



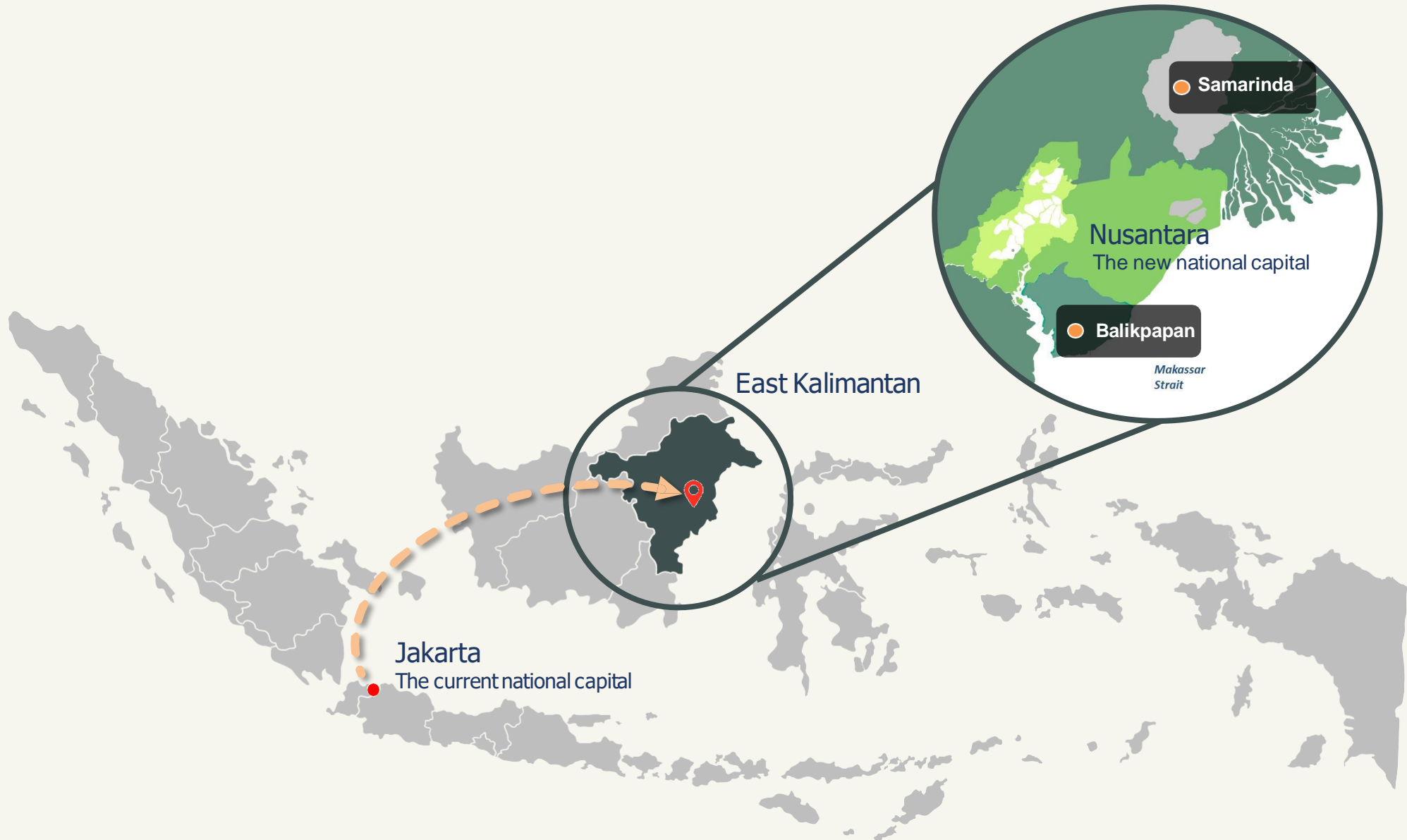
NUSANTARA

# *INVESTMENT OPPORTUNITY IN NUSANTARA CAPITAL CITY (IKN)*

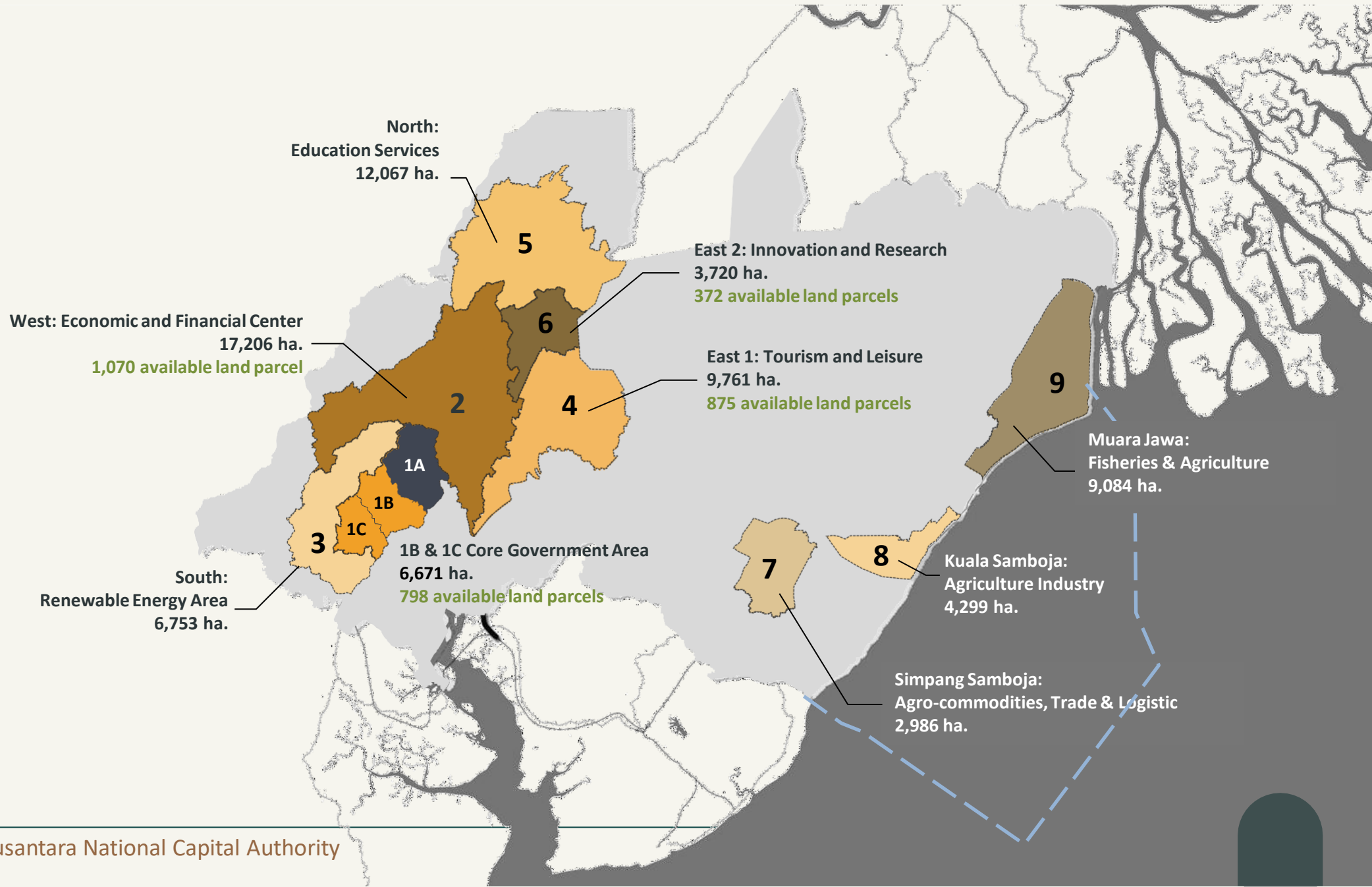
**Data as of 31<sup>th</sup> July  
2023 – Jakarta,  
Indonesia**



# From Jakarta to Nusantara



# Nusantara's Area: from Government Core Area to Development of Financial Center



# Nusantara's Connectivity Plan

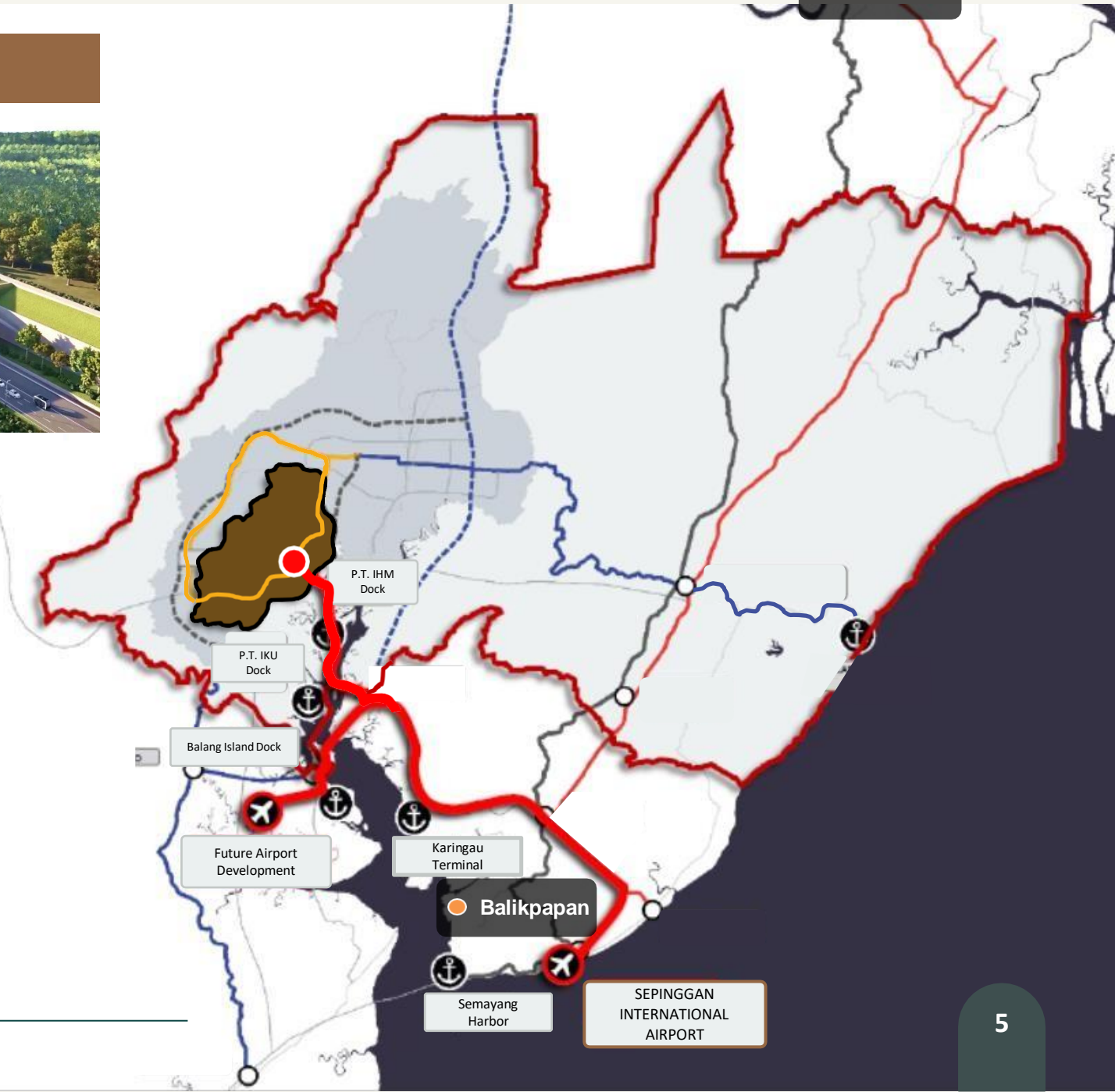
● Samarinda

**Toll road between Balikpapan-Nusantara including immersive tunnels**



**Airport Toll Road**  
 Connecting Nusantara's Core Area and Sepinggan International Airport (Balikpapan)  
 Length: 47.63 km  
 Traveling time: 30 minutes

**Sea Ports**  
 Buluminung Terminal, Lango Dock, Balang Island Dock, IHM Dock, IKU Dock



# Nusantara's Development Phases

**I** 2022-2024

Initiate transfer of selected government offices

**II** 2025-2029

Strengthen Nusantara's core areas; Expand housing, office, and commercial zones

**III** 2030-2034

Develop education and health sectors and high-tech industry

**IV** 2035-2039

Complete construction of all infrastructure and the three-city ecosystem to accelerate Kalimantan's development

**V** 2040-2045

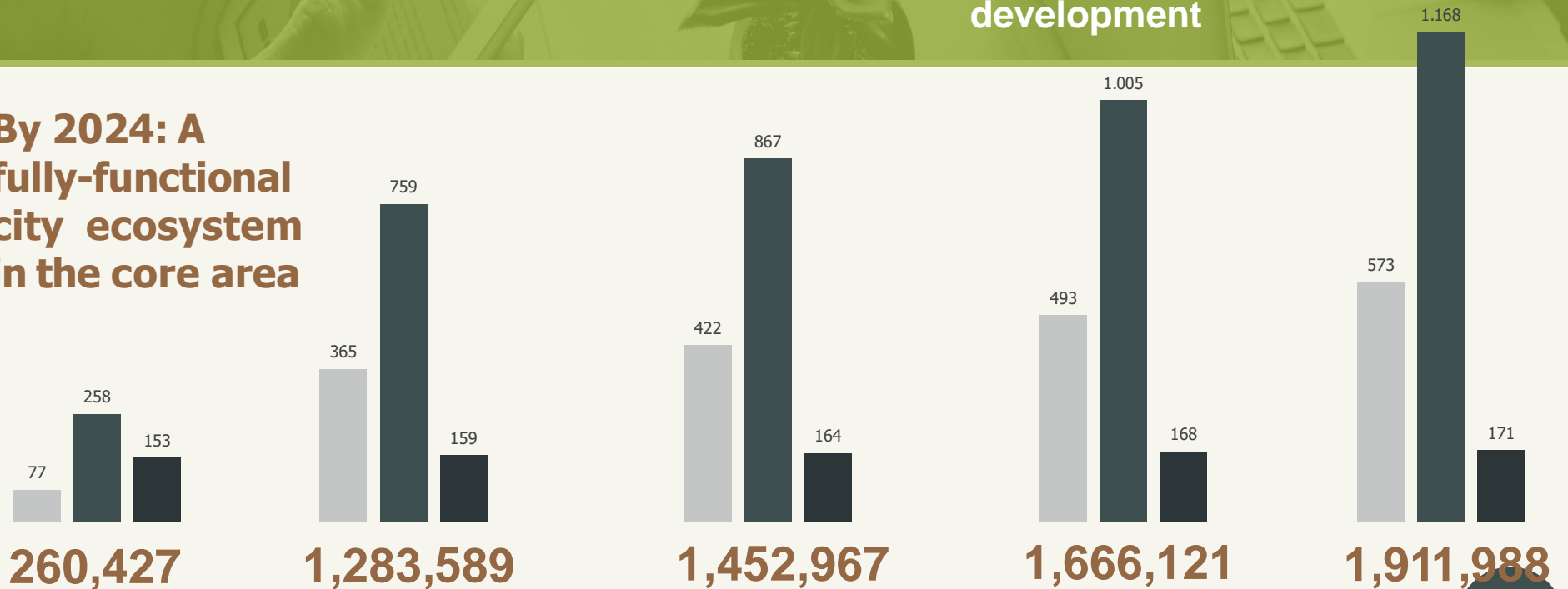
Solidify reputation as "The World City for All"



**By 2024: A fully-functional city ecosystem in the core area**

Construction Workers  
 Dependent Population  
 Population in Nusantara

**Total Population**



# Nusantara: Sustainable Forest City

## Indonesia's Contribution to Global Climate Agenda



**65%**

**Tropical Forest  
through Reforestation**

**10%**

**Parks and food  
production area**

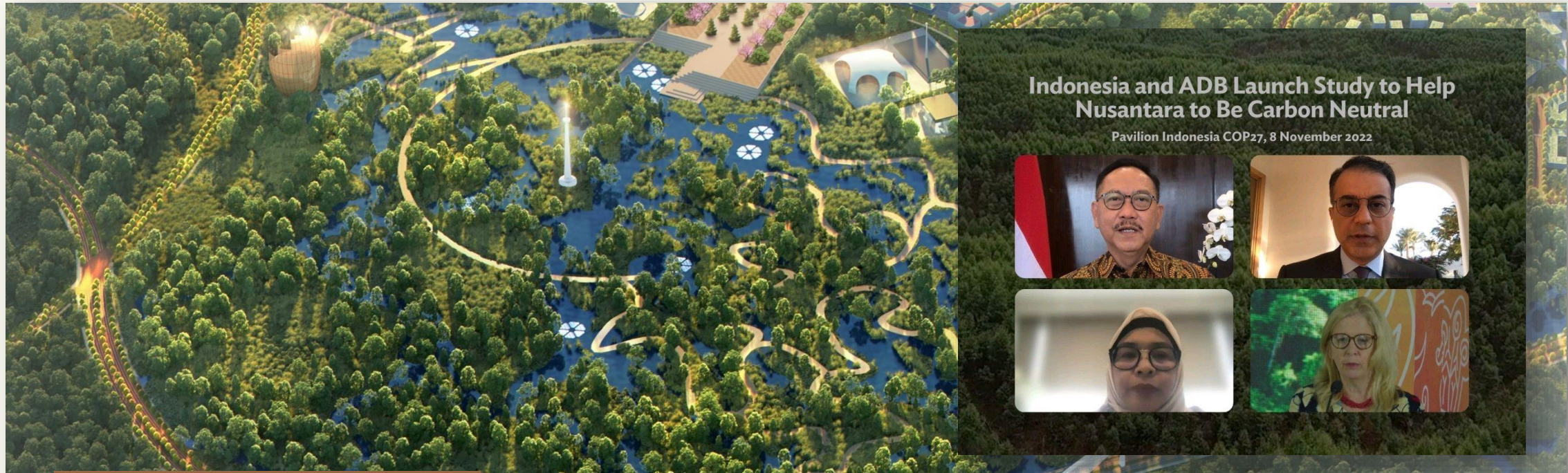
**25%**

**Urban built  
area**

Turning production forest into tropical forest, preserving it as a carbon sink,  
and controlling the built-up area to minimize emission

**Goal: Carbon-neutral city by 2045**

# Nusantara's Locally-Determined Contribution



## Launched at COP27:

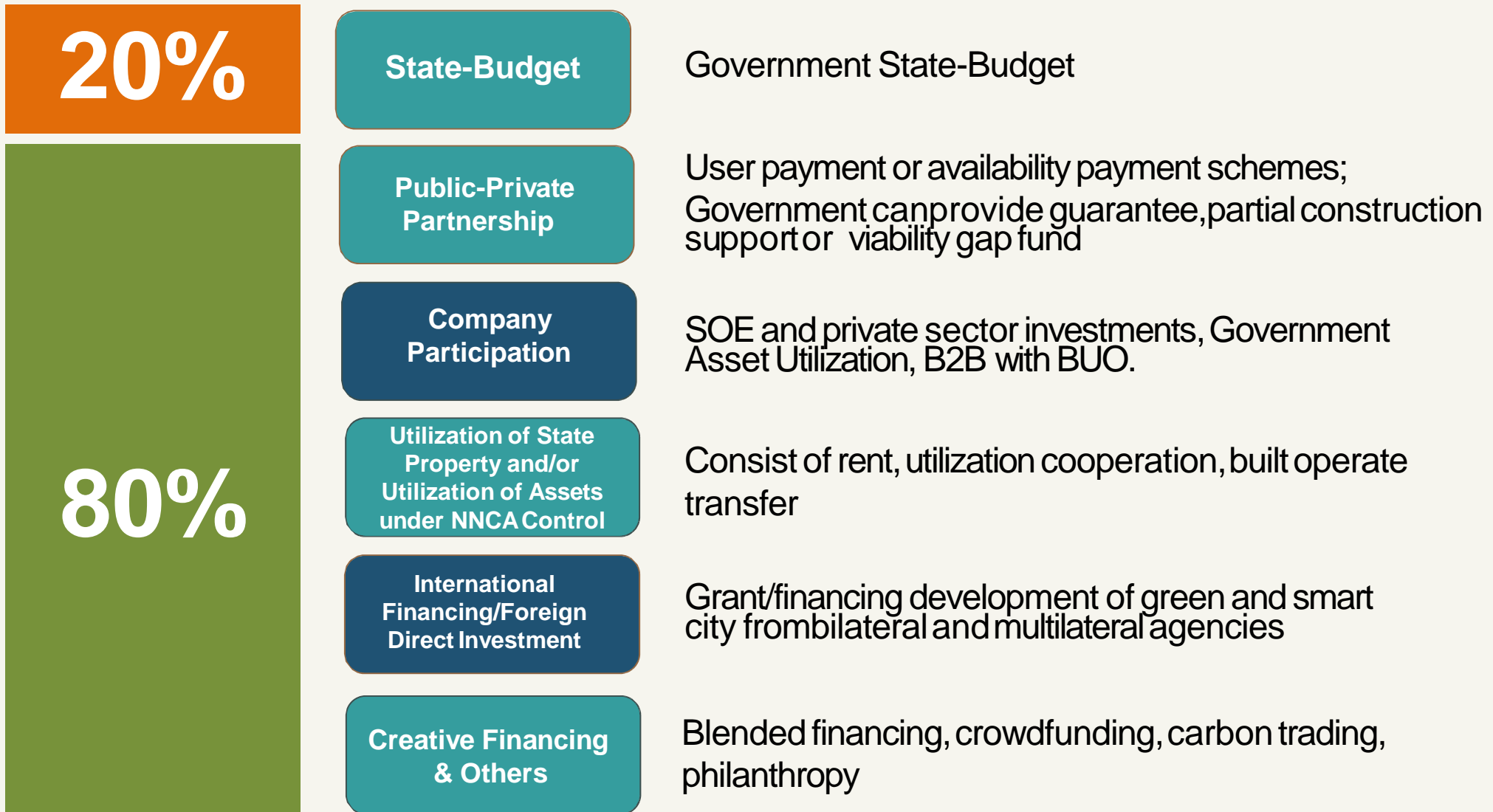
A study that maps Nusantara's pathway to be a carbon-neutral city by 2045

Nusantara's development plan will foster increased rehabilitation efforts in its area.

The plan will aim to conserve 65% of Nusantara's tropical forest, allowing the city to achieve a net sink before 2030.

Nusantara will contribute to Indonesia's NDCs, in line with the Paris Agreement.

# Nusantara's Funding Schemes and Potential Investment Opportunities





# Investment Interest Progress

28<sup>th</sup> June 2023



NUSANTARA

**256 LOI**



|                                   |                   |                                     |     |
|-----------------------------------|-------------------|-------------------------------------|-----|
| Country                           | Indonesia         | 116                                 | 237 |
|                                   | Malaysia          | 19                                  |     |
|                                   | China             | 18                                  |     |
|                                   | Philippines       | 1                                   |     |
|                                   | USA               | 9                                   |     |
|                                   | UK                | 3                                   |     |
|                                   | Singapore         | 23                                  |     |
|                                   | Luksemburg        | 1                                   |     |
|                                   | Thailand          | 1                                   |     |
|                                   | Germany           | 1                                   |     |
|                                   | Japan             | 27                                  |     |
|                                   | France            | 5                                   |     |
|                                   | South Korea       | 3                                   |     |
|                                   | Spanish           | 1                                   |     |
|                                   | Finland           | 3                                   |     |
|                                   | UEA               | 3                                   |     |
|                                   | Canada            | 1                                   |     |
|                                   | Brunei Darussalam | 1                                   |     |
|                                   | Netherlands       | 1                                   |     |
|                                   | Sector            | Education Infrastructure & Facility |     |
| Medical Infrastructure & Facility |                   | 9                                   |     |
| Housing                           |                   | 17                                  |     |
| Mixed use                         |                   | 13                                  |     |
| Office                            |                   | 4                                   |     |
| Utility                           |                   | 15                                  |     |
| Consultant                        |                   | 16                                  |     |
| Energy                            |                   | 29                                  |     |
| Connectivity                      |                   | 8                                   |     |
| Waste Management                  |                   | 10                                  |     |
| Other Infrastructure              |                   | 55                                  |     |
| Industrial zone                   |                   | 4                                   |     |
| Goods and Services                |                   | 35                                  |     |
| Technology                        |                   | 25                                  |     |

| Companies | NDA Signing | MoU |
|-----------|-------------|-----|
| 237       | 37          | 14  |



# Large-Scale Investment Opportunities in Nusantara

**Toll road between Balikpapan-Nusantara including immersive tunnels**



**Sepinggan Airport development**



**Transit-oriented development**



**Financial center, smart city ecosystem development**



**Low-carbon energy development**



**Eco-tourism, including wildlife safari, eco-leisure, and wellness**





# Competitive investment incentives have been set for investment related to IKN development



## Ease of doing business



### Land ownerships

0% BPHTB (Land and Building Acquisition fee)

Competitive ownership /usage rights:

- HGU–Land usage rights for 95 years;
- HGB–Building usage rights for 80 years;
- HPL– Management rights for 80 years)



### Foreign workers

Exemption of compensation fee from business owner/investors to expatriate worker—to be borne by Indonesian Government



### Housing

IKN Authority to support provision of key housing requirement for investors and their employees



## Fiscal incentives



### Tax holiday

Tax holiday for investor with investment value > IDR 10 Bn or MSME business owner

Tax article 21 to be borne by Indonesian Government for all employees domiciled in IKN



### VAT & Luxury goods tax

VAT is not collected on property, EV, property rental services, construction services, and waste treatment services



### Super deduction of tax

Donation—super deduction of gross income by 200% of donation expense

Vocational—super deduction of gross income by 250% of vocational expense

R&D—super deduction of gross income by 350% of R&D expense



### Customs

Import duty exemption period at 4-6 years (from existing 2-4 years)





# 12 investment sectors have been identified – with 6 are the top priority for IKN development

## Top priority sectors *(short-term focus)*



Renewable Energy



Telecom



Transportation



Housing



Water treatment



Waste management

## High priority sectors *(longer-term focus)*



Township



Technology



Medical facility



Commercial infrastructure



Education



Industrial area

President of Indonesia, H.E. Joko Widodo in the Ecosperity Week 2023 agenda organized by Temasek Holding, on 6-8 June 2023



The government has prepared 300 investment packages for the Nusantara National Capital Authority (IKN) with a total value of USD 2.6 billion for various sectors, including housing, transportation, energy and technology.

The Chairman of the NNCA, H.E. Bambang Susantono, explained that by the end of the year OIKN had made several commitments with international investors in developing the IKN.

*"There are at least five countries that are in the process (of agreements), including South Korea, then Japan, China, Germany, and also the UAE (United Arab Emirates)," he explained.*

In closing, the President emphasized to the audience to join and invest in IKN.

*"I urge you, don't wait too long, don't just talk and be a spectator, this is a golden opportunity. That is a very interesting thing in Indonesia that you all can be a part of," the President concluded.*



**“Some people make things happen,  
some watch things happen,  
while others wonder what has happened.”**

*~ Eleanor Roosevelt*





Nusantara  
National Capital  
Authority

## CONTACT US

### Jakarta

Menara Mandiri 2, 27<sup>th</sup> floor  
Jalan Jenderal Sudirman 54-55  
South Jakarta

### East Kalimantan

Pantai Mentari Compound  
Jalan Mulawarman 6  
Manggar, Balikpapan City

**Email:** [investasi@ikn.go.id](mailto:investasi@ikn.go.id)

**WhatsApp:**

+62-811-811-28-888

+62-811-811-58-888

[www.ikn.go.id](http://www.ikn.go.id)