



# JIF Jakarta Investment Forum 2023

## Global City and Beyond

### Investment Project List

*In Collaboration With*



Showcase on

## JIF Exhibition & JIF Plenary



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## JIF Exhibition & JIF Plenary



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# Disclaimer



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Any financial model included in this project list does not purport to present operations in accordance with Indonesia's generally accepted accounting principles. No independent auditors have examined, compiled, or performed any procedures with respect to the financial models and projections included in this project list, nor have they expressed any opinion or any other form of assurance of such information or the likelihood that the Project Owners may achieve the results contained in the models, and accordingly the Jakarta Investment Center and Jakarta Government assume no responsibility for them.

The information contained in this project list is subject to amendment from time to time. Investors should consult their own counsel, accountant, and other advisors as to the legal, tax, business, financial and related implication of entering into a partnership or contract for any of these projects.

For more projects, please visit our website [www.invest.jakarta.go.id](http://www.invest.jakarta.go.id)





# Introduction

Jakarta Investment Forum (JIF) is an annual investment forum to promote investment opportunities in Jakarta as a global investment-friendly city. JIF 2023 will invite global city leaders along with investment stakeholders to participate in an exclusive discussion on 'Global City and Beyond' discussing the effort to escalate Jakarta's global city index from various perspectives by strengthening the local added value such as environmental aspects, urban development, and transportation accessibility which are some indicators of the Global Power City Index.

JIF 2023's agenda is also in line with ASEAN Chairmanship 2023's purpose to strengthen economic recovery and make Southeast Asia the world's engine of sustainable growth, an Epicentrum of Growth. JIF will encourage collaborative cooperation among the government, private sectors, communities, business entities and various stakeholders to continue and strengthen the relevance in responding to global challenges as well as regional economic growth for the prosperity of the people by offering various potential urban projects.

For enquiries pertaining to any of the projects listed below, please email us at [jic.dpmptsp@jakarta.go.id](mailto:jic.dpmptsp@jakarta.go.id). We look forward to working with you.



**PROJECT #1**

**Bundaran HI  
Extended Concourse**

**PROJECT #2**

**Fatmawati  
Extended Concourse**

**PROJECT #3**

**Dukuh Atas  
Pedestrian Deck**

**PROJECT #4**

**Blok M  
Mixed Use**

**PROJECT #5**

**Fatmawati  
Mixed Use**

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### PROJECT #1

# Bundaran HI Extended Concourse

Bundaran HI Extended Concourse consists of the development of retail, amenities, new entrances, and pedestrian tunnels for Bundaran HI MRT in an unutilized void of the station's structure.

The project will add more than 3.100 m<sup>2</sup> of prime retail and public space in the heart of Jakarta's CBD with direct connection to MRT Jakarta's North – South Line.

Part of the project includes the provision of new entrances to the south and pedestrian tunnels to commercial developments in the east and west side of the station, which will enhance mobility and overall connectivity of the area.

Bundaran HI Extended Concourse Project was one of potential project with prospective market, shown by the end of 2022, Bundaran HI Station passengers reaching 2.643.558.

### Market Opportunity


MRT Passengers, Nearby Buildings Tenants, Employees, and Visitors.

### Supporting Infrastructure

1. MRT Jakarta North - South Line (Lebak Bulus - Ancol)
2. Transjakarta BRT Corridor 1 (Blok M - Kota)
3. Airport Express Line (BNI City - SHIA)
4. Commuterline Loop Line (Cikarang - Manggarai - Pasarsenen - Cikarang)

### Contact Information

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# Project Background

## Overview



Bundaran HI Extended Concourse will add new commercial areas and amenities in an unutilized void of the station's structure. The "Extended Concourse" term was coined for the development as it will take place in the void that was reserved for future development during the station's construction.

The development will add much-needed prime retail space to the station and the area, provide new entrances for improved access, and link up the adjacent developments through the station via a pedestrian tunnel for enhanced area connectivity.





# Project Offering

## Overview



### Project Type

Equity Participation



### Land Area

3.179 m<sup>2</sup>



### Total Project Cost

USD 5.44 Million



### Location

@TOD Bundaran HI

-6.193202, 106.823018



### Investment Opportunity

Participation Equity



### Expected Started Date

Construction: 2024

Operational: end of 2025



### Source of Revenue

Retail & Advertising Fee



### Current Status

Feasibility Study and

Basic Engineering Design

# Indicative Project Structure



## Project Timeline

No.	Activity	Divisi / Unit terkait	2023										2024									
			Jun	Jul	Ags	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Ags	Sep	Oct	Nov	Dec	
<b>Pre-Development</b>																						
1	Feasibility Study Result & Optimisation	ENG, TOB, PMO, DPM S																				
2	Tender Document & Preparation	ENG, PMO, DPM S																				
3	Appointment of Strategic Partner	CTPS																				
4	Financial Close	CTPS, FINANCE																				
<b>Development</b>																						
5	Retail Business & Operational Consultant Procurement	CRD / TOB, ENG																				
6	Retail Business & Operational Advisory	CRD / TOB, ENG																				
7	PMC Procurement	DPM S, PMO																				
8	Permit Assistance	DPM S, ENG																				
9	Construction Tender Preparation	DPM S																				
10	General Contractor Procurement	DPM S																				
<b>Construction</b>																						
11	Construction	DPM S																				
<b>Operation</b>																						
12	Operational	CRD / TOB																				

## Financial Analysis



- Payback Period**  
 Contact for further information
- Net Present Value**  
 Contact for further information
- IRR**  
 Contact for further information

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**PROJECT #2**

# Fatmawati Extended Concourse

Fatmawati Extended Concourse consists of the development of retail, amenities, and new entrances for Fatmawati Indomaret MRT in an unutilized void of the station's structure.

The project will add more than 2.400 m2 of retail space and amenities in the fast-growing hub of Jakarta's Second CBD with direct connection to MRT Jakarta's North-South Line and future Outer Loop Line.

Part of the project includes the provision of new entrances to the south side of the station, integrated with a future mixed-use development of retail that will provide the station with a much-needed transit plaza.

Fatmawati Extended Concourse was one of potential project with prospective market, shown by the end of 2022, Fatmawati Station passengers reaching 1.326.715.

## **Market Opportunity**


MRT Passengers, Students and Employees from nearby buildings.

## **Supporting Infrastructure**

1. MRT Jakarta North - South Line (Lebak Bulus - Ancol)
2. MRT Jakarta Outer Loop Line (Fatmawati - Kampung Rambutan)

## **Contact Information**

 Ghassani Herstanti

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# Project Background

## Overview



Fatmawati Extended Concourse will add new commercial areas and amenities in an unutilized void of the station's structure. The "Extended Concourse" term was coined for the development as it will take place in the void that was reserved for future development during the station's construction.

The development will add much-needed prime retail space to the station and the area, provide new entrances and transit plaza for improved access, and link up the adjacent developments through the station via a pedestrian bridge for enhanced area connectivity.



# Project Offering

## Overview



### Project Type

Equity Participation



### Land Area

2.412 m<sup>2</sup>



### Total Project Cost

USD 3.31 Million



### Location

@TOD Fatmawati

-6.292461, 106.792412



### Investment Opportunity

Participation Equity



### Expected Started Date

Construction: 2024

Operational: end of 2025



### Source of Revenue

Retail & Advertising Fee



### Current Status

Feasibility Study and

Basic Engineering Design

# Indicative Project Structure



# Project Timeline

No.	Activity	Divisi / Unit terkait	2023										2024															
			Jun	Jul	Ags	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Ags	Sep	Oct	Nov	Dec							
<b>Pre-Development</b>																												
1	Feasibility Study Result & Optimisation	ENG, TOC, PMC, DPM 5																										
2	Tender Document & Preparation	ENG, PMC, DPM 5																										
3	Appointment of Strategic Partner	CRS																										
4	Financial Close	CRS, FINANCE																										
<b>Development</b>																												
5	Retail Business & Operational Consultant Procurement	CRD / FOD, ENG																										
6	Retail Business & Operational Advisory	CRD / FOD, ENG																										
7	PMC Procurement	DPM 5, PMO																										
8	Permit Assistance	DPM 5, ENG																										
9	Construction Tender Preparation	DPM 5																										
10	General Contractor Procurement	DPM 5																										
<b>Construction</b>																												
11	Construction	DPM 5																										
<b>Operation</b>																												
12	Operational	CRD / FOD																										

# Financial Analysis



**Payback Period**  
Contact for further information

**Net Present Value**  
Contact for further information

**IRR**  
Contact for further information



## PROJECT #3

# Dukuh Atas Pedestrian Deck

The construction of pedestrian decks and underpasses known collectively as the Dukuh Atas Pedestrian Deck aims to increase accessibility and permeability between Dukuh Atas' four quadrants and its multiple transit connections.

Along with improving connectivity and enlivening the formerly boring and inconvenient transit in Dukuh Atas, the decks and underpasses will be complimented by services, shops, and public spaces and turn into a landmark in and of itself at Jakarta's hub for international transportation.

Dukuh Atas Pedestrian Deck was one of potential project with prospective market, shown by the end of 2022, Fatmawati Station passengers reaching 420.049.

### Market Opportunity


Grha BNI, Wisma 46, Landmark Tenants and Visitors


### Supporting Infrastructure

1. MRT Jakarta North - South Line (Lebak Bulus - Ancol)
2. Transjakarta BRT Corridor 1 (Blok M - Kota)
3. Transjakarta BRT Corridor 4 (Pulogadung - Dukuh Atas 2)
4. Transjakarta BRT Corridor 6 (Ragunan - Dukuh Atas 2)
5. Airport Express Line (BNI City - SHIA)
6. Commuterline Loop Line (Cikarang - Manggarai - Pasarsenen - Cikarang)

### Contact Information

 Muhammad Raihan

 TOD Business Generation Department Head

 [mraihan@jakartamrt.co.id](mailto:mraihan@jakartamrt.co.id)

# Project Background

## Overview



Although Dukuh Atas is the transportation core of Jakarta thanks to its abundance of transit nodes, it is constrained by two formidable, crisscrossing barriers: Sudirman Road and Western Flood Canal. The area and its transit hubs are divided into four quadrants by the two barriers:

**1. Northwestern quadrant** (Dukuh Atas BNI MRT and BNI City Commuter Stations; Thamrin Nine, Grand Indonesia, and Thamrin City developments; Dukuh Pinggir residential area);

**2. Northeastern quadrant** (Sudirman Commuter Station, Menteng and Dukuh Atas residential area);

**3. Southeastern quadrant** (Dukuh Atas LRT Station and BRT Stop; Landmark development); and

**4. Southwestern quadrant** (Future LRT Extension, Lyman developments).

For pedestrians, cyclists, and transit users, the Dukuh Atas Pedestrian Deck will also increase the number of amenities, shops, and public spaces. This would improve the walkability and transit experience of Jakarta's international transit hub while lowering connectivity hurdles in the neighborhood.



# Project Offering

## Overview



### Project Type

Equity Participation



### Land Area

1.243 m<sup>2</sup>



### Total Project Cost

USD 9.9 Million



### Location

@TOD Dukuh Atas

-6.202569, 106.822801



### Investment Opportunity

Participation Equity



### Expected Started Date

Construction: 2024

Operational: end of 2025



### Source of Revenue

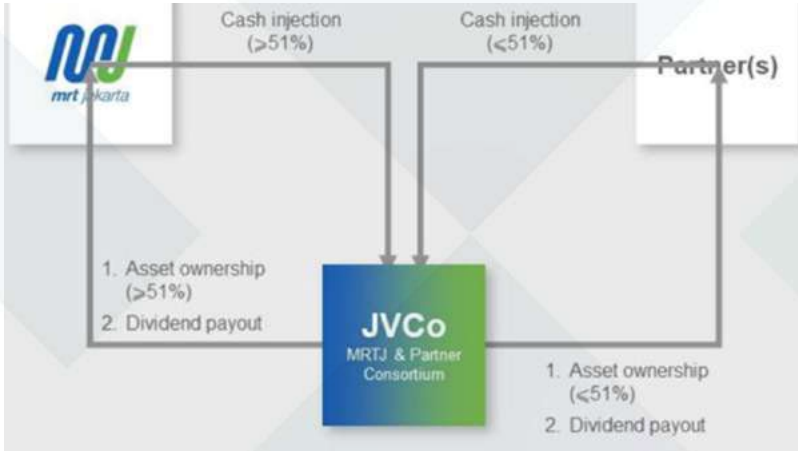
Retail, Naming Rights,  
Advertising Fee



### Current Status

Feasibility Study

# Indicative Project Structure



# Project Timeline

No	Kegiatan	2023				2024								2025					
		Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	H1
<b>Pre-Development Phase</b>																			
1	Signing Agreement with Potential Investor(s)	▲	▲																
<b>Development Phase</b>																			
2	Principal Land Use Permit (IPPR)	▲																	
3	DED																		
4	Technical Recommendations, Zoning, Building Permits																		
5	Financial Close																		
<b>Construction Phase</b>																			
7	Contractor Procurement																		
8	Contractor Appointment																		
9	Pre-Construction Permit																		
10	Groundbreaking*																		
11	Construction																		
<b>Operational Phase</b>																			
13	Grand Opening																		

# Financial Analysis



## Payback Period

Contact for further information



## Net Present Value

Contact for further information



## IRR

Contact for further information



## PROJECT #4

# Blok M Mixed Use

The unoccupied former intercity bus station in South Jakarta will be transformed into a thriving residential and creative district as part of the Blok M Mixed Use Development. In addition to residences, a hotel, and a convention center, the development will also include more public spaces and commercial areas. Kebayoran Baru Garden City in Jakarta will benefit from the restoration of homes and green public space thanks to Blok M Mixed Use.


### Market Opportunity

MRT Passengers, Civil Servants  
around Kebayoran Baru  
(Attorney General's Office, Police, Ministries),  
Working millennials (for housing)

### Supporting Infrastructure

1. MRT Jakarta North - South Line (Lebak Bulus - Ancol)
2. Transjakarta BRT Corridor 1 (Blok M - Kota)
3. Transjakarta BRT Corridor 13 (Ciledug - Tende'an)

### Contact Information

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-  TOD Business Generation Department Head
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# Project Background

## Overview



The primary transportation hub for South Jakarta was Blok M Terminal. It provides inner-city buses to different areas of Jakarta, most notably the double-decker buses to Central Jakarta, as well as intercity buses to Jakarta's many suburbs. Blok M Mall, established in the early 1990s as Jakarta's 2000-era shopping mall, was situated just below the terminal and catered to the hub's numerous visitors and riders. Through the 1990s and 2000s, the mall experienced great success, especially after Transjakarta BRT Corridor 1 began operating in 2004. However, the COVID-19 Pandemic in the late 2010s and 2020 and the consolidation of

intercity bus operations to PuloGebang in East Jakarta act as a double blow to the mall, decreasing the mall's tenancy as well as the hub's relevance to a mere BRT terminus.

Blok M Mixed Use was proposed by MRT Jakarta, the TOD Area Manager for Blok M - Sisingamangaraja, in recognition of the need for renewal and revitalization. The area will be transformed into a dynamic mixed-use neighborhood with new residences and green public spaces. The redevelopment will provide Kebayoran Baru Garden City in Jakarta with the landmark community hub it needs for the twenty-first century.

# Project Offering

## Overview



### Project Type

Equity Participation



### Land Area

13.000 m<sup>2</sup>



### Total Project Cost

USD 142 Million



### Development Area

140.000 m<sup>2</sup>



### Investment Opportunity

Participation Equity



### Location

@TOD Blok M - Asean

-6.243457, 106.800884



### Source of Revenue

Housing, Retail, and Hotel



### Expected Started Date

2025



### Current Status

Preliminary Study &

Asset Permission

(Asset Utilization Proposal)

# Indicative Project Structure



# Project Timeline

No	Kegiatan	2022					2023					2024		2025								
		Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Mei	Jun	Jul	Aug	Sep	Oct	Nov	Dec	H1	H2
<b>Pre-Development Phase</b>																						
1	Highest-Best Use (HBU) Study																					
2	Asset Coordination with Jakarta Government																					
3	Market Sounding based on HBU																					
4	Development Proposal to Jakarta Government																					
<b>Development Phase</b>																						
5	Asset Utilization Appointment from Jakarta Government																					
6	Principal Land Use Permit (PPR)																					
7	Feasibility Study based on Market Sounding																					
8	Technical Recommendations, Zoning, Building Permits																					
9	DED																					
10	Asset Utilization Agreement with BPAD DKI Jakarta																					
11	Commencement Ceremony																					
12	Financial Close																					
<b>Construction Phase</b>																						
13	Contractor Procurement																					
14	Contractor Appointment																					
15	Pre-Construction Permit																					
16	Groundbreaking*																					
17	Construction																					
<b>Operational Phase</b>																						
18	Grand Opening																					

# Financial Analysis



## Payback Period

Contact for further information



## Net Present Value

Contact for further information



## IRR

Contact for further information



**PROJECT #5**

# Fatmawati Mixed Use

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

### **Market Opportunity**


MRT Passengers, Working millennials  
(for housing), Workers


### **Supporting Infrastructure**

1. MRT Jakarta North - South Line (Lebak Bulus - Ancol)
2. MRT Jakarta Outer Loop Line (Fatmawati - Kampung Rambutan)

### **Contact Information**

 Muhammad Raihan

 TOD Business Generation Department Head

 [mraihan@jakartamrt.co.id](mailto:mraihan@jakartamrt.co.id)

# Project Background

## Overview



The project is located in a private parcel of land that is not yet developed on the south side of Kartini/T.B. Simatupang Road. The corridor has rapidly evolved since the Jakarta Outer Ring Road (JORR) opened in the 1990s, earning it the moniker “Jakarta’s Second CBD”. While the accessibility of the corridor has increased with the opening of MRT Jakarta at Fatmawati Station, the area around the station

has lagged behind in development because it was not previously one of the corridor’s growth poles.

Fatmawati Mixed Use, which contrasts from the customarily single-use commercial projects across the corridor, will jump-start development in the area, notably transit-oriented mixed-use ones. The project will also act as a thriving center for the neighborhood.



# Project Offering

## Overview



### Project Type

Equity Participation



### Land Area

16.769 m<sup>2</sup>



### Total Project Cost

USD 109 Million



### Development Area

98.461 m<sup>2</sup>



### Investment Opportunity

Participation Equity



### Location

@TOD Fatmawati

-6.293074, 106.790491



### Source of Revenue

Housing, Office,  
and Retail



### Expected Started Date

2026



### Current Status

Preliminary Study

# Indicative Project Structure



# Project Timeline

No	Kegiatan	2023				2024				2025				2026						
		Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	H1	H2
<b>Pre-Development Phase</b>																				
1	Signing Agreement with Potential Investor(s)																			
<b>Development Phase</b>																				
2	Principal Land Use Permit (IPPR)																			
3	Feasibility Study																			
4	DED																			
5	Technical Recommendations, Zoning, Building Permits																			
6	Financial Close																			
7	Signing Joint Development Agreement																			
<b>Construction Phase</b>																				
8	Contractor Procurement																			
9	Contractor Appointment																			
10	Pre-Construction Permit																			
11	Groundbreaking*																			
12	Construction																			
<b>Operational Phase</b>																				
13	Grand Opening																			

# Financial Analysis



- 
**Payback Period**  
 Contact for further information
- 
**Net Present Value**  
 Contact for further information
- 
**IRR**  
 Contact for further information

# About Project Owner

## Overview





PT Mass Rapid Transit Jakarta (PT MRT Jakarta) was established on June 17<sup>th</sup> 2008, as a Limited Liability Company with most shares owned by the Jakarta government.

PT MRT Jakarta's scope of activities include the construction, operation, and maintenance (O&M) of MRT infrastructure and facilities, as well as property/ business development and management in stations and surrounding areas, including depots and TODs.

### Contact Information

 Ghassani Herstanti  
 Railway Business  
Partnership Department Head  
 [hghassani@jakartamrt.co.id](mailto:hghassani@jakartamrt.co.id)

 Muhammad Raihan  
 TOD Business Generation  
Department Head  
 [mraihan@jakartamrt.co.id](mailto:mraihan@jakartamrt.co.id)



**PROJECT #1**

**LOT A Ancol Residential  
Development**

**PROJECT #2**

**LOT B Ancol Mixed-use  
Development**

**PROJECT #3**

**West Ancol Mixed-use  
Development**

**PROJECT #4**

**East Ancol Mixed-use  
Development**

**PROJECT #5**

**New Marina Ancol**

**PROJECT #6**

**Ecopark Mixed-use  
Development**

**PROJECT #7**

**Ancol Hotel**

**PROJECT #8**

**Putri Duyung  
Resort**

## PROJECT #1

# LOT A Ancol Residential Development

Lot A at West Ancol is a prime and luxury spot located near recreation area Taman Impian Jaya Ancol. Imagine owning a luxurious property at sea, where every day you wake up to the breathtaking views of the ocean and the sound of the waves crashing against the shore.

### Market Opportunity

- Landed Houses Landed residential demand is projected to be relatively steady in 2023 since most of demand are coming from end-users with the need of purchasing their first home.
- Rental Apartment During post-pandemic recovery period, economic recovery has brought positive impact to the Rental Apartment market. Short stay demands has risen during post-pandemic period.
- Jakarta Emerging as a Prime Rental Market. Despite the rapid growth of the Indonesian property market in recent years, houses and apartments are still among the cheapest in the region. As per market estimates, higher-end apartments in Jakarta ranged from around USD 2,500 to USD 2,800 per square meter (sq. m) in 2019. Increasing disposable incomes and migration of Indonesians to Jakarta in search of better employment make Jakarta an attractive rental market for both buyers and investors. However, the government set out some stimuli for the residential property sector, including the property relaxation norm from the Central Bank coupled with the foreign ownership regulation, which is likely to bode well for developers and property demand.

### Supporting Infrastructure

The Property is located within Ancol Jakarta Bay City (known as Taman Impian Jaya Ancol). Administratively, it is located in Pademangan District, North Jakarta.

The major access to Ancol Jakarta Bay City is through Jl. Lodan Raya.

### Contact Information

 Nuri Hermila

 VP Commercial Property

 nuri.hermila@ancol.com

# Project Background

## Overview



PT Pembangunan Jaya Ancol is a renowned property development company with a strong reputation for delivering exceptional residential projects. With a focus on quality, innovation, and customer satisfaction, PT Pembangunan Jaya Ancol has established itself as a trusted name in the industry.

The residential development project at PT Pembangunan Jaya Ancol aims to create a new residential community in the sought-after area of Ancol, Jakarta, Indonesia.

This project is designed to meet the growing demand for modern, well-designed residential that provide comfort, convenience, and a high standard of living for residents.

Through the residential development project, PT Pembangunan Jaya Ancol aims to create a thriving residential community that combines modern living, sustainability, and a strong sense of community. The project seeks to provide residents with an exceptional living experience, enhancing their quality of life and contributing to the overall growth and development of Ancol as a desirable residential destination.

# Project Offering

## Overview



### Project Type

Residential Development



### Land Area

+1.7 Ha



### Total Project Cost

USD 125 Million



### Location

6° 6'58.48"S

106°49'28.61"E



### Investment Opportunity

Joint Operation



### Expected Started Date

2025



### Source of Revenue

Apartment



### Current Status

Feasibility Study

# Project Timeline

No	Activity	2023		2024				2025				
		Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
1	Contract Signed											
2	Planning & Legal Permit											
3	Construction											
4	Marketing & Promotion											
5	Project Handover											

No	Activity	2026				2027				2028			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Contract Signed												
2	Planning & Legal Permit												
3	Construction												
4	Marketing & Promotion												
5	Project Handover												

# Financial Analysis



## Payback Period

Contact for further information



## Net Present Value

Contact for further information



## IRR

Contact for further information





## PROJECT #2

# LOT B Ancol Mixed-use Development

Lot B at West Ancol is a prime and luxury spot located near recreation area Taman Impian Jaya Ancol. Imagine owning a luxurious property at sea, where every day you wake up to the breathtaking views of the ocean and the sound of the waves crashing against the shore.

Physical retail will remain relevant while being optimised for quite some time. The return to work and increased socialisation will fuel growth in clothing and footwear spending.

During the period of 2023-2025, the cumulative supply is expected to grow at a rate of about 2% per year. To cut costs, landlords may consider whether to build new properties, renovate existing ones, or even postpone construction entirely.

### Market Opportunity

- Landed Houses demand is projected to be relatively steady in 2023 since most of demand are coming from end-users with the need of purchasing their first home
- Rental Apartment during post-pandemic recovery period, economic recovery has brought positive impact to the Rental Apartment market. Short stay demands has risen during post-pandemic period.

### Supporting Infrastructure

The Property is located within Ancol Jakarta Bay City (known as Taman Impian Jaya Ancol). Administratively, it is located in Pademangan District, North Jakarta.

The major access to Ancol Jakarta Bay City is through Jl. Lodan Raya.

### Contact Information

 Nuri Hermila

 VP Commercial Property

 [nuri.hermila@ancol.com](mailto:nuri.hermila@ancol.com)

# Project Background

## Overview



The mixed-use development project at PT Pembangunan Jaya Ancol in Ancol, Jakarta, Indonesia, aims to transform a prime waterfront location into a dynamic and sustainable urban destination. The project will combine residential, commercial, retail, and office, creating a vibrant environment for residents, visitors, and businesses.

With a focus on sustainable design, economic growth, and community engagement, this development seeks to enhance the urban fabric, provide diverse housing options, stimulate local businesses, and promote a sense of community.

# Project Offering

## Overview



### Project Type

Mixed-use Development



### Land Area

+3.1 Ha



### Total Project Cost

USD 195 Million



### Location

6° 6'58.48"S

106°49'28.61"E



### Investment Opportunity

Joint Operation



### Expected Started Date

2027



### Source of Revenue

Residential,  
Commercial, Office



### Current Status

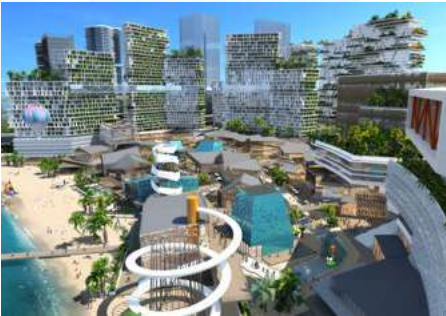
Feasibility Study

# Project Timeline

No	Activity	2025		2026				2027			
		Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Contract Signed										
2	Planning & Legal Permit										
3	Construction										
4	Marketing & Promotion										
5	Project Handover										

No	Activity	2027				2028				2029			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Contract Signed												
2	Planning & Legal Permit												
3	Construction												
4	Marketing & Promotion												
5	Project Handover												

# Financial Analysis



## Payback Period

Contact for further information



## Net Present Value

Contact for further information



## IRR

Contact for further information



**PROJECT #3**

# West Ancol Mixed-use Development

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

## **Market Opportunity**

- Net absorption of retail space is expected to grow along with the completion of major retail projects in 2023 and improved of customer traffic.
- ARR growth is expected to return to positive normal level in 2023 as the occupancy also improved. In 2023 is expected to see a continuing recovery of the domestic travel market to the pre pandemic level.
- Rental Apartment During post-pandemic recovery period, economic recovery has brought positive impact to the Rental Apartment market. Short stay demands has risen during post-pandemic period.
- 55% Jakarta Tourism Destination Market Share Ancol is dominating the market of Jakarta's tourism destination, with an increased number of visitors reaching 7.805.349 people in 2022.

## **Supporting Infrastructure**


The Property is located within Ancol Jakarta Bay City (known as Taman Impian Jaya Ancol). Administratively, it is located in Pademangan District, North Jakarta.

The major access to Ancol Jakarta Bay City is through Jl. Lodan Raya.

## **Contact Information**

 Nuri Hermila

 VP Commercial Property

 nuri.hermila@ancol.com

# Project Background

## Overview



The Waterfront City Development project at PT Pembangunan Jaya Ancol, located in Ancol, Jakarta, Indonesia, aims to create a captivating waterfront destination. This project envisions a vibrant mixed-use development that maximizes the potential of its waterfront location. By integrating residential, commercial, recreational, and entertainment elements,

the development seeks to provide a dynamic and engaging environment for residents, tourists, and businesses.

With a focus on creating an iconic waterfront district, the project aims to enhance the city's appeal, boost economic growth, and elevate the overall quality of life in the region.

# Project Offering

## Overview



### Project Type

Mixed-use Development



### Land Area

+55 Ha



### Total Project Cost

USD 323 Million



### Location

6° 6'58.20"S

106°49'56.62"E



### Investment Opportunity

Joint Operation, EPCF



### Expected Started Date

2024



### Source of Revenue

Residential, Commercial,  
Hotel, Marina



### Current Status

Feasibility Study



## Financial Analysis



- 
**Payback Period**  
 Contact for further information
- 
**Net Present Value**  
 Contact for further information
- 
**IRR**  
 Contact for further information





**PROJECT #4**

## East Ancol Mixed-use Development

East Ancol is Located in the heart of one of the beautiful coastlines, this property offers the perfect combination of luxurious living and breathtaking ocean views. Our beach property is designed to provide the perfect blend of comfort and luxury. This property is perfect for those who crave the sun, sea, and sand, and want to enjoy the ultimate beach lifestyle.

### Market Opportunity

- Net absorption of retail space is expected to grow along with the completion of major retail projects in 2023 and improved of customer traffic.
- ARR growth is expected to return to positive normal level in 2023 as the occupancy also improved. In 2023 is expected to see a continuing recovery of the domestic travel market to the pre pandemic level.
- Rental Apartment During post-pandemic recovery period, economic recovery has brought positive impact to the Rental Apartment market. Short stay demands has risen during post-pandemic period.
- 55% Jakarta Tourism Destination Market Share Ancol is dominating the market of Jakarta's tourism destination, with an increased number of visitors reaching 7.805.349 people in 2022.

### Supporting Infrastructure

Based on the current condition, the easiest access to Ancol area is through private vehicles. However, future expansion of MRT lines and the establishment of new BRT bus stops will strengthen accessibility to this area which has also supported by existing Commuter Line tracks.

The current entire Ancol area is equipped with 4 paid gates, the Ancol West Gate, Ancol Gate, East Gate and Carnival Gates.

### Contact Information

 Nuri Hermila

 VP Commercial Property

 nuri.hermila@ancol.com

# Project Background

## Overview



Ancol will develop 120 Ha in the East Ancol area, 20 Ha areas have been reclaimed and are still ongoing. Reclamation projects in Waterfront City, when approached with a comprehensive and sustainable mindset, can unlock tremendous opportunities for growth, development, and environmental protection.

By embracing strategies such as comprehensive assessments, stakeholder collaboration, sustainable design principles, ecological restoration, monitoring, and public education, Waterfront City can create a sustainable and thriving future for its residents while preserving its coastal beauty.

# Project Offering

## Overview



### Project Type

Mixed-use Development



### Land Area

120 Ha



### Total Project Cost

USD 645 Million



### Location

6° 6'58.20"S

106°49'56.62"E



### Investment Opportunity

Joint Operation, EPFC



### Expected Started Date

2027



### Source of Revenue

Hotel, Office, Apartment,  
Commercial, Recreation,  
Residential, Resort



### Current Status

Feasibility Study

# Project Timeline

No	Activity	2025		2026				2027			
		Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Contract Signed										
2	Planning & Legal Permit										
3	Construction										
4	Project Handover										

No	Activity	2028				2029			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Contract Signed								
2	Planning & Legal Permit								
3	Construction								
4	Project Handover								

# Financial Analysis



## Payback Period

Contact for further information



## Net Present Value

Contact for further information



## IRR

Contact for further information



**PROJECT #5**

# New Marina Ancol

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


## **Market Opportunity**

In line with global water transportation specifically yacht market trends, the Indonesian yachting industry has continued to flourish during the last two years. Now a strong government agenda to help the water transportation sector, especially where growing marine tourism is concerned.

## **Supporting Infrastructure**

Based on the current condition, the easiest access to Ancol area is through private vehicles. However, future expansion of MRT lines and the establishment of new BRT bus stops will strengthen accessibility to this area which has also supported by existing Commuter Line tracks. The development of The New Ancol Marina will also open new inter-islands linkages both to and from the Jakarta city. Future development includes connectivity to Kepulauan Seribu, Sumatran Island (Lampung, Bangka Belitung), and not limited to islands located on the east side of Jakarta.

## **Contact Information**

 Nuri Hermila

 VP Commercial Property

 [nuri.hermila@ancol.com](mailto:nuri.hermila@ancol.com)

# Project Background

## Overview



PT Pembangunan Jaya Ancol, Tbk is managing and operating an integrated recreation and property development. The company plans to develop a new area around ±55 Ha to become part of Jakarta Waterfront City. Besides Marina, the new development includes several infrastructure and facilities such as residential, commercial, education, recreation, resort of marina and other supporting facilities.

As part of Jakarta Waterfront City, Ancol will develop the existing area and also expand new area that will be divided into several stages of development.

The aim of the development is to create a New Waterfront Cities and Marina to enlarge Ancol business and to provide new destination for communities in Indonesia.

# Project Offering

## Overview



### Project Type

Marina Development



### Land Area

23.86 Ha



### Total Project Cost

USD 170.1 Million



### Location

6° 6'58.20"S

106°49'56.62"E



### Investment Opportunity

Build Operate Transfer



### Expected Started Date

June 2023



### Source of Revenue

Marina, Berth Space,  
Marina Commercial Strip



### Current Status

Feasibility Study

# Project Timeline

The following timeline is an indication of the delivery processes of the marina works. A start date for construction on site of June 2023 has been projected, with a 9 months period ahead of that for prelims, designs and permits to be accomplished.

# Cashflow & Revenue Analysis

Projected Financial Revenue (Rp Million)

30 years operation : Rp16.479.760

# Financial Analysis



 **Payback Period**  
13 Years

 **Net Present Value**  
USD 4.2 Million

 **IRR**  
10.57%





**PROJECT #6**

# **Ecopark Mixed-use Development**

Ecopark is the primary focal point of the Ancol site. A combination of adventure, magic and nature. It's a place that has Interconnected Amusement parks. Ecopark is a fully immersive designed environment. Lush tropical vegetation creates an immersive river forest minutes away from the city center. The forest is the connective fabric that creates a holistic experience around the three existing parks.

## **Market Opportunity**

- Net absorption of retail space is expected to grow along with the completion of major retail projects in 2023 and improved of customer traffic.
- ARR growth is expected to return to positive normal level in 2023 as the occupancy also improved. In 2023 is expected to see a continuing recovery of the domestic travel market to the pre pandemic level.
- Rental Apartment During post-pandemic recovery period, economic recovery has brought positive impact to the Rental Apartment market. Short stay demands has risen during post-pandemic period.
- 55% Jakarta Tourism Destination Market Share Ancol is dominating the market of Jakarta's tourism destination with an increased number of visitors reaching 7.805.349 people in 2022.

## **Supporting Infrastructure**

The subject property can be accessed through internal road of Jaya Ancol Recreational Park. It is situated within Ancol area, which is an integrated seaside estate containing amusement park, hotels, oceanarium, beach recreational area, and residential complexes. The property aims to be a waterfront city in the future, along with the forthcoming or proposed developments.

## **Contact Information**

 Nuri Hermila

 VP Commercial Property

 nuri.hermila@ancol.com

# Project Background

## Overview



The Company creates sustainable growth by diverging the function of Ancol Golf Park into Ecopark, which began the operations in 2011 as a form of Green Company implementation. Located in the area of nearly 34 hectares, with a green lifestyle approach, Ecopark is an open space for visitors of Ancol Taman Impian to explore green space recreation.

Ecopark is divided into different functions and facilities, such as Eco Care, Eco Nature, Eco Art, and Eco Energy zones. There are coastal vegetation throughout the zones to support the environment. These plants also serve to maintain Ecopark as a green, lush area, emphasizing

its function as a complete and fun botanical learning center.

To quench the visitors' thirst for adventure, to name some of the facilities in Ecopark are , Sport activity (to cycling, jogging, morning aerobics), Outdoor activity (clubhouse, exhibition hall), Education. The company plans to develop a new area to become part of Ecopark as green, the new development includes several infrastructure and facilities such as residential, commercial, education, recreation, resort and other supporting facilities.

# Project Offering

## Overview



### Project Type

Mixed-use Development



### Land Area

7.5 Ha



### Total Project Cost

USD 1,74 Billion



### Location

6° 7'36.83"S

106°50'11.15"E



### Investment Opportunity

Joint Operation



### Expected Started Date

2025



### Source of Revenue

Hotel, Apartment,  
Commercial, Recreation



### Current Status

Feasibility Study



## Financial Analysis



 **Payback Period**  
15 Years

 **Net Present Value**  
USD 167 Million

 **IRR**  
15.8%



**PROJECT #7**

# Ancol Hotel

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




## Market Opportunity

- ARR growth is expected to return to positive normal level in 2023 as the occupancy also improved. In 2023 is expected to see a continuing recovery of the domestic travel market to the pre pandemic level.
- 55% Jakarta Tourism Destination Market Share Ancol is dominating the market of Jakarta's tourism destination with an increased number of visitors reaching 7.805,349 people in 2022.

## Supporting Infrastructure

The subject property can be accessed through internal road of Jaya Ancol Recreational Park. It is situated within Ancol area, which is an integrated seaside estate containing amusement park, hotels, oceanarium, beach recreational area, and residential complexes. The property aims to be a waterfront city in the future, along with the forthcoming or proposed developments.

## Contact Information

-  Nuri Hermila
-  VP Commercial Property
-  [nuri.hermila@ancol.com](mailto:nuri.hermila@ancol.com)

# Project Background

## Overview



PT Pembangunan Jaya Ancol, a renowned property development company, is embarking on an exciting venture to create a luxurious hotel experience in the vibrant Ancol district of Jakarta, Indonesia. Leveraging their expertise in urban development, PT Pembangunan Jaya Ancol aims to bring exceptional hospitality and world-class amenities to the region through the Ancol Hotel Development project.

Through the Ancol Hotel Development project, PT Pembangunan Jaya Ancol strives to create a hospitality landmark that elevates the guest experience in the region. By combining luxury, exceptional services, and cutting-edge facilities, the hotel aims to become a sought-after destination for discerning travelers and contribute to the growth and vitality of the Ancol district as a premier hospitality destination.

# Project Offering

## Overview



### Project Type

Hotel Development



### Land Area

15.336 m<sup>2</sup>



### Total Project Cost

USD 38 Million



### Location

6° 7'16.85"S  
106°50'20.85"E



### Investment Opportunity

Joint Operation



### Expected Started Date

2027



### Source of Revenue

Hotel



### Current Status

Stalled

# Project Timeline

No	Activity	2025		2026				2027			
		Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Contract Signed										
2	Planning & Legal Permit										
3	Construction										
4	Operation										

No	Activity	2028				2029			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Contract Signed								
2	Planning & Legal Permit								
3	Construction								
4	Operation								

# Financial Analysis



 **Payback Period**  
11 Years

 **Net Present Value**  
USD 5.8 Million

 **IRR**  
12%





**PROJECT #8**

# Putri Duyung Resort

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

## **Market Opportunity**

- ARR growth is expected to return to positive normal level in 2023 as the occupancy also improved. In 2023 is expected to see a continuing recovery of the domestic travel market to the pre pandemic level.
- 55% Jakarta Tourism Destination Market Share Ancol is dominating the market of Jakarta's tourism destination, with an increased number of visitors reaching 7.805.349 people in 2022.

## **Supporting Infrastructure**

The subject property can be accessed through internal road of Jaya Ancol Recreational Park. It is situated within Ancol area, which is an integrated seaside estate containing amusement park, hotels, oceanarium, beach recreational area, and residential complexes. The property aims to be a waterfront city in the future, along with the forthcoming or proposed developments.

## **Contact Information**

 Nuri Hermila

 VP Commercial Property

 [nuri.hermila@ancol.com](mailto:nuri.hermila@ancol.com)

# Project Background

## Overview



The Putri Duyung Resort Redevelopment project at Ancol, Jakarta, undertaken by PT Pembangunan Jaya Ancol, signifies a significant milestone in revitalizing and transforming the iconic resort into a world-class destination. Through meticulous renovation, modernization, and the introduction of new amenities and services, the project aims to solidify the resort's position as a premier luxury retreat in the region.

By combining contemporary design, exceptional guest experiences, and a commitment to sustainability, PT Pembangunan Jaya Ancol strives to create a harmonious blend of

elegance and environmental responsibility. The project emphasizes the integration of modern facilities and accommodations, expanded recreational options, and an enticing culinary journey, ensuring that every guest's desires are met with the highest level of satisfaction.

The redevelopment of Putri Duyung Resort reflects PT Pembangunan Jaya Ancol's commitment to elevating the hospitality landscape in Jakarta and contributing to the growth and development of Ancol as a premier destination for both local and international travelers.

# Project Offering

## Overview



### Project Type

Joint Operation  
(Equity Participation)



### Land Area

6.5 Ha



### Total Project Cost

USD 13.9 Billion



### Location

6° 7'17.34 "S  
106°50'26.95 "E



### Investment Opportunity

Joint Operation



### Expected Started Date

2024



### Source of Revenue

Hotel



### Current Status

Operated

# Project Timeline

No	Activity	2023		2024			
		Q3	Q4	Q1	Q2	Q3	Q4
1	Contract Signed						
2	Planning & Legal Permit						
3	Construction						
4	Operation						

No	Activity	2025				2026			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Contract Signed								
2	Planning & Legal Permit								
3	Construction								
4	Operation								

# Financial Analysis



## Payback Period

Contact for further information



## Net Present Value

Contact for further information



## IRR

Contact for further information

# About Project Owner




## Overview



PT Pembangunan Jaya Ancol Tbk is the largest and integrated property developer and recreation area manager in Indonesia.

Established in 1992, PJA manages an area of more than 500 hectares located north of the capital city of Jakarta.

### Contact Information

-  Nuri Hermila
-  VP Commercial Property
-  [nuri.hermila@ancol.com](mailto:nuri.hermila@ancol.com)



***transjakarta***



**PROJECT #1**

**BRT Transjakarta  
Shelter**

**PROJECT #2**

**Green Shelter  
Electricity**

**PROJECT #3**

**Pedestrian Shelter  
Redevelopment**



## PROJECT #1

# BRT Transjakarta Shelter

BRT shelter revitalization is purposely done by PT Transportasi Jakarta to rejuvenate passenger commuting experience. It provides more than just modern space to mobilize, but also satisfies passengers more through improved services as well as presence of retail areas such as vending machines and/or small kiosks.

PT Transportasi Jakarta is looking for partnership with potential investors to invest in the development of Transjakarta shelters within strategic locations and be part of the Transjakarta ecosystem consisting of +1,000,000 passengers per-day. \*data per June 13th, 2023

Compared to other shelters, Salemba UI & BKN shelters have a very prospective market, reaching 2238 passengers average/day, Salemba UI & BKN shelters were also the main multi BRT route in East Jakarta.


### Market Opportunity


Universitas Indonesia, RSCM, Pasar Kenari, Diponegoro and Salemba area

### Supporting Infrastructure


1. BRT Koridor 5: Kampung Melayu – Ancol
2. BRT Extension 5C: PGC – Harmoni
3. BRT Extension 5D: PGC - Ancol

### Contact Information

 Iqbal Ananda Hardana

 Research and Business Development

Department Head of PT Transportasi Jakarta

 [iqbal.hardana@transjakarta.co.id](mailto:iqbal.hardana@transjakarta.co.id)

# Project Background

## Overview



Shelter revitalization is a continuous program done by PT Transportasi Jakarta, not only to modernize its existing shelters, but also to rejuvenate passengers' experience to commute using Transjakarta. Furthermore, shelter revitalization is also part of Transjakarta effort to optimize its assets to generate non-farebox revenue where it provides business opportunities through commercialization and retail areas.

Around 23 BRT shelters are either finished and fully operating or within redevelopment process, such as Halte Bundaran HI, Halte Tosari, or currently redeveloped Halte Bundaran Senayan. More than 100 shelters are waiting to be revitalized to provide enhanced commuting experience and commercialization opportunities, as well as to be part of Transjakarta passengers ecosystem consisting of +1,000,000 passengers per-day. <sup>(\*)</sup>data per June 13, 2023



# Project Offering

## Overview



### Project Type

Revitalization Investment



### Total Project Cost

Salemba Shelter

**USD 487 thousand**

BKN Shelter

**USD 443 thousand**



### Investment Opportunity

Naming rights and commercial revenue sharing



### Source of Revenue

Naming Rights, Branding and Retail



### Development Area

Salemba UI Shelter

**± 224 m<sup>2</sup>**

BKN Shelter

**±180 m<sup>2</sup>**



### Current Status

Initial Study



### Location

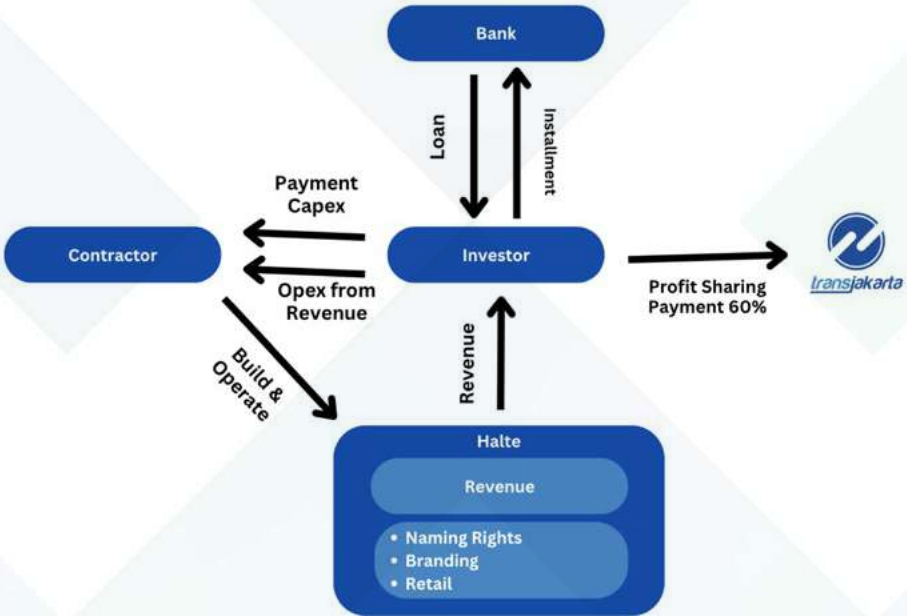
- Salemba UI Shelter
- BKN Shelter



### Expected Started Date

Contact for further information

# Indicative Project Structure



## Financial Analysis



### Payback Period

Contact for further information



### Net Present Value

Contact for further information



### IRR

Contact for further information



**PROJECT #2**

# Green Shelter Electricity

Transjakarta iconic shelters are not only enhancing passengers experience but also become attraction icon and thus business opportunities.

To further enhance its positive image PT Transportasi Jakarta is looking to install solar panel electricity, as means to support government eco green program, as much as to help providing adequate power for retail business to operate within the shelters.

PT Transportasi Jakarta is looking for partnership with potential investors to provide investment in solar panel installation within the iconic shelters and be part of the eco green movement along with +1,000,000 daily Transjakarta passengers. \*) data per June 13, 2023


## **Market Opportunity**


Universitas Indonesia, RSCM, Pasar Kenari, Diponegoro and Salemba area

## **Supporting Infrastructure**


1. BRT Koridor 5: Kampung Melayu – Ancol
2. BRT Extension 5C: PGC – Harmoni
3. BRT Extension 5D: PGC - Ancol

## **Contact Information**

 Iqbal Ananda Hardana

 Research and Business Development

Department Head of PT Transportasi Jakarta

 [iqbal.hardana@transjakarta.co.id](mailto:iqbal.hardana@transjakarta.co.id)

# Project Background

## Overview



Since 2022, PT Transportasi Jakarta have operated several iconic shelters such as Halte CSW, Halte Bundaran HI, and Halte Tosari, as well as several other revitalized shelters with retail areas.

Electricity consumption is indeed a critical factor to ensure not only shelter operational, but also for our retail partners to serve passengers. With Transjakarta shelters become more of attraction points for passengers, demand of retail partnerships are increased – and thus the need for power stability is a must.

PT Transportasi Jakarta is looking to support eco green program and hence assessing to install solar panel as means to increase power, and at the same time enhance its positive and iconic image to Jakarta public.

In order to achieve its goal, PT Transjakarta is looking for partnership with potential investors in providing the solar panel installation within its iconic and integrated shelters, namely Halte Bundaran HI, Halte Thamrin, Halte Dukuh Atas.

# Project Offering

## Overview



### Project Type

Facility Development



### Development Area

TBA



### Total Project Cost

Bundaran HI Shelter

**USD 416 thousand**

Tosari Shelter

**USD 514 thousand**

Dukuh Atas Shelter

**USD 312 thousand**

Thamrin Shelter

**USD 514 thousand**



### Current Status

Operating shelters



### Location

4 Iconic & Integration Shelters  
(Bundaran HI, Tosari, Dukuh Atas, Thamrin)



### Investment Opportunity

Revenue Sharing



### Source of Revenue

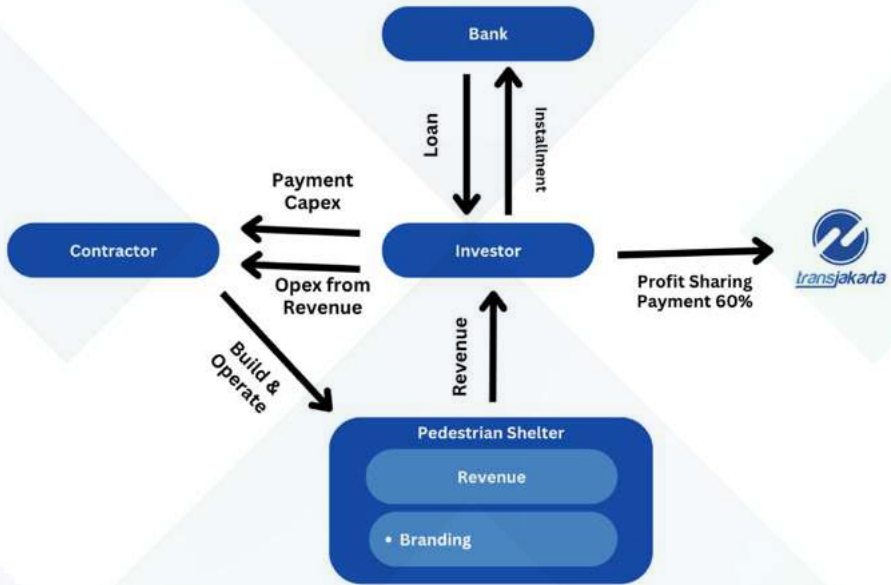
Retail



### Expected Started Date

To be communicated with  
potential investors

# Indicative Project Structure



## Financial Analysis



### Payback Period

Contact for further information



### Net Present Value

Contact for further information



### IRR

Contact for further information

Showcase on

## JIF Exhibition & JIF Plenary



PROJECT #3

# Pedestrian Shelter Redevelopment

With pedestrian revitalization in major roads across Jakarta, hence pedestrian shelters (halte pinggir) can provide business opportunities, especially where passengers are using Transjakarta non BRT service.

Smaller in construction size, pedestrian shelters can bring retail potentials as much as become iconic images for Jakarta main roads.


PT Transportasi Jakarta is looking for partnership with potential investors to provide investment in redeveloping pedestrian shelters to enhance passengers experience and be part of Transjakarta ecosystem along with +1,000,000 daily Transjakarta passengers.


\*) data per June 13, 2023

### Market Opportunity


Thamrin and Sudirman area

### Contact Information

 Iqbal Ananda Hardana

 Research and Business Development

Department Head of PT Transportasi Jakarta

 [iqbal.hardana@transjakarta.co.id](mailto:iqbal.hardana@transjakarta.co.id)

# Project Background

## Overview



Pedestrian revitalization has become a major Jakarta government program, as part of motivating and providing people to walk and use public transportations.

Along with pedestrian revitalization, pedestrian bus shelters were starting to be redeveloped to be more modernized and provide convenience for passengers in waiting their bus. PT Transportasi Jakarta as operator of non-BRT routes are looking to optimize the passenger experience waiting in pedestrian bus shelters by not only providing more modernized design but also retail and/or branding – i.e. vending-machine.

There are around 10 pedestrian bus shelters within the strategic location of Jl Sudirman-Jl MH Thamrin to be further revitalized.

PT Transportasi Jakarta is looking for partnership with potential investors to provide investment in redeveloping pedestrian shelters to enhance passengers experience and be part of Transjakarta ecosystem along with +1,000,000 daily Transjakarta passengers. \*) data per June 13, 2023



# Project Offering

## Overview



### Project Type

Revitalization Investment



### Development Area

Approximate 15 m<sup>2</sup>/shelter



### Total Project Cost

USD \$208 thousand  
(7 shelters)



### Location

- Halte Sarinah 1
- Halte Sarinah 2
- Halte Bundaran HI
- Halte GBK
- Halte Senayan City
- Halte Plaza Senayan 1
- Halte Plaza Senayan 2



### Investment Opportunity

Revenue Sharing



### Source of Revenue

Branding, Retail



### Expected Started Date

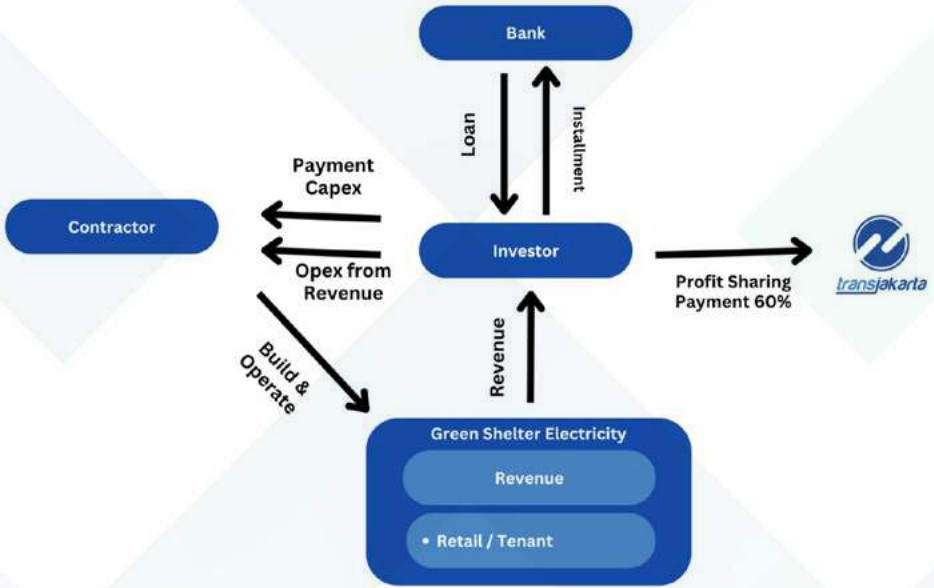
Contact for further  
information



### Current Status

Initial Study

# Indicative Project Structure



## Financial Analysis



### Payback Period

Contact for further information



### Net Present Value

Contact for further information



### IRR

Contact for further information

# About Project Owner




## Overview



PT Transportasi Jakarta was established in 2015 as a Limited Liability Company with Jakarta provincial government (Pemerintah Provinsi DKI Jakarta) as majority shareholder.

PT Transportasi Jakarta scope of activities include of the operation of the longest Bus Rapid Transit system in Asia, along the construction, operation, and maintenance of its shelter infrastructure.

### Contact Information

-  Iqbal Ananda Hardana
-  Research and Business Development  
Department Head of PT Transportasi Jakarta
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**PROJECT #1**

**Depo LRT  
Development**

**PROJECT #2**

**LRT Jakarta  
Phase 2A - 2B**

**PROJECT #3**

**Medical & Biomedical  
Waste Facilities**

**PROJECT #4**

**Regional Waste  
Processing Facilities**






**PROJECT #1**

# Depo LRT Development

Pengangsaan Dua TOD is a series of land development projects, which comprises two stages, the Depot and the Wider Area. The Depot is a multistory mixed-use development while the Wider Area is 160 Hectares of integrated and livable urban renewal.

The Depot development will be built above the LRT Depot in Pengangsaan Dua. It will be the new commercial and urban residential center in North Jakarta with ease of commute.

## Contact Information

-  Mr. Indra Lesmana Kosim
-  Head of Project Acquisition & Development Division
-  [busdev@jakpro.co.id](mailto:busdev@jakpro.co.id)

# Project Background

## Overview



The main vision from Depot Development is to transform Depot into a destination by improving pedestrian accessibility, environment, and security.

There are some potential meanwhile uses in Depot that can be a good way of testing the demand for different activities while producing incomes

such as canopy market and flexible entertainment venues.

The permanent development of Depot could blend residential, commercial, cultural and community spaces functionally integrated into the district, enabling land-use synergies.

# Project Offering

## Overview



### Project Type

Commercial



### Land Area

10 Ha



### Total Project Cost

IDR 1.4 Trillion



### Location

Pegangsaan Dua,  
North Jakarta



### Investment Opportunity

Direct Financing,  
Joint Operation



### Expected Started Date

2024



### Source of Revenue

Sales from apartment  
Rental from retail area  
Service charge & facilities



### Current Status

Feasibility Study

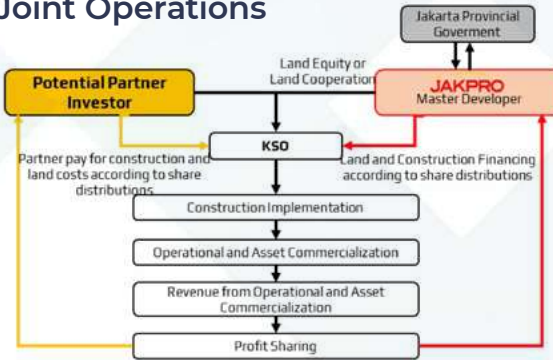
# Indicative Project Structure

## Direct Financing



Partners provide capital to build infrastructure during the construction period and will receive profit sharing after the commercialization of the assets.

## Joint Operations



Partners and Jakpro created a Joint Operation to build and commercialize these assets. Partners will receive profit sharing after the commercialization of assets from the Joint Operation.

# Financial Analysis



**Payback Period**

5.6 Years



**Net Present Value**

IDR 121 Million



**IRR**

15.02%








**PROJECT #2**

# **LRT Jakarta Phase 2A - 2B**

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

## **Contact Information**

-  Mr. Indra Lesmana Kosim
-  Head of Project Acquisition & Development Division
-  [busdev@jakpro.co.id](mailto:busdev@jakpro.co.id)

# Project Background

## Overview



PT Jakarta Propertindo (PERSERODA) (“JAKPRO”) has been assigned by DKI Jakarta Provincial Government under Governor’s Decree 45 year 2020, an amendment for Governor’s Decree 154/2017– Assignment to Jakpro for the Development of LRT Facilities and Infrastructure to build and operate the Light Rail Transit Project LRT Jakarta Phase 2A and 2B that has economic benefit along with its financial benefit. As for economic benefits, it falls into two big categories direct and indirect economic benefits.

- Direct economic benefits include:
  - Total vehicle operating cost avoided: USD 1,831 Million
  - Total cost time saving: USD 7,395 Million
  - Total cost emissions avoided: USD 126 Million
  - Total cost traffic accident avoided: USD 1,024 Million
- Indirect economic benefits include:
  1. Increasing price of properties along LRT Jakarta route
  2. Increasing competitiveness of Jakarta

# Project Offering

## Overview



### Project Type

Assignment from  
DKI Jakarta Provincial  
Government



### Current Status

Feasibility Study



### Length & Total Station

12,7 km & 10 Stations



### Total Project Cost

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



### Location

2A JIS - Pegangsaan Dua  
2B Velodrome - Klender



### Investment Opportunity

Partial Capital Injection;  
Mixed Financing;  
PPP Solicited; G2G Loan



### Expected Started Date

2028



## Financial Analysis



### Payback Period

Contact for further information



### Net Present Value

Contact for further information



### IRR

Contact for further information






**PROJECT #3**

# Medical & Biomedical Waste Facilities

Project initiation of Waste Processing and Management on Medical and Biomedical Waste which come from several hospitals and health facilities around Jakarta. Early capacities of this project will be 12 - 24 tones/day.

## Contact Information

-  Mr. Indra Lesmana Kosim
-  Head of Project Acquisition & Development Division
-  [busdev@jakpro.co.id](mailto:busdev@jakpro.co.id)

# Project Background

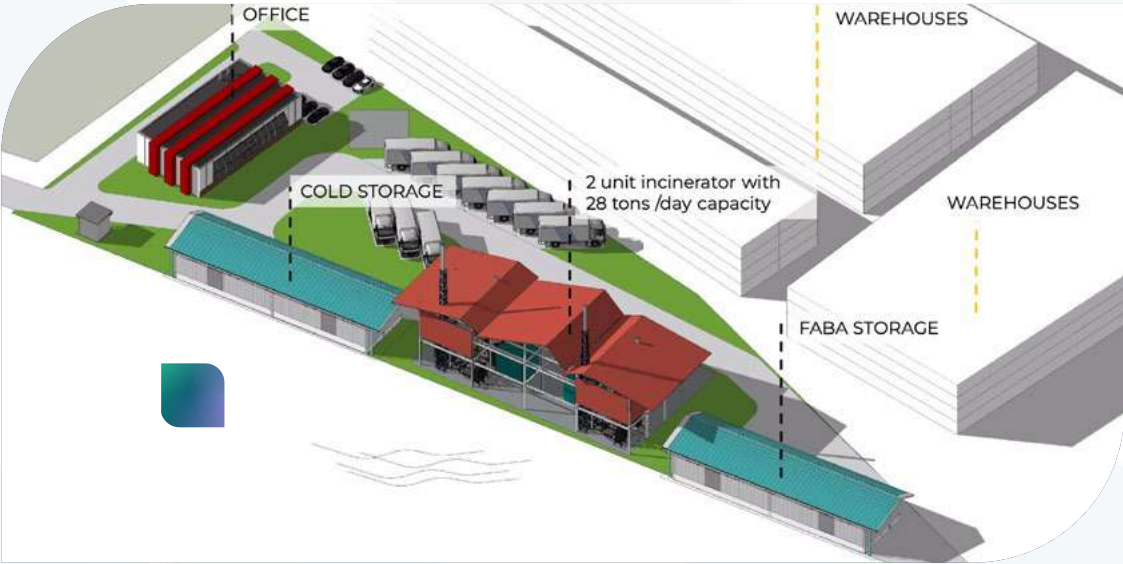
## Overview



Project initiation of Waste Processing and Management on Medical and Biomedical Waste which come from several hospitals and health facilities around Jakarta. Early capacities of this project will be 12 - 24 tones/day.

# Project Offering

## Overview



### Project Type

Commercial



### Land Area

0.75 Ha



### Total Project Cost

IDR 185 Billion



### Location

Kapuk Kamal Raya,  
Kamal Muara,  
Penjaringan,  
Jakarta Utara



### Investment Opportunity

TBA



### Source of Revenue

Retribution from Health  
Facilities



### Expected Started Date

2024  
Construction: 2023



### Current Status

Preliminary Study

# Indicative Project Structure



## Financial Analysis



 **Payback Period**  
18 Years

 **Net Present Value**  
IDR 39 Billion

 **IRR**  
12.82%








**PROJECT #4**

## **Regional Waste Processing Facilities**

Project initiation of Waste Processing and Management from Regional Waste which come from PD Pasar Jaya and several sources to be processed into Solid Recovered Fuel (SRF) and to be sent to Power Plant owned by Indonesia Power as raw material of Co-Firing. Early capacities of this project will be 500-1000 tones/day.

### **Contact Information**

-  Mr. Indra Lesmana Kosim
-  Head of Project Acquisition & Development Division
-  [busdev@jakpro.co.id](mailto:busdev@jakpro.co.id)

# Project Background

## Overview



Project initiation of Waste Processing and Management on Medical and Biomedical Waste which come from several hospitals and health facilities around Jakarta. Early capacities of this project will be 12 - 24 tones/day.

# Project Offering

## Overview



### Project Type

Commercial



### Current Status

Preliminary Study



### Total Project Cost

IDR 450 Billion



### Land Area

3 Ha (with capacity of  
1000 tones/day)



### Investment Opportunity

TBA



### Location

Rorotan, Cilincing  
Jakarta Utara



### Source of Revenue

SRF Sales to PT Indonesia  
Power (MoU Signed)  
BPLS from PD Pasar Jaya  
(MoU Signed)  
Tipping Fee from  
Environmental Agency  
(TBC)



### Expected Started Date

2024  
Construction: 2023

# Indicative Project Structure



## Financial Analysis



**Payback Period**  
13 Years

**Estimate Revenue**  
IDR 127 Billion/year

**IRR**  
14.80%

# About Project Owner




## Overview



PT Jakarta Propertindo (Perseroda) (“Jakpro”) is a Regional-Owned Enterprise (ROE) with the majority of shares owned by the DKI Jakarta Provincial Government which operates in the property, infrastructure, utilities & information communication technology business.

Currently, PT Jakarta Propertindo assigned to develop Transit Oriented Development, abbreviated as TOD, is an urban development planning that adopts mixed-use spatial planning and maximizes the use of mass transportation in Jakarta.

### Contact Information

-  Mr. Indra Lesmana Kosim
-  Head of Project Acquisition & Development Division
-  [busdev@jakpro.co.id](mailto:busdev@jakpro.co.id)



 Market Sounding

**PROJECT #1**

**JIEP Lot 4  
Project**





**PROJECT #1**

# JIEP Lot 4 Project

Mid class condominiums, serviced condominium, rent apartments, malls and shopping center, hotels, and offices tower. The project is located in a Strategic New Master Plan JIEP. Next to this area are Kelapa Gading and Pulomas as a business, commercial and residential area. Accessible to the transport system of BRT, LRT and MRT.

#### **Contact Information**

 Mr. Zulkifli

 VP Corporate Strategic & Planning

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# Project Background

## Overview



The development of mass transportation around the JIEP Area, although not directly adjacent to the subject site, has the potential to increase accessibility to the subject site. The integration of infrastructure with the expansion of the surrounding area has the potential to foster holistic development.

The JIEP Industrial estate must act swiftly to develop properties for both industries and commercial purposes to stay ahead of the competition.



# Project Offering

## Overview



### Project Type

Commercial Property



### Current Status

Highest Best Use



### Total Project Cost

USD 146 Million



### Land Area

37,412 sqm



### Investment Opportunity

Equity/RE investment



### Location

Pulogadung Industrial Estate, East Jakarta



### Source of Revenue

Hub : Media Hub  
Mix-used: Condominium,  
Office Tower, Hotel & Mall



### Expected Started Date

2025

Integrated with 4 types public transportation such as KRL COMMUTERLINE, MRT, LRT, and TRANSJAKARTA BRT.



## Financial Analysis



 **Payback Period**  
13 Years

 **Net Present Value**  
USD 5 Million

 **IRR**  
19.52%

# About Project Owner

## Overview



Jakarta Industrial Estate Pulogadung (JIEP) is the first industrial area in Indonesia. Initiated by the government of Jakarta Province, PT JIEP was established on June 23th, 1973, The initial vision was to restructure the industrial spreads in Jakarta,

and to support the development of manufacturing industry subsectors in Indonesia.

Until now the composition of shareholders of PT JIEP is 50% of the Republic of Indonesia and 50% of the Provincial Government of DKI Jakarta.

### Contact Information

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- 📁 VP Corporate Strategic & Planning
- ✉️ [zulkifli@jiep.co.id](mailto:zulkifli@jiep.co.id)



# JIF Jakarta Investment Forum 2023

Global City and Beyond

