

The 6th **WEST JAVA
INVESTMENT
SUMMIT 2024**



**UNLEASHING WEST JAVA
INVESTMENT POTENCIES**

September 19th 2024
Trans Convention Center, Bandung

Handbook Investment Project List

Think Investment! Think West Java!



OVERVIEW WEST JAVA INVESTMENT SUMMIT

The West Java Investment Summit (WJIS), an annual event hosted by West Java Provincial Government and Bank of Indonesia West Java Representative Office, serves as a premier platform to unlock and explore West Java vast investment potentials. This prestigious gathering brings together visionary investors, industry leaders, and key government officials to shape the future of West Java's economic landscape.

With West Java significant potential, it is crucial to capture every investment opportunities, particularly in the face of increasingly complex global challenges. At the 6th West Java Investment Summit "Unleashing West Java Investment Potencies" aims to reveal, explore, and optimize West Java's investment potential to enhance economic and inclusive growth. Where we will highlight the vast potential and investment opportunities in West Java's key sectors.

To drive these investments forward, the West Java provincial government is committed to developing a highly skilled and capable workforce that aligns with investor needs. Furthermore, the government is focused on building strategic partnerships to ensure a reliable supply of local resources, thereby supporting and sustaining investments.

Therefore, WJIS 2024 not only seeks to promote investment opportunities but also addresses the critical demand for a skilled workforce and encourages inclusive, sustainable partnerships with local businesses to strengthen West Java's economic landscape.



OPENING CEREMONY



Rosan Perkasa Roeslani*
Minister of Investment of the
Republic of Indonesia

Keynote Speech



Luhut Binsar Pandjaitan*
Coordinating Minister for
Maritime Affairs and Investment
of the Republic of Indonesia

Keynote Speech



Juda Agung*
Deputy Governor of
Bank Indonesia

Keynote Speech



Nining Yulastiani
Head of West Java Investment
and One-Stop Service Agency

Event Report



Bey Machmudin
Acting Governor
of West Java Province

Keynote Speech



Herman Suryatman
Regional Secretary
of West Java Province

Event Remarks



PROJECT PRESENTATION

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System Projects**

2 | **Green Energy
Projects**

7 | **Connectivity
Projects**

3 | **New Investment
Area Projects**

4 | **Downstream
Projects**

4 | **Agro Industry &
Circular Economy
Projects**



Water Supply System Projects

#1

**JATIGEDE REGIONAL
WATERSUPPLY
PROJECT**

#2

**SINUMBRA REGIONAL
WATER SUPPLY SYSTEM**

#3

**BOGOR WATER SUPPLY
SYSTEM PROJECT**

#4

**KARAWANG
DOWNSTREAM
NETWORK PROJECT**

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**BANDUNG REGENCY
DOWNSTREAM
NETWORK PROJECT**

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**BANDUNG CITY
DOWNSTREAM
NETWORK PROJECT**

#7

**CLEAN WATER
SERVICES FOR THE
PATIMBAN PORT AREA
& SURROUNDINGS**

JATIGEDE REGIONAL WATER SUPPLY SYSTEM



Project Description:

Jatigede Regional Water Supply System is projected to serve the Rebana Metropolitan Area. The system is designed from source to tap water and distributed to 5 municipalities with capacity of 1500 liter per second. Business Enterprise financed the design, construction and operation of the system from water treatment plant to 7 off-take reservoir locations. The revenue is obtained from bulk water services to Regional Water Company in 5 cities.



Project Location :

Coverage Sumedang District, Majalengka District, Indramayu District, Cirebon District & Cirebon City



Land Area :

3,2 Ha (for WTP) /
Owned by West
Java Province

Investment Value

IDR 4,31 Trillion or
USD 269 Million

*currency 1 USD = IDR 16.000

Business Scheme

PPP Solicited - BOT

Financial Feasibility

Concession Period : 2 years construction,
30 years operation periode;

Projected Income : Take or Pay

IRR : 14.2 %; Payback Period : 13 years

Contact Person

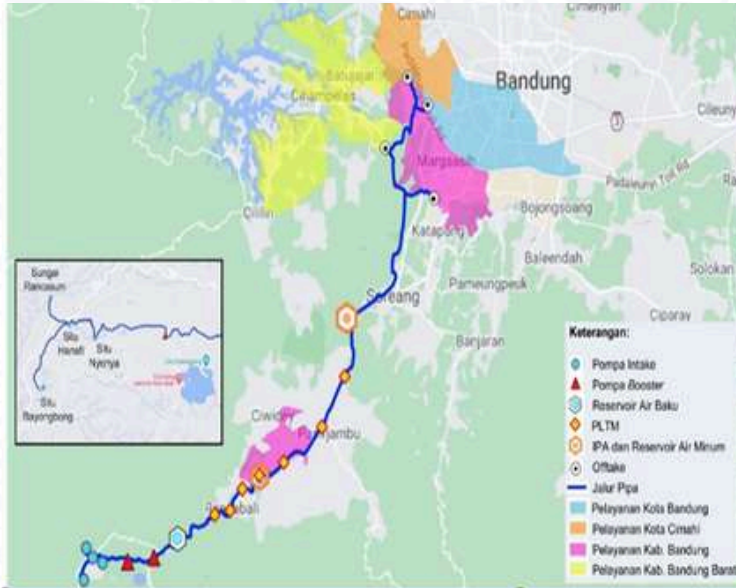
- Indra Maha
- West Java Provincial Housing and Settlement Agency
- +62 852 2002 0758
- airminumdisperkim@jabarprov.go.id;

Project Owner Profile

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



SINUMBRA REGIONAL WATER SUPPLY PROJECT



Project Description:

The Regional Sinumbra Water Supply System is an Unsolicited Public-Private Partnership (PPP) project for drinking water infrastructure with a planned capacity of 1,200 liters per second (lps) serving Bandung City, Bandung Regency, Bandung Barat Regency, and Cimahi City. The scope of the project to be undertaken by the private entity includes the construction of intake structures, transmission pipelines, water treatment plants (WTP), Mini Hydro Power Plants (optional), and main distribution networks.



Project Location :

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



Land Area :

4 Ha, owned by local residents

Investment Value

IDR 1.06 Trillion or
USD 66.3 Million

*currency 1 USD = IDR 16.000

Business Scheme

PPP Unsolicited

Financial Feasibility

Concession Period : 35 years after COD

Projected Income : Take or Pay

IRR : 12,98 %, NPV : USD 4.07 Million

Payback Period : 13 years

Contact Person

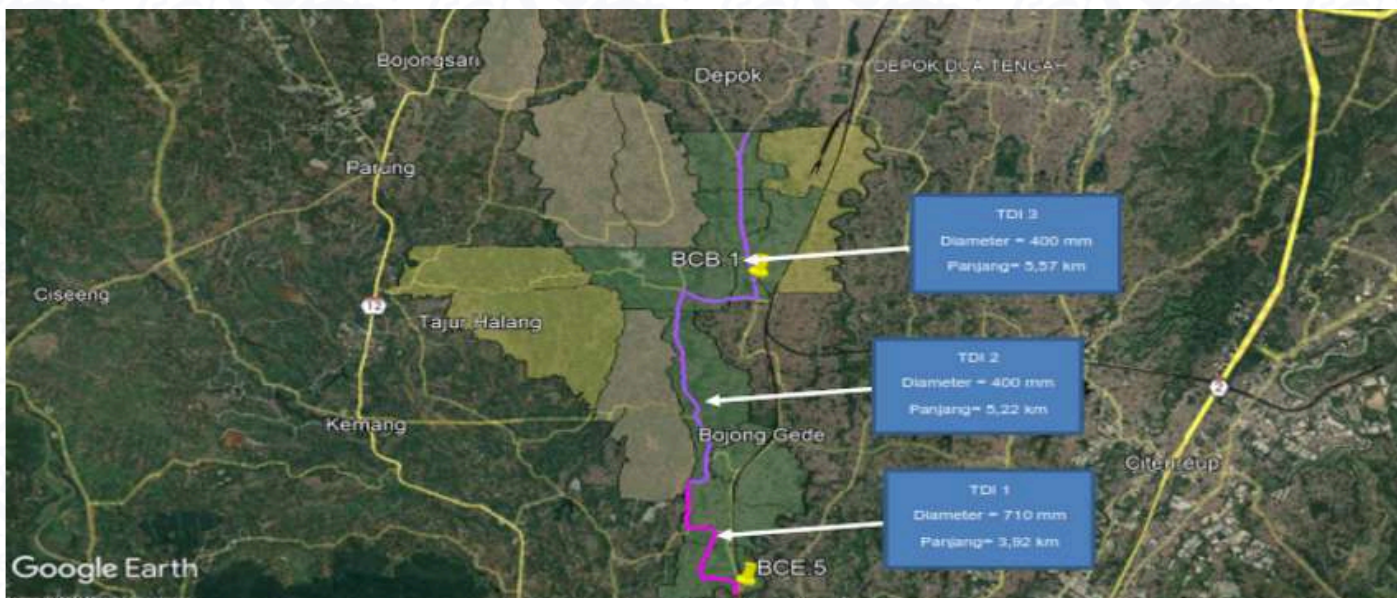
- Indra Maha
- West Java Provincial Housing and Settlement Agency
- +62 852 2002 0758
- airminumdisperkim@jabarprov.go.id;

Project Owner Profile

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



BOGOR WATER SUPPLY SYSTEM PROJECT



Project Description:

Bogor Regional Water Supply System is a Water Supply System that utilizes surplus Cisadane-Empang irrigation water due to the conversion of 282 Ha of rice fields (equivalent to 352 liter per second.) The service area covers Bogor Regency and Depok City with a capacity of 450 liter per second. The scope of cooperation includes the development of Water Treatment Plant and Main Distribution Network.



Project Location :

Waringin Jaya, BojongGede District
– Bogor Regency



Land Area :

5.546 m² (0.55 Ha)

Investment Value

IDR 196 Billion
uSD 12.2 Million
*currency 1 USD = IDR 16.000

Business Scheme

Bussines to Bussiness

Financial Feasibility

Concession period: 25 years after COD
FIRR : 19.73%
NPV : IDR 71.9 Billion
Payback Period : 9 years

Contact Person

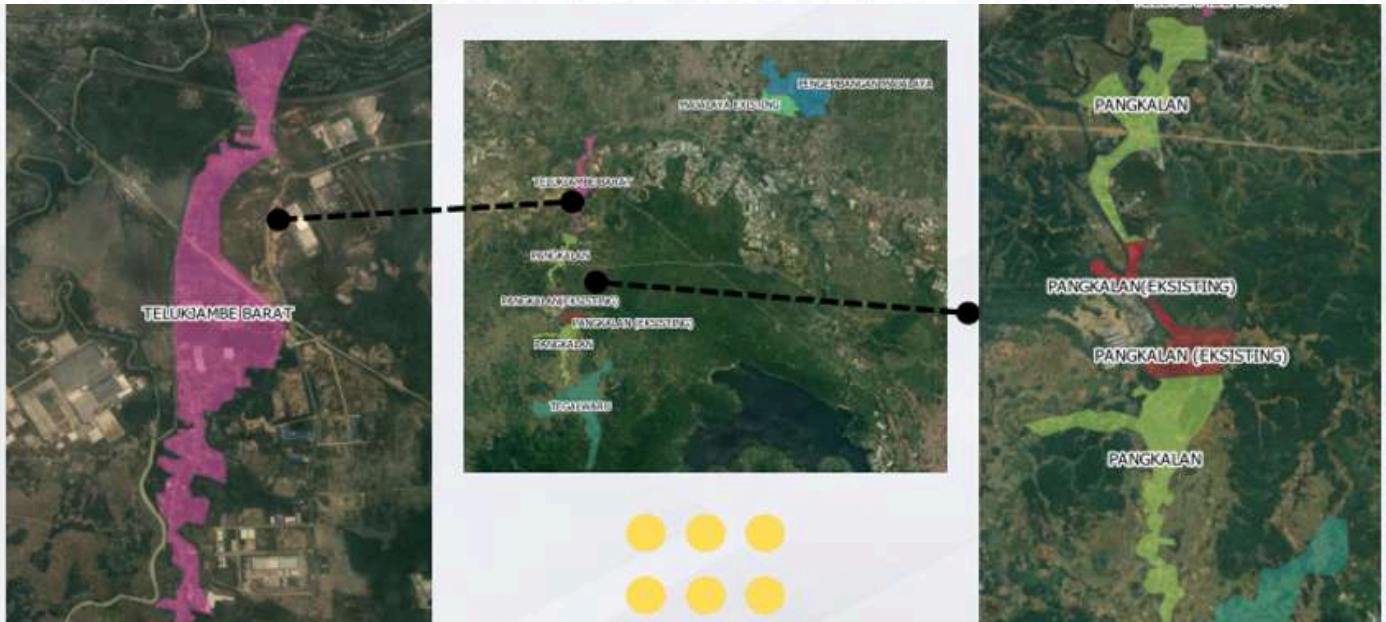
- Tirta Gemah Ripah
- West Java BUMD
- (022) 20535074
- tirtajabar@tirtagemahriph.co.id

Project Owner Profile

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



KARAWANG DOWNSTREAM NETWORK PROJECT



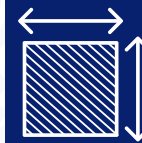
Project Description:

The Karawang downstream network project is a project initiated to increase the absorption of the Jatiluhur Regional Cibee Water Supply System - Water Treatment Plant by adding a new downstream network in Karawang Regency. Due to High demand from the society and the industry, because the current water supply is very limited. This is why the project is crucial. In addition, there has been a change in Regional Public Company Tirta Tarum absorption plan to optimize absorption by building a New Downstream Network. This service areas include Kec. Pangkalan, Tegal Waru District and Teluk Jambe District with a total of 60 liter per second.



Project Location :

Water Treatment Plant Cibee -
Covering Inspeksi Kalimalang, Pasirtanjung,
Cikarang Pusat - Bekasi



Land Area :
TBC

Investment Value

IDR 30 Billion
USD 1.87 Million
*currency 1 USD = IDR 16.000

Business Scheme

Bussines to Bussiness

Financial Feasibility

On Process

Contact Person

- Tirta Gemah Ripah
- West Java BUMD
- (022) 20535074
- tirtajabar@tirtagemahriph.co.id

Project Owner Profile

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



BANDUNG REGENCY DOWNSTREAM NETWORK PROJECT



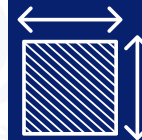
Project Description:

Bandung Regency's Downstream Network is an effort to accelerate the absorption of Phase 1 South Bandung Water Supply System covering Bandung Regency service area. Downstream network construction is planned to served 9,600 housing pipeline. To accelerate the absorption at the service area to reach the full capacity



Project Location :

Cimaung District Bandung Regency,
West Java Province.



Land Area :

(WTP) 7.899 m²/rent
to Bandung Regency

Investment Value

IDR 48 Billion

USD 3 Million

*currency 1 USD = IDR 16.000

Business Scheme

Business to Business

– Join operation

Financial Feasibility

Bandung Regency :

IRR: 19,8%,

NPV: IDR 21.2 billion,

PP: 6,5 years.

Contact Person

- Tirta Gemah Ripah
- West Java BUMD
- (022) 20535074
- tirtajabar@tirtagemahripah.co.id

Project Owner Profile

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



BANDUNG CITY DOWNSTREAM NETWORK PROJECT



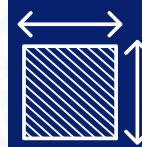
Project Description:

Bandung City's Downstream Network is an effort to accelerate the absorption of Phase 1 South Bandung Water Supply System covering Bandung City service area. Downstream network construction is planned at 12,000 housing pipeline. To accelerate the absorption at the service area to reach the full capacity



Project Location :

Cimaung District Bandung Regency,
West Java Province.



Land Area :

(WTP) 7.899 m²/rent
to Bandung Regency

Investment Value

IDR 60 Billion

USD 3.75 Million

*currency 1 USD = IDR 16.000

Business Scheme

Business to Business

– Join operation

Financial Feasibility

Bandung City :

IRR: 18,2%,


NPV: IDR 21.7 billion,

PP: 7 years.

Contact Person

 Tirta Gemah Ripah

 West Java BUMD

 (022) 20535074

 tirtajabar@tirtagemahripah.co.id

Project Owner Profile

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



CLEAN WATER SERVICES FOR THE PATIMBAN PORT AREA & SURROUNDINGS



Project Description:

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



Project Location :
Subang Regency



Land Area :
542 Hectare owned
by company

Investment Value

IDR 134,2 Billion

USD 8.38 Million

*currency 1 USD = IDR 16.000

Business Scheme

Build Operate Transfer





Financial Feasibility

Projected Income : Take or Pay

IRR : 10,9%; NPV : IDR 29.0 Milion

Payback Period : 11 years, ROI : 21,6%

Contact Person

-  Hidayat, ST
-  Subang Regency
-  +62 85220958182
-  nitok2011@gmail.com

Project Owner Profile

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





Green Energy Projects

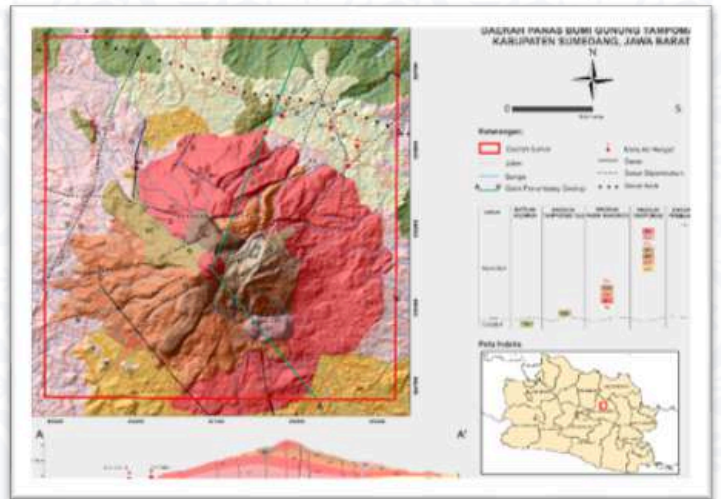
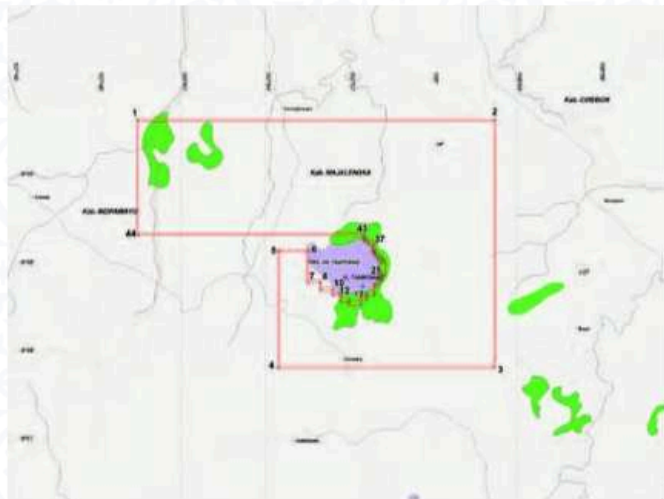
#8

**GEOHERMAL WORKING
AREA GALUNGGUNG**

#9

**GEOHERMAL WORKING
AREA TAMPOMAS**

GEOHERMAL WORKING AREA TAMPOMAS



Project Description:

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

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

Based on Montecarlo calculations, assumptions in the form of reservoir thicknesses of 500 m, 1,000 m, and 1,500 m, the recovery factor is 25%, lifetime for 30 years, water saturation of 80%, porosity of 10%, and electricity conversion factor of 10% according to SNI 6482:2018, so that the possible reserve potential in the Gunung Tampomas geothermal area is 32 MWe.



Project Location :

Sumedang and Subang Region, West Java



Land Area :

27.010 ha
(working area)

Investment Value

IDR 2.56 Trillion
USD 160 Million
(est. 5 MUSD/MW for 32 MW)

Business Scheme

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

Financial Feasibility

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

Contact Person

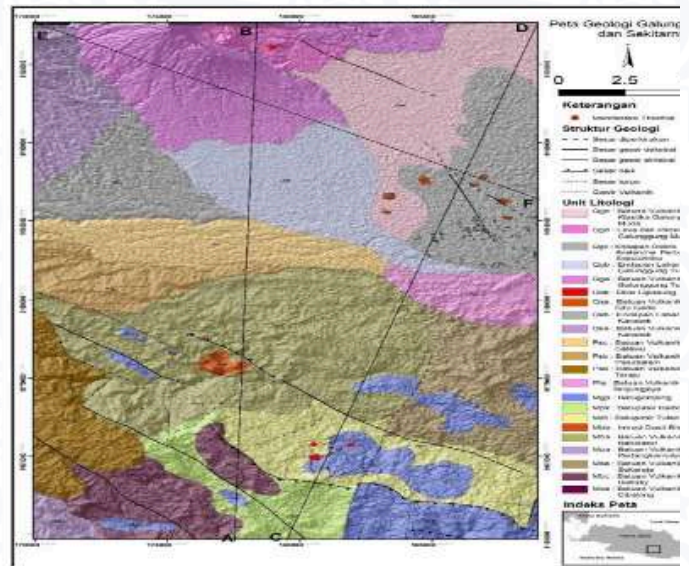
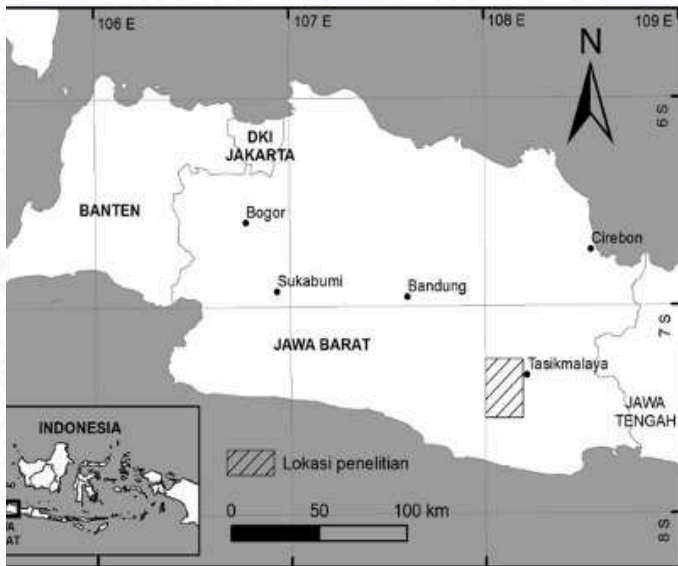
- Sarman Hutajulu
- Directorate of Geothermal, MEMR
- +62 812-1008-7523
- Email :

Project Owner Profile

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



GEOHERMAL WORKING AREA GALUNGGUNG



Project Description:

GWA Galunggung was established in 2014 based on preliminary survey conducted by PT Energi Kinan Internasional, with very adequate data and information from geological, geochemical, and geophysical surveys. Galunggung's potential is estimated at 220 MW with a reservoir temperature of 225°C. The planned power plant development capacity is 55 MW with a target of commercial operation in 2030 (RUPTL, 2021).

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



Project Location :
Tasikmalaya & Garut Region and
Tasikmalaya City, West Java

Land Area :
57.330 ha
(working area)

Investment Value

IDR 4.4 Trillion
USD 275 Million
*currency 1 USD = IDR 16.000

Business Scheme

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

Financial Feasibility

Currently is studied (detailed survey) under the work
of MEMR. Planned to be tendered in 2025 or 2026

Contact Person

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

Project Owner Profile

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





Connectivity Projects

#10

**BOGOR
TRAMWAY PROJECT**

#11

**KERTAJATI AIRCRAFT
MAINTENANCE CENTER**

#12

**MIXED USE
COMMERCIAL AREA**

#13

**E-COMMERCE HUB
OF INDONESIA**

#14

**KERTAJATI AEROCITY
LOGISTIC HUB 1 CLUSTER**

#15

**KERTAJATI AEROCITY
MAIN INFRASTRUCTURE**

#16

**GRAND KERTAJATI
AEROCITY**

BOGOR TRAMWAY PROJECT



Project Description:

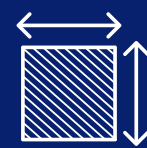
Bogor City is launching a new tram system called TRAMPAKUAN to address transportation issues. The first phase, Line 1, will be a 8-kilometer loop with 18 stations connecting key landmarks. It features a single track section around the botanical gardens and presidential palace, transitioning to a double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

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



Project Location :

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



Land Area :

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

Investment Value

IDR 1.69 Trillion

USD 106 Million

*currency 1 USD = IDR 16.000

Business Scheme

Direct Investment

Financial Feasibility

Concession period: 25 years;

IRR : 14%;

Contact Person

- Bogor City Regional Secretariat
- Bogor City Government
- 0251 8321075
- setda@kotabogor.go.id

Project Owner

Topographical position of Bogor City in the midst of Bogor Regency, along with its proximity to the national capital, presents a strategic potential for economic development and growth. The presence of the Bogor Botanical Gardens, which houses the Bogor Palace in the city center, is a tourist destination, and Bogor's location along the tourist route to Puncak-Cianjur is also a strategic potential for economic growth.



KERTAJATI AIRCRAFT MAINTENANCE CENTER



Project Description:

KERTAJATI AIRCRAFT MAINTENANCE CENTER (KAM-C) is an aircraft Maintenance, Repair & Overhaul (MRO) centre for both Wide Body and Narrow Body aircraft. Having an area of 84.2 Ha, this area is planned to accommodate 10 hangars with a capacity of 16 Wide Body aircraft slots and 20 Narrow Body aircraft slots. Also equipped with other supporting facilities such as offices, canteens, mosques and thematic parks.



Project Location :

Kertajati International Airport -
Majalengka City



Land Area :

± 84,2 Ha owned
by company

Investment Value

IDR 2.55 Trillion
USD 159,8 Million
*currency 1 USD = IDR 16.000

Business Scheme

Land Rent & Concession

Financial Feasibility

NPV : 112,5 Million USD
IRR : 19,79%, Payback Periode : 8,3 Years

Contact Person

- PT. BIJB
- West Java Own State Company
- (0231) 3000301
- corsec@bijb.co.id

Project Owner Profile

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



MIXED USE COMERCIAL AREA (MUCA)



Project Description:

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



Project Location :

Kertajati International Airport -
Majalengka City



Land Area :

$\pm 22,5$ Ha owned
by company

Investment Value

IDR 1.50 Trillion
USD 93,7 Million

*currency 1 USD = IDR 16.000

Business Scheme

Land Rent & Concession

Financial Feasibility

NPV : 5,38 Million USD,
IRR : 10,6%, Payback Periode: 10 years.

Contact Person

- PT. BIJB
- West Java Own State Company
- (0231) 3000301
- corsec@bijb.co.id

Project Owner Profile

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



E-COMMERCE HUB OF INDONESIA



Project Description:

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



Project Location :

Kertajati International Airport -
Majalengka City



Land Area :

± 68.4Ha Owned
by company

Investment Value

IDR 1.31 Trillion
USD 82,3 Million
*currency 1 USD = IDR 16.000

Business Scheme

Land Rent & Concession

Financial Feasibility

NPV : 33,82 Million USD,
IRR : 22,58 %; Payback Periode: 8 years;

Contact Person

- PT. BIJB
- West Java Own State Company
- (0231) 3000301
- corsec@bijb.co.id

Project Owner Profile

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



KERTAJATI AEROCITY – MAIN INFRASTRUCTURE



Project Description:

Kertajati Aerocity is a new city development project located alongside Kertajati International Airport in Majalengka, West Java, Indonesia. This project aims to create a modern city that supports airport activities and provides residential, commercial, industrial, educational, healthcare, and recreational facilities. As Kertajati Aerocity appointed Estate Manager, PT BIJB Aerocity Development is currently seeking for a partner to develop the main infrastructure at Kertajati Aerocity which consist of Main Road (12,9 KM) and Ring Road (18 KM) that will be connecting all clusters and Tenants at Kertajati Aerocity. Main and Ring Road will also acts as route for utility infrastructure in Kertajati Aerocity



Project Location :

Kertajati Aerocity, Majalengka,
West Java



Land Area :

Total Development
Land: 140 Ha owned
by Local Residence

Investment Value

IDR 1.2 Trillion

USD 75 Million

*currency 1 USD = IDR 16,000

Business Scheme

Land Investment, Joint
Venture, Joint Operation,
Build Operate Transfer
(BOT)

Financial Feasibility

NPV: 1.46 Trillion; **IRR:** 12,9%;

Payback Period: 11 Tahun 9 Bulan

Contact Person

- Sri Pujiyanti
- President Director
- +62 811 2030943
- sripujiyanti@bijb-ad.co.id

Project Owner Profile

PT BIJB Aerocity Development is the subsidiary company of PT BIJB, responsible for the development and management of Kertajati Aerocity in Majalengka, West Java. Established to support the development of the area surrounding the airport and to maximize its economic potential



KERTAJATI AEROCITY - LOGISTIC HUB 1 CLUSTER



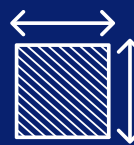
Project Description:

Kertajati Aerocity is a new city development project located alongside Kertajati International Airport in Majalengka, West Java, Indonesia. Whilst, Logistic Hub Cluster is part of Kertajati Aerocity's first development. It is a thematic cluster which is focusing on cargo, warehouses, transshipment, and light industry development. It is aimed to become the second line supporting the E-Commerce Hub in Kertajati International Airport. As part of the Kertajati Aerocity, Logistic Hub will be accessible to and from the airport. There is also a future development of toll roads connecting Patimban Seaport to Kertajati Aerocity and a railways development in order to service the business activities in this area with other business center in West Java.



Project Location :

Kertajati Aerocity, Majalengka,
West Java



Land Area :

Total Area: 375 Ha or
3.755.639 sqm Direct
acquisition to land owner

Investment Value

Total Project Investment
IDR 9,1 Trillion or USD 568 Million
Initial Equity Required
IDR 1,95T or USD 113 Million
*currency 1 USD = IDR 16.000

Business Scheme

Joint Venture & Estate
Management Agreement

Financial Feasibility

NPV: 180 Billion; IRR Project: 10,55%;
IRR Equity: 13,20%; Payback Period: 18 years

Contact Person

- Sri Pujiyanti
- President Director
- +62 811 2030943
- sripujiyanti@bijb-ad.co.id

Project Owner Profile

PT BIJB Aerocity Development is the subsidiary company of PT BIJB, responsible for the development and management of Kertajati Aerocity in Majalengka, West Java. Established to support the development of the area surrounding the airport and to maximize its economic potential

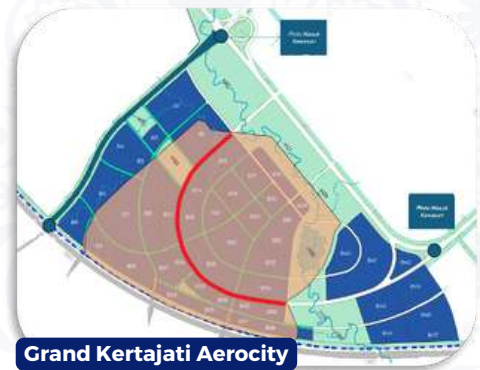


GRAND KERTAJATI AEROCITY



Project Description:

Grand Kertajati Aerocity (GKA) is part of Kertajati Aerocity, a new city development project located alongside Kertajati International Airport in Majalengka, West Java, Indonesia. Focusing on economic and infrastructure development, Grand Kertajati Aerocity is designed to be a Central Business District (CBD) and Township that maximizes the potential of Kertajati International Airport and promotes growth in the surrounding area.



Grand Kertajati Aerocity



Project Location :

Kertajati International Airport -
Majalengka City



Land Area :

Phase 1 : 130 Ha owned by
company from Total Phase :
300 Ha (170 ha by Local
Residents)

Investment Value

Total Investment Value :
IDR 5.5 Trillion or USD 345 Million;
Phase 1 :
IDR 2.7 Trillion or USD 168 Million;
*currency 1 USD = IDR 16.000

Business Scheme

- Right Issue,
- Joint Venture,
- Joint Operation

Financial Feasibility

IRR : 15.41 %; NPV : IDR 1.85 Trillion
Payback Period : 8 years

Contact Person

- 👤 Irham Hadiansyah Occupation :
President Director
- ☎️ +62 81574293436
- ✉️ irham.hadiansyah@pp-properti.com

Project Owner Profile

1. **PP Properti** is a subsidiary of the prominent state-owned company PT PP (Persero) Tbk, which develops three business lines: Residential, Mall and Edutainment, and Hotels, across Indonesia.
2. **PT BIJB Aerocity Development** is a subsidiary of PT Bandarudara Internasional Jawa Barat.
3. **Manakib Realty** specializes in the property sector, such as landed houses.



New Investment Area Projects

#17

**SUMEDANG
INDUSTRIAL POLIS**

#18

**JATILUHUR INDUSTRIAL
SMART CITY**

#19

**Jababeka Halal
Industri Park**

SUMEDANG INDUSTRIALPOLIS



Project Description:

Sumedang Industrialpolis is an Industrial Estate with a strategic location located in Sumedang Regency, part of Rebana Metropolitan. This area has high economic impact. Through this project, we will develop industrial, commercial and residential areas with a land area of 912 hectares. Main sector Industry will be focused on Automotive & Heavy Machinery, Agroindustry, Textile & Wood Processing. The activities on site is still focusing in Land Grading and Road construction.



Project Location :

Ciawitali Village, Buahdua District,
Sumedang Regency.



Land Area :

± 912 Hectare

Investment Value

IDR 4.3 Trillion
USD 268 Million

Business Scheme

Strategic Partnership or
Land Selling

Financial Feasibility

IRR : 32%;
NPV : IDR 880 Billion;
Payback Period : 3 Year 3 Month;
Revenue Potential : IDR 15,5 Trillion

Contact Person

- Malsha Illona
- Administration Assistant and Translator
- 082137542788
- info@suksesperdanaandalan.com

Project Owner Profile

PT. Sukses Perdana Andalan is a company which operates in the real estate sector. PT. Sukses Perdana Andalan together with Sumedang Government together developed this project.



JABABEKA HALAL INDUSTRIAL PARK



Project Description:

Halal Industrial Park by PT Gerbang Teknologi Cikarang (subsidiary of Jababeka Group) supports the growth of Indonesia's halal industry through collaboration with key stakeholders, including the Ministry of Industry, Halal Inspection Agency, The Halal Product Assurance Organizing Body, and National Committee for Sharia Economics and Finance. Each stakeholder has an important role in the halal ecosystem and is working together to advance the halal industry in Indonesia by integrating certification, standards, financial support and market information. Halal Industrial Park contributes significantly to advance the export and import of halal products to the Middle East and Europe, in this way, the cluster helps open new opportunities for business to reach international markets with reliable and quality halal products.



Project Location :
Jababeka Phase 9



Land Area :
3,210 m², owned by
Jababeka Industrial Estate

Investment Value

IDR 26.2 Billion
USD 1.6 Million

Business Scheme

Ready to use Factory &
Industrial Land Selling

Financial Feasibility

TBD

Contact Person

- 👤 Febi Yanti,
- 📧 Investor Relation Manager,
- ☎️ +62 817 6806 445
- ✉️ febiyanti@jababeka.com

Project Owner Profile

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



JATILUHUR INDUSTRIAL SMART CITY (JISC)



Project Description:

Jatiluhur Industrial Smart City (JISC) is a new industrial city in Purwakarta Regency, West Java with the total area of approximately 1200 ha, consisting of 900 ha of Industrial Area and 300 ha of Residential & Commercial Area. One of the most notable features of JISC is its excellent location adjacent to 2 highways of Cipularang and JAPEK 2 Selatan, which connect Jakarta and other major cities as well as logistics infrastructures. Located at 76 km east from Jakarta and 51 km west from Bandung City, 2 international seaports and 4 international airports developed in these areas are available. As land stock in existing industrial parks near Jakarta becomes scarce, JISC is attracting attention as a new destination for manufacturing and logistics businesses.



Project Location :

Jl. Industri, Desa Hegarmanah, Kecamatan Babakancikao, Kabupaten Purwakarta



Land Area :

±1,200 Ha (±900 Ha Industrial Area and ±300 Ha Residential and Commercial Area) owned by JISC

Investment Value

IDR 3.3 Trillion
USD 206 Billion

Business Scheme

Industrial Land Selling

Financial Feasibility

TBC

Contact Person

- Akira Takami
- General Manager Marketing and Commercial
- +62 811-913-582
- akira.takami@wingsestate.com

Project Owner Profile

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

JISC
JATILUHUR INDUSTRIAL SMART CITY



Downstream Industry Projects

#20

**CIREBON FOR ALL
SEASONS
SALT FARM &
MANUFACTURING**

#21

**SALT
WASHING PLANT**

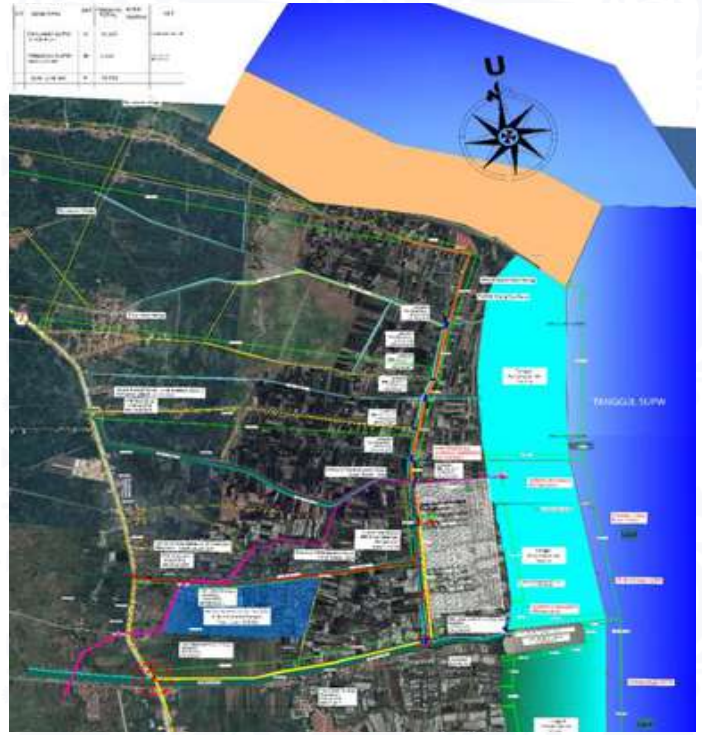
#22

**CONSTRUCTION OF AN
INTEGRATED POULTRY
PROCCESING INDUSTRY**

#23

**MODERN
RICE MILLING UNIT**

CIREBON FOR ALL SEASONS SALT FARM & MANUFACTURING



Project Description:

CIREBON FOR ALL SEASONS SALT FARM & MANUFACTURING is a 100 Ha of Salt Farm capable of producing 35.000 Million Ton Per Annum production, and 70.000 Million Ton Per Annum manufacturing capacity. This project purposes to fullfill the demand of industrial salts, particularly for foods, water treatment, pharmacy, and chemical industries. It will accelerate the salt domestic provision, as stated on Presidential Decree number 126/2022.



Project Location :

Desa Bungko Lor, Kec. Kapetakan, Cirebon,
West Java, Indonesia



Land Area :

100 Ha Farm,
5 Ha Plant owned by
local residents

Investment Value

IDR 250 Billion

USD 15.6 Million

*currency 1 USD = IDR 16.000

Business Scheme

Investment &
Partnership

Financial Feasibility

Consession Periode : 15 years;

NPV : IDR 143 Billion;

IRR : 24.5%; Payback Periode : 6 years.

Contact Person

👤 Ir. Ayu DyahPurwaningsih, Msi.

📍 Marine and Fisheries Agency

☎️ +62 811 2274 749

✉️ marinedkpjabar@gmail.com

Project Owner Profile

Marine and Fisheries Agency administers affairs in the maritime and fisheries sector - including marine, coastal and small islands, monitoring marine and fisheries resources, capture fisheries, aquaculture, as well as processing and marketing of fishery products.



SALT WASHING PLANT



Project Description:

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



Project Location :
Cirebon, West Java, Indonesia



Land Area :
4.000 m²
owned by Company

Investment Value

IDR 46.1 Billion
USD 2.88 Million

*currency 1 USD = IDR 16.000

Business Scheme

Investment Cooperation,
Revenue sharing, (TBD)

Financial Feasibility

PP : 3,59 years.
IRR : 12,92%;
NPV : IDR 6.84 Billion;

Contact Person

- 👤 Widia Bagja
- 📞 Vice President Operation
- 📞 +6281321212050
- ✉️ widiabagja@ptagronesia.com & wididh@gmail.com

Project Owner Profile

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



CONSTRUCTION OF AN INTEGRATED POULTRY PROCESSING INDUSTRY



Project Description:

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



Project Location :

Ciamis Regency, Ciharalang Village,
Cijeungjing District



Land Area :

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

Investment Value

IDR 24,2 Billion
USD 1.51 Million;
*currency 1 USD = IDR 16.000

Business Scheme

Direct Investment

Financial Feasibility

Concession Period : TBD,
Projected Income : TBD
IRR : TBD; NPV : TBD;
Payback Period : 4.52 years;

Contact Person

- 👤 Yudi Wahyudi, S.Sos, MM
- 📍 Ciamis Regency
- 📞 +62 81324972098
- ✉️ Eyudistea1@gmail.com

Project Owner Profile

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



MODERN RICE MILLING UNIT



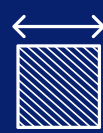
Project Description:

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



Project Location :

Gemarasa Street, Jampangkulon Village, Jampangkulon Subdistrict, Sukabumi (South Sukabumi Region)



Land Area :

4,767 m² owned by Perumda ASM Asset

Investment Value

IDR 92.5 Billion
USD 5.78 Million

Business Scheme

Business to Business
(BUMD)

Financial Feasibility

Concession Period : 10 years; IRR : 22,1% (5 years);
NPV : IDR 30,5 Billion or USD 1,85 Million (5 years)
Payback Period : 3 years

Contact Person

- 👤 Yuga Gandara
- ✉️ Perumda ASM KabSukabumi
- ☎️ +62 85793337799
- ✉️ yugagandara1980@gmail.com

Project Owner Profile

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





Agro Industry & Circular Economy Projects

#24

DEVELOPMENT OF
AGRICULTURAL NETS
FROM RECYCLED PLASTIC
WASTE

#25

WEST JAVA COFFEE
FOR WORLD MARKET
DEMAND

#26

INDONESIA
COFFE ACADEMY

#27

ZERO EMISSION
CLOVE PRODUCTION

DEVELOPMENT OF AGRICULTURAL NETS FROM RECYCLED PLASTIC WASTE



Project Description:

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

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



Project Location :

Jl. Raya Laswi No 236, Majalaya,
Bandung Regency, 40382



Land Area :

± 5 Ha owned by
company

Investment Value

IDR 50 Billion,
USD 3,12 Million

Business Scheme

Funding or
Join Venture

Financial Feasibility

Concession Period: 7 years,
Income: 15 - 25% per years from investment,
IRR : 15%, NPV : IDR 2,85 Billions per years,
Payback Periode : 5 Years

Contact Person

- Atis Sutisna
- PT Melangkah Bersama Pasti Bisa
Share Holders
- +62 81222686883
- sutisnaatis@gmail.com

Project Owner Profile

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

WEST JAVA COFFEE FOR WORLD MARKET DEMAND



Project Description:

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



Project Location :

Gravfarm Indonesia operates multiple farms across regions like Ciwidey, Pangalengan, Garut, Sumedang, Ciamis, Tasikmalaya.



Land Area :

1,8 Ha /Owned by Gravfarm Indonesia

Investment Value

IDR 178.1 Billion
USD 11.1 Million

Business Scheme

Joint Venture

Financial Feasibility

IRR : 21%,
NPV : IDR 35.7 Billion / USD 2,26 Million,
Payback Periode : 10 Years

Contact Person

-  R YugianLeonardy
-  CEO Gravfarm Indonesia
-  +62-82219128888
-  gravfarmindonesia@gmail.com

Project Owner Profile

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



INDONESIA COFFE ACADEMY



Project Description:

The Coffee Academy is poised to become a premier educational and research institution dedicated to the coffee industry. This project represents a unique opportunity to invest in an academy that will play a pivotal role in shaping the future of coffee production, processing, and supply chain management. The industry faces challenges such as supply chain inefficiencies, climate change impacts, and the need for innovation in coffee cultivation and processing. The Coffee Academy and Institute will address these challenges by developing a new generation of skilled professionals and entrepreneurs equipped with cutting-edge knowledge and practical experience by emphasizes sustainable farming practices, reducing the environmental impact of coffee production while supporting local farming communities.. This project represents a unique opportunity to invest in an academy that will play a pivotal role in shaping the future of coffee production, processing, and supply chain management.



Project Location :
Ciwidey, Bandung Regency



Land Area :
2 Hectare /Owned by
Gravfarm Indonesia

Investment Value

IDR 93.6 Billion
USD 5.85 Million

Business Scheme

Joint Venture

Financial Feasibility

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

Contact Person

-  R YugianLeonardy
-  CEO Gravfarm Indonesia
-  +62-82219128888
-  gravfarmindonesia@gmail.com

Project Owner Profile

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



ZERO EMISSION CLOVE PRODUCTION



Project Description:

This project aims to meet rising global demand for premium cloves by utilizing advanced green technologies and sustainable practices. We source feedstock directly from local partners by purchasing clove trees, ensuring fair value distribution. Our electric and solar-powered drying ovens, equipped with carbon capture technology, enable a zero-emission production process. This innovative approach not only meets environmental standards but also enhances product quality. Financial forecasts show strong returns for all stakeholders, making this project a lucrative and responsible investment opportunity in response to global market needs.



Project Location :
Bandung Regency



Land Area :
1.507 m² owned by
company

Investment Value

IDR 63,7 Billion,
USD 4 Million

Business Scheme

Private Placement
Owner

Financial Feasibility

Concession Period : 15 years,
Projected Income : Clove Trading, **IRR :** 18%;
NPV : USD 54 Million; **Payback Period :** 4years

Contact Person

- Bijaktama & Orlando Victorson
- Skala Aliran Yudhistira Farm
- +62 817-0004-466
- orlando@skala.in

Project Owner Profile

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





EXHIBITION & ONE ON ONE MEETING



STARTUP BANDUNG





TALKSHOW VOCATIONAL PROGRAM IN WEST JAVA



Directorate General of Vocational Education - Ministry of Education, Culture, Research

Speakers



World Bank

Speakers



Akademi Komunitas Toyota Indonesia

Speakers



Alkademi

Speakers



TALKSHOW SUPPLY CHAIN IN WEST JAVA



Yayasan Dharma Bhakti Astra

Speakers



Directorate General of Small, Medium and Miscellaneous Industries Ministry of Industry

Speakers



PT. Adyawinsa Stamping Industries

Speakers



RUNDOWN WJIS 2024

8.00 – 9.00

REGISTRASI WJIS 2024

9.00 – 10.30

OPENING CEREMONY WJIS 2024

- Event Report,
- Keynote Speech,
- Ceremonial MoU Signing,
- Remarks Event,

10.30 – 14.30

PROJECT PRESENTATION

- Water Supply System Project,
- Green Energy Project,
- Connectivity Project,
- New Investment Area Project,
- Downstream Industry Project,
- Agro Industry & Circular Economy and Digital Tech Project

14.30 – 15.30

TALKSHOW VOCATIONAL PROGRAM IN WEST JAVA

- World Bank on the topic "**Aligning Workforce with Industry: Strategies for Effective Labor Market Matching**";
- Akademi Komunitas Toyota Indonesia on the topic "**Nurturing Workforce in the Automotive Industry**";
- Alkademi on the topic "**Developing Skillful Digital Talent**";
- Directorate General of Vocational Education – Ministry of Education, Culture, Research on the topic "**Vocational Education Program to Support Industrial Needs**"

15.30 – 16.30

TALKSHOW SUPPLY CHAIN IN WEST JAVA

- Yayasan Dharma Bhakti Astra on the topic "**SMEs Development Program to Encourage Partnerships with Industries**";
- Directorate General of Small and Medium Industries, Ministry of Industry of the Republic of Indonesia on the topic "**Encouraging Partnerships between Large Industries and Small, Medium and Miscellaneous Industries**"
- PT. Adyawinsa Stamping Industries on the topic "**Building Stronger Partnership in the Automotive Supply Chain**"

10.30 – 17.00

ONE ON ONE MEETING & EXHIBITION





ADMINISTRATIVE INFORMATION

This circular provides administrative information in order to help delegates to attend the West Java Investment Summit 2024, West Java scheduled on 19th September 2024. Please contact us using the following details of our secretariat for any inquiries regarding this event.

DETAIL INFORMATION

MS. WIWIN WIDIANTINI (+62 818-0964-8959)

MS. MENTARI KARTIWA (+62 821-1662-9893)

Office Hour : 07.30 – 16.00 WIB

Email : wjis2024@gmail.com

VENUE

The West Java Investment Summit 2024 will be held at Trans Convention Center, Jl. Gatot Subroto No. 289, Bandung City, West Java

REGISTRATION AND INFORMATION

To register, all participants are required to fill out the online form that we have provided in the invitation letter, please visit wjis.jabarprov.go.id

LANGUAGE

This event will be conducted in English and Indonesian.

DRESSCODE

Business Attire / Batik

ADDITIONAL INFORMATION

- 1.Participants can attend the event starting at 8 am western Indonesian time (GMT +7)
- 2.For detail information on investment projects, please visit:
<https://wjis.jabarprov.go.id/> or scan QR Code.

SCAN FOR
REGISTRATION :



SCAN FOR
LOCATION :

