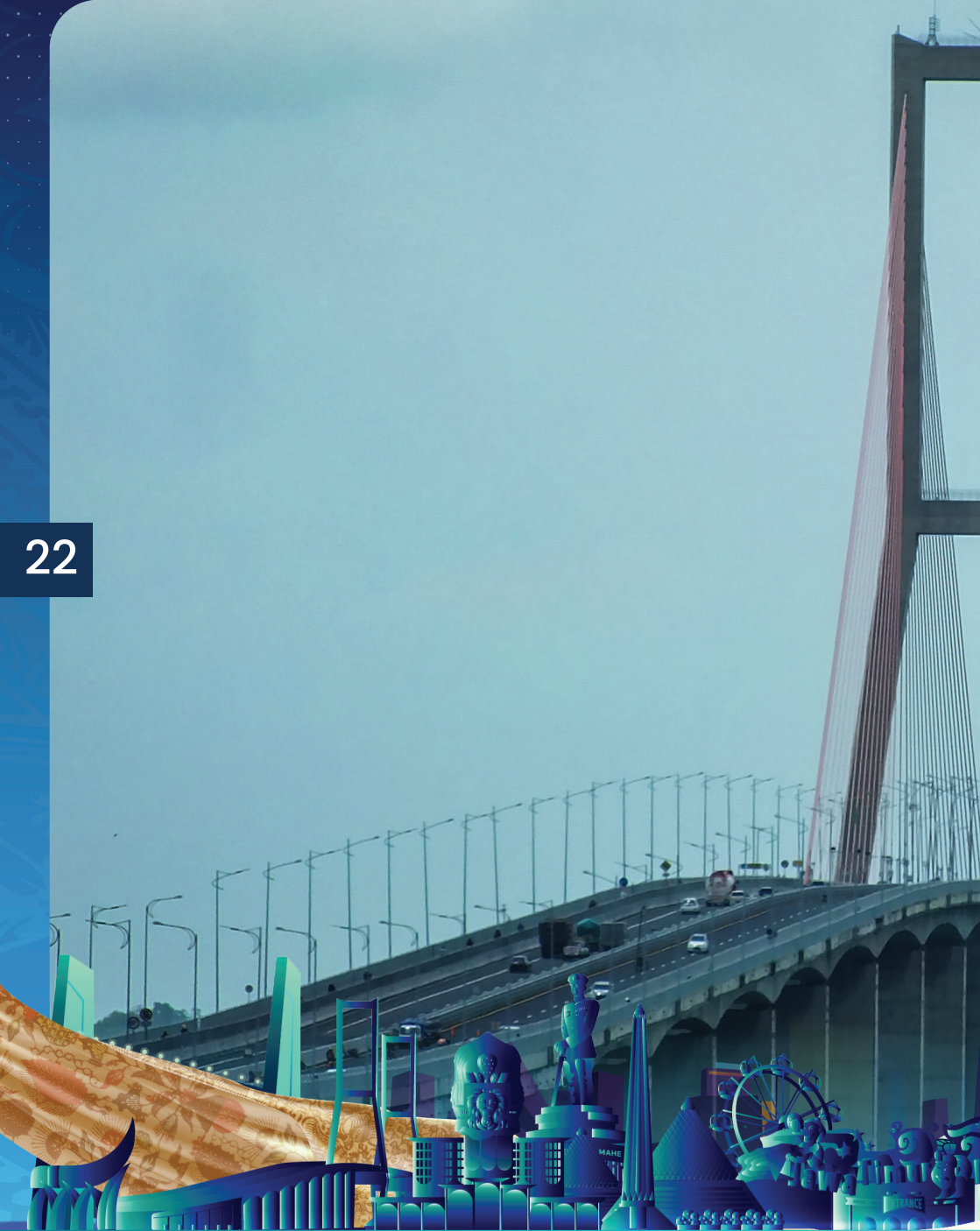
Banking

- | | |
|-----------------|-----------------|
| 1. Bank Mandiri | 6. Bank Danamon |
| 2. Bank BRI | 7. BSI |
| 3. Bank BCA | 8. Bank Permata |
| 4. Bank BNI | 9. CIMB Niaga |
| 5. Bank Jatim | |



Showcasing 124 Projects





Special Economic Zone & Industrial Estate

1. Gresik SEZ / Java Integrated Industrial Ports Estate
2. Singhasari SEZ
3. Tuban Industrial Estate
4. Sidoarjo Rangkah Industrial Estate (SiRIE)
5. Pasuruan Industrial Estate Rembang (PIER)
6. Safe n Lock and Halal Industrial Park
7. i-Sentra Industrial Park by PT Jakamitra Indonesia

Special Economic Zone & Industrial Estate

1 of 2

Gresik Special Economic Zone – Java Integrated Industrial and Port Estate



› Project Description

JIIPE has been designated as a Gresik Special Economic Zone (SEZ) by President of Indonesia through Government Regulation no. 71 of 2021. JIIPE as a Gresik SEZ is a National Strategic Project that will meet the needs of Industry 4.0. providing superior connectivity with multimodal transportation, connected deep seaports, one-stop complete utilities, environmental permits, and fast construction permits. SEZ status provides fiscal incentives for investors including income tax and customs tax. While non-fiscal incentives include one door approval and licensing, ease of delivery of goods, and flexibility in work. The integration of JIIPE facilities, strategic locations, and SEZ status will encourage the achievement of the government's target of reducing logistics and other operational costs and making Indonesia an attractive investment destination. The availability of utilities needed by industry such as power generation, clean water, waste management, gas supply, and telecommunications networks has made JIIPE one of the investment destinations in Indonesia. JIIPE brought in 20 tenants, including PT Xinyi Glass Indonesia, PT Xinyi Solar Indonesia, and PT Ambercycle Advanced Material Indonesia as the newest tenants.

Key Investment Highlight	
Location	Raya Manyar St. Km 11, Manyar, Gresik
Total Area/Land Status	2,967 Ha (consist of 1,761 Ha industry area; 406 Ha port area; 800 Ha residential estate)
Business Scheme	Land Ownership (Rent or Sale)
Project Owner	PT Berkah Kawasan Manyar Sejahtera



Project Owner Profile

PT AKR Corporindo Tbk, a leading logistics and supply chain company, is engaged in the trading and distribution of Petroleum and Basic Chemicals with an extensive network of liquid and dry bulk storage, facility transportation, and port operations

PT Pelabuhan Indonesia (Pelindo) is a world-class port service provider, integrated services between ports in Indonesia. Pelindo is an integrated company of 4 port SOEs namely PT Pelindo I (Persero), PT Pelindo II (Persero), PT Pelindo III (Persero). and PT Pelindo IV (Persero) which was officially established on October 1, 2021.

JIIPE'S Facilities for Gresik SEZ

Custom & Excise Taxation

Infrastructure

Freight Traffic

Immigration

Employment

DNI & Positive List

Land & Spatial Planning

Helpdesk

Business License

SEZ as PSN

Contact Person

Name : Yayuk Dwiastuti
Phone : 031 985 409 99
Email : external.relation@bkms.jiipe.co.id



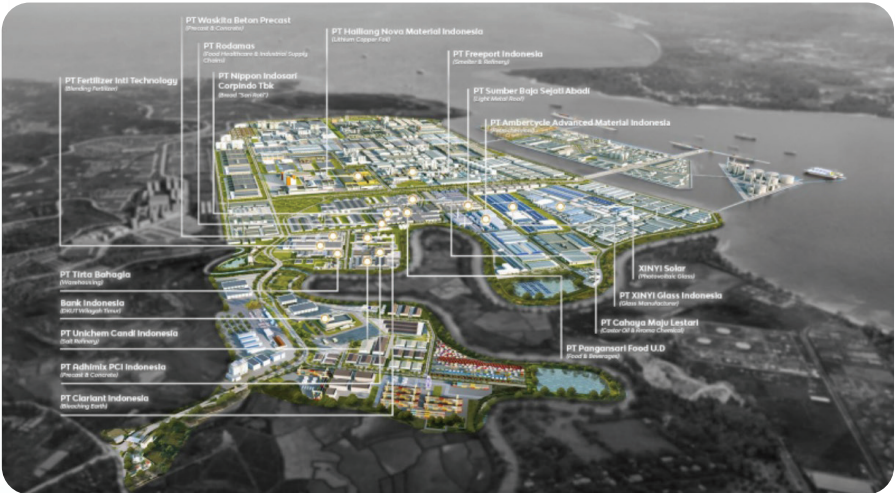
Gresik Special Economic Zone – Java Integrated Industrial and Port Estate

2 of 3



► Project Description

Java Integrated Industrial and Ports Estate is the integrated Industrial Estate in Indonesia, with total area of 3.000 Ha consisting of Industrial estate, seaport, commercial and residence area. The logistic cost of raw materials and products distributions will be minimized with JIPE 3 connectivity modes which is sea and land transportation.





With the concept of an industrial area that supports upstream to downstream industries and the transformation towards industry 4.0, JIPE is a modern and sustainable industrial area that an area of 1,761 ha, that uses cluster system. There are 5 (five) clusters dedicated to certain industries.

> METAL CLUSTER Mineral processing industry and metal industry including downstream.	> ENERGY CLUSTER Energy industry to fulfill huge energy demand in the area.
> CHEMICAL CLUSTER Chemical industry and the downstream.	> ELECTRONIC CLUSTER Electronic industry and the supply chain.
> LOGISTIC CLUSTER & SUPPORTING Supporting industry and capital including logistic center to support the industry activities including logistic center to support the industry activities.	

GENERAL INFORMATION

Existing Tenants

- | | |
|---|--|
| <ul style="list-style-type: none"> • PT Fertilizer Inti Technology • PT Waskita Beton Precast • PT Unichem Candi Indonesia • Bank Indonesia • PT Adhimix PCI Indonesia • PT Pangansari Food U.D • PT Cahaya Maju Lestari • PT Rodamas • PT Clariant Adsorbents Indonesia • PT Tirta Bahagia | <ul style="list-style-type: none"> • PT Freeport Indonesia • PT Nippon Indosari Corporindo Tbk • PT Hailiang Nova Material Indonesia • PT Sumber Baja Sejati Abadi • PT Ambergcycle Advanced Material Indonesia • PT Xinyi Glass Indonesia • PT Xinyi Solar Indonesia • PT Clariant Indonesia • AKR Corporindo • Berlian Jasa Terminal Indonesia |
|---|--|

Existing Tenants

For more information, please contact us through www.jiipe.com

Gresik Special Economic Zone – Java Integrated Industrial and Port Estate

2 of 3

INFRASTRUCTURE

Road	Utilities
• Main Road (width) : 80 m • Secondary (width) : 50 m • Tertiary (width) : 30 m	• Electricity : 523 MW • Natural Gas : Available • Clean Water : 3,900 m3/day • Wastewater : 2,500 m3/day • Telecommunication: Fiber Optic Connectivity



DEEP SEAPORT

One of the deepest seaport in East Java with the natural draught -14m LWS and 4 jetty with total berth length reach 6,200 m. JIPE port could cater the large ship with total 100,000 DWT.

JIPE BENEFITS

- JIPE has been designated as Gresik Special Economic Zone.
- Flood free area for 100 years rain cycle with a natural environmental levee protection system.
- Connected to toll road access to Surabaya city and Juanda International.
- Will connect to freight railway access for distribution access to whole Java Island.
- Direct construction with the "KLIK" system (Ease of Direct Construction for Investment) and BAST policy (Construction is allowed after paying down payment).
- Fiscal and Non-fiscal Incentives including taxation, customs & excise, goods traffic, immigration, employment, and land.
- The availability of skilled workforces (Gresik, Surabaya and surrounding areas).
- Ease of permit and licensing with one-stop service.

BUSINESS SCHEME

Land Ownership (Rent or Sale)





Special Economic Zone & Industrial Estate

Singhasari Special Economic Zone



► Project Description

Singhasari SEZ is the first digital SEZ in Indonesia, located in Malang East Java, Indonesia. SEZ Singhasari was decreed in the Government Regulation (GR) No. 68 Year 2019 and signed by the President of the Republic of Indonesia. SEZ Singhasari is within delineation area of 120 Ha.

SEZ Singhasari is the designated SEZ for Tourism and Digital Technology Development. The decree is particularly noteworthy given that Singhasari is the first SEZ to be granted a designation in Digital Technology Development. Singhasari SEZ is geographically situated in a key strategic area for business and investment.

Geonomic excellence rests on the location of Singosari in Malang Regency, which has a geographic orientation in the area close to Juanda International Airport in Surabaya and Tanjung Perak Port and is connected to the Surabaya-Malang toll road. In addition, the large population of Malang Raya which has the advantage of the Human Development Index (HDI) above the average of East Java Province will be a capital for the development of potential human resources, especially the development of the digital ecosystem and the creative economy. The regional geostrategic advantage of Singosari is the tourism sector with the theme heritage and historical tourism.

The concept of the Singhasari SEZ will develop a digital economic platform and is projected to be a synergy between tourism development and the digital economy.



Key Investment Highlight	
Location	Raya Klampok St., Singosari, Malang
Est. Investment Value	USD 763.37 M / IDR 11.92 T
Total Area	120.3 Ha (96% has been acquired)
Business Scheme	Rent, Buy and Sell, Strategic Alliances
Project Owner	PT Intelegensia Grahatama
Investment Plan	• Tourism sector (Hotel, Resort, MICE, etc) • Digital Technology (animation, games, cloud, etc) • Education (campus)
Easy Access	• 90 km from Juanda Int'l Airport • 10 km from Abdulrachman Saleh Airport • 120 km from Tanjung Perak Port
Key Advantages	• Strategic location – in the heart of East Java • Demographic bonus • Historical and heritage tourism • The first digital ecosystem in Indonesia

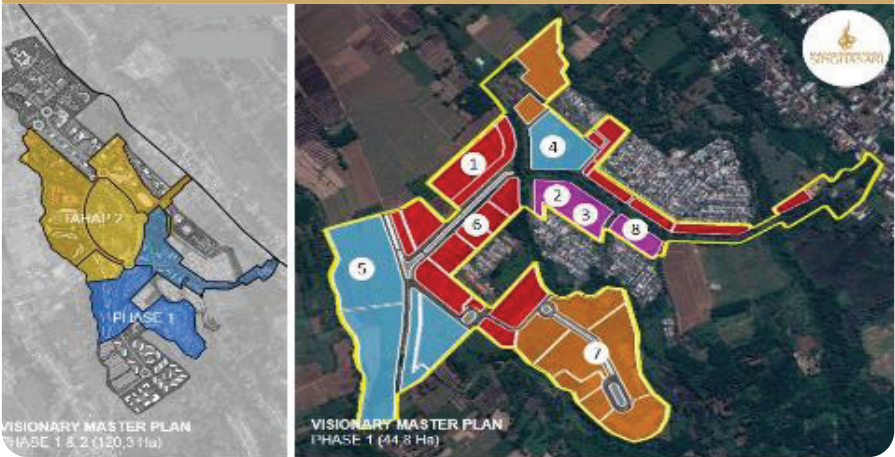


Contact Person

Name : Nathania Limanto
Occupation : International Relationship Manager
Phone : (+62) 812 3492 9207
Email : info@singhasari.co.id
Website : www.singhasari.co.id



SINGHASARI SEZ VISONARY MASTERPLAN (120.3 Ha)



- | | |
|--|------------------------------|
| 1. COMMERCE (Integrated Science Techno Park) | 5. EDUCATION |
| 2. COMPUTING (Cloud Innovation Center) | 6. COMMERCE (Commerce Park) |
| 3. COMPUTING | 7. TOURISM (BTS Tourism Hub) |
| 4. EDUCATION | 8. CONTENT |

INFRASTRUCTURE



TENANT PROGRESS



Campus King's College London



Singhasari Animation Factory



Singhasari Film Factory



Singhasari Coding Factory

EASY ACCESS



1. 6 km from Exit Toll Singosari-Malang
2. 70 km from Juanda International Airport
3. 15 km from Abdulrachman Saleh Airport
4. 100 km from Tanjung Perak Port

Special Economic Zone & Industrial Estate

Tuban Industrial Park (KIT)

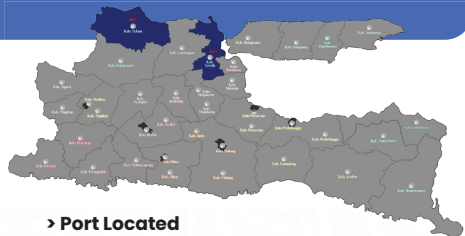


> Land Located

- 7 m above Sea Level
- At km 22 Tuban
- 120 km from Surabaya

> Industries

- Availability of Labor
- There are fabrication companies
- Many large industry around Tuban Industrial Estate
- Grass root refinery Tuban
- Suitable for labor-intensive businesses



> Port Located

- 700 m from Semen Indonesia Port
- 58 km from Paciran Port
- 65 km from Lamongan Shorbase Port

> Airport

- 150 km from Juanda International Airport

> Project Description

Tuban Industrial Area (in Indonesian: Kawasan Industri Tuban/KIT) is the expansion of Gresik Industrial Area that manage by Kawasan Industri Gresik Ltd.

It is supported by complete facilities such as main roads, waste-water treatment, electricity, clean water, telecommunications, gas, and ports. Tuban's potential consists of fisheries, husbandry, plantations, mining, and downstream petrochemical products. So that, the Tuban Industrial Area is a very valuable investment for the economic future of the community, especially the people of Tuban and the people of East Java in general.

Key Investment Highlight

Location	At Raya Tuban Semarang km 22
Est. Investment Value	USD 34.18 M / IDR 533.7 B (acceleration of Tuban Industrial Park)
Total Area/ Land Status	233 Ha (Occupancy 22%)
Business Scheme	Land Ownership (Rent or Sale) / Partnership
Project Owner	PT Kawasan Industri Gresik (KIG)
Financial Feasibility	NPV: USD 14.68 M / IDR 229.17 B



Contact Person

Nama : Tiara Khoerunnisa
 Occupation : Senior Manager Marketing & Sales
 Telephone : (031) 3984472, 3984707

Fax : (031) 3982117
 Email : tiara.nisa.kig@sig.id

Special Economic Zone & Industrial Estate

Sidoarjo Rangkah Industrial Estate (SiRIE)



› Project Description

SiRIE – Sidoarjo Rangkah Industrial Estate is Industrial Estate & Modern Warehouse which is the best option for your development of business in East Java, especially Sidoarjo or Surabaya. SiRIE provides one stop solution warehouse and industrial development which beneficial for all kinds of industries such as medical equipment, cosmetics, building material, electricity components, food & beverages pharmaceutical, plastic industry, machine & tools, home appliance industry, and many more.

Key Business Advantages:

- Industrial estate & modern warehouse in Surabaya and East Java – Indonesia;
- The industrial estate that offers One Stop Service solution to investor and tenants;
- Quality products with competitive price, and qualified worker
- Easy Access, efficient transport and low logistic cost
- Supporting facilities: Green and Open Area, Estate Management, Commercial Area, Dedicated Security, Fire Station, Clinic, Food Court, Mosque, Internet and Telecommunication, Water Supply, Electricity

Key Investment Highlight

Location	At Jl. Raya Lingkar Timur KM 5,5 – Sidoarjo
Total Area/ Land Status	Over 600 Ha / Right to Build certificate (on process to be Halal Industrial Estate)
Business Scheme	Sell & Rent Land Plots up to 5 Ha Sell & Rent Standard Factory Building (SFB)
Project Owner	PT Bhumi Kencana Sejahtera



> Easy Access

- 3 km from Sidoarjo City
- 4 km from Railway Station
- 5 km from Sidoarjo Toll Gate
- 9 km from Porong Toll Gate
- 14 km from Juanda Airport
- 15 km from Waru Toll Gate
- 25 km from Surabaya City
- 29 km from Perak Harbour

> Existing Tenants

1st Phase – Over 300 companies
both National and International

> Potential Industries

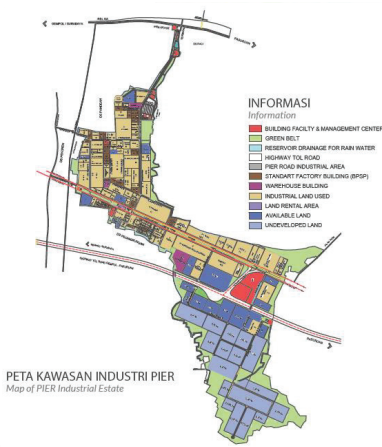
Medical Equipment, Cosmetics,
Building Material, Electricity
Components, Food & Beverages
Pharmaceutical, Plastic Industry,
Machine & Tools, Home Appliance
Industry, etc

Contact Person

PT Bhumi Kencana Sejahtera – Sidoarjo Rangkah Industrial Estate
Address : Raya Lingkar Timur St., km 5.5, Sidoarjo, East Java
Phone/Telephone : (+62) 822 6446 7861 / (+62) 31 997 02600
Email : marketing@sirie.co.id

Special Economic Zone & Industrial Estate

Pasuruan Industrial Estate Rembang (PIER)



> Project Description

Located in pasuruan regency with a total area of 563 hectares, Pasuruan Industrial Estate Rembang (PIER) currently accommodates over 200 companies with a workforce totaling tens of thousands within the PIER area. Currently, more than 350 hectares of land are still available.

Supporting facilities in PIER area includes integrated wastewater treatment plant, direct toll access, customs office, clean water supply, electricity and multi source gas supply.

> 150 Ha

AVAILABLE LAND

Juanda Airport: 60 km; Tj. Perak Seaport: 57 km (1 hour)

Direct Toll Access

Key Investment Highlight	
Location	Kraton Industry II St. No.1, Rembang, Pasuruan
Total Area/ Land Status	Up to 750 Ha with Land Management Rights permit (200 Ha available, 300 Ha occupied)
Business Scheme	Land, Warehouse, and/or Standard Factory Building (SFB) for rent
Project Owner	PT Surabaya Industrial Estate Rungkut (SIER)



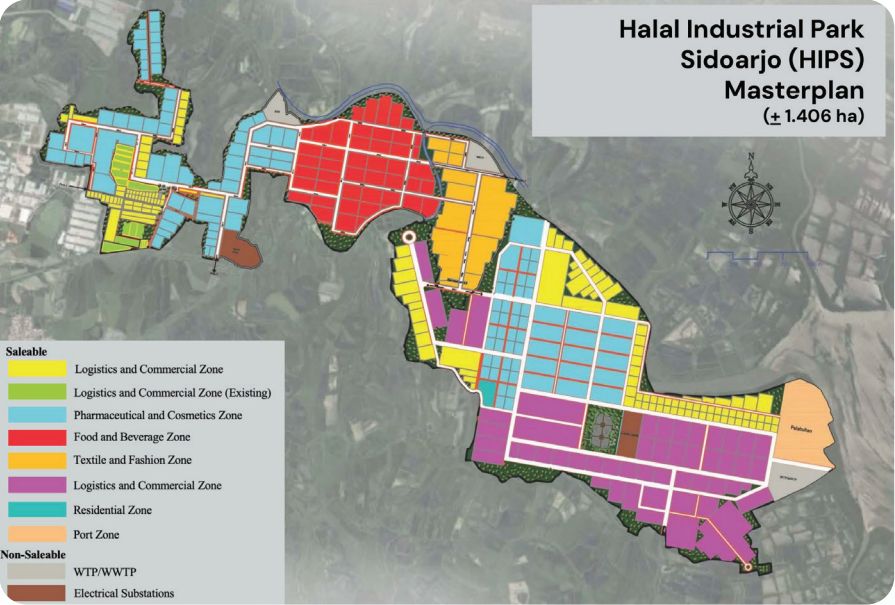
Size of Land Utilization
Kraton Industry II St. No.1, Rembang, Pasuruan
Land Right
Land Use Rights (LUR) over LMR for 30 years, extendable every 20 years and more (no limitation)
Spesification
Gorund level flat PIER's standard
Land Price
USD 128.08 / IDR2 M per m2
Service Charge
USD 0.028 / IDR415 per m2/month

Contact Person

Operational Office PIER
Jl. Kraton Industri II No. 1, Rembang Pasuruan
Phone: (+62) 343 741 614 and (+62) 343 751 695
Email : cspier@sier.id

Special Economic Zone & Industrial Estate

Halal Industrial Park, Sidoarjo



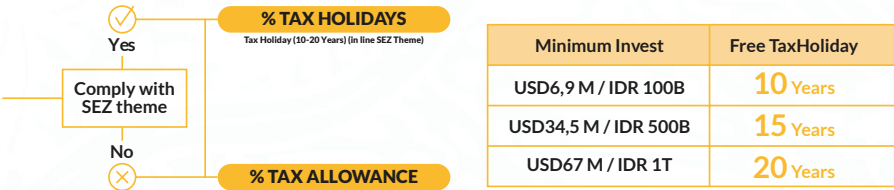
FISCAL BENEFIT

TAX

- | | |
|--|--|
| <ul style="list-style-type: none">• Corporate Income Tax (PPh) Deduction<ul style="list-style-type: none">- Tax Holiday- Tax Allowance• Special Facilities for Tourism SEZs<ul style="list-style-type: none">- VAT refund scheme- Exemption for sales Tax on Luxury• Sales Tax On Luxury Goods
Delivery of Taxable Goods and/or Taxable Service not collected | <ul style="list-style-type: none">• Local Tax
Reduction of local tax and/or retribution by 50%-100%• Value Added Ta
Not collected<ul style="list-style-type: none">- Free VAT on land purchase- Free VAT on some service- Free VAT on machineries and equipment purchase- Free VAT on raw materials CUSTOM |
|--|--|

CUSTOM & EXCISE	INCENTIVES ON IMPORT
• Exemption Exemption of import tax not collected for capital goods • Deferred Deferred Import duty and import tax for raw materials Excise • Exemption Exempt from excise for raw material or auxiliary materials	• Capital Goods (During construction) - Exemption of import duty • Raw Materials (During operation) - Deffered import duty - VAT not collected - Luxury Tax not collected - Import Income Tax not Collected

Key Investment Highlight	
Location	Veteran (Lingkar Timur) St. Km 5.5, Safe n Lock Industry and Warehouse Area, Kavling E, Sidoarjo
Development Plan Area	1,406 Ha (Safe n Lock existing area 150 Ha; SEZ existing area 59 Ha)
Business Scheme	Land Ownership (Rent or Sale)
Dedicated Facilities	• Halal Management Office • Halal Laboratory • Certified Halal Researcher • Shariah Financial Center • Halal Logistics • Mosque
Surrounding Infrastructures	17 km from Juanda Int'l Airport (±30 minutes) 30 km from Tanjung Perak Port (±45 minutes) ±5 km to reach Trans Java Toll gate



Contact Person

PT. MAKMUR BERKAH AMANDA TBK
Jl. Veteran (Lingkar Timur) KM 5,5 SAFE 'n' LOCK, KV.E, Sidoarjo
info@mbagroup.id | +6231 896 3355 | www.mbagroup.id



Special Economic Zone & Industrial Estate

I-SENTRA @LAMONGAN Smart Eco Industrial Park



► Project Description

i-Sentra @ Lamongan designed as a Smart-Eco Industrial Park, represents a forward-thinking approach to industrial development.

- Proximity to a deep-sea world class port
- Fully-service and plug-in utilities: connected to renewable electrical supply, water supply, sewage treatment plant and telco broadband
- Designed to accommodate environmental-friendly industries & support SDG programs
- Vicinity connection to the planned future toll road
- Availability of competitive skilled labor across East Java
- Located on elevated grounds, risk of flooding at i-Sentra is mitigated
- Soil conditions in i-Sentra are found to be good and may translate to lower construction costs and carbon footprint
- One Stop Service for Investment Licensing

Key Investment Highlight

Location	Jl. Raya Deandles KM. 65, Desa Kemantren, Kec. Paciran, Kab. Lamongan
Total Area/ Land Status	500 ha acquired land 830 ha planned area
Business Scheme	Land Ownership (Rent or Sale) / Partnership
Project Owner	PT JAKAMITRA INDONESIA, a subsidiary of JAPFA Group

Supporting Amenities	Green Industry Roadmap
• Dormitories • Commercial (Shophouses & Retail) • Banks • Restaurants • Healthcare • Police Station • Fire Station • Worship Place • Sport Facilities • Outdoor Parks	• Smart Industry 4.0 • Eco Industrial Park • Environmental Social Governance (ESG) • Sustainability Development Goals (SDG)

Accessibilities
> Seaport • East Java Multipurpose Terminal (Approx 2 Km) • Paciran Ferry Terminal (Approx. 6km) • Terminal Teluk Lamong (Approx. 50km) • Tanjung Perak Port (Approx 50km) > Airport Juanda International Airport (Approx. 70km)
> Surrounding Industries Shipyards, Construction Materials, Seafood Processing, Mineral Processing, Hazardous Waste Treatment and Management

Contact Person

PT JAKAMITRA INDONESIA

Offices's Address : Nilam Barat St. 5-9, Surabaya 60174

Phone : +62-31 3291 895

Email : info.jakamitra@japfa.com

website : <http://www.i-sentra.com/>



Infrastructure

1. Lamongan Oil Tank Terminal
2. Preservation of Madiun Regency Road
3. Kanjuruhan Hospital
4. East Outer Ring Road
5. West Outer Ring Road

Manufacture

1. Copper Metal Processing Industry
2. Tin Downstream Industry
3. Polyester Processing Factory
4. Agricultural Equipment and Machinery Industry

Tourism and Estate

1. Semen Gresik New Town
2. RKI Eco Industrial Park
3. Soekarno Hatta Area
4. Reog Monument and Civilization Museum
5. Bromo Volcano Eco Safari
6. Tirta Wisata Transit Park
7. Bentar Beach Tourism Area

Agroindustry

1. Integrated Farming Beef Cattle Jombang
2. Integrated Shrimp Processing Industry
3. Development of Milkish Processing Unit
4. Fruit Based Processing Industry

Infrastructure

1 of 2

Lamongan Oil Tank Terminal (LOTT)



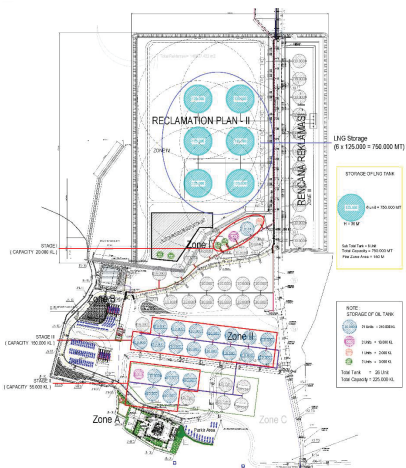
> Project Description

The Integrated Tank Storage Project was built for both Liquid and Gas Fuel trading activities, Liquid and Gas Chemicals, as well as supporting logistics and distribution activities. The location of this project is very strategic, close to large companies such

as PT Holcim, PT Semen Tuban, PT. Trans Pacific Petrochemical Center (TPPI), PT. Pertamina Rosneft, Pertamina Hulu Energi-Jimbaran Tiung Biru (JTB), which are very likely to be supporting facilities for both the product and the energy needed as well as the need for raw materials needed for the production process and additives.

With the construction of LNG Receiving at LOTT Terminal Lamongan, in the future it can support Semarang Gresik Gas Transmission (GERSEM), both as a booster station and supplying gas needs with TIE-IN on the main line of the Gas Network.

Apart from the ultimate goal being a refinery, it is also to prepare for the exploration of Indonesia's oil and gas reserves in the Masela block, which will require millions of storage in the next 10 years.



Market Aspect: For drumming area will still be provided if the customer requires, the packaging will be placed in the drum and then be delivered to the customer. Tank effluent will be provided and can be enabled to collect waste from leaching tanks NATPAC ITST or receive sewage from ships or tank truck customers were cleaned in the area NATPAC ITST. Each tank will be equipped with a pumping system independently to keep uncontaminated and speed up the process of loading and unloading both to the tank truck or ship.

Environmental Aspect: Permits related to the environment have been owned by the owner/manager of the investment project, such as AMDAL, UKL-UPL, etc.

Key Investment Highlight	
Location	Lamongan Regency
Project Value	IDR 5.3 Trillion
Value of Cooperated Scope	Phase 1 = IDR 1,36 Trillion Phase 2 = IDR 1,24 Trillion Phase 3 = IDR 2,70 Trillion
Return on Investment Scheme	To be discussed with PT Natpac Graha Arthamas
Commercial Feasibility (ex: IRR, pp, npv, etc)	• IRR: 14,60% (above cost of capital 12,15%) • NPV: 251.361.723.000 Billion Rupiah • B/C Ratio: 1,22 • PP: 7 Years
Contact Person	• Winton Sinaga (Commissioner) +628113341979 • Ach Manaf (Director of Technical & Operation) +628113643156

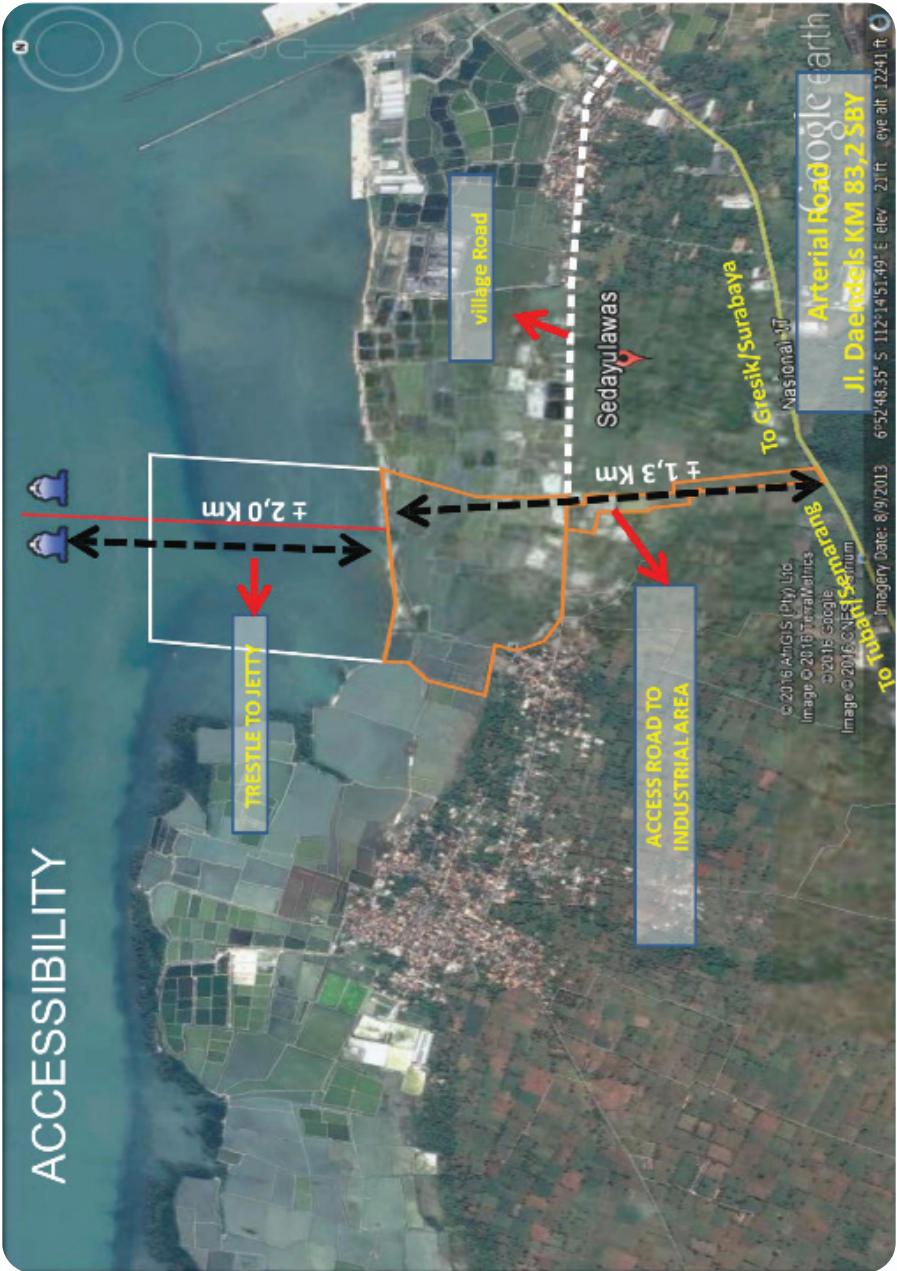
Contact Person

Name : Bambang Sulawan
 Occupation : Marketing Director of PT. Natpac Graha Arthamas
 Phone : (+62) 821 3333 1351

Lamongan Oil Tank Terminal (LOTT)

2 of 2





ACCESSIBILITY

Infrastructure

Preservation of Madiun Regency Road



Scope of Project Investment

Widening

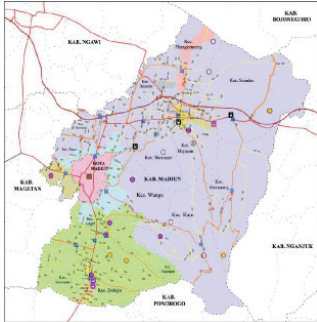
Sidewalk

Bridge Replacement

> Project Description

In line with Presidential Decree 80/2019 to support the development of Selingkar Wilis and South Ring Route Priority Areas, the construction, reconstruction and maintenance of roads and bridges in Madiun Regency project aims to support the development of the Caruban Area, which is the capital of Madiun by preserving the secondary arterial, primary collector, secondary collector, and secondary local roads. Preservation of Madiun Regency Road that improves access to the Government Center, regional links and strategic areas, and interdistrict, need innovation and breakthroughs through collaboration using Public Private Partnership (PPP) scheme.





Key Investment Highlight

Location	Madiun Regency, East Java
Total Area/ Land Status	22 street sections (46,13 Km); 35 units of bridge (474,24 m); and 2 new streets (3 Km)
Investment Value	+ USD 17.30 M / IDR 400 B
Business Scheme	Design-Build-Finance-Maintenance-Transfer (DBFMT) / Public Private Partnership (PPP)
Project Owner	Government of Madiun Regency
Financial Feasibility	- Concession Period: 10 years - IRR: 11.3% - WACC: 9.17% - PP: 6 years - NPV: USD 1,431,252 / IDR 22.35 B - AP: Minimum USD 3,193,060 / IDR 59 B per year

This investment project has been profiled by banking institutions i.a.



Contact Person

Madiun Regency Government PPP Node

Address : St. Alun-Alun Timur 2, Caruban, Krajan, Mejayan

Name : Ageng Wijayanto

Phone : (+62) 811 3677 353



Infrastructure

Kanjuruhan Hospital



› Scope of Project Investment

- Desain-Build-Finance-Maintenance-Operate-Transfer (DBFMOT)
- Infrastructure Expansion Plans : Development Of New Hospital Buildings And Advanced Medical Centers, Increase in Bed Capacity & Services Units, Implementation Of Smart Hospital Digitalization For Efficiency, Enhancement Of Specialist & Sub-specialist Services

› Project Description

Kanjuruhan Regional Hospital, located in Kepanjen, Malang Regency, East Java, is a public Type B teaching hospital owned by the Malang Regency Government. The hospital holds the highest accreditation level, Paripurna, and serves as a strategic referral center for both Malang and South Malang regions. It has been officially designated by the Ministry of Health as a referral hospital specializing in cancer, cardiology, stroke, and uro-nephrology services.



Key Investment Highlight

Location	Kepanjen, Malang Regency, East Java	
Total Area/ Land Status	± 2 Hectares	
Business Scheme	Public Private Partnership (PPP) Model	
Est. Investment Value	USD 13,3 million IDR 329 B	
Project Owner	Malang Regency Government	
Financial Feasibility	• Concession Period: 10 Years • WACC : 9,20% • IRR : Equity IRR: 18.73%, Project IRR: 13.41% • PP : 6 Years • NPV : 18.821	

This investment project has been profiled by banking institutions i.a.



Contact Person

Malang Regency Government

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Name : Bobi Prabowo

Phone : +628123569223

Copper Metal Processing Industry



► Project Description

Govt. Regulation No. 14 of 2015 concerning the 2015–2035 National Industrial Development Master Plan has mandated that the downstream industry of copper metal is included in the priority industries that must be developed to increase added value. In Indonesia, the copper processing industry only consists of 2 factories producing copper cathodes, 11 copper rods industry, and 45 copper cables and conductor industry. Indonesia does not yet have the copper pipes industry. This copper metal downstream industry will later be directed to produce 3 final products with the main raw material in the form of copper cathodes of 400.000 tons/year. The KBLI used are 24203 (Non-ferrous Metal Milling Industry) and 46620 (Whole Metal and Metal Ore Trading).

The average value of Indonesian copper tube imports in 2015–2021 reached 10,564 tons/year, all of which were used to meet the needs of the household electronics industry. For the copper rod type the average value reaches 9,280 tons/year, where in the last 3 years the value of imports has exceeded exports. globally, the CAGR of copper wire in 2023–2030, the increase from 2in precision reaches 5.76% while that of copper pipes & tubes reaches 3.3%. Labor during the operational period of 200 people. The 2022 minimum wage is IDR 4.372.030

Key Investment Highlight

Location	Gresik SEZ – JIPE, Manyar District, Gresik Regency, East Java Province
Total Area/ Land Status	20 Ha (8 Ha Copper Rod & Wire, 8 Ha Copper Tube, 4 Ha Open Area), building rights certificate (SHGB)
Business Scheme	Private Investment
Est. Investment Value	USD 1.1 B / IDR 17.19 T
Project Owner	Ministry of Investment/ Indonesian Investment Coordinating Board
Financial Feasibility	• WACC : 9.94 %; • IRR : 15.99%; • NPV: USD 454,691,002 / IDR 7.1 T; • PP : 11 years 4 months



This investment project has been profiled by banking institutions i.a.



Contact Person

Investment and Integrated License Services of East Java Province

Address : Pahlawan St. 116, Surabaya 60175

Phone : (031) 35967047

Email : dpmptsp@jatimprov.go.id

Copper Metal Processing Industry

2 of 2

MARKET ANALYSIS

- From 2015–2021, the average value of Indonesian copper tube imports reached 10,564 tons/year, all of which were used to meet the needs of the household electronics industry.
- For the copper rod type, the average value reaches 9,280 tons/year, where in the last 3 years the value of imports has exceeded exports.
- Globally, the CAGR of copper wire in 2023–2030 is predicted to increase to 5.76%, while that of copper pipes & tubes will reach 3.3%.

PRODUCTION TARGET

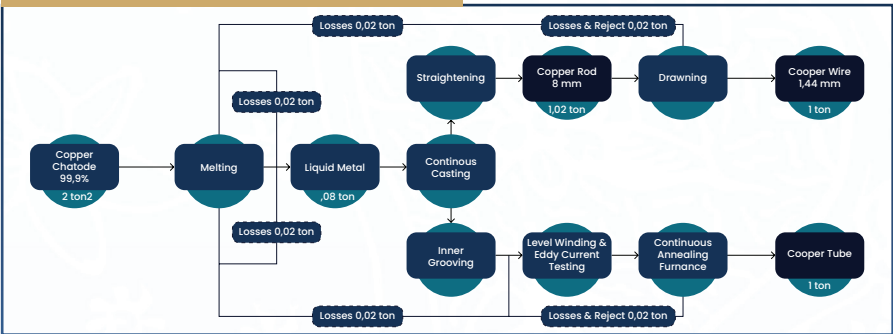
- Raw Material : Copper Cathode – 400000 ton/year
- 1st Product : Copper Rod & Wire – 300000 ton/year
- 2nd Product: Copper Tube – 100000 tons/year

TECHNICAL ANALYSIS

The production of copper tube and copper rod & wire has similarities, namely similarities in raw materials, smelting processes, and also casting. However, the difference is that in the tube extrusion process there is a solid ram to produce a product in the form of a pipe. The price for the raw material for the copper cathode obtained is USD 8000/ton Cu with product selling prices, namely:

- Copper Tube : USD 12500/ton Cu
- Copper Rod/wire : USD 9400/Ton Cu

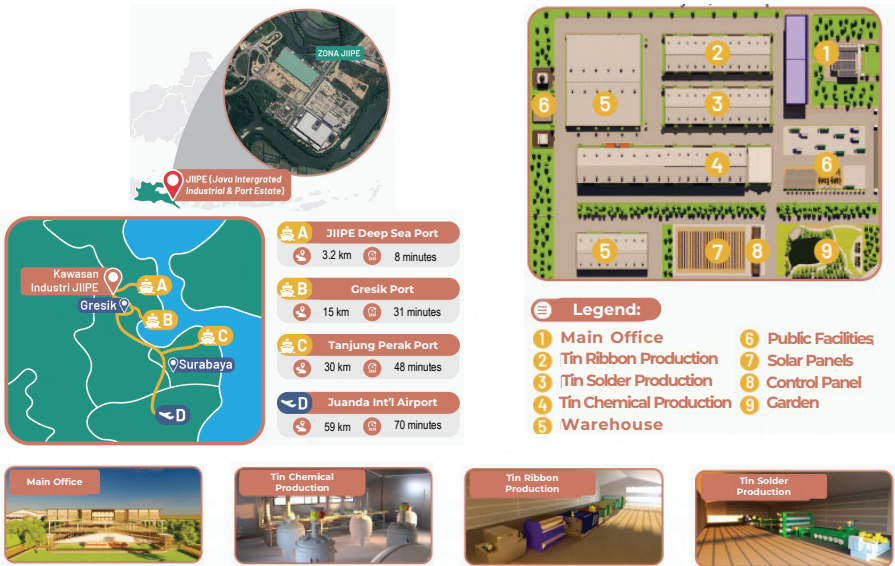
PROCESS PRODUCTION FLOWCHART





Manufacture

Tin Downstream Industry



► Project Description

Indonesia, the world's second-largest tin ingot producer (70,000-80,000 tons annually), possesses immense potential to develop a robust tin downstream industry. However, over 50% of Indonesia's demand for tin derivative products, valued at \$150 million USD, is currently met through imports. This presents a significant opportunity to substitute imports and support government programs promoting green technologies like electric vehicles, solar panels, and data digitization, all of which rely heavily on these very tin derivatives.

With a total production capacity of 50,000 tons per year, the tin downstream industry focuses on processing tin ingots into three main products: tin solder (10,000 ton/year), tin ribbon (10,000 ton/year), and tin chemicals (30,000 ton/year). Tin ingots

serve as the primary raw material, with a consumption rate of 19,000 tons annually. The production process utilizes additional supporting materials such as copper and silver for tin solder, chlorine gas, methyl chloride, and 2-ethylhexyl thioglycolate (2-EHTG) for tin chemicals, and lead for tin ribbon production.

Key Investment Highlight	
Location	Gresik SEZ – JIPE, Manyar District, Gresik Regency, East Java Province
Total Area/ Land Status	20 Ha, Building Use Rights (HGB)
Business Scheme	Private Investment
Est. Investment Value	USD 267.05 M / IDR 4.17 T
Project Owner	Ministry of Investment/ Indonesian Investment Coordinating Board
Financial Feasibility	• WACC : 12.21 %; • IRR : 17.16%; • NPV: USD 134,486,071 / IDR 2.1 T; • PP : 8 years 1 months
Supporting Infrastructure	• Electricity: Capacity 200 MW; Plan 800 MW; Requirement: 2 MW • Raw Water: Capacity 2,400 m3/day; Requirement: 500 m3/day • Gas: Capacity 100 MMSCFD; Requirement 0.5 MMSCFD • Telecomm.: high speed fiber optic (>10 km) • WWTP: 2.500 m3/day • Deep Sea Port: 6.2 km length; 16 m depth

This investment project has been profiled by banking institutions i.a.



Contact Person

Investment and Integrated License Services of East Java Province
 Address : Pahlawan St. 116, Surabaya 60175
 Phone : (031) 35967047
 Email : dpmptsp@jatimprov.go.id

Manufacture

Polyester Processing Factory



► Project Description

- This Polyester Processing Factory construction project is in accordance with applicable regulations, in the development of the Industrial Area and the selection of locations in the Tuban Industrial Area is clearly in accordance with Regional Strategic Planning (RPJMD and RTRW). Polyester products have wide applications in various sectors that can be used as target markets, such as: textiles, clothing, etc., thus supporting the potential for good market acceptance.
- This project shows solid financial feasibility with funding sources coming from investors, all factories show a CAPEX value of Rp. 1,114 billion, Payback Period under 10 years, IRR higher than interest rates (± 6), positive NPV, cash flow is projected to be positive in the 2nd year and BEP shows balanced production.
- This project supports the achievement of SDGs (Sustainable Development Goals), contributes to eradicating poverty, providing decent work and economic growth, encouraging inclusive and sustainable industrialization, and building partnerships to achieve the goals



Key Investment Highlight

Location	Karangdowo, Socorejo, District. Jenu, Tuban Regency, East Java
Total Area/ Land Status	233 Ha (Commercial Land: 155 Ha and Infrastructure & Utility Facilities, RTH: 78 Ha). Belongs to the Tuban Industrial Area (KIT)
Business Scheme	License Agreement: PT TPPI grants a paraxylene processing license to The Polyester Processing Factory Joint Venture: PT TPPI can form a joint venture so that both can utilize each other's expertise in production and distribution Offtake Agreement: The Polyester Processing Factory agrees to purchase the agreed petrochemical material (paraxylene) from PT TPPI for a certain period of time
Est. Investment Value	USD 67,57 M/IDR 1,11 T
Project Owner	Investment and Integrated License Services of Tuban Regency
Financial Feasibility	• IRR : 18,15% • PP : 6,29 year • BEP : 79.152,88 Ton • NPV : USD 58,42 M/IDR 962,91 B

This investment project has been profiled by banking institutions i.a.



Contact Person

Investment and Integrated License Services of Tuban Regency

Address : Dr. Wahidin Street No.55 Tuban Regency

Name : Haris Takdir Basuki, ST, M.Si.

Phone : 081335686685

Email : dpmptsp.tuban@gmail.com

Manufacture

Agricultural Equipment and Machinery Industry



> Project Description

Background

Indonesia is committed to develop modern agriculture by applying agriculture mechanization to increase food security through agricultural tools and machinery which will grow up to 6,1%. KBLI 28210 – Agricultural and Forestry Machinery Industry.

Market Conditions

The product value of national agricultural tools and machinery in the last 5 years is 30% from local products while 70% is still from imported products. Demand for agricultural tools and machinery in Indonesia has investment prospects that will grow up to 6%, especially in 4 wheeled tractors and combine harvester product.

Production Targets

- Raw material :
- Steel Plate – 4000 units/year
 - Cast Iron Pipes – 4000 units/year
- Products :
- 4 wheel tractor – 6000 units/year
 - Combine Harvester – 4000 units/year

Facilities and Infrastructure

- Clean Raw water
- Electricity
- Telecommunication
- Waste Disposal (WWTP)
- Port
- Airport
- Deep seaport





Key Investment Highlight

Location	SEZ Gresik – JIPE Manyar District, Gresik Regency, East Java Province	
Total Area/ Land Status	10 Ha / Building Rights Status	
Business Scheme	Private Investment	
Est. Investment Value	USD 50.26 M / IDR 784.83 B (Capex & NWC)	
Project Owner	Ministry of Investment/ Indonesian Investment Coordinating Board	
Financial Feasibility	• WACC 11.80% • IRR 20.10%	• NPV USD 27,305,155 / IDR 426.37 B • PP: 5 years

This investment project has been profiled by banking institutions i.a.



CIMBNIAGA



mandiri

Contact Person

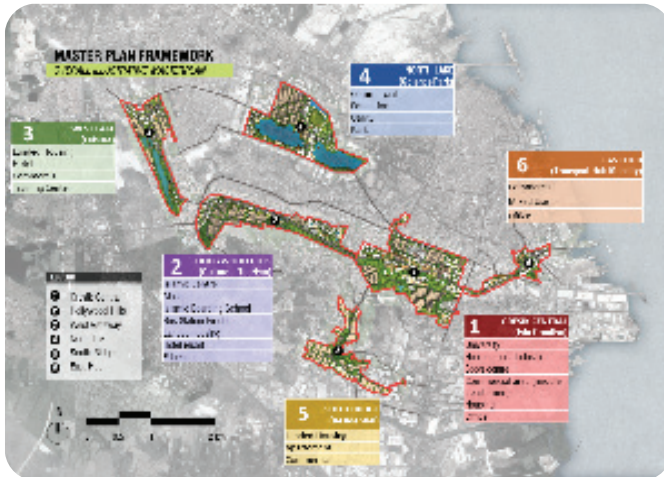
Investment and Integrated License Services of East Java Province

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Semen Gresik New Town



► Project Description

Semen Gresik New Town is a new town masterplan of a post-industrial development area owned by PT. Semen Indonesia as multinational company in a provider of building material. The Semen Gresik new town is envisioned to be the new heart of Gresik City by weaving back the legacies of the city: The industrial, natural and cultural legacy. Semen Gresik New Town divided into six parts of distinctive district:

1. Gresik Central district is the post-industrial district that will transformed to vibrant ambience of education, creativity, business, commerce, and city-core living,
2. Hollywood Hills district that will transformed to a cultural activities center and commercial gateway development
3. West Gateway district for training camps or to improve one's wellbeing
4. North Lake district's as a newest main features in town with a lake promenades, urban parks and commercial centers,
5. South Ridge district as eco-living residential housing area,
6. East Hub district as a transport hub in Gresik Water Front that integrated with the cultural park, heritage trail and F&B street



Key Investment Highlight	
Location	Sudimoro, Gending, Singosari, Kawisanyar, Ngargosari Village Gresik
Total Area/ Land Status	± 436.76 Ha (Land Management Right)
Business Scheme	Joint Operation, Revenue Sharing, or Build – Operate – Transfer (BOT), Rent/Lease
Est. Investment Value	USD 1.40 B / IDR 21.81 T
Project Owner	PT. Sinergi Mitra Investama (SMI) subsidiary of PT Semen Indonesia (SOE)
Financial Feasibility	- Discount Rate/WACC: 10.35% - NPV: USD 321.41 M / IDR 5.02 T - IRR: 20.00%

This investment project has been profiled by banking institutions i.a.

 **BANK BRI**

 **Danamon**

 **BSI** BANK SYARIAH INDONESIA

Contact Person

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*IDR/USD: 15,615

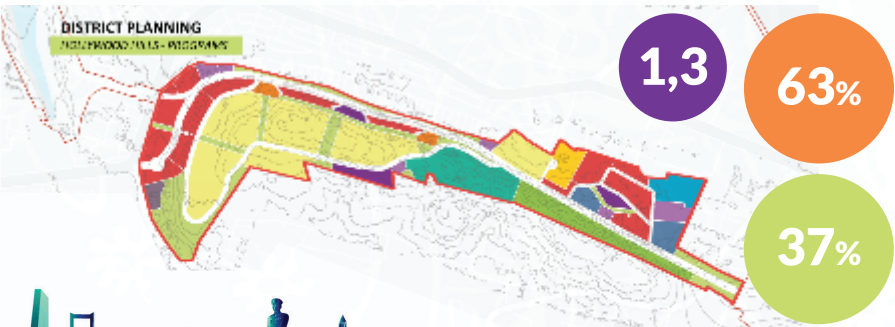
Semen Gresik New Town

2 of 3



District Planning (Priority)

- | | | |
|------------------------|-------------------|--------------------|
| 1. Landed Housing | 6. Hotel | 11. Retail Village |
| 2. Mid-Rise Apartments | 7. Water Tower | 12. Creative Expo |
| 3. Commercial Gateway | 8. Leisure Park | 13. Forest Trail |
| 4. Shophouses | 9. Islamic Center | 14. Recycle Center |
| 5. Mixed Use | 10. Library | 15. Family Lodge |



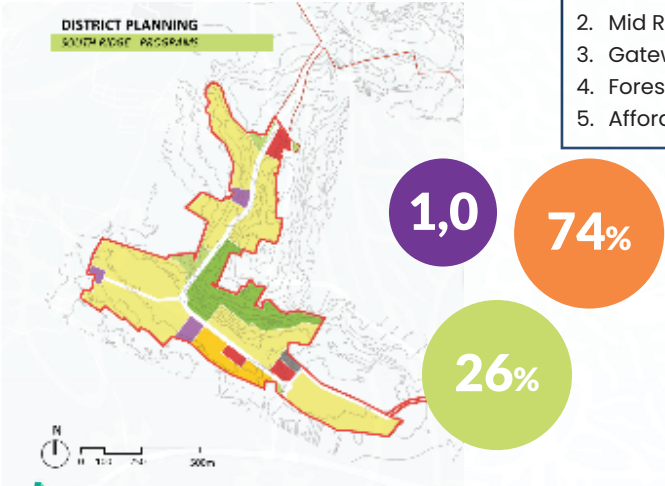
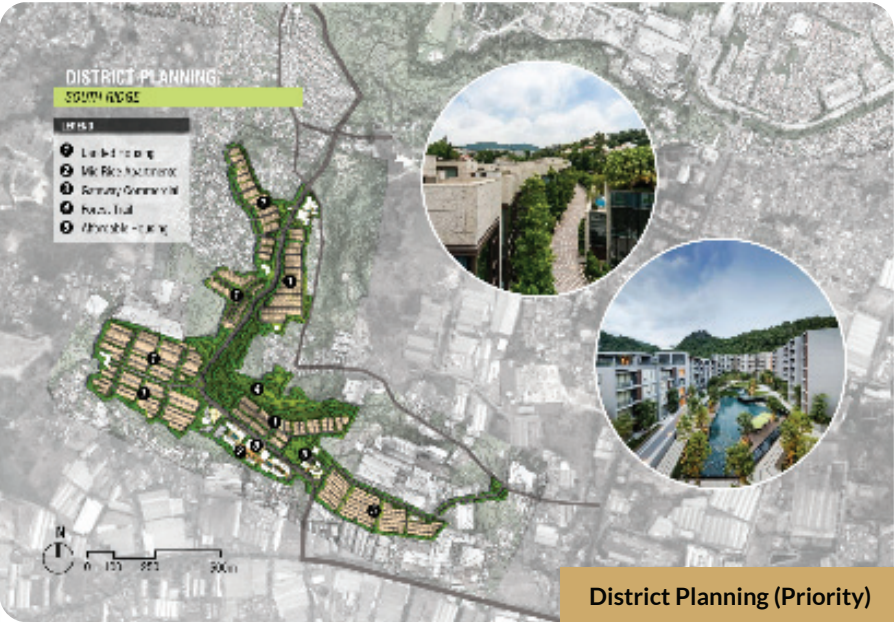
LANDUSE	TOTAL PLOT AREA (Ha)	%
DEVELOPABLE AREA	54.32	63%
Commercial	13.95	16.1%
Residential Low-rise	22.54	26.0%
Residential Mid-rise	1.72	2.0%
Mixed Use	0.87	1.0%
Hotel Resort	2.37	2.7%
Education	2.18	2.5%
Leisure Park	5.83	6.7%
Cultural	2.31	2.7%
Public Amenities	2.55	2.9%
NON-DEVELOPABLE	32.34	37%
Hotel Resort	13.92	16.1%
Education	0.70	0.87%
Leisure Park	17.72	20.5%
Cultural	12.36	14.3%
Public Amenities	5.36	6.2%
TOTAL	86.66	100%



Key Investment Highlight		FINANCIAL ASPECT		
Total Area/ Land Status	± 50.5 Ha, owned by PT. Semen Indonesia	No	Investment For	Ammount (IDR Million)
Development Period	10 years	1	Residential & Commercial	1,639,640
Est. Investment Value	USD 251.52 M / IDR 3,927.53 B	2	Mixed Use, Hotel, Education, and Leisure	2,287,889
		Grand Total		
		3,927,529		

Semen Gresik New Town

3 of 3



LANDUSE	TOTAL PLOT AREA (Ha)	%
DEVELOPABLE AREA	40.27	74%
Commercial	1.91	3%
Residential Low-rise	33.96	62%
Residential Mid-rise	2.78	5%
Public Amenities	1.62	3%
NON-DEVELOPABLE	14.32	26%
Road	4.54	8%
utility	0.42	1%
Green Area	9.27	17%
Open Space	2.21	4%
Forest Trail	7.15	13%
TOTAL	54.58	100%

Key Investment Highlight		FINANCIAL ASPECT		
Total Area/ Land Status	± 56,. Ha, owned by PT. Semen Indonesia	No	Investment For	Ammount (IDR Million)
Development Period	22 years	1	Residential	2,163,246
Est. Investment Value	USD 251.88 M / IDR 3,933.18 B	2	Commercial	1,769,929
		Grand Total		3,933,175

Tourism and Estate

Soekarno Hatta Area



> Project Description

Background

Trenggalek city center has been developed into an attractive city, focused on trade, tourism and services. Connecting cities around: Kediri, Tulungagung, Ponorogo and Pacitan. Serving a captive market that is already quite large and sustainable. currently, there is only one- 3 star hotel and no shopping-mall (or equivalent).

Technical Analysis

- Road type : National Road
- 95.5 km from Bandar toll gate
- 70.7 km from Kediri Airport
- 32.3 km from Tulungagung Railway Station
- 149 km from Abdul Rachman Saleh Airport
- 182 km from Juanda International Airport
- 185.1 km from Tanjung Perak Port
- 45 Km From Prigi Seaport

Utilities

- Electricity: sufficient
- Clean water: sufficient (municipal waterworks, artesian well)
- Telecommunication: supported by networks up to 4G





Key Investment Highlight

Location	Soekarno- Hatta St., Trenggalek	
Total Area/ Land Status	± 2.27 Ha / government assets	
Business Scheme	Partnership for 30 years and can be extended or BOT for max. 30 years	
Est. Investment Value	USD 20.25 M / IDR 324.05B (USD exchange rate : IDR 16.000)	
Project Owner	Government of Trenggalek Regency	
Investment Plan	• Shopping Mall (5-Floors: Basement / Parkir, Department Store, Foodcourt, outlet retail, IT/Game Center, Karaoke,Bioskop/Theater) • Hotel (3-Stars 5-Floors: Basement / Parkir, Hotel, Convention Hall, Meetingroom, Superior/Deluxe/Suite rooms, Pool, Fitness and Resto)	
Financial Feasibility	• Payback Period 10 years • NPV USD 405,75 / IDR 6,49 M (USD exchange rate : IDR 16.000) • ARR 28,87 % • IRR 10,61 %	

This investment project has been profiled by banking institutions i.a.



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The Reog Ponorogo Monument and Museum

VIEW MONUMEN, DILIHAT DARI PLAZA BARONGAN



► **Project Description**

Reog Ponorogo Monument and Museum has the vision of “The Best Cultural Tourism Destination in Java”, offering: Family Recreation and Entertainment Facilities.

Educational Facilities, Preservation of Original Reog Ponorogo Art Culture and Peacock Conservation. The concept of the building is 126 meters high, making this monument visible from a distance. The hope is that it can become a new tetenger or landmark for Ponorogo Regency and become an icon known for Reog culture.

Key Investment Highlight	
Location	Gamping Mountain in Sampung Village, Sampung District, Ponorogo Regency
Total Area/ Land Status	29 hectares built on regional asset land (10 Ha Right of Ownership status, 19 Ha Land Use Right (HPL) process
Business Scheme	Museum Building: Utilization Cooperation Scheme All Rides: Build, Operate, and Transfer (BOT)
Est. Investment Value	Rp164.700.000.000,00
Project Owner	Ponorogo Regency Government
Financial Feasibility	- Concession Period: 30 Years - IRR: 17,1% - ROI: 5,98% - PP: 10 Years – 1Mo - NPV: Rp218.473.635.777 - BCR: 1,69
Accessibilities	Location/Area is easy to reach 16 KM from the city center Ponorogo
Investment Value of The Attraction	Rp10.250.000.000,00
Cafe Investment Value	RP3.500.000.000,00

This investment project has been profiled by banking institutions i.a.	
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The Reog Ponorogo Monument & Museum

2 of 2

Scope of Project Investment



- 1. Barongan Plaza USD 1,03 M/ IDR 17 B
- 2. Amphiterater Warok USD 0,087 M/ IDR 1.45 B
- 3. Klana Sewandono Building USD 1,52 M/ IDR 25 B



- 1. Power House USD 0,12 M/ IDR 2 B
- 2. Mosque and Green Open Space USD 0,24 M/ IDR 4 B
- 3. Sanitation and Clean Water USD 607/ IDR 10 M
- 4. Rides USD 0,68 M/ IDR 11,25 B



- | | |
|---|-----------------------------------|
| 1. Peacock Breeding USD 0,27 M/ IDR 4.5 B | 3. Playground USD 0,12 M/ IDR 2 B |
| 2. Rumpit Terbuka Plaza USD 0,18 M/ IDR 3 B | 4. Park USD 0,21 M/ IDR 3.5 B |



- | | |
|--|--|
| 1. Changing Room USD 0,15 M/ IDR 2.5 B | 3. Pedestrian Access USD 0,21 M/ IDR 3.5 B |
| 2. Main Parking Area USD 0,49 M/ IDR 8 B | 4. Ipal USD 0,15 M/ IDR 2.5 B |



- | | |
|--------------------------------------|--|
| 1. Diorama Plaza USD 0,12 M/ IDR 2 B | 3. Café USD 2,12 M/ IDR 35 B |
| 2. 3D Museum USD 3,03 M/ IDR 50 B | 4. Sendang Waluya USD 0,61 M/ IDR 10 B |

Tourism and Estate

Bromo Volcano Eco Safari



► Project Description

Bromo Tengger Semeru National Park (TNBTS) boasts a 40-kilometer stretch of landscape from west to east. Within this area lies a vast sand sea caldera, covering an impressive 6,290 Ha. The sand sea caldera is bordered by dramatic rock walls, towering between 200 and 700 meters high.

Due to its unique combination of geological diversity, culture diversity, and rich biodiversity, the Bromo Tengger Semeru (BTS) area has been designated as one of the National Priority Tourism Destinations (DPPN). The government has implemented several tourism infrastructure developments to transform this area into a world-class tourist destination. The BTS area's unique attractions, global recognition, improved infrastructure, and enhanced accessibility have all contributed to a steady increase in tourist visits. Investment opportunities in the tourism sector are also becoming increasingly attractive and hold promise for the development of DPPN BTS as a world-class destination. The Wringinanom area, Malang Regency, is considered a highly strategic and prospective location for developing the Volcano Eco Safari tourism project.



1. Visitor Center & Receiving Plaza: 1.5 Ha
2. Vulcania Safari (Indoor & Outdoor: 3.2 Ha)
3. Eco Glamping Resort: 1.6 Ha
4. Wellness Center & Water Park: 1.3 Ha
5. Wringinanom Rest Area (in PUPR development 2023)

Key Investment Highlight

Location	Wringinanom Village, Ponckusumo District, Malang	
Total Area/ Land Status	9.5 Ha (owned by the Village Authority)	
Business Scheme	Build – Operate – Transfer (BOT) with 20 years period	
Est. Investment Value	USD 6,932,436.58 / IDR 108.25 B	
Project Owner	Ministry of Investment/Indonesian Investment Coordinating Board	
Financial Feasibility	• NPV: USD 3.74 M / IDR 58.36 B • IRR: 17%; • WACC: 9.14%;	• B/C Ratio: 1.752 • ROI: 25.38% • PP: 7 years 11 months
Accessibilities	• 19 km from Pandaan – Malang Toll Exit • 22 km from Abdul Rachman Saleh Airport	• 110 km from Juanda Int'l Airport • 23 km from Malang Kota Baru Station

This investment project has been profiled by banking institutions i.a.



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Tourism and Estate

Tirta Wisata Transit Park



› Scope of Project Investment

the scope of the project investment covers the physical development, financial planning, legal and regulatory requirements, social and environmental factors, and partnership models that are necessary to establish and maintain the Tirta Wisata Transit Park as a sustainable tourism hub in Jombang.





> Project Description

The Tirta Wisata Transit Park project in Jombang, East Java, aims to transform a 3.5 hectares area into a sustainable tourism destination. The park will offer a mix of water attractions, recreational areas like a mini zoo and flying fox, food courts, and accommodation options. It targets domestic tourists, especially families, young people,

and schools. The project includes infrastructure development, legal compliance, and market analysis, alongside a financial model with significant capital investment and operational costs. The park also aims to have a positive social and environmental impact by creating jobs, boosting local businesses, and ensuring sustainability through eco-friendly practices.

Key Investment Highlight	
Location	Keplaksari, Peterongan, Jombang
Total Area/ Land Status	3.5 hectares / Owned by the Jombang Regency Government
Business Scheme	KSP Scheme (Cooperation Utilization Scheme)
Est. Investment Value	Rp. 39.98 Billion
Project Owner	Jombang Regency Government
Financial Feasibility	• Concession Period: • IRR : 19,51% • PP : 8,4 Years • NPV : Rp. 30,012,156,236.35

This investment project has been profiled by banking institutions i.a.	
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Contact Person

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Tourism and Estate

Bentar Beach Tourism Area

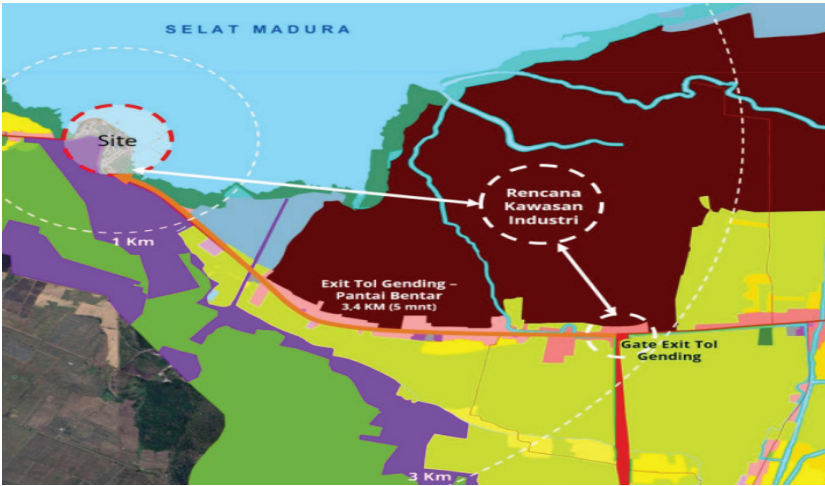


► Project Description

Bentar Beach Tourism Area in Probolinggo Regency spans about 4.78 hectares and has been developed as a designated tourism zone managed by the local government. The site features a variety of facilities such as an entrance gate, parking areas, food court, souvenir center, swimming pool, playground/mini zoo, lookout bridge, outbound area, waterfront, and resort accommodations. These zones are designed to support recreation, relaxation, and educational activities for visitors.

Strategically located near the Gending toll exit and along the northern coastal route connecting Surabaya and Banyuwangi, Bentar Beach is not only a tourist destination but also a rest stop for travelers. The area contributes to the local economy by creating jobs and providing opportunities for local SMEs, making it both a leisure hub and a driver of regional development.





Key Investment Highlight

Location	Bentar Village, Gending, Probolinggo Regency		
Total Area/ Land Status	4.78 Hectares		
Business Scheme	Joint Venture/Build Operate Transfer (BOT)		
Est. Investment Value	IDR78,15 Billion		
Project Owner	Probolinggo Regency Government		
Financial Feasibility	• Concession Period: • IRR : 19,02% • PP : 12 Years	• NPV : IDR80,09 Billion • BCR : 2,1	

Contact Person Probolinggo Regency Government

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Tourism and Estate

Smart Eco-Industrial Park (SEIP) Lamongan



► Project Description

The Lamongan Smart Eco-Industrial Park (SEIP) Project is located in Brengkok Village, Brondong Sub District, Lamongan Regency, East Java Province. This Lamongan Smart Eco-Industrial Park constitutes a strategic project encouraged by the Indonesian Government to support the development of ESG (Environmental, Social, and Governance) and green industry increase in Indonesia. The competitive advantages of this Lamongan Smart Eco-Industrial Park (SEIP) Project are it has adequate availability of industry-supporting infrastructures, good accessibility, and connectivity, competitive UMK, and abundant Natural Resources. The Lamongan Smart Eco-Industrial Park (SEIP) is prioritized for the fish manufacturing industry, fish freezing industry, salt manufacturing industry, chemical industry, pharmaceutical industry, traditional medicine industry, and livestock/fish feed industry/, agriculture downstream industry. In the Master Plan, the site offered for the Lamongan Smart Eco-Industrial Park (SEIP) is 530.37 Ha with 2 stages of development (Stage 1: 419.38 Ha and Stage 2: 110.99 Ha).

Other infrastructure available at the Lamongan Smart Eco-Industrial Park (SEIP) are a primary road network, close to a toll gate plan, close to Bengawan Solo Watershed (existing), availability of an existing telecommunications network (Fixed Network), availability of natural gas network from a manufacturing refinery, availability of Hazardous & Toxic Waste Treatment System plan at PT. Dowa (900 m). In addition, this Industrial Park is also supported by good accessibility, such as Juanda International Airport, Shorebase Lamongan Port, Tanjung Perak Port, and Lamongan Train Station



Key Investment Highlight

Location	Kelurahan Brengok, Kec. Brondong, Lamongan
Total Area/ Land Status	530,37 ha (1st Step: 419,38 ha ; 2nd Step: 110,99 ha)
Business Scheme	Land Ownership (Rent or Sale) / Partnership
Est. Investment Value	USD 337,33 M/IDR 5,56T
Project Owner	Kementerian Investasi dan Hilirisasi/BKPM
Financial Feasibility	• WACC 9,02% • NPV IDR 2,4T • IRR 13,77% • PP 8 years 5 month

Accessibilities



- Access to Lamongan City : 45 Km or 1 hour 6 minutes
- Access to Tanjung Pakis : 24,5 Km or 30 minutes
- Access to nearest toll gate : 20 Km or 30 minutes
- Access to Station: 58 Km or 1 hour 22 minutes
- Access to Surabaya - Gresik: 72 Km or 1 hour 18 minutes
- Access to B3 waste processing: 0,9 Km or 5 minutes

Development Concept



This investment project has been profiled by banking institutions i.a.



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Agroindustry

Integrated Farming Beef Cattle Jombang



KETERANGAN

1. MAIN GATE
2. POS SECURITY
3. POWER HOUSE
4. OFFICE
5. GREEN BELT
6. PAGAR BETON & PAGAR BAMBU JEPANG
7. LABORATORIUM
8. KULIN Hewan
9. PENAMBATAN PEMERIKSAAN SAPI
10. MESS KARYAWAN / JAKAK KANDANG
11. KANDANG PENGEMUKAN
12. KANDANG KARANTINA
13. KANDANG LIMBAHAN
14. GUDANG PAKAN & OBAT
15. REAKTOR BIOGAS
16. I.P.A.L
17. WATER TOWER
18. T. MANCI SAPI
19. PADANG RUMPUT GAJAH
20. PARKIR MOBIL
21. PARKIR RODA DUA
22. PARKIR TRUCK



› Scope of Project Investment

The project encompasses three types of business units: a livestock farming unit, a compost production unit, and a concentrate feed production unit.

› Project Description

This project presents a strategic investment opportunity in an integrated beef cattle farming business located in Jenisgelaran Village, Bareng Subdistrict, Jombang Regency, East Java, Indonesia. The project capitalizes on East Java's position as the leading beef-producing province in the country and addresses the growing demand for high-quality beef, both regionally and nationally. The core of the project is a 4.5-hectare beef cattle farm designed to implement a fattening system using Brahman Cross cattle, which are well-known for their resilience to tropical climates and disease resistance. The farm will utilize an in-out production model and integrate feed production and compost fertilizer processing as supporting business units, aligning with a zero waste sustainability concept.

Key Investment Highlight	
Location	Jenisgelaran Village, Bareng, Jombang Regency
Total Area/ Land Status	4.5 Hectares, Coordinate: -7,696958,112.347839
Business Scheme	Private financing scheme or outright purchase
Est. Investment Value	USD 3,63 milion / IDR 59,085,997,140
Project Owner	Jombang Regency Government
Financial Feasibility	- Moderate scenario - NPV: IDR 97,593,986,590 - IRR: 16,04% - PP: 6 years 10 month - BCR: 1,15 - BEP: 6 years

This investment project has been profiled by banking institutions i.a.	
	
	

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Agroindustry

Integrated Shrimp Processing Industry



► Project Description

Pasuruan Regency has significant investment potential and appeal in the shrimp processing industry. The presence of the PIER Industrial Estate further facilitates investment opportunities for potential investors. The high demand for imported processed shrimp products is one of the key drivers for this project.

Market Analysis

The global trade in processed shrimp increased by 5.15 tonnes, valued at USD 4.94 billion, from 2017 to 2020. Potential export destinations include the US, Japan, the Netherlands, Canada, Taiwan, Belgium, and Trinidad and Tobago.

Technical Analysis

The planned factory will cover an area of 20,000 m², with a production capacity of 960,000 kg/year. The vannamei shrimp farming business, using an intensive method, will have three cultivation cycles per year. A zero-waste shrimp processing plant is planned, which will utilize all parts of the shrimp or by-products from other processing methods. The product of the processing industry is chitin-chitosan.



Risk Analysis

Demand risk includes the fluctuation of commodity prices for frozen shrimp and chitosan products. Additionally, this industry is not heavily regulated, allowing other investors to enter the market easily. The risk associated with supporting infrastructure is the need for road access capable of accommodating large vehicles from the pond location to the main road.

Key Investment Highlight	
Location	Industry: Pasuruan Industrial Estate Rembang (PIER), Kraton Industry II St. No.1, Rembang, Pasuruan Farming Area: Rejos District, Pasuruan
Total Area/ Land Status	- Processing Industry: 2 Ha (at PIER) - Pond/farming area: 10 Ha (at local society area)
Business Scheme	Private Investment/Join Venture
Est. Investment Value	USD 29.47 M / IDR 449.53 B
Project Owner	Investment and Integrated License Services of East Java Province
Financial Feasibility	- IRR : 18.53% - NPV: USD 4,603,869.5 / IDR 70.23 B - PP : 4 years 3 months

This investment project has been profiled by banking institutions i.a.



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Agroindustry

Development of Milkfish Processing Unit



› Project Description

The development of value-added Milkfish Processing Units (UPI) is a project that aims to construct modern facilities equipped with the latest processing technology. This goes beyond developing physical infrastructure; it integrates cutting-edge technology into the processing line, utilizing best practices to achieve high efficiency and meet international standards. The UPI project benefits from the availability of essential infrastructure, including electricity networks, clean water, roads, telecommunications networks, and waste processing facilities.

Increasing the added value of fishery products in this project is achieved through production capacity expansion and diversification of products. Furthermore, the construction of these fish processing units will create tens to hundreds of new jobs, both directly in processing operations and indirectly in related supply chains such as logistics, storage, distribution, and marketing. Ultimately, the UPI development concept aims for “Smart UPI,” which integrates five key aspects: smart environment, smart economy, smart people, smart governance, and smart infrastructure.

Key Investment Highlight

Location	National Road of Gresik – Sadang, Purwodadi, Sidayu, Gresik Regency
Total Area/ Land Status	± 14,000 m2 / 1.4 Ha (minapolitan area owned by Gresik Regency)
Business Scheme	Joint Operation or Joint Venture
Est. Investment Value	USD 4.15 M / IDR 64.81 B
Project Owner	Government of Gresik Regency
Financial Feasibility	• IRR : 62.70%; • NPV: USD 7.81 M / IDR 122 B; • PP : 1 years 6 months
Supporting Infrastructure	• Clean Water: obtained from groundwater through pumped wells (Public Drinking Water Utility (PDAM) quality) • Electricity: medium voltage (MV) with a capacity to supply 555 KVA

This investment project has been profiled by banking institutions i.a.



Contact Person

Investment and Integrated License Services of East Java Province

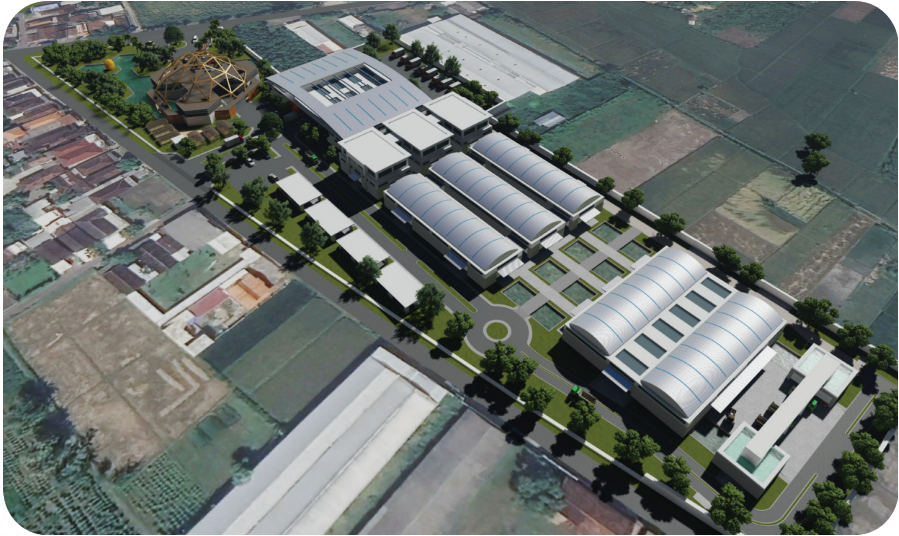
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Agroindustry

Fruit Based Processing Industry



› Scope of Project Investment

Investment project for fruit-based processing in Kediri Regency, the top producer of pineapple and mango in East Java, with strong potential for industrial downstreaming. High domestic and export demand supports growth. The project also produces concentrate feed independently and offers quality products at competitive prices.

› Project Description

The fruit-based processing industry in Kediri Regency has an investment value of IDR 294.77 billion and is located in Kedungsari Village, Tarokan Sub-district. The products produced include canned pineapple, syrup (pineapple and mango), juice (pineapple and mango), pineapple jam, and dried fruit (pineapple and mango). This industry employs 306 workers, with full financing provided by investors. The proposed cooperation scheme is Business-to-Business (B2B), targeting marketing channels such as retail, wholesalers, hotel corporations, exports, and others.

Key Investment Highlight

Location	Kedungsari Village, Tarokan Sub-district, Kediri Regency, located at coordinates 7° 42' 33.7" South Latitude and 111° 56' 02.5" East Longitude.
Total Area/ Land Status	46,588 m2 or 4.7 Ha
Business Scheme	Business-to-Business (B2B) scheme involving retail, wholesale traders, hotel corporations, export activities, and others.
Est. Investment Value	USD 18,42 million IDR 294.767.882.231,00
Project Owner	Investment and Integrated License Services of Kediri Regency
Financial Feasibility	• Concession Period: • IRR : 30,74 % • PP : 5 years 4 month • NPV : IDR 303.412.342.791 • PI : 7.61 • BEP : 4 years 7 month • BCR : 1, 23

This investment project has been profiled by banking institutions i.a.



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 Email : dpmptsp@jatimprov.go.id

Registration & Login Activity Flow

To participate in the main event, all attendees are kindly requested to complete their registration via the provided portal (<https://ejif.co.id>). This portal also offers the opportunity to arrange personalized one-on-one meetings, one to many meetings, and investment tours. Please note that you cannot schedule multiple meetings at the same time.

To carry out the registration process, please follow each step in the image below.



1. Please access the registration portal through this link ejif.co.id , then click login if you have registered or register for new member.
2. Please fill the registration form, then click register.

Verify OTP

Success

Registration successful, please check your email to fill OTP field!

Back to Home

Email

OTP

Verify OTP

Verify OTP

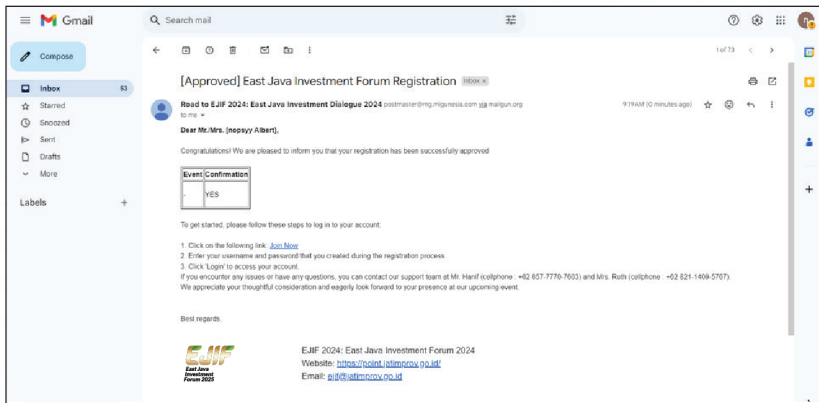
Success

OTP verified successfully. Thank you for your registration. We are currently reviewing your profile. Please check your email to be informed about the status of your registration in the future.

Back to Home

3. Please check your registered email and fill the OTP to confirm that your email address is correct, then click verify OTP.

4. Investor need to wait until the registration process is approved.



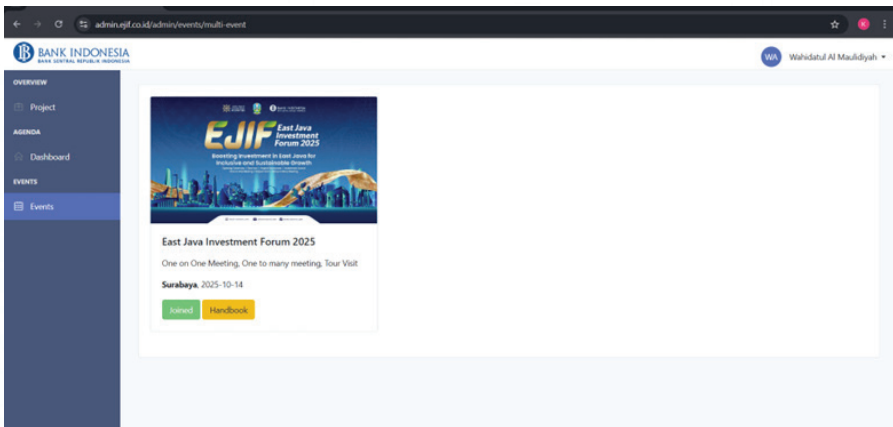
5. Once approved, The investor will get the notification that their registration has been approved and activated. Now investor can login using the same portal link and book for one on one, one to many and investment tour.

Meeting Booking Guide



The image shows two parts of the EJIF 2025 website. On the left is the main banner with the EJIF logo, the text 'East Java Investment Forum 2025', and the tagline 'Boosting Investment for Inclusive and Sustainable Growth to support East Java as Gerbang Baru Nusantara'. It also lists activities: Seminar, Project Showcases, One on One Meeting, Many to Many Meeting, and Project Visit. On the right is a 'LOGIN' form with fields for 'YOUR E-MAIL' (containing 'wahidatulwardah23@gmail.com') and 'PASSWORD' (containing '*****'). There is a 'Login' button, a link for 'Forgot password?', a link to 'Back to home', and a 'Register' link.

1. Please access the registration portal through the link <https://ejif.co.id/> , then log in with your account.
2. Click the **Events** tab and select **“Joined”** on the East Java Investment Forum 2025. If you want detailed information about the event, you can download the handbook by clicking **“Handbook”**.



The image shows a screenshot of the EJIF 2025 admin dashboard. The browser address bar shows 'admin.ejif.co.id/admin/events/multi-event'. The dashboard has a sidebar with 'OVERVIEW' and 'EVENTS' tabs. The 'EVENTS' tab is selected, showing a list of events. The first event is 'East Java Investment Forum 2025' with the dates 'Surabaya, 2025-10-14'. Below the event name are two buttons: 'Joined' and 'Handbook'.

3. By joining EJIF, you can book One-on-One Meetings, Many-to-Many Meetings, and Project Visits by clicking the desired option.

BANK INDONESIA
BANK SENTRAL REPUBLIK INDONESIA

OVERVIEW

Project

AGENDA

Dashboard

EVENTS

Events

Booking Meeting (One on One) Booking Meeting (Many to Many) Booking Project Visit

One on one meeting

Project Name	Potensial Asset
Date	2025-10-15
Time	13:00 - 13:30
Status	approved

Scheduled on 18 Sep 2025
Created by Wahidatul Al Maulidiyah ([click here for more details](#))

Booking One on One Meeting

1. Select the desired project category.

Book a Meeting

Select Category Project: Time:

-Option-
IPRO
Industrial Estate
Bank

Close Process My Book

2. Select Choose the project and the preferred time slot.
3. Only time slots that are not highlighted in red can be booked, as red slots indicate that the time has already been reserved.
4. Click Process My Book.

Book a Meeting

Select Category Project:

IPRO

Select Project:

Potensial Asset

Date:

15 Oct 2025

Time:

10:30 - 11:00

11:00 - 11:30

11:30 - 12:00

12:00 - 12:30

12:30 - 13:00

13:00 - 13:30

13:30 - 14:00

14:00 - 14:30

14:30 - 15:00

Close

Process My Book

5. You can view the booking status on the Event Dashboard.
- If the One-on-One Meeting request is disapproved by the admin, it cannot be canceled.
 - If the request is still pending approval, you may cancel the booking by clicking "Cancel Booking".

Booking Meeting (One on One)

Booking Meeting (Many to Many)

Booking Project Visit

One on one meeting

Project Name	Potensial Asset
Date	2025-10-15
Time	13:00 - 13:30
Status	approved

Scheduled on 18 Sep 2025

Created by Wahidatul Al Maulidiyah (click here for more details)

One on one meeting

Project Name	Potensial Asset
Date	2025-10-15
Time	10:30 - 11:00
Status	pending

Scheduled on 22 Sep 2025

Created by Wahidatul Al Maulidiyah (click here for more details)

Cancel Booking

Booking Many to Many Meeting

1. Select the desired room and session.

Book a Many to Many Meeting

Date14 Oct 2025

RoomRoom 1 EJIF 2025

Select Session:

-Option-

Session 1: Industry and Renewable Energy (09:05:00 - 10:35:00)

Session 2: Agro-Industry (10:35:00 - 12:20:00)

Session 3: Tourism (12:20:00 - 14:55:00)

Book a Many to Many Meeting

Date14 Oct 2025

RoomRoom 1 EJIF 2025

Select Session:

Session 1: Industry and Renewable Energy (09:05:00 - 10:35:00)

Close

Process My Book

2. Click Process My Book and please wait for admin approval.
3. The status of your Project Visit booking can be viewed on the Event Dashboard.

Bank Indonesia

OVERVIEW

Project

AGENDA

Dashboard

EVENTS

Events

Created by Wahidatul Al Maulidiyhan (click here for more details)

Many to many meeting

Room12

Date2025-10-14

TimeN/A - N/A

Session16

Statuspending

Scheduled on 18 Sep 2025
Created by Wahidatul Al Maulidiyhan (click here for more details)

Cancel Booking

Many to many meeting

RoomRoom 1 EJIF 2025

Date2025-10-14

Time09:05:00 - 10:35:00

SessionSession 1: Industry and Renewable Energy

Statuspending

Scheduled on 22 Sep 2025
Created by Wahidatul Al Maulidiyhan (click here for more details)

Cancel Booking

97

Booking Project Visit

1. Select the preferred time slot and project you wish to visit.

Book a Project Visit

Date

15 Oct 2025

Select Investment Tour:

-Option-

Polyester Processing Factory

Fruit Based Processing Industry

Lamongan Oil Tank Terminal

Preservation of Madiun Regency Road

Semen Gresik New Town

Soekarno Hatta Area

The Reog Ponorogo Monument and Museum

Bromo Volcano Eco Safari

Tirta Wisata Transit Park

Tuban Industrial Estate

Sentra Industrial Park

Book a Project Visit

Date

15 Oct 2025

Select Investment Tour:

Polyester Processing Factory

Close

Process My Book

2. Click Process My Book and please wait for admin approval.
3. The status of your Project Visit booking can be viewed on the Event Dashboard.

Visa Requirements

Please make it more delegates and engaging with correct gramatical As a basic policy, each participant applying for an Indonesian visa must :

- Hold a valid passport with a minimum validity of six months from the date of entry,
- Have at least two blank passport pages for immigration stamps.
- Ensure The passport details must also accurately reflect the holder’s nationality and the country they represent.

Participants may enter Indonesia using either diplomatic and service passports or ordinary passports. Ordinary passport holders may also benefit from Indonesia’s short-visit visa-free facility, available to participant from countries listed below :

- | | | |
|----------------------|-----------------|---------------|
| 1. Brunei Darussalam | 6. Kamboja | 11. Suriname |
| 2. Malaysia | 7. Philipina | 12. Kolombia |
| 3. Thailand | 8. Myanmar | 13. Hong Kong |
| 4. Vietnam | 9. Laos | 14. Turki |
| 5. Singapura | 10. Timor Leste | 15. Brazil |



Participants holding ordinary passport may also use the Visa On Arrival (VOA) facility if they are residents of the country listed below:

- | | | |
|-----------------------|----------------------------|--------------------------|
| 1. South Africa | 34. Japan | 66. Poland |
| 2. Albania | 35. Germany | 67. Portugal |
| 3. United States | 36. Cambodia | 68. Qatar |
| 4. Andorra | 37. Canada | 69. Romania |
| 5. Saudi Arabia | 38. Kazakhstan | 70. Russia |
| 6. Argentina | 39. Kenya | 71. Rwanda |
| 7. Armenia | 40. Colombia | 72. New Zealand |
| 8. Australia | 41. South Korea | 73. Serbia |
| 9. Austria | 42. Croatia | 74. Seychelles |
| 10. Azerbaijan | 43. Laos | 75. Singapore |
| 11. Bahrain | 44. Latvia | 76. Cyprus |
| 12. Netherlands | 45. Liechtenstein | 77. Slovakia |
| 13. Belarus | 46. Lithuania | 78. Slovenia |
| 14. Belgium | 47. Luxembourg | 79. Spain |
| 15. Brazil | 48. Maldives | 80. Suriname |
| 16. Thailand | 49. Malaysia | 81. Sweden |
| 17. Brunei Darussalam | 50. Bosnia and Herzegovina | 82. Switzerland |
| 18. Kuwait | 51. Malta | 83. Taiwan |
| 19. Bulgaria | 52. Morocco | 84. Tanzania |
| 20. Chile | 53. Mauritius | 85. Timor-Leste |
| 21. Denmark | 54. Mexico | 86. China |
| 22. Ecuador | 55. Egypt | 87. Tunisia |
| 23. Estonia | 56. Monaco | 88. Turkey |
| 24. Philippines | 57. Mongolia | 89. United Arab Emirates |
| 25. Finland | 58. Mozambique | 90. Uzbekistan |
| 26. Guatemala | 59. Myanmar | 91. Ukraine |
| 27. Hong Kong | 60. Norway | 92. Vatican |
| 28. Hungary | 61. Oman | 93. Venezuela |
| 29. India | 62. Palestine | 94. Vietnam |
| 30. United Kingdom | 63. Papua New Guinea | 95. Jordan |
| 31. Ireland | 64. France | 96. Greece |
| 32. Italy | 65. Peru | 97. Czech Republic |

In addition to a valid passport, participants making use of the Visa on Arrival (VoA) facility during their visit to Surabaya are required to:

- Present a confirmed return or onward ticket, and
- Pay a fee of IDR 500,000 (approximately USD 31) upon arrival.

The VoA permits a maximum stay of 30 days in Indonesia.

Delegates who are not eligible for visa exemption—whether holding diplomatic, service, or ordinary passports—are strongly advised to contact the nearest Indonesian Embassy or Consulate in advance for further guidance and assistance.

General Information

Surabaya

Surabaya, the capital of East Java, Indonesia, stands as the country's second-largest city and a major economic hub. With a rich history dating back to the 13th century, played a significant role in trade and commerce throughout its existence.

Culturally, Surabaya is a melting pot of diverse ethnicities, including Javanese, Chinese, and Madurese, which enriches its vibrant cultural landscape. This lead to many variety of its culinary scene, such as Local favorites include soto and rawon, a traditional soup, and rujak, a spicy fruit salad, both of which reflect the city's rich culinary heritage. Culinary has been famous tourism destination, which can be found around the city for 24 hours.

Economically, Surabaya serves as a crucial trade and industrial center in Southeast Asia, primarily due to its strategic position as a major port city. This has led to a robust economy driven by trade, manufacturing, and tourism, with numerous national and international businesses establishing a presence in the area.

Climate

Indonesia is a tropical country, and the month of october is typically in a transition from dry season to a rainy season in Indonesia. The average temperature ranges are as follows.



October	Celcius	Farenheit
Average High	32	89
Average Low	26	79

Dress Code

The dress code is business attire. Please be advised that this event is held in the rainy season. There is a possibility of rain in Surabaya area.

Time Zone

Local time in Surabaya is West Indonesia Time - WIT (UTC+7)

Working Language and Interpretation

All meetings will be conducted in English. Interpretation services will provided on demand.

International Dialing Codes

Indonesia's country code is +62, and Surabaya's local code is 031. Therefore, to call a local number, you can dial +62 followed by 31 and then dial the number you wish. Likewise, to call a mobile number using a foreign number, you should dial +62 followed by the mobile number you want to contact.

Delegates intending to use an Indonesian SIM card can obtain from an official mobile network operator outlet to have 90-day access.



Electricity and Water Supply

The electricity supply voltage in Indonesia is 220 Volt with plug types C and F. Committee will not provide a general adaptor during the event. Tap water is not drinkable. Therefore, we advise the delegates to consume bottled water provided.



Currency and Banking

The currency in Indonesia is the Indonesian Rupiah (Rp). The government regulates that all transactions done in Indonesia must use Rupiah as a legal tender. Authorized money changers are available at the airport and near the meeting venue. Delegates can also withdraw Rupiah through Automated Teller Machines (ATMs).

Major credit cards are widely accepted in most hotels, restaurants, and stores. ATMs are also widely available in Surabaya. You can withdraw money from any ATM with the logo of your card network operator.

Airport

Arrival & Departure



Juanda International Airport is located approx. 35 minutes (26,4km) from the venue. The EJIF's committee will provide airport transfer services for all delegates attending the meeting. Pick-up services will be provided and should be arranged through the committee.



Shuttle Information

We Provide free shuttle car for investors from 7am to 9pm by reservation through each Liaison Officer or can contact us at :

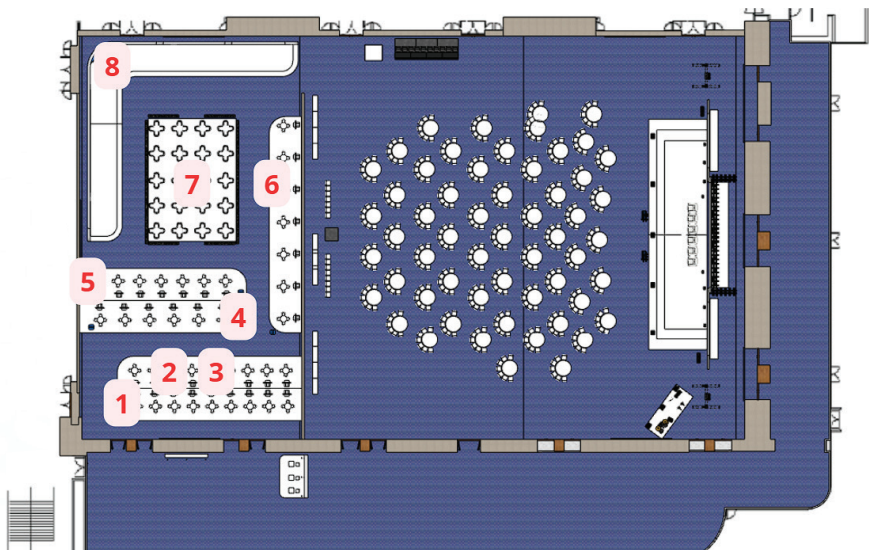
Call : Abdul (+62 896-3564-7945)

email : mnaufal_a.i@bi.go.id



Meeting Venue

The East Java Investment Forum (EJIF) will be held in Surabaya on 21–22 October 2025, at the Ballroom, Four Points Hotel Surabaya (M1 Floor), Raya Lontar No. 2, Lontar, Sambikerep, Surabaya.



Floor Map

- | | |
|---------------------|----------------------------|
| 1. Financial - 9 | 5. Infrastructure - 7 |
| 2. Argoindustry - 9 | 6. Industrial Estate - 7 |
| 3. Manufacture - 4 | 7. Meeting Area |
| 4. Tourism - 6 | 8. Showcasing 124 Projects |

Accommodation Recommendations

Below are several recommended accommodations near the venue. Special rates are available for some hotels marked with the logo special price.



**SPECIAL
PRICE**

- Westin Hotel Surabaya, Raya Lontar St. 2, Lontar, Sambikerep, Surabaya
- Contact: +62 812-3179-8839 (Ms. Galuh Windariaty)
Reservation: <https://s.id/EJIFReservation>



**SPECIAL
PRICE**

- Four Points Hotel Surabaya, Raya Lontar St. 2, Lontar, Babatan, Surabaya
- Contact: +62 812-3179-8839 (Ms. Galuh Windariaty)
Reservation: <https://s.id/EJIFReservation>



- Ascott Waterplace Surabaya, Pakuwon Indah Lontar Tim. St. KAV. 3 5, Surabaya



**SPECIAL
PRICE**

- Whiz Luxe Hotel Spazio Surabaya, Mayjend Jonosewojo Kav. 3, Pradahkalikendal, Dukuhpakis, Surabaya
- Contact: +62 813-3321-2148 (Ms. Kiki)



- Fave Hotel Graha Agung Surabaya, Pakuwon Square AK II St. 10-11, Babatan, Wiyung, Surabaya



- Harris Hotel & Conventions, Mayjen HR. Muhammad St. 2A, Putat Gede, Sukomanunggal, Surabaya



- Vasa Hotel Surabaya, Mayjen HR. Muhammad St. 31, Putat Gede, Sukomanunggal, Surabaya
- Contact: +62 852-5859-3992 (Ms. Ambar Pratiwi)

Administrative Information:

For any further inquiries, please don't hesitate to contact us:

Ms. Nur Qomariah

 nur_qomariah@bi.go.id

 +62 8770-1340-361

Mr. Imam Noegroho

 Imam_n@bi.go.id

 +62 8193-9810-779

To register in the event, all participants are required to fill out the e-form that we have provided in the invitation letter.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines, typical of notebook paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

EJIF *East Java Investment Forum 2025*

Handbook | 21st – 22nd October 2025



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