JAWA TIMUR GERBANG BARU NUSANTARA

BANK INDONESIA
BANK SENTRAL REPUBLIK INDONESIA

EJID East Java Investment Dialogue 2025

Collaborative Dialogue on Business and Investment Opportunities

Opening Ceremony • Panel Dialogue • Project Showcases • One-on-One Meeting

Hand Book

JULY. 16TH 2025

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Overview

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

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

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

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

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

Event Highlights

Theme Collaborative Dialogue on Business and Investment Opportunities

Date Wednesday, 16th July 2025

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

Dress Code Batik

Participants

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

Key Figure

Khofifah Indar Parawansa
Governor of East Java
Opening Remarks

Ibrahim
Head of East Java Province Bank Indonesia Representative Office

Project Presentation

NatPac Lamongan Oil Tank Terminal	HIPS Halal Industrial Park Sidoarjo, Sustainable Halal Ecosystem, by Ciputra	Ministry of Investment
Lamongan Oil Tank Terminal	Halal Industrial Park Sidoarjo	Tin Downstream Industry
Ministry of Investment	Ministry of Investment	Ministry of Investment
Copper Metal Processing Industry	Agricultural Equipment and Machinery Industry	Smart Eco-Industrial Park (SEIP) Lamongan

Pasuruan Industrial Estate Rembang	Semen Gresik New Town	Gresik SEZ / Java Integrated and Industrial Port Estate	Singhasari Special Economic Zone
Polyester Processing Factory	Tuban Industrial Park	Sidoarjo Rangkah Industrial Estate	Preservation of Madiun Regency RoadJava
Fruit Based Processing Industry	Soekarno Hatta Area	Development of Milkfish Processing Unit	Integrated Shrimp Processing Industry
Street Lightning Equipment (APJ) Ngawi Regency	Reog Monument and Civilization Museum	Tirta Wisata Transit Park	Integrated Farming Beef Cattle Jombang
Kanjuruhan Hospital	i-Sentra Industrial Park by PT Jakamitra Indonesia	Bromo Volcano Eco Safari	

Potential Funding Sindication

Bank BNI	Bank BRI	Bank Mandiri
Bank Jatim	Bank Danamon	Bank Permata
BSI	Bank BCA	CIMB NIAGA

Panel Dialogue

KEMENTERIAN INVESTASI/ BKPM

PERTAMINA GAS NEGARA

PLN

HIMPUNAN KAWASAN INDUSTRI INDONESIA

jiipe

SINGHASARI

SIER

RSUD KANJURUHAN

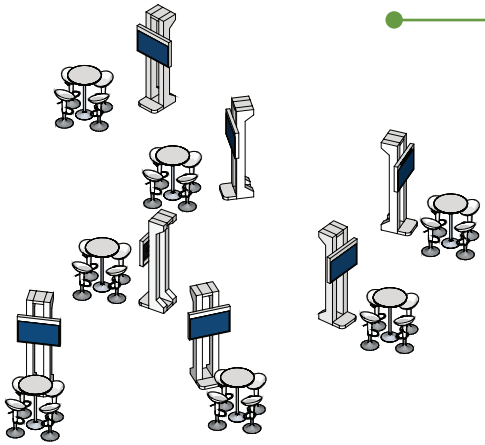
Rahma Alia
MC & Moderator

Event Rundown

East Java Investment Dialogue (EJID) 2025			
Start	End	Duration	Agenda
Opening			
08:00	09:00	01:00	Registration
09:00	09:10	00:10	All participants enter the venue
09:10	09:15	00:05	Musical Performance
09:15	09:20	00:05	National Anthem: Indonesia Raya
09:20	09:25	00:05	Opening by MC
09:25	09:30	00:05	Prayer Session
Welcome Remarks, Keynote Speeches, and Kick-Off of EJIF Series			
09:30	09:40	00:10	Welcome Remarks from Investment and One-Stop Integrated Service Office of East Java Province (DPMPTSP)
09:40	09:50	00:10	Welcome Remarks from East Java Province Bank Indonesia Representative office
09:50	10:05	00:15	Keynote Speech by Governor/Vice Governor of East Java
10:05	10:08	00:03	Video Teaser EJIF 2025
10:08	10:13	00:05	Kick-Off of East Java Investment Forum Series
Panel Dialogue Session 1			
10:13	10:28	00:15	Bridging by Moderator
			Presentasi K/L
10:28	10:38	00:10	1. Coordinating Ministry for Infrastructure and Regional Development
10:38	10:48	00:10	2. Ministry of Investment and Hilirization / BKPM

10:48	10:58	00:10	3. Ministry of Energy and Mineral Resources
10:58	11:08	00:10	4. Ministry of Agrarian Affairs and Spatial Planning / National Land Agency
11:08	11:18	00:10	5. PT PGN
11:18	11:28	00:10	6. PT PLN (Persero)
11:28	12:13	00:45	Q&A Session
Panel Dialogue Session 2			
12:13	13:30	01:17	Lunch & Break
13:30	13:37	00:07	7. Industrial Estate Presentation 1: HKI
13:37	13:44	00:07	8. Industrial Estate Presentation 2: KEK Gresik
13:44	13:51	00:07	9. Industrial Estate Presentation 3: KEK Singhasari
13:51	13:58	00:07	10. Project Owner 1: Copper Downstream Industry
13:58	14:05	00:07	11. Project Owner 2: RSUD Kanjuruhan
14:05	14:50	00:45	Q&A Session
14:50	15:00	00:10	Closing of Parallel Session by MC

Project Showcases

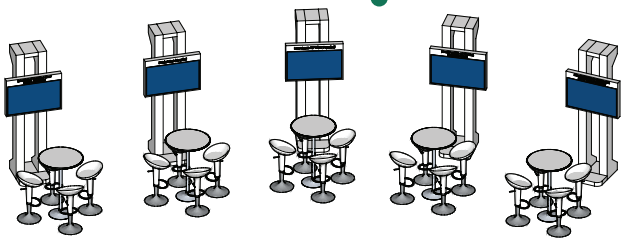


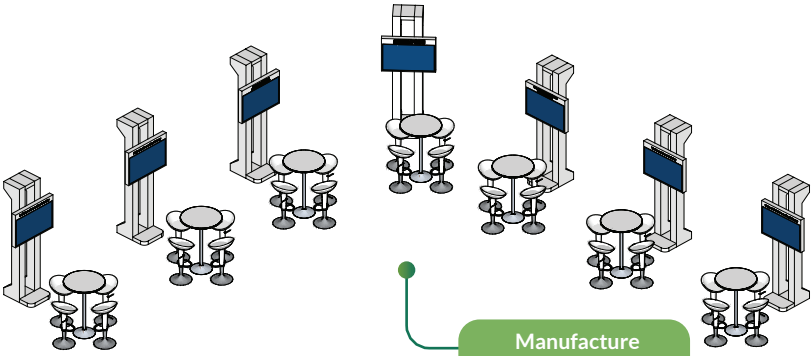
Special Economic Zone & Industrial Estate

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

Infrastructure & Others

1. Lamongan Oil Tank Terminal
2. Preservation of Madiun Regency Road
3. Street Lightning Equipment (APJ) Ngawi Regency
4. Integrated Farming Beef Cattle Jombang
5. Kanjuruhan Hospital



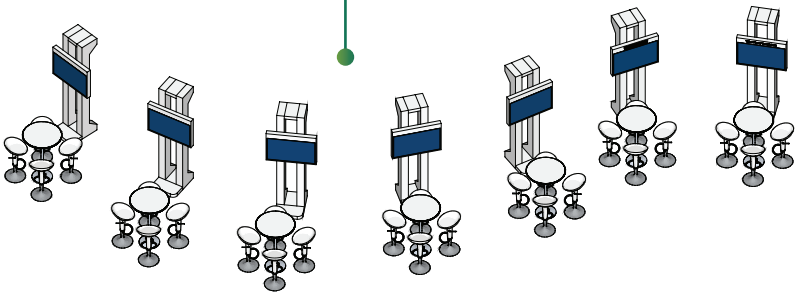


Manufacture

1. Copper Metal Processing Industry
2. Tin Downstream Industry
3. Development of Milkfish Processing Unit
4. Agricultural Equipment and Machinery Industry
5. Integrated Shrimp Processing Industry
6. Polyester Processing Factory
7. Fruit Based Processing Industry

Tourism and Estate

1. Smart Eco-Industrial Park (SEIP) Lamongan
2. Boom Marina Banyuwangi
3. Bromo Volcano Eco Safari
4. Soekarno Hatta Area
5. Semen Gresik New Town
6. The Reog Ponorogo Monument & Museum
7. Tirta Wisata Transit Park



Reliable Power by PLN
Kawasan Industri Tuban

15

Special Economic Zone & Industrial Estate

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

Special Economic Zone & Industrial Estate

Gresik Special Economic Zone – Java Integrated Industrial and Port Estate

› Project Description

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

Key Investment Highlight

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

Project Owner Profile

PT AKR Corporindo Tbk, a leading logistics and supply chain company, is engaged in the trading and distribution of Petroleum and Basic Chemicals with an extensive network of liquid and dry bulk storage, facility transportation, and port operations
PT Pelabuhan Indonesia (Pelindo) is a world-class port service provider, integrated services between ports in Indonesia. Pelindo is an integrated company of 4 port SOEs namely PT Pelindo I (Persero), PT Pelindo II (Persero), PT Pelindo III (Persero). and PT Pelindo IV (Persero) which was officially established on October 1, 2021.

JIIPE'S Facilities for Gresik SEZ

- Custom & Excise Taxation
- Infrastructure
- Freight Traffic
- Immigration
- Employment
- DNI & Positive List
- Land & Spatial Planning
- Helpdesk
- Business License
- SEZ as PSN

Contact Person

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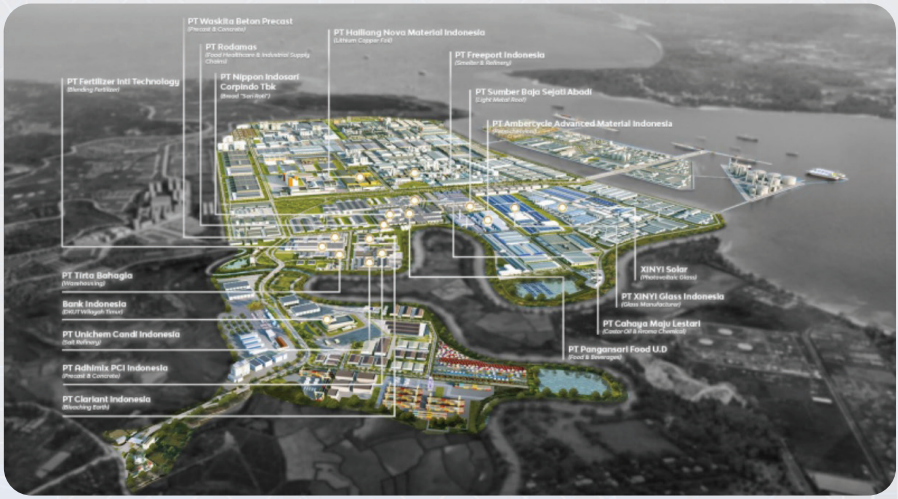
Gresik Special Economic Zone – Java Integrated Industrial and Port Estate

2 Of 3

› Project Description

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



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

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

GENERAL INFORMATION

Existing Tenants

- PT Fertilizer Inti Technology
  PT Waskita Beton Precast
- PT Unichem Candi Indonesia
- Bank Indonesia
- PT Adhimix PCI Indonesia
- PT Pangansari Food U.D
- PT Cahaya Maju Lestari
- PT Rodamas
- PT Clariant Adsorbents Indonesia
- PT Tirta Bahagia
- PT Freeport Indonesia
- PT Nippon Indosari Corporindo Tbk
- PT Hailiang Nova Material Indonesia
- PT Sumber Baja Sejati Abadi
- PT Ambercycle Advanced Material Indonesia
- PT Xinyi Glass Indonesia
- PT Xinyi Solar Indonesia
- PT Clariant Indonesia
- AKR Corporindo
- Berlian Jasa Terminal Indonesia

Existing Tenants

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

Gresik Special Economic Zone – Java Integrated Industrial and Port Estate

2 Of 3

INFRASTRUCTURE

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

DEEP SEAPORT

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

JIIPE BENEFITS

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

BUSINESS SCHEME

Land Ownership (Rent or Sale)

JIIPE SEZ
Administrator KEK

Special Economic Zone & Industrial Estate

Singhasari Special Economic Zone

› Project Description

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

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

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

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

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

Contact Person

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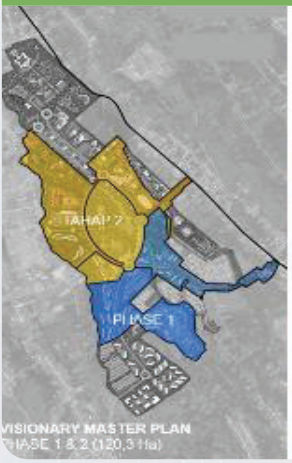
Email : info@singhasari.co.id
Website : www.singhasari.co.id

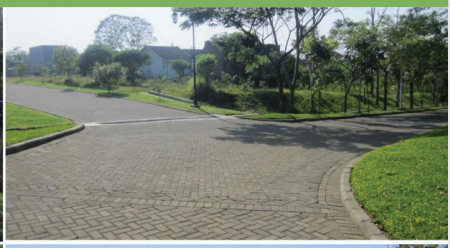
SINGHASARI
PT. INTELEGENSIA GRAHATAMA

SINGHASARI SEZ VISONARY MASTERPLAN (120.3 Ha)



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

INFRASTRUCTURE



TENANT PROGRESS

Campus King's College London

Singhasari Animation Factory

Singhasari Film Factory

Singhasari Coding Factory

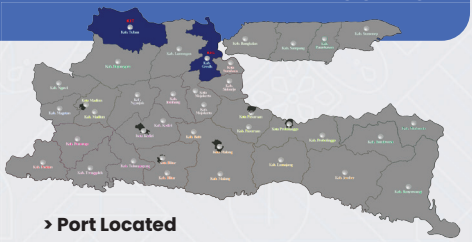
EASY ACCESS

INDONESIA SEZ

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

Special Economic Zone & Industrial Estate

Tuban Industrial Park (KIT)



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

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

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

> Airport
- 150 km from Juanda International Airport

> Project Description

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

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

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

Contact Person

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Occupation : Senior Manager Marketing & Sales
Telephone : (031) 3984472, 3984707
Fax : (031) 3982117
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Special Economic Zone & Industrial Estate

Sidoarjo Rangkah Industrial Estate (SiRIE)

> Project Description

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

Key Business Advantages:

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

Key Investment Highlight	
Location	At Raya Tuban Semarang km 22
Total Area/ Land Status	Over 600 Ha / Right to Build certificate (on process to be Halal Industrial Estate)
Business Scheme	Sell & Rent Land Plots up to 5 Ha Sell & Rent Standard Factory Building (SFB)
Project Owner	PT Bhumi Kencana Sejahtera

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

> Existing Tenants
1st Phase – Over 300 companies both National and International

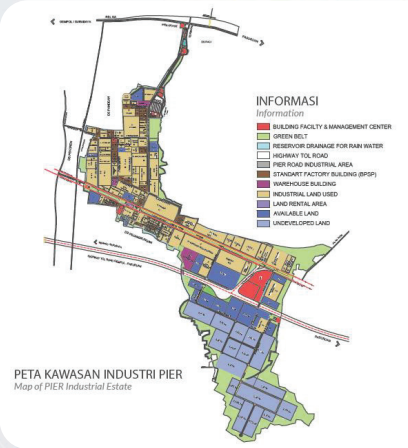
> Potential Industries
Medical Equipment, Cosmetics, Building Material, Electricity Components, Food & Beverages Pharmaceutical, Plastic Industry, Machine & Tools, Home Appliance Industry, etc

Contact Person

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

Special Economic Zone & Industrial Estate

Pasuruan Industrial Estate Rembang (PIER)



› Project Description

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

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

› 150 Ha	Juanda Airport: 60 km; Tj. Perak Seaport: 57 km (1 hour)
AVAILABLE LAND	Direct Toll Access

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

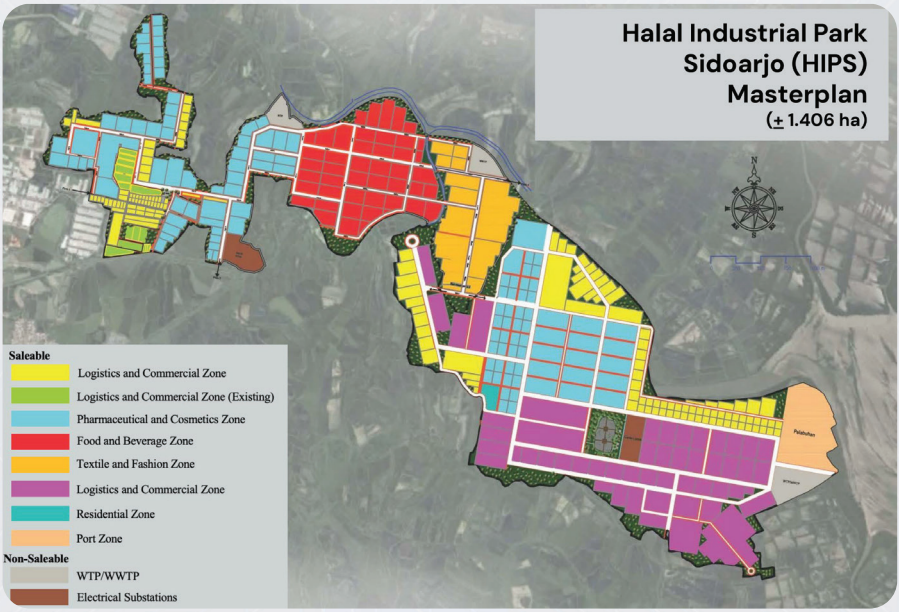
Size of Land Utilization
Kraton Industry II St. No.1, Rembang, Pasuruan
Land Right
Land Use Rights (LUR) over LMR for 30 years, extendable every 20 years and more (no limitation)
Spesification
Gorund level flat PIER's standard
Land Price
USD 128.08 / IDR2 M per m2
Service Charge
USD 0.028 / IDR415 per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

Contact Person

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

Special Economic Zone & Industrial Estate

Halal Industrial Park, Sidoarjo



FISCAL BENEFIT

TAX

- **Corporate Income Tax**
  (PPh) Deduction
  - Tax Holiday
  - Tax Allowance
- **Special Facilities for Tourism SEZs**
  - VAT refund scheme
  - Exemption for sales Tax on Luxury
- **Sales Tax On Luxury Goods**
  Delivery of Taxable Goods and/or Taxable Service not collected
- **Local Tax**
  Reduction of local tax and/or retribution by 50%-100%
- **Value Added Ta**
  Not collected
  - Free VAT on land purcase
  - Free VAT on some service
  - Free VAT on machineries and equipment purchase
  - Free VAT on raw materials CUSTOM

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

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

Minimum Invest	Free TaxHoliday
USD6,9 M / IDR 100B	10 Years
USD34,5 M / IDR 500B	15 Years
USD67 M / IDR 1T	20 Years

Contact Person

PT. MAKMUR BERKAH AMANDA TBK
Jl. Veteran (Lingkar Timur) KM 5,5 SAFE 'n' LOCK, KV.E, Sidoarjo

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Special Economic Zone & Industrial Estate

I-SENTRA @LAMONGAN Smart Eco Industrial Park

> Project Description

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

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

Key Investment Highlight

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

Supporting Amenities

- Dormitories
- Commercia (Shophouses & Retail)
- Banks
- Restaurants
- Healthcare
- Police Station
- Fire Station
- Worship Place
- Sport Facilities
- Outdoor Parks

Green Industry Roadmap

- Smart Industry 4.0
- Eco Industrial Park
- Environmental Social Governance (ESG)
- Sustainability Development Goals (SDG)

Accessibilities

> Seaport
- East Java Multipurpose Terminal (Approx 2 Km)
- Paciran Ferry Terminal (Approx. 6km)
- Terminal Teluk Lamong (Approx. 50km)
- Tanjung Perak Port (Approx 50km)

> Airport Juanda International Airport (Approx. 70km)

> Surrounding Industries
Shipyards, Construction Materials, Seafood Processing, Mineral Processing, Hazardous Waste Treatment and Management

Contact Person

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Email : info.jakamitra@japfa.com
website : http://www.i-sentra.com/

Infrastructure & Others

1. Lamongan Oil Tank Terminal
2. Preservation of Madiun Regency Road
3. Street Lightning Equipment (APJ) Ngawi Regency
4. Integrated Farming Beef Cattle Jombang
5. Kanjuruhan Hospital

Manufacture

1. Copper Metal Processing Industry
2. Tin Downstream Industry
3. Development of Milkfish Processing Unit
4. Agricultural Equipment and Machinery Industry
5. Integrated Shrimp Processing Industry
6. Polyester Processing Factory
7. Fruit Based Processing Industry

Tourism and Estate

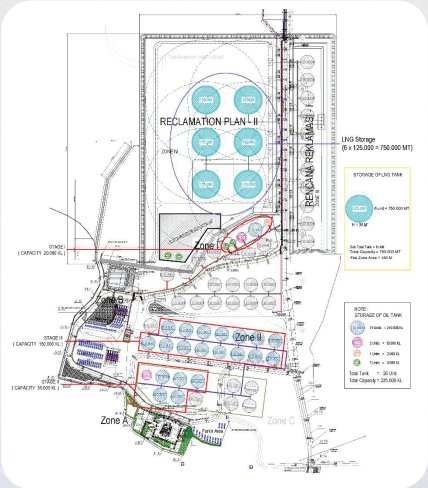
1. Smart Eco-Industrial Park (SEIP) Lamongan
2. Bromo Volcano Eco Safari
3. Soekarno Hatta Area
4. Semen Gresik New Town
5. The Reog Ponorogo Monument and Museum
6. Tirta Wisata Transit Park

Infrastructure and Others

Lamongan Oil Tank Terminal (LOTT)

> Project Description

The Integrated Tank Storage Project was built for both Liquid and Gas Fuel trading activities, Liquid and Gas Chemicals, as well as supporting logistics and distribution activities. The location of this project is very strategic, close to large companies such as PT Holcim, PT Semen Tuban, PT. Trans Pacific Petrochemical Center (TPPI), PT. Pertamina Rosneft, Pertamina Hulu Energi-Jimbaran Tiung Biru (JTB), which are very likely to be supporting facilities for both the product and the energy needed as well as the need for raw materials needed for the production process and additives.



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

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

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

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

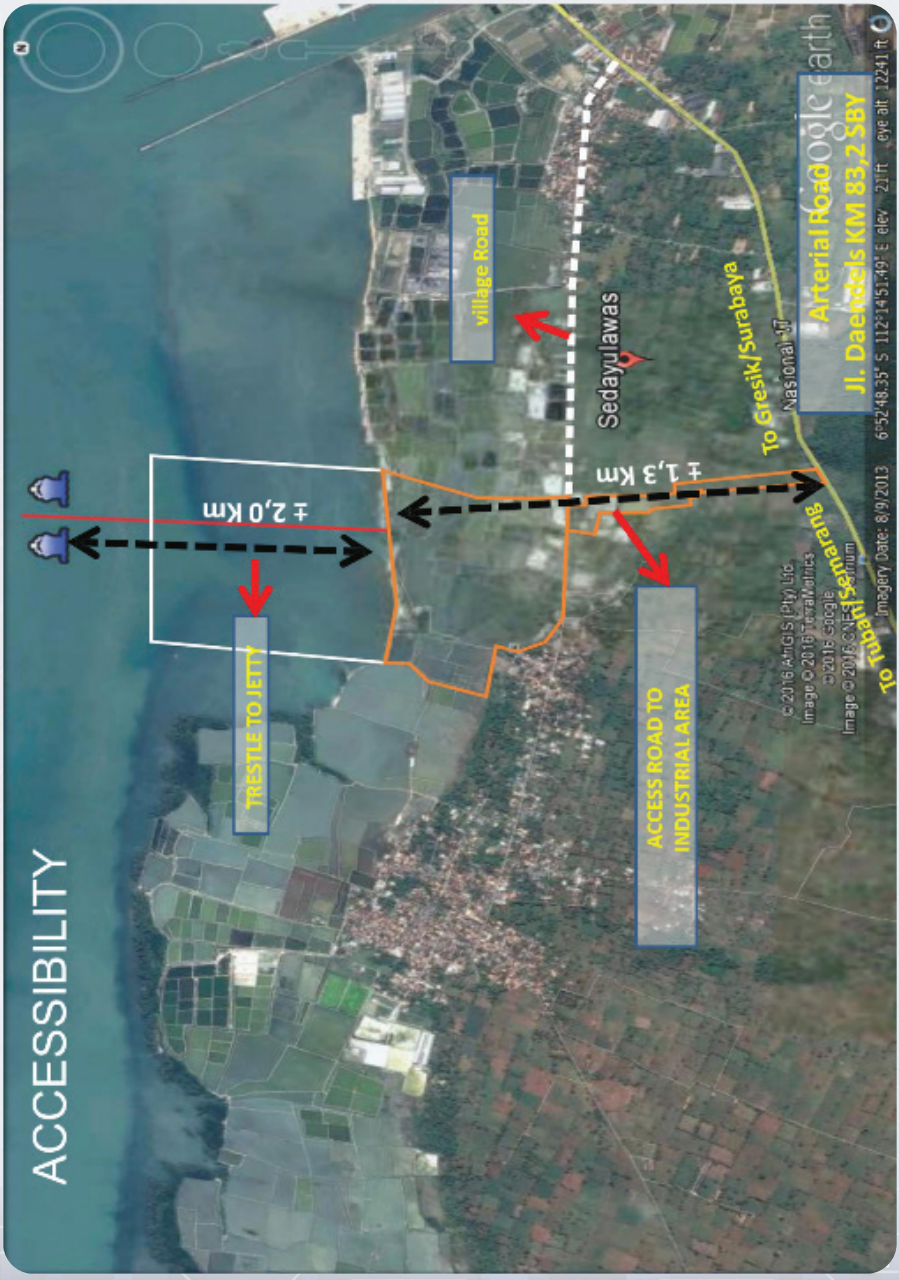
Key Investment Highlight	
Location	Lamongan Regency
Project Value	IDR 5.3 Trillion
Value of Cooperated Scope	Phase 1 = **IDR 1,36 Trillion** Phase 2 = **IDR 1,24 Trillion** Phase 3 = **IDR 2,70 Trillion**
Return on Investment Scheme	To be discussed with PT Natpac Graha Arthamas
Commercial Feasibility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

Contact Person

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

Lamongan Oil Tank Terminal (LOTT)

2 Of 2


ACCESSIBILITY
TRESTLE TO JETTY
± 2,0 Km
village Road
Sedayulawas
± 1,3 Km
ACCESS ROAD TO INDUSTRIAL AREA
To Gresik/Surabaya
Nasional 47
Arterial Road
Jl. Daendels KM 83,2 SBY
To Tuban/Semarang

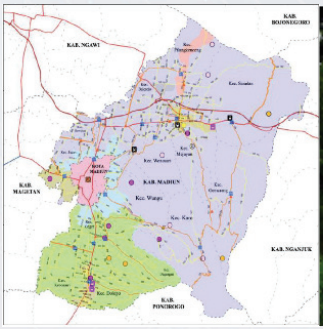
Infrastructure and Energy

Preservation of Madiun Regency Road

Scope of Project Investment		
Widening	Sidewalk	Bridge Replacement

> Project Description

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



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

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

BNI BANK BRI mandiri

Contact Person

Madiun Regency Government PPP Node
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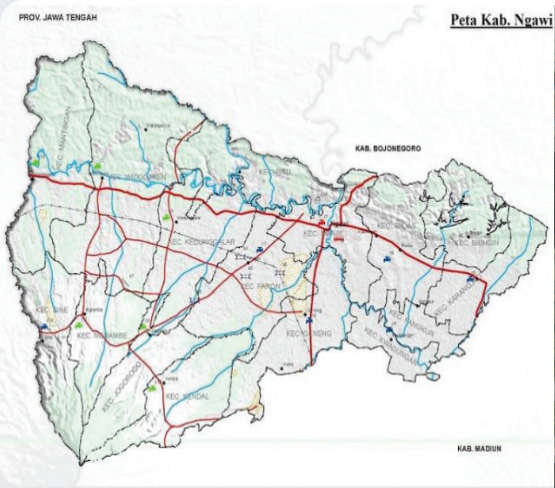
Name : Ageng Wijayanto
Phone : (+62) 811 3677 353

KABUPATEN MADIUN

Infrastructure and Energy

Street Lightning Equipment (APJ) Ngawi Regency



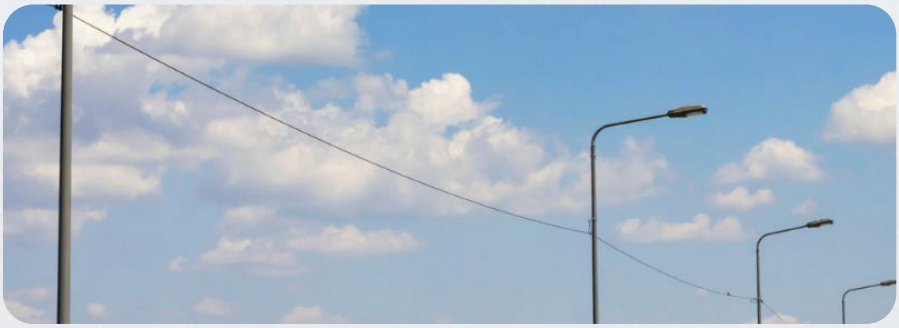
> Scope of Project Investment

Design - Build - Finance - Operate - Maintain – Transfer ,The business entity is responsible for:

- Build, Operate, Maintain 5.000 new Street Lighting Points
- Transfer all partnership asset to the government at the end of partnership period

> Project Description

The street lighting services in Ngawi Regency is inadequate. Only 18.3% have been served by street lighting out of 604 km of regency roads. Through the PPP Scheme, the Ngawi Regency Government planned to add new street lighting points to increase the coverage of services. Based on the initial study, the street lighting project is planned to be implemented with the scope of 5.000 new lamp points. The increase in public street lighting coverage is expected to increase travel security and safety, which will then have an impact on regional economic growth.



Key Investment Highlight	
Location	Ngawi Regency, East Java Province
Total Area/ Land Status	Ngawi Regency
Business Scheme	Design, Build, Finance, Operate, Maintain, Transfer (D-B-F-O-M-T)
Est. Investment Value	USD 4,013 Million for 5,000 new points replacement
Project Owner	Regent of Ngawi
Financial Feasibility	Concession Period: 1 year construction and 10 years operation • IRR : 11,26% • WACC : 9,41 % • PP : 5,5 Years • NPV : USD 197.454 • AP : USD 0,996 Million/year

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

BANK BRI

Contact Person

Address : Regional Development Planning Agency for Ngawi Regency (Teuku Umar Street, 12 Ngawi)
Name : TOTOK SUGIHARTO, SE, MM
Phone : 0812 5906 892

Infrastructure and Energy

Integrated Farming Beef Cattle Jombang

> Scope of Project Investment

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

> Project Description

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

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

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

BANK BRI Danamon CIMB NIAGA BCA

Contact Person

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Phone : +6281330942025

Infrastructure and Energy

Kanjuruhan Hospital

> Scope of Project Investment

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

> Project Description

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

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

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

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Malang Regency Government
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Phone : +628123569223

Manufacture

Copper Metal Processing Industry

› Project Description

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

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

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

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

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BSI BANK SYARIAH INDONESIA
Danamon
BCA

Contact Person

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Copper Metal Processing Industry

MARKET ANALYSIS

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

PRODUCTION TARGET

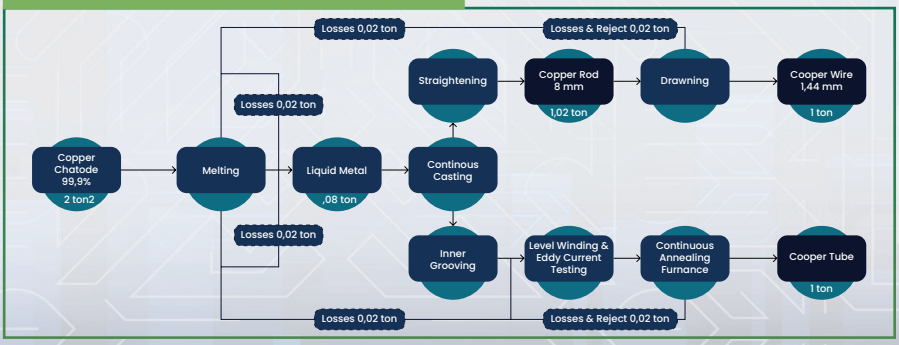
- Raw Material : Copper Cathode – 400000 ton/year
- 1st Product : Copper Rod & Wire – 300000 ton/year
- 2nd Product: Copper Tube – 100000 tons/year

TECHNICAL ANALYSIS

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

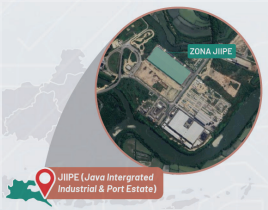
- Copper Tube : USD 12500/ton Cu
- Copper Rod/wire : USD 9400/Ton Cu

PROCESS PRODUCTION FLOWCHART



Manufacture

Tin Downstream Industry



A	JIIPE Deep Sea Port	3.2 km, 8 minutes
B	Gresik Port	15 km, 31 minutes
C	Tanjung Perak Port	30 km, 48 minutes
D	Juanda Int'l Airport	59 km, 70 minutes

Legend:

1. Main Office
2. Tin Ribbon Production
3. Tin Solder Production
4. Tin Chemical Production
5. Warehouse
6. Public Facilities
7. Solar Panels
8. Control Panel
9. Garden

› Project Description

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

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

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

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

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

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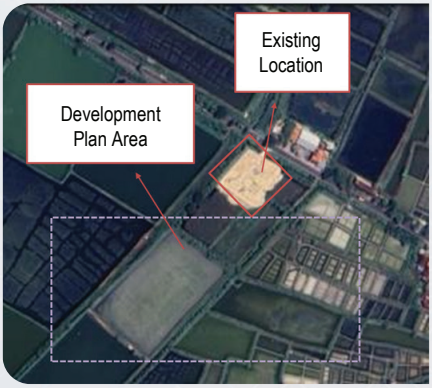
Manufacture

Development of Milkfish Processing Unit



› Project Description

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

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

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

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

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Manufacture

Agricultural Equipment and Machinery Industry

> Project Description

Background

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

Market Conditions

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

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

Fasilities and Infrastructure	
• Clean Raw water	• Port
• Electricity	• Airport
• Telecommunication	• Deep seaport
• Waste Disposal (WWTP)	

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

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

BANK BRI bankjatim Danamon CIMB NIAGA BNI mandiri

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Manufacture

Integrated Shrimp Processing Industry

> Project Description

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

Market Analysis

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

Technical Analysis

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

Risk Analysis

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

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

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

BANK BRI Danamon BNI mandiri BCA BSI BANK SYARIAH INDONESIA

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Manufacture

Polyester Processing Factory

> Project Description

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

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

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

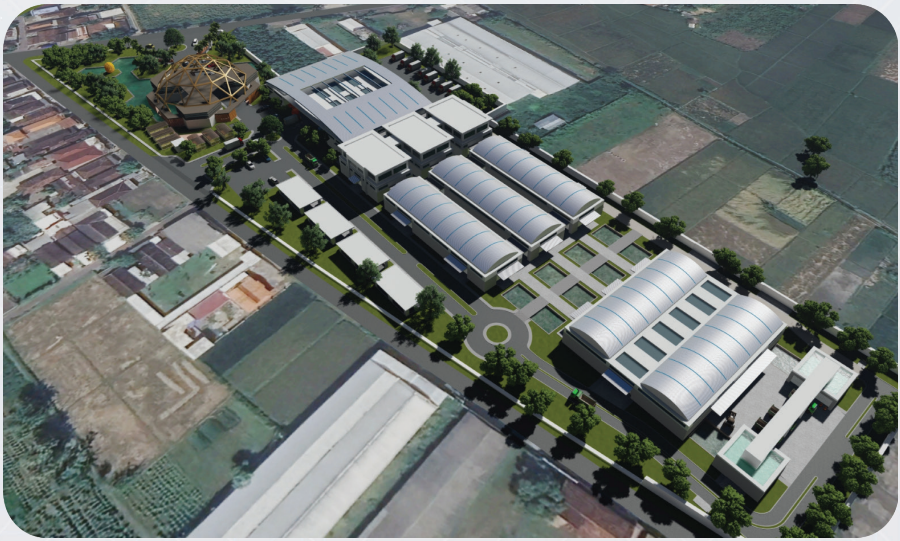
BANK BRI Danamon bankjatim BSI BANK SYARIAH INDONESIA

Contact Person

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

Manufacture

Fruit Based Processing Industry



› Scope of Project Investment

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

› Project Description

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

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

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

BANK BRI Danamon

Contact Person

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

Tourism and Estate

Smart Eco-Industrial Park (SEIP) Lamongan

> Project Description

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

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

Key Investment Highlight

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

Development Concept

Accessibilities

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

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

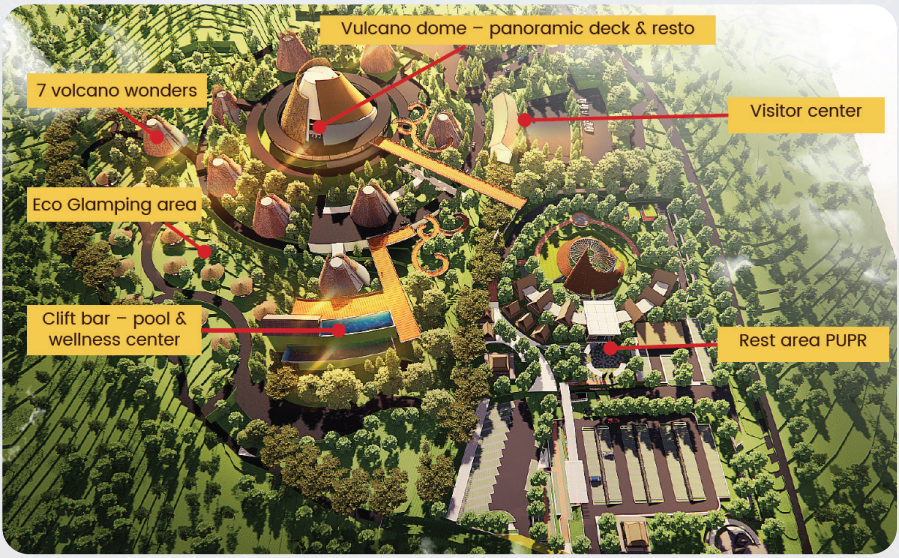
Contact Person

Investment and Integrated License Services of East Java Province

Address : Pahlawan St. 116, Surabaya 60175
Phone : (031) 35967047
Email : dpmptsp@jatimprov.go.id

Tourism and Estate

Bromo Volcano Eco Safari



> Project Description

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

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

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

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

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

Contact Person

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

Tourism and Estate

Soekarno Hatta Area

> Project Description

Background

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

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

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

Key Investment Highlight	
Location	Soekarno- Hatta St., Trenggalek
Total Area/ Land Status	± 2.27 Ha / government assets
Business Scheme	Partnership for 30 years and can be extended or BOT for max. 30 years
Est. Investment Value	USD 20.25 M / IDR 324.05B (USD exchange rate : IDR 16.000)
Project Owner	Government of Trenggalek Regency
Investment Plan	• Shopping Mall (5-Floors: Basement / Parkir, Department Store, Foodcourt, outlet retail, IT/Game Center, Karaoke,Bioskop/Theater) • Hotel (3-Stars 5-Floors: Basement / Parkir, Hotel, Convention Hall, Meetingroom, Superior/Deluxe/Suite rooms, Pool, Fitness and Resto)
Financial Feasibility	• Payback Period 10 years 8 months • ARR 28,87 % • NPV USD 405,75 / IDR 6,49 M (USD exchange rate : IDR 16.000) • IRR 10,61 %

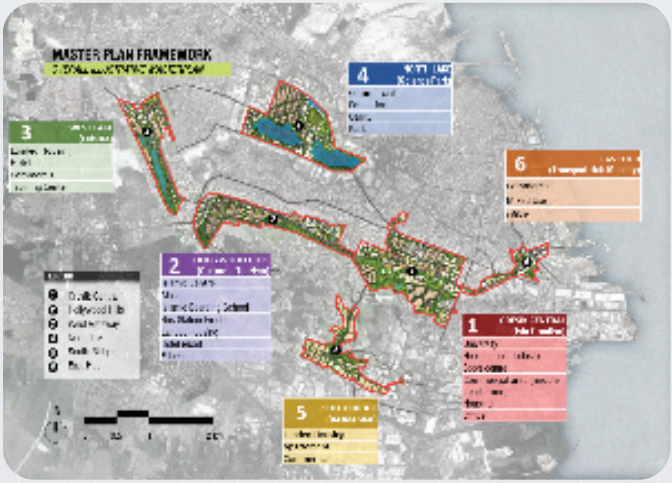
This investment project has been profiled by banking institutions i.a.	BANK BRI

Contact Person

Investment and Integrated License Services of Treggalek Regency
Address : Jl. Panglima Sudirman No. 42, Sosutan, Ngantru, Trenggalek
Phone : (035) 5797156 / +62852 3503 1166
Email : dpmptsp@trenggalekkab.go.id

Tourism and Estate

Semen Gresik New Town



> Project Description

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

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

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

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

BANK BRI Danamon BSI BANK SYARIAH INDONESIA

Contact Person

PT. Sinergi Mitra Investama
Address: Perumdin PT Semen Indonesia (Persero) Tbk, Jl. Awikoen blok A-7 Segunting, Kebomas, Gresik

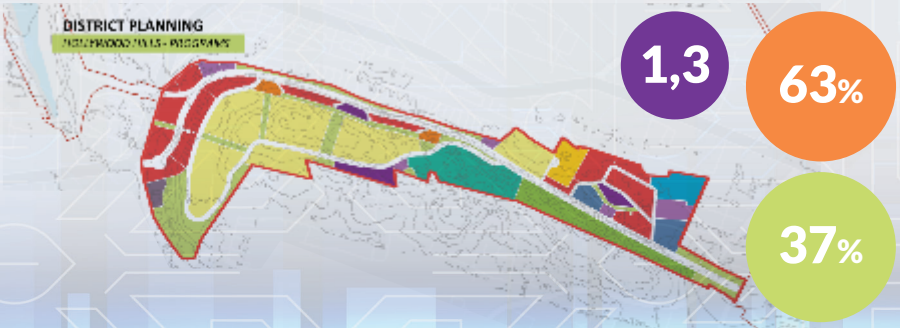
*IDR/USD: 15,615

Semen Gresik New Town

2 Of 3

District Planning (Priority)

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



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

Key Investment Highlight

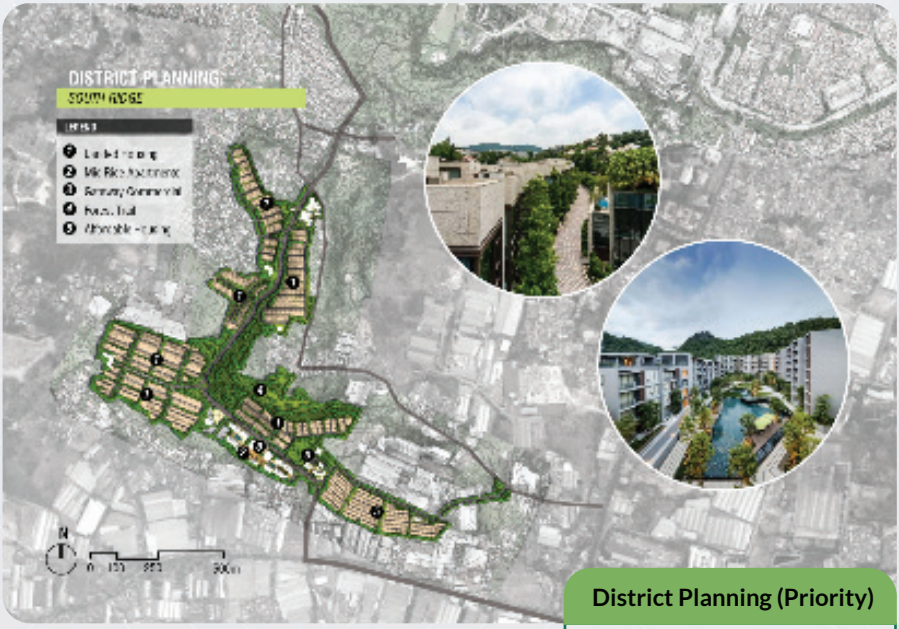
Total Area/ Land Status	± 50.5 Ha, owned by PT. Semen Indonesia
Development Period	10 years
Est. Investment Value	USD 251.52 M / IDR 3,927.53 B

FINANCIAL ASPECT

No	Investment For	Ammount (IDR Million)
1	Residential & Commercial	1,639,640
2	Mixed Use, Hotel, Education, and Leisure	2,287,889
	Grand Total	3,927,529

Semen Gresik New Town

3 Of 3



District Planning (Priority)

1. Landed Housing
2. Mid Rise Apartments
3. Gateway Commercial
4. Forest Trail
5. Affordable Housing

1,0

74%

26%

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

Key Investment Highlight

Total Area/ Land Status	± 56,. Ha, owned by PT. Semen Indonesia
Development Period	22 years
Est. Investment Value	USD 251.88 M / IDR 3,933.18 B

FINANCIAL ASPECT

No	Investment For	Ammount (IDR Million)
1	Residential	2,163,246
2	Commercial	1,769,929
	Grand Total	3,933,175

Tourism and Estate

The Reog Ponorogo Monument and Museum

> Project Description

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

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

Key Investment Highlight	
Location	Gamping Mountain in Sampung Village, Sampung District, Ponorogo Regency
Total Area/ Land Status	29 hectares built on regional asset land (10 Ha Right of Ownership status, 19 Ha Land Use Right (HPL) process
Business Scheme	Museum Building: Utilization Cooperation Scheme All Rides: Build, Operate, and Transfer (BOT)
Est. Investment Value	USD 9,992 M / IDR 202 B
Project Owner	Investment and Integrated License Services of Ponorogo Regency
Financial Feasibility	• Concession Period: 30 Years • IRR: 15,5% • ROI: 5,18% • PP: 6 Years-8Mo • NPV: Rp11.781.735.545 • BCR: 1,60
Accessibilities	Location/Area is easy to reach 16 KM from the city center Ponorogo

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

Contact Person

Investment and Integrated License Services of Ponorogo Regency
Address : Aloon-aloon Utara St. No 6 Ponorogo
Phone : 0352 485553 / 081 332577080
Email : dpmptsp.po@gmail.com

The Reog Ponorogo Monument & Museum

2 Of 2

Scope of Project Investment

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

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

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

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

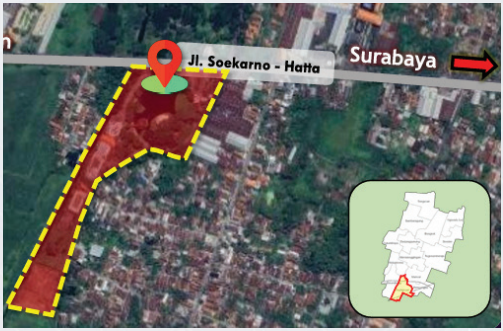
1. Diorama Plaza USD 0,12 M/ IDR 2 B
2. 3D Museum USD 3,03 M/ IDR 50 B
3. Café USD 2,12 M/ IDR 35 B
4. Sendang Waluya USD 0,61 M/ IDR 10 B

Tourism and Estate

Tirta Wisata Transit Park

› Scope of Project Investment

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



> Project Description

The Tirta Wisata Transit Park project in Jombang, East Java, aims to transform a 3.5 hectares area into a sustainable tourism destination. The park will offer a mix of water attractions, recreational areas like a mini zoo and flying fox, food courts, and accommodation options. It targets domestic tourists, especially families, young people, and schools. The project includes infrastructure development, legal compliance, and market analysis, alongside a financial model with significant capital investment and operational costs. The park also aims to have a positive social and environmental impact by creating jobs, boosting local businesses, and ensuring sustainability through eco-friendly practices.

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

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

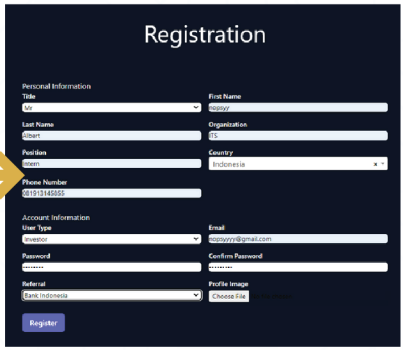
Contact Person

Jombang Regency Government
Address : Jl. Gatot Subroto 161 Jombang East Java
Name : Dra. Yulita Purwaningsih, MM.
Phone : +628133094202

Registration & Login Activity Flow

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

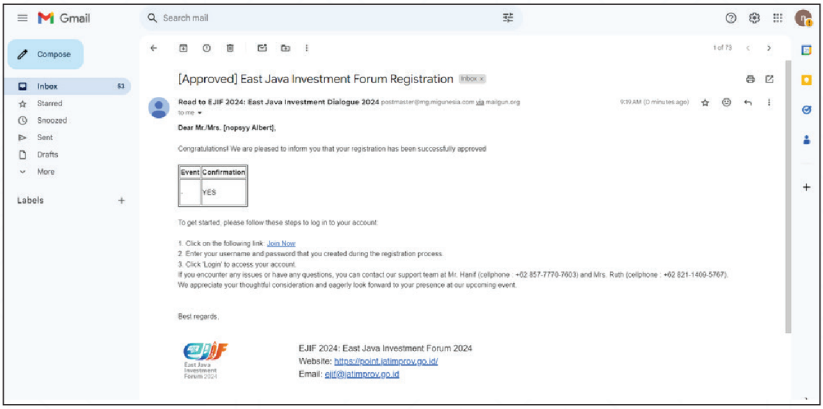
To carry out the registration process, please follow each step in the image below.



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

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

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



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

Visa Requirements

As a basic policy, each delegate applying for a visa to Indonesia must possess a valid passport with a minimum validity term of six months, minimum of two blank passport pages for validation, and matching information between the country represented and the holder's nationality.

Delegates can use either diplomatic and service passports or ordinary passports to enter Indonesia. Indonesia's government has a short visit visa-free agreement with several countries for diplomatic and service passport holders. The List of participating nations can be found here. Delegates with nationalities from countries who travel on diplomatic and service passports are not required to obtain a visa to enter Indonesia.

Delegates who are not exempted from the agreement but intend to travel using a diplomatic or service passport may apply for a multiple-entry diplomatic or service visa. They are strongly advised to apply early at our embassy in their countries. Kindly contact our embassy in your country for more information.

Delegates with ordinary passport holders can apply for Visa on Arrival during your visit to Surabaya. Besides a passport, delegates should also bring:

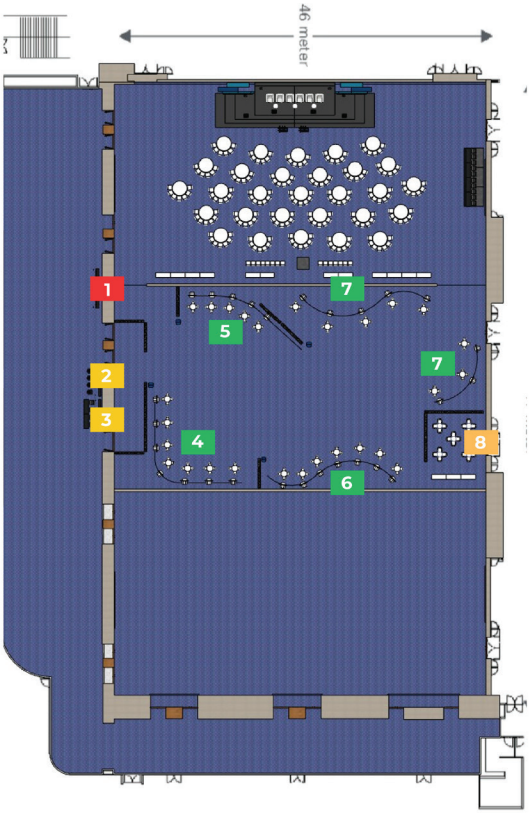
1. Show return ticket, and
2. Should pay IDR 500.000, - (approx. US$ 31), and could stay for a maximum period of 30 days.

Delegates who are not exempted both using diplomatic/service passport or ordinary passports are highly advised to contact the Indonesian Embassy for further information.

Meeting Venue

The East Java Investment Dialogue (EJID) will be held in Surabaya on 16th July 2025

Venue Address
Four Points Pakuwon
Pakuwon Mall Jalan, Jl. Raya Lontar No.2, Babatan, Surabaya, East Java 60216
Phone: (031) 99150000

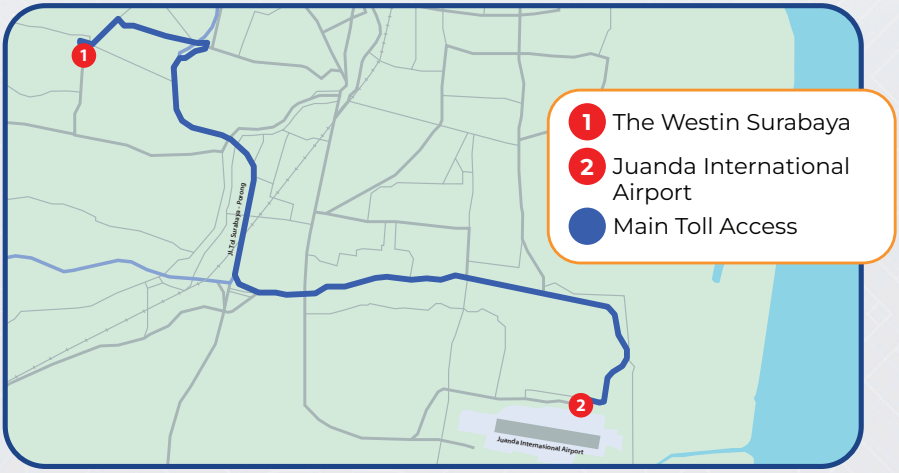


Floor Map

- 1. Photobooth Area
- 2. Scan Registration
- 3. Manual Registration
- 4. Manufacture Booth
- 5. Infrastructure Booth
- 6. Tourism & Estate Booth
- 7. Industrial Estate Booth
- 8. Project Owner Dining Area

Airport

Arrival & Departure



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

General Information

Surabaya

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

Culturally, Surabaya is a melting pot of diverse ethnicities, including Javanese, Chinese, and Madurese, which enriches its vibrant cultural landscape. This lead to many variety of its culinary scene, such as Local favorites include soto and rawon,

a traditional soup, and rujak, a spicy fruit salad, both of which reflect the city's rich culinary heritage. Culinary has been famous tourism destination, which can be found around the city for 24 hours.

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

Climate

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

October	Celcius	Farenheit
Average High	32	89
Average Low	26	79

Dress Code

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

Time Zone

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

Working Language and Interpretation

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

International Dialing Codes

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

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

Electricity and Water Supply

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

Currency and Banking

The currency in Indonesia is the Indonesian Rupiah (Rp) The government regulates that all transactions done in Indonesia must use Rupiah as a legal tender. Authorized money changers are available at the airport and near the meeting venue. Delegates can also withdraw Rupiah through Automated Teller Machines (ATMs). Major credit cards are widely accepted in most hotels, restaurants, and stores. ATMs are also widely available in Surabaya. You can withdraw money from any ATM with the logo of your card network operator.

Administrative Information:

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

Ms. Nur Qomariah
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+62 8770-1340-361

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

NOTES

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