

LOGISTICS AND INTEGRATED WAREHOUSING

Strategic Investment Project Opportunities to Support the Development of the New Capital City Nusantara

EAST KALIMANTAN PROVINCE



MINISTRY OF INVESTMENT/
INDONESIA INVESTMENT COORDINATING BOARD

Project Profile



"Logistics and Integrated Warehousing" Warehousing, Storage and Distribution Centers

There are two facilities in the operation of the Kariangau Sea Port Hinterland Terminal, namely the Line 2 container yard and an integrated warehouse to serve loading/unloading containers on the outskirts of the city

The Logistics and Integrated Warehousing will be the main "Logistic Gateway" for the New Capital City Nusantara

Development Plan

Legend

- Office
- Grocery Cargo
- Storage Tank
- Storage
- Container Yard
- General Cargo

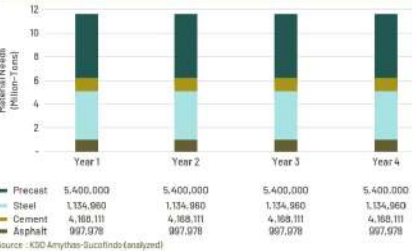
Market Opportunity

Logistics and Integrated Warehousing was developed to support inbound/outbound logistics for East Kalimantan Province and also the New Capital City Nusantara.

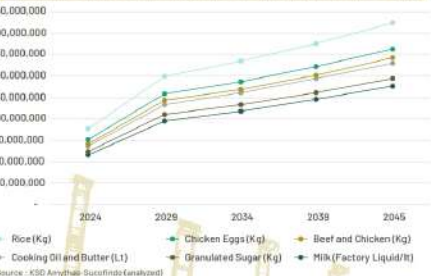
The Kariangau and Edy Jaya Putra Container Terminals of Balikpapan Port project throughput will reach 4.63 million TEUs in 2039, most of which come from consumer goods and construction materials.

Currently, warehouse occupancy in Balikpapan has reached 90%, most of which are located in urban areas.

Development Needs for the New Capital City Nusantara Phase I



Projection of Staple Foods in Balikpapan and New Capital City Nusantara 2024 - 2045



Market Share

5.38%

of Port Container Yard (300k TEUs)

152,916 TEUs/year

Warehouse

37.37%

of total container throughput year 2023 (409k TEUs) & truck throughput via RoRo year 2023 (33k TEUs)

17,500 containers/year

Container Yard

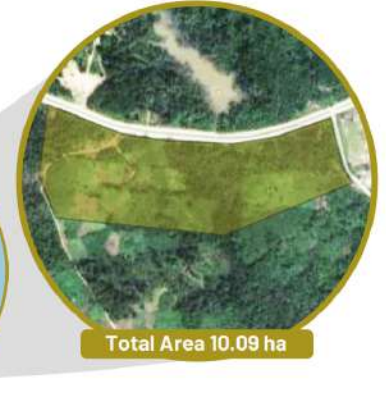
75.42%

of East Kalimantan Lubricant Market Data by Pertamina year 2015 (5 mio liters)

3,771,000 liters

Bulk Tank

Project Location



| Land Area | Land Title(s) | Land Price |
|-----------|----------------------|--------------------------------|
| 10.09 ha | Freehold Title (SHM) | ± IDR 2.500.000/m ² |

Financial Feasibility

| | | | |
|---------------------------------------|--------------|---|------------------|
| CAPEX Capital Expenditure | IDR 652.84 B | NWC Net Working Capital (CAPEX 2 month) | IDR 13.04 B |
| WACC Weighted Average Cost of Capital | 11.65 % | NPV Net Present Value | IDR 553.06 B |
| IRR Internal Rate of Return | 20.74 % | PP Payback Period | 5 years 6 months |

| FUNDING STRUCTURE | 70% Debt 30% Equity |
|-------------------|------------------------|
|-------------------|------------------------|

Revenue Structure

FIRST YEAR OPERATIONAL INCOME **IDR 113.80 B**

Note: Warehouse Occupancy in the first year is 50%

| | |
|----------------------------------|-----|
| Warehouse Lease | 18% |
| Cold Storage Rent | 50% |
| Handling Charges - General Cargo | 14% |
| Handling Charges - Basic Needs | 12% |
| Handling Charges - Others | 6% |

Government Support

Technical Policy

Presidential Regulation No. 18/2020 Concerning the National Medium-Term Development Plan (RPJMN) Year 2020 - 2024

Non-Fiscal Incentives

- Government Regulation No. 5/2021 Regarding the Implementation of Risk-Based Business Licenses
- BKPM Regulation No. 4/2021 Concerning Guidelines and Procedures for Risk-Based Business Licensing Services and Investment Facilities

Business Licensing Process on the OSS - RBA System



You can download the business licensing application guide at:

<https://oss.go.id/en/panduan>

Contact Information

Ministry of Investment/Indonesia Investment Coordinating Board
Directorate of Infrastructure Planning

(+62) 21 5252 008 ext. 3704

(+62) 21 5288 0389 (Fax)

tu.ditpi@bkpm.go.id

Jl. Jend. Gatot Subroto No. 44,

Jakarta 12190, Indonesia

<https://regionalinvestment.bkpm.go.id/>

FOR MORE INFORMATION

SCAN QR HERE



SUSTAINABLE DEVELOPMENT GOALS



Ministry of Investment / Indonesian Investment Coordinating Board
bkpm
Kementerian Investasi/BKPM
bkpm_id
Kementerian Investasi/BKPM



LOGISTICS AND INTEGRATED WAREHOUSING

EAST KALIMANTAN PROVINCE

Strategic Investment Project Opportunities
to Support the Development of the New
Capital City Nusantara

FOR MORE INFORMATION
SCAN QR HERE



Ministry of Investment/Indonesian Investment Coordinating Board

X bkpm

Kementerian Investasi/BKPM

@ bkpm_id

Kementerian Investasi/BKPM



Project Profile

"Logistics and Integrated Warehousing" Warehousing, Storage and Distribution Centers



There are two facilities in the operation of the Kariangau Sea Port Hinterland Terminal, namely the Line 2 container yard and an integrated warehouse to serve loading/unloading containers on the outskirts of the city



The Logistics and Integrated Warehousing will become the main "Logistic Gateway" for the New Capital City Nusantara



Business Fields



52101 Warehousing and Storage
52102 Cold Storage Activities
52104 Oil and Gas Storage

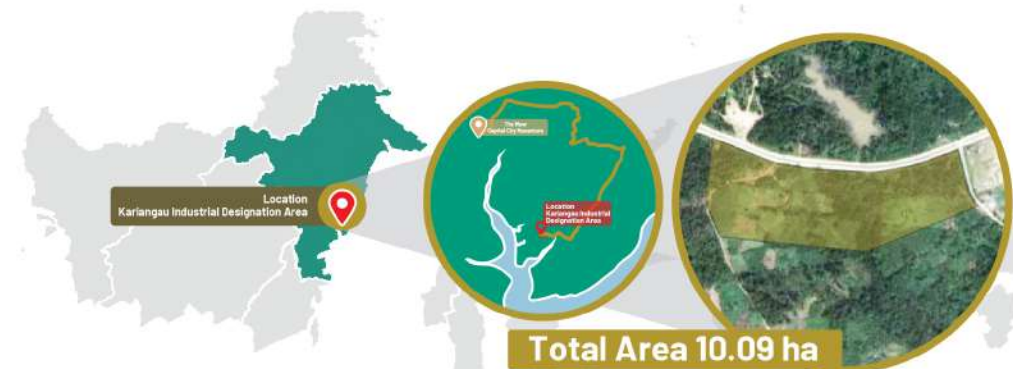


Investment Value

IDR 665.98 B



Project Location



Kariangau Industrial Designation Area

West Balikpapan District, Balikpapan City

Land Area

10.09 ha

Land Title(s)

Freehold Title
(SHM)

Land Price

± IDR 2,500,000/m²



Warehousing Capacity

Warehouse



152,916 TEUs/year

Container Yard



17,500 containers/year

Bulk Tank



3,771,000 liters



Market Opportunity



Logistics and Integrated Warehousing was developed to support inbound/outbound logistics for East Kalimantan Province and also the New Capital City Nusantara.



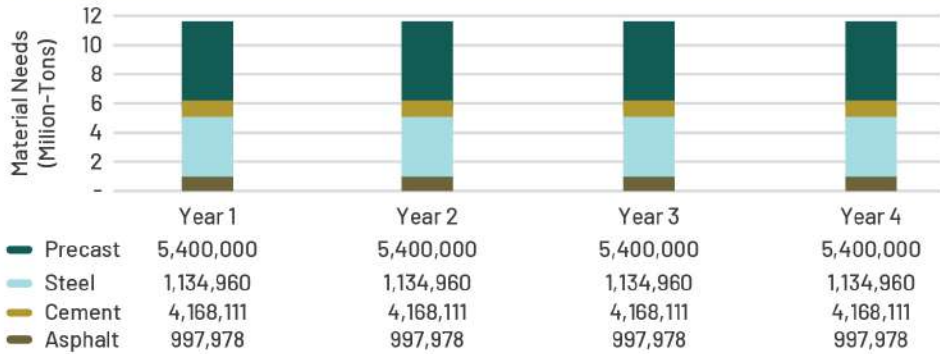
The Kariangau and Edy Jaya Putra Container Terminals of Balikpapan Port project throughput will reach 4.63 million TEUs in 2039, most of which come from consumer goods and construction materials.



Currently, warehouse occupancy in Balikpapan has reached 90%, most of which are located in urban areas.



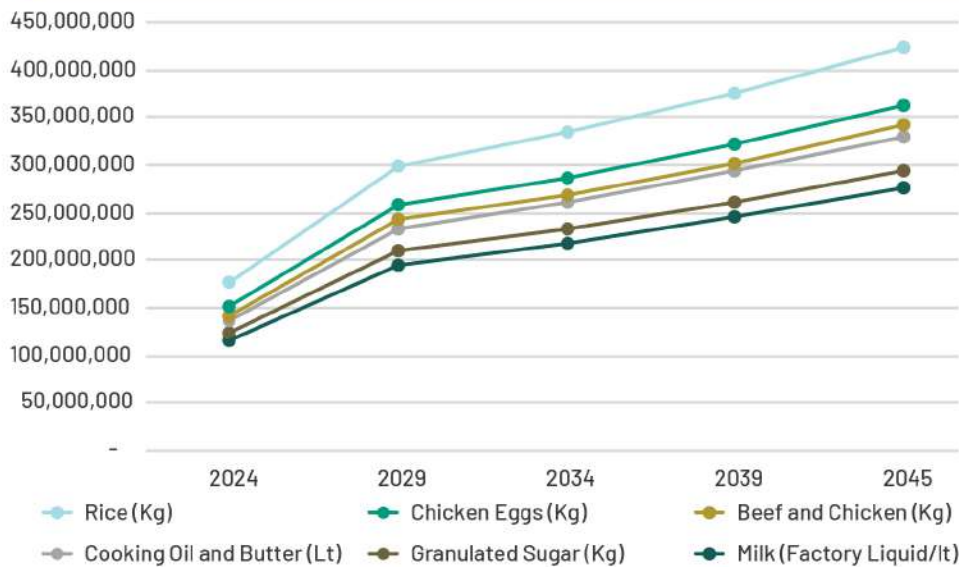
Development Needs for the New Capital City Nusantara Phase I



Source : KSO Amythas-Sucofindo (analyzed)



Projection of Staple Foods in Balikpapan and New Capital City Nusantara 2024 - 2045



Source : KSO Amythas-Sucofindo (analyzed)



Market Share

| | |
|---------------|--|
| 5.38% | of Port Container Yard (300k TEUs) |
| 37.37% | of total container throughput year 2023 (409k TEUs) & truck throughput via RoRo year 2023 (33k TEUs) |
| 75.42% | of East Kalimantan Lubricant Market Data by Pertamina year 2015 (5 mio liters) |

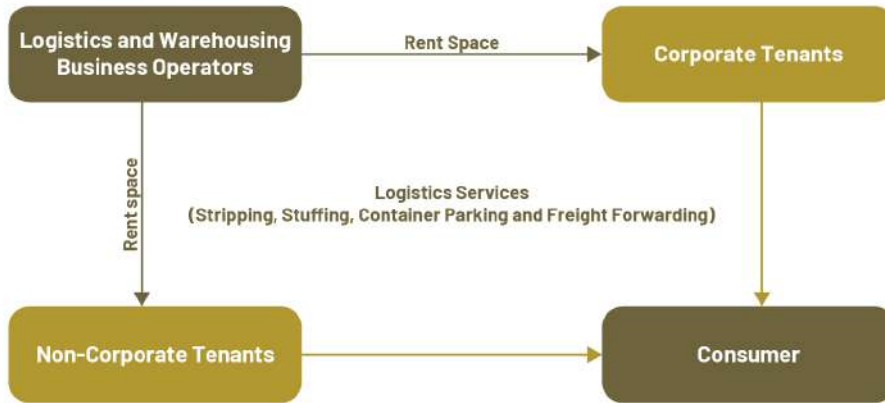
SUSTAINABLE DEVELOPMENT GOALS





Technical Aspects

Business Scheme



Infrastructure



Clean Water

- Clean Water Needs 5,000 lt/day
- Artesis Water
- Reverse Osmosis Water (Pre-FS Study)



Power Source

- Electricity Requirements 6,600 VA
- Electric Steam Power Plant by Kariangau Power Capacity 2x15 MW



Connectivity

- Sultan Aji Muhammad Sepinggan International Airport
- Capital City Toll Road Access (under construction until 2024)
- Kariangau RoRo Port
- Kariangau Container/Cargo Terminal
- Railway System (Planning in Ministry of Transportation)
- Primary Collector Road (ROW 10 Meters, Rigid Pavement)

Accessibility



- Access from Kaltim Kariangau Terminal
4.3 Km 8 minutes
- Access to The New Capital City Nusantara
86.6 Km 114 minutes
- Access from Balikpapan - Samarinda Toll
10.3 Km 16 minutes
- Access to Sultan Aji Muhammad Sulaiman Sepinggan International Airport
25.9 Km 46 minutes
- Access from Semayang Port
24.4 Km 50 minutes

Manpower



Requirement

± 100 Workers

Minimum Wage

IDR 3,475,595

*Balikpapan City Minimum Wage (2024)



Financial Feasibility

CAPEX
Capital Expenditure

IDR 652.94 B

NWC

Net Working Capital
(OPEX 3 months)

IDR 13.04 B

WACC

Weight Average
Cost of Capital

11.65 %

NPV

Net Present
Value

IDR 553.06 B

IRR

Internal Rate
of Return

20.74 %

PP

Payback
Period

5 years 6 months

**FUNDING
STRUCTURE**

**70% Debt
30% Equity**



Revenue Structure

FIRST YEAR OPERATIONAL INCOME

IDR 113.80 B

Note: Warehouse Occupancy in the first year is 50%



Warehouse Lease

18%



Cold Storage Rent

50%



Handling Charges - General Cargo

14%



Handling Charges - Staple Foods

12%



Handling Charges - Others

6%



Development Plan



Legend

- ① Office
- ② Grocery Cargo
- ③ Storage Tank
- ④ Storage
- ⑤ Container Yard
- ⑥ General Cargo



Office



Grocery Cargo



Storage Tank



Storage



Container Yard



General Cargo



Government Support



Technical Policy

Presidential Regulation No. 18/2020

Concerning the National Medium-Term Development Plan (RPJMN)
Year 2020 - 2024



Non-Fiscal Incentives

- **Government Regulation No. 5/2021**
Regarding the Implementation of Risk-Based Business Licenses
- **BKPM Regulation No. 4/2021**
Concerning Guidelines and Procedures for Risk-Based Business Licensing Services and Investment Facilities



Business Licensing Process on the OSS - RBA System

Registration

- Access rights
- Register Business Actor Data and Business Data

Basic Requirement

- Spatial Conformity (KKPR)
- Environmental Approval
- Building Approval and Functional Certificate (if required)

Business License

- Business Identification Number (NIB)
- Standard Certificate (SS)
- Licenses based on the risk

You can download the business licensing application guide at:



<https://oss.go.id/en/panduan>



Contact Information

Ministry of Investment/Indonesia Investment Coordinating Board
Directorate of Infrastructure Planning

- ☎ (+62) 21 5252 008 ext. 3704
(+62) 21 5288 0389 (Fax)
- ✉ tu.ditpi@bkpm.go.id
- 📍 Jl. Jend. Gatot Subroto No. 44,
Jakarta 12190, Indonesia
- 🌐 <https://regionalinvestment.bkpm.go.id/>



SUSTAINABLE
DEVELOPMENT
GOALS

