



NUSANTARA

Overview of Nusantara, Investment Packages and Funding Scheme Opts

**Data as of 4th August
2023 – Jakarta, Indonesia**



From Jakarta to Nusantara : The Only Capital City in the World Moving to Another Island

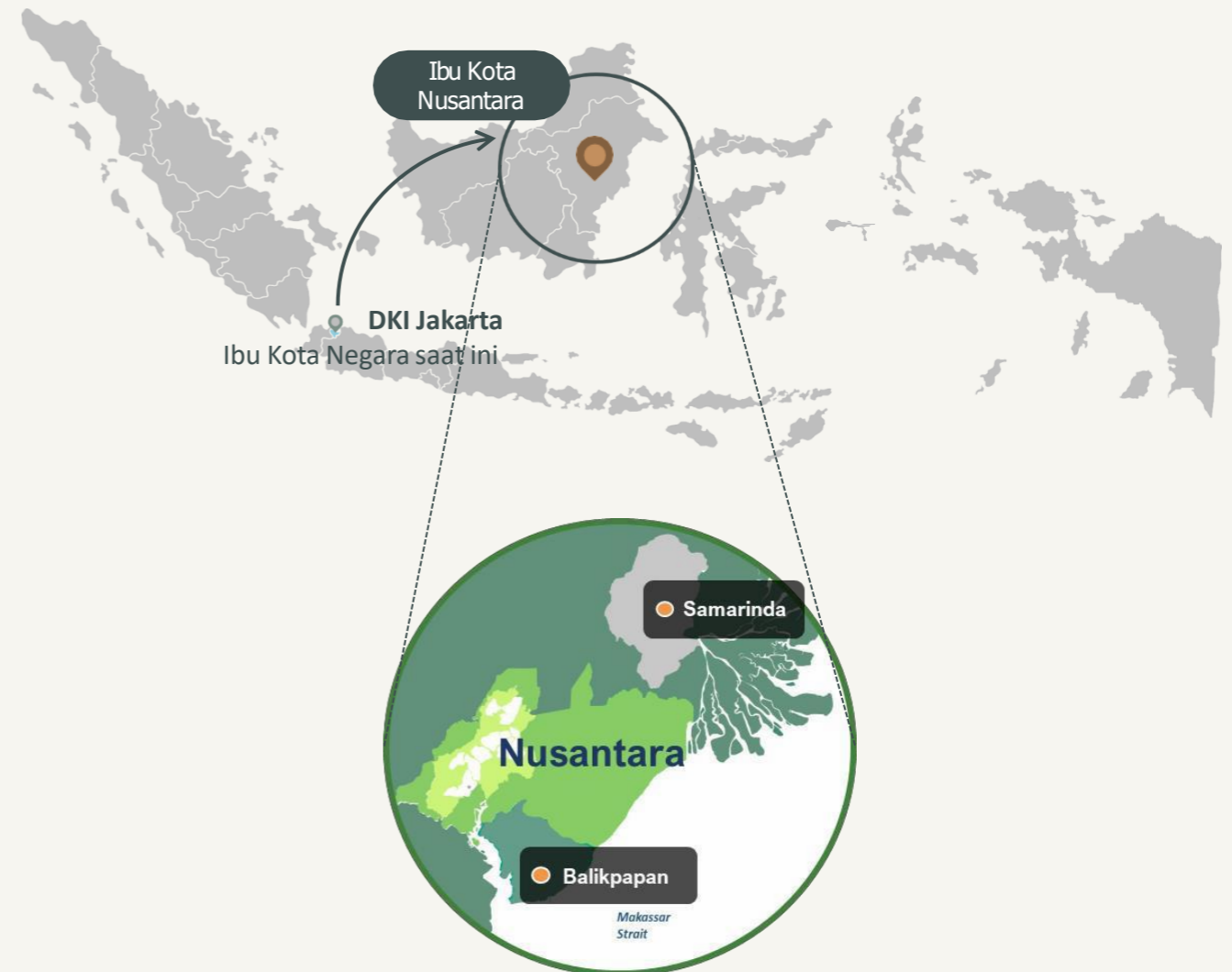
Moving the National Capital City to Kalimantan is in line with efforts to realize **more inclusive and equitable economic growth**, namely by moving the center of gravity to outside the island of Java

The new National Capital is planned and built to a new **higher standard of quality**, adaptive, innovative, gender equal and inclusive, just, sustainable and dignified

Supporting legal basis



Law No. 3 Year 2022
about the National Capital



Tri-city economy: Future Economic Superhub of Indonesia

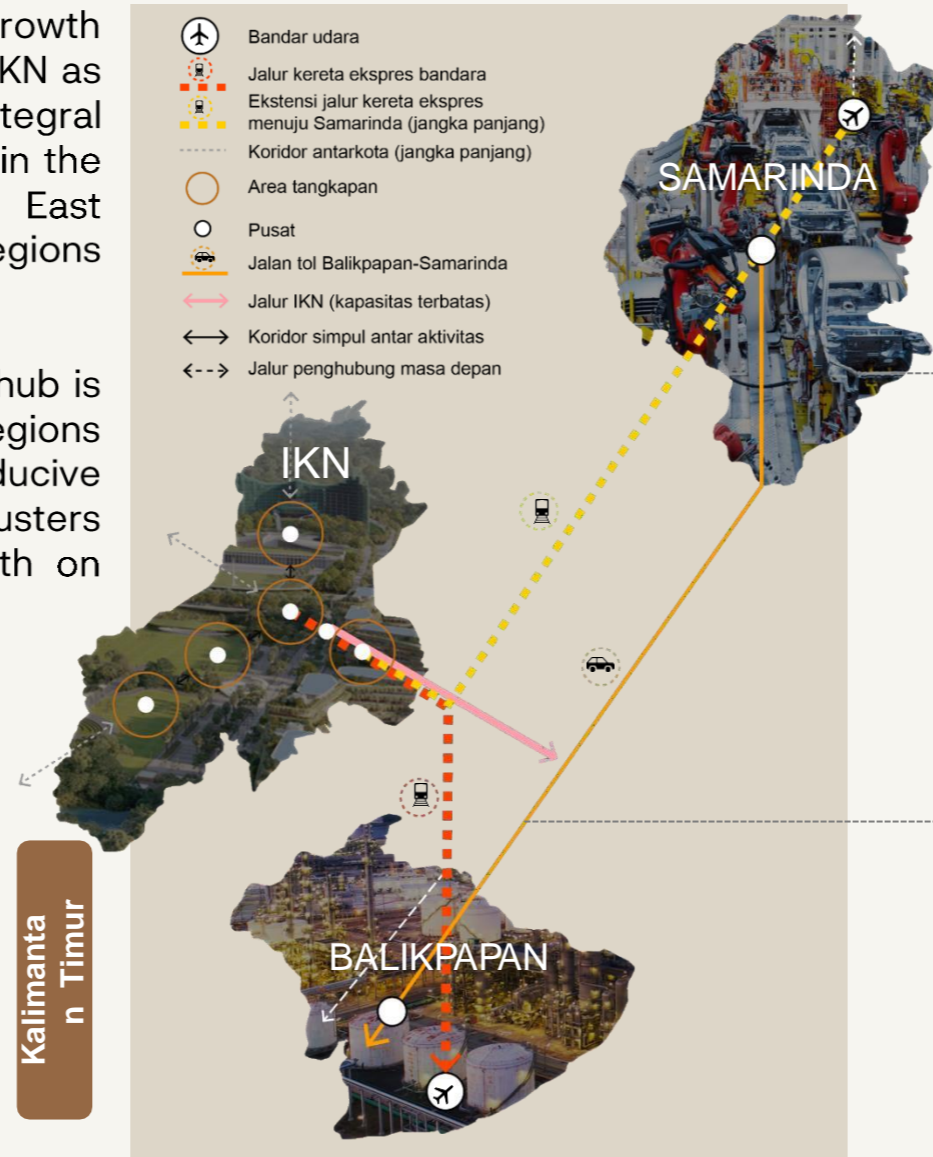
A more inclusive and equitable economic growth will be leveraged by the development of IKN as an economic Superhub, which will be an integral part of efforts to transform the economy in the Capital City of the Archipelago and East Kalimantan Province as well as Partner Regions on Kalimantan Island.

The presence of the IKN economic superhub is expected to provide benefits to Partner Regions on Kalimantan Island in the form of conducive ecosystem development and economic clusters that will become new sources of growth on Kalimantan Island.

Three Cities cooperation strategy

Upstream Agriculture and Nature Tourism Center

- Development of nature tourism and wellness tourism
- Development of upstream agricultural production connected with the downstream agri-industrial sector



Samarinda

Historical center of East Kalimantan with a rejuvenated energy sector

- The administrative center for East Kalimantan
- A lighthouse for sustainable coal mining
- New manufacturing base for renewable energy

IKN

Government core and green innovation center for the region

- Government and community service center
- Innovation center and talent center
- Clean and high-tech industry
- Base for tourism for the region

Balikpapan

Oil and gas and logistics downstream node for East Kalimantan

- Downstream processing of oil & gas industry into petrochemicals
- The main seaport for the province and region

Nusantara's Nine Economic Generators

Government Core Area

KIPP – 6,671 hectares

Economic and Financial Center

West IKN – 17,206 hectares

Renewable Energy Area

South IKN – 6,753 hectares

Tourism and Leisure

East IKN 1 – 9,761 hectares

Education Services

North IKN – 12,067 hectares

Innovation and Research

East IKN 2 – 3,720 hectares

Agro-commodities, Trade & Logistic

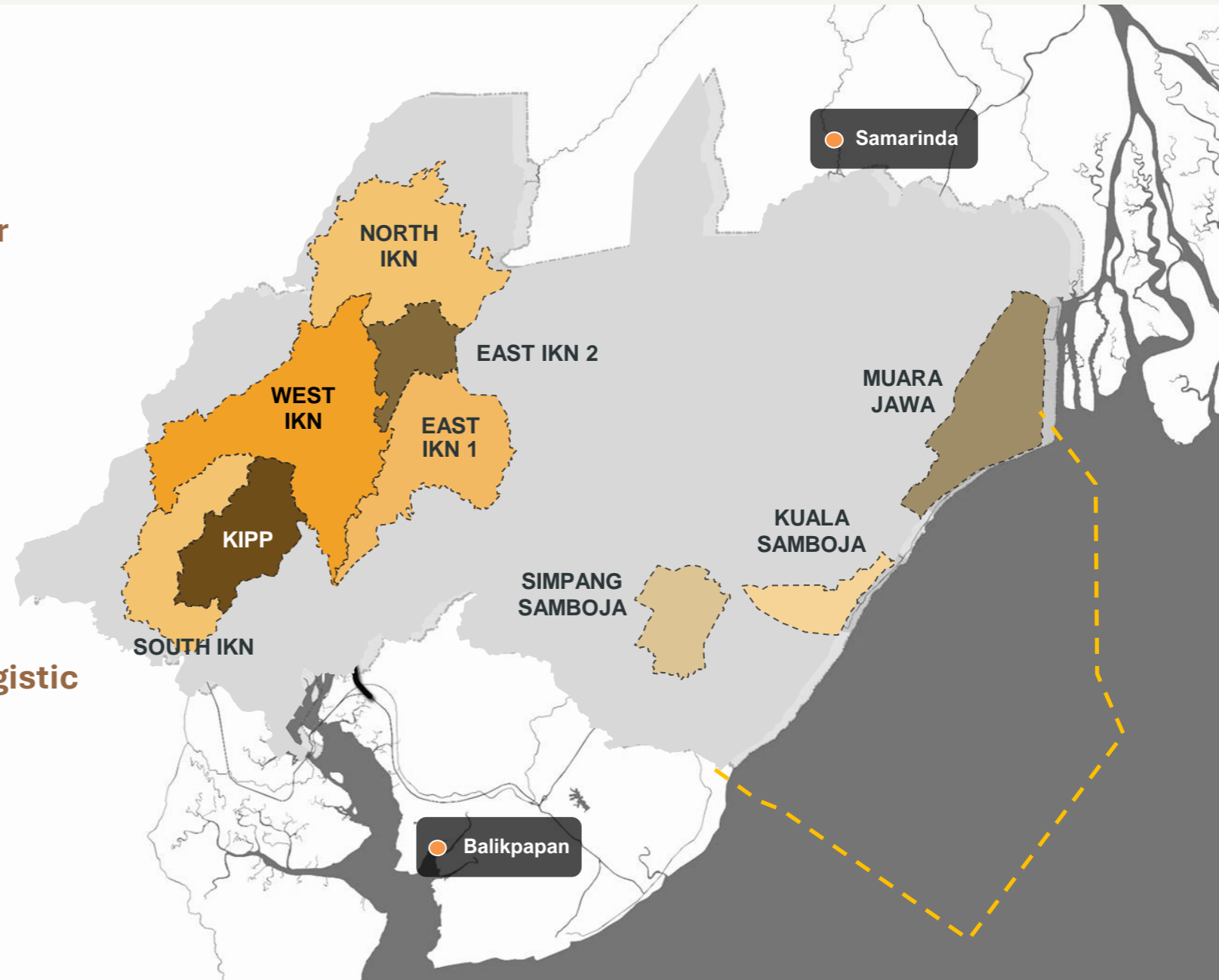
Simpang Samboja – 2,986 hectares

Agriculture Industry

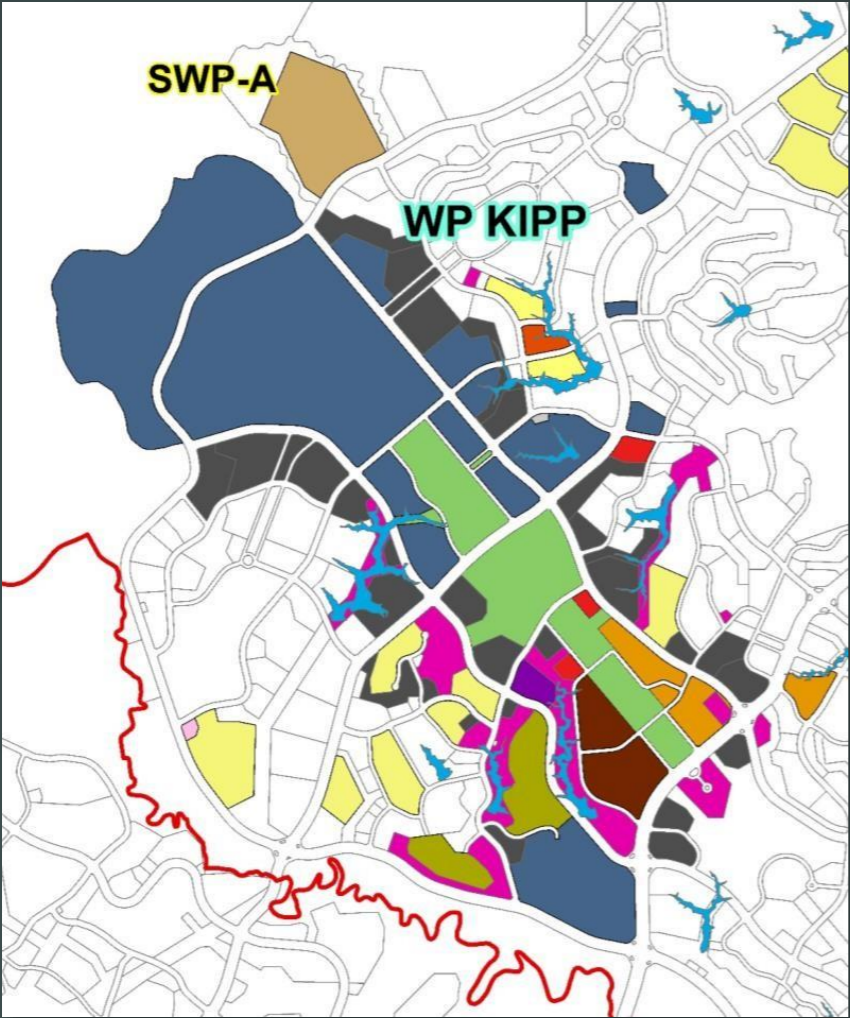
Kuala Samboja – 4,299 hectares

Fisheries and Agricultural

Muara Jawa – 9,084 hectares



Government Core Area in 2024



Estimated Total Building Area
542,7 Ha



Sumber: Diolah dari data Tim Transisi, November 2022

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

Top priority sectors *(short-term focus)*



Renewable Energy



Housing



Telecom



Water treatment



Transportation



Waste management

High priority sectors *(longer-term focus)*



Township



Technology



Medical facility



Commercial infrastructure










Education

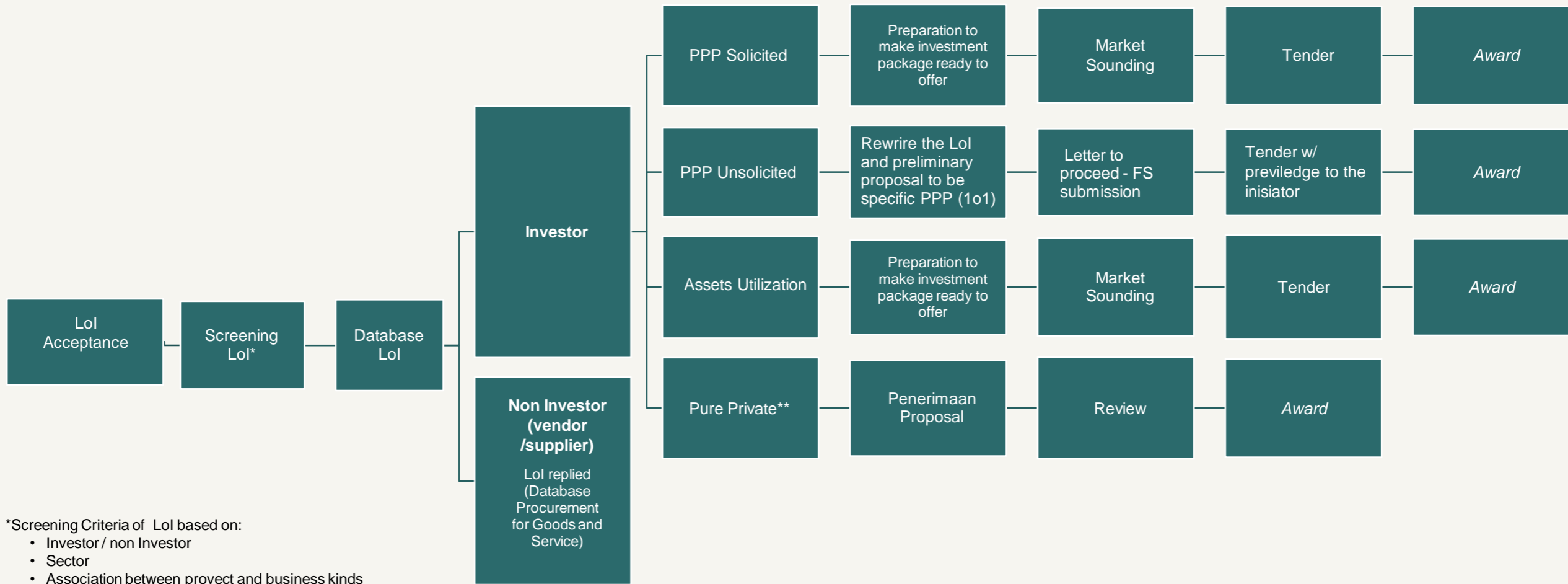


Industrial area

300 Long List Investment Packages in Nusantara have been Identified based on Letter of Intent

	Identified investment projects	Est. investment (Mn USD)	Remarks
 Housing	130	666-1,089	<ul style="list-style-type: none"> Projects related to housing development Total projects covering ~452 Ha
 Commercial	71	194-314	<ul style="list-style-type: none"> Projects related to mixed use infrastructure Total projects covering ~130 Ha
 Education	63	67-110	<ul style="list-style-type: none"> Projects related to development of school infrastructure Total projects covering ~45 Ha
 Transport	22	~635	<ul style="list-style-type: none"> Projects related to Road & MUT development Total projects covering ~79 Km
 Medical facilities	8	13-21	<ul style="list-style-type: none"> Projects related to Hospital infrastructure Total projects covering ~8.5 Ha
 Telecom	3	~321	<ul style="list-style-type: none"> Projects related to development of Fiber optic network Total projects covering ~207 Km
 Energy – Infrastructure	2	~68	<ul style="list-style-type: none"> Projects related to development of electricity & gas infrastructure Total projects covering ~95 Km gas line and ~73 Km electricity line
 Township	1	22-37	<ul style="list-style-type: none"> Projects related to development of City Park Total projects covering ~15.4 Ha
 Energy – Powerplant	1	15-30	<ul style="list-style-type: none"> Projects related to development of Floating Solar PV Total projects covering ~334 Ha

Bussiness Process from Letter of Intent to The Funding Scheme Options

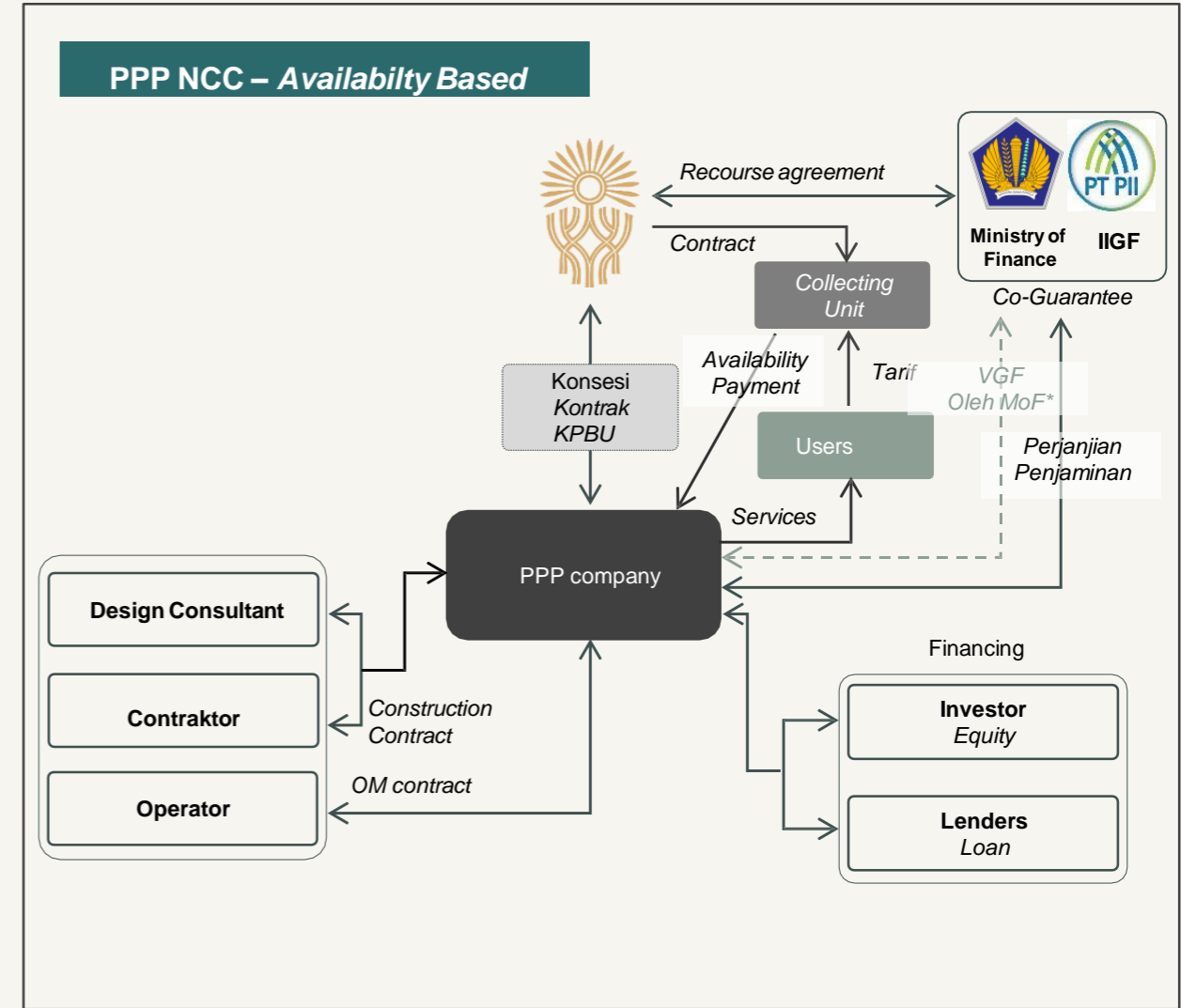
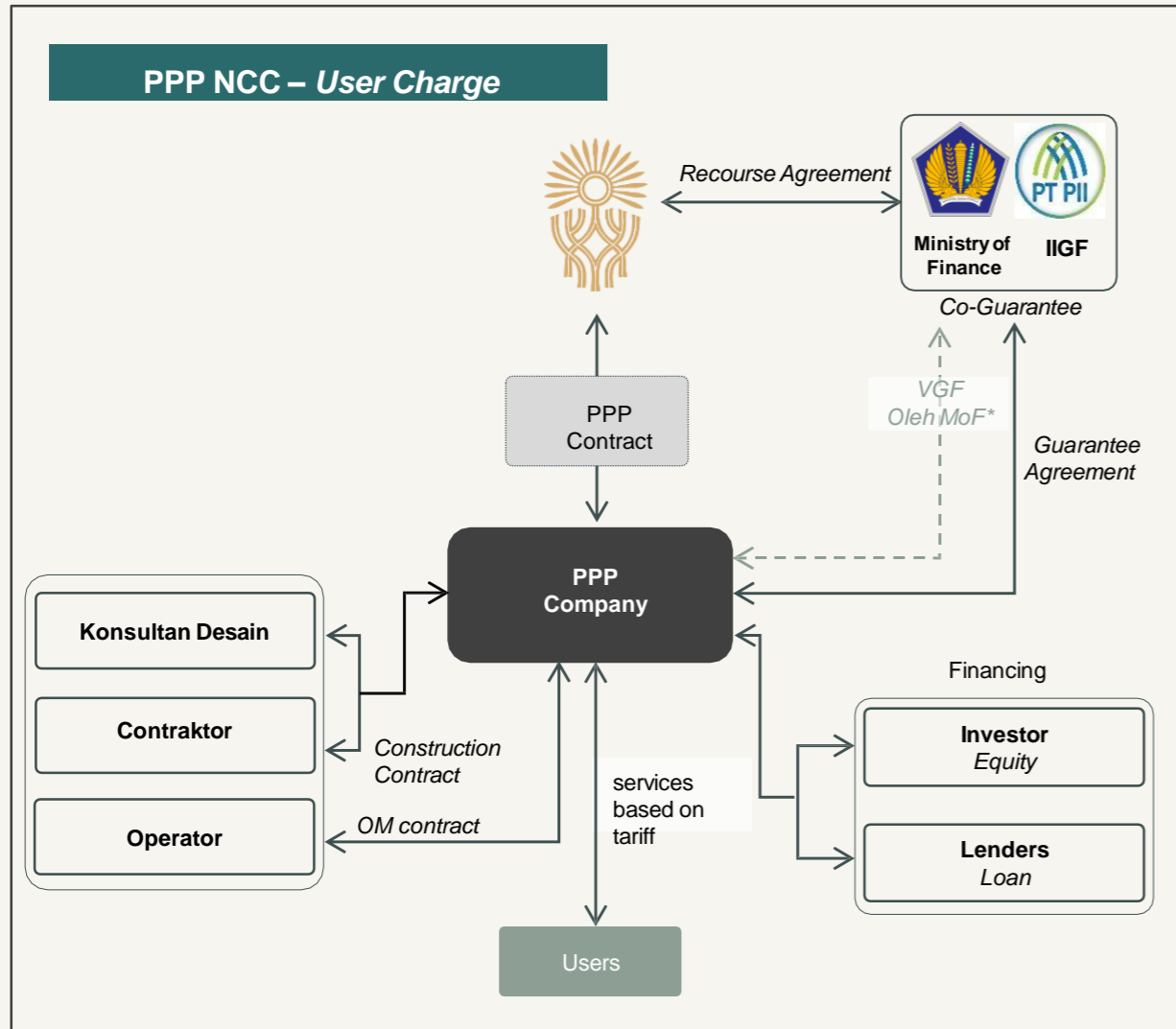


*Screening Criteria of Lol based on:

- Investor / non Investor
- Sector
- Association between proyect and business kinds

•Pure private only for the location outside core area of IKN

Public Private Partnership (“PPP”) Nusantara Capital City



Indicative timeline for PPP Scheme

Timeline KPBU Solicited*

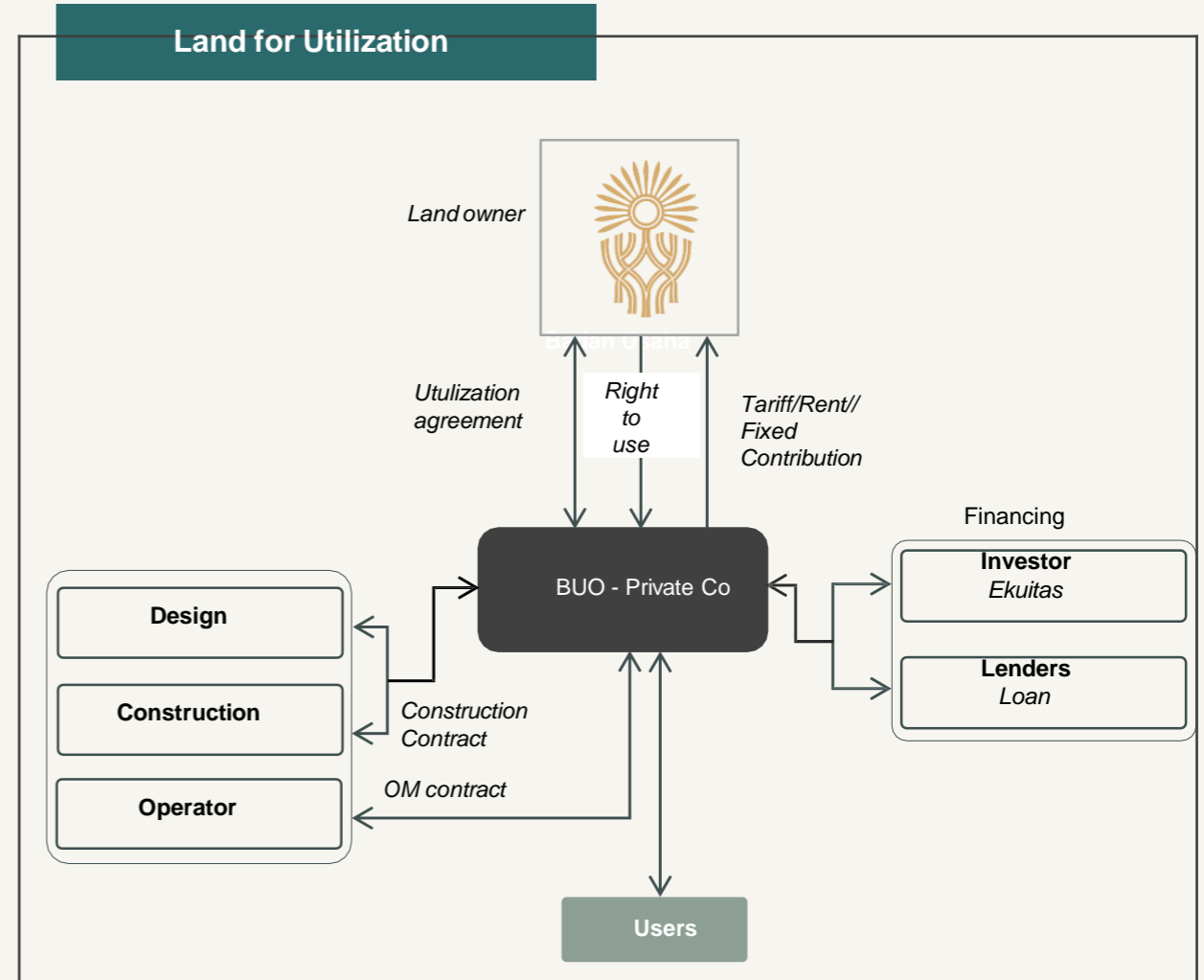
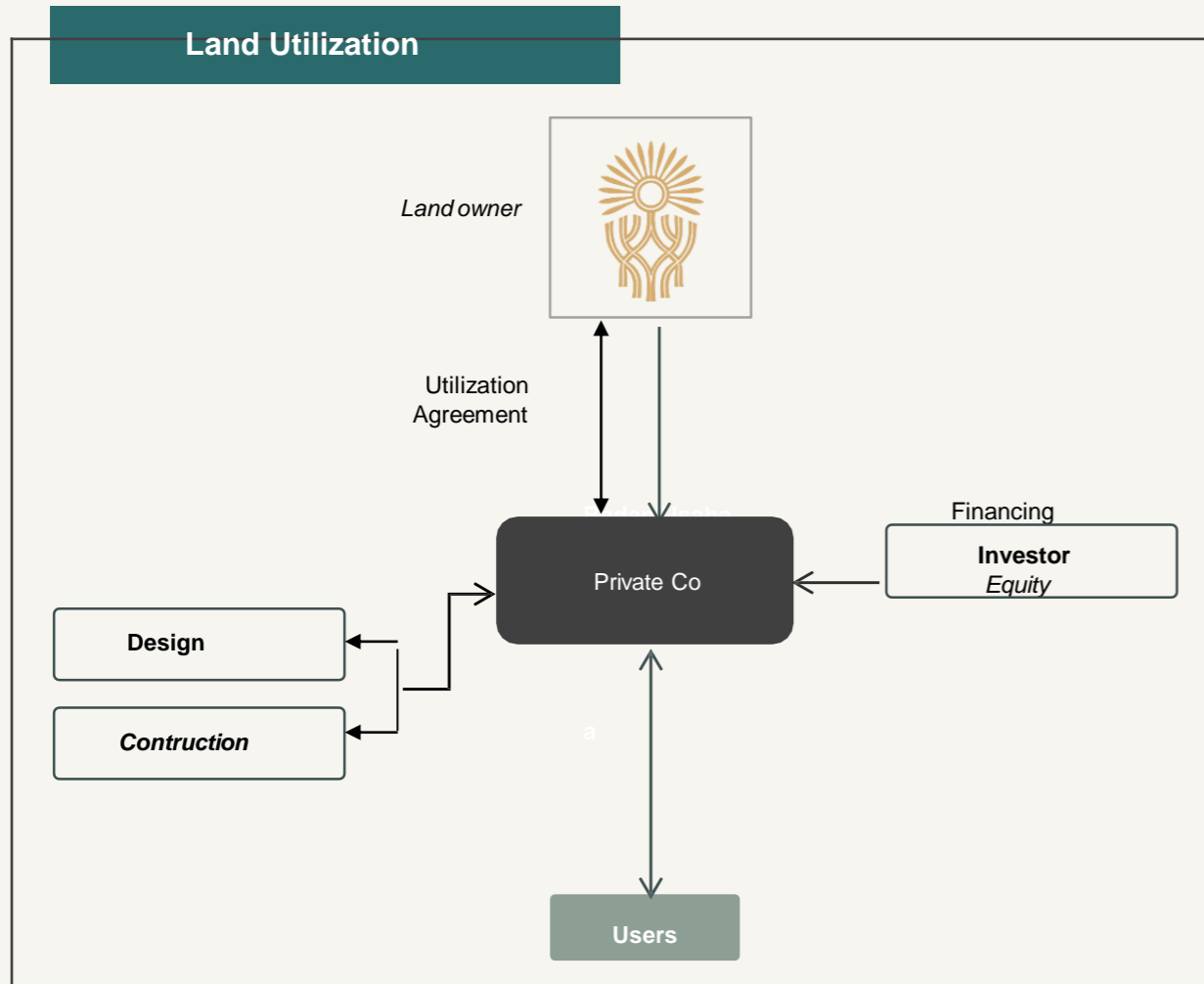
Kegiatan	PIC	Bulan																			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Preparation to get facility from MOF	NNCA & MOF	█	█																		
Procure FS consultant	MOF	█	█																		
Compiling feasibility study	NNCA			█	█	█	█	█	█												
Praqualification (RfQ)	NNCA									█	█	█	█	█	█	█	█	█	█	█	█
Tender (RfP)	NNCA																				
Signing PPP contract and establishing SPV	NNCA & the winning Bidder																				
Financial Close	The winning bidder																				

*not include the planning stage

Timeline KPBU Unsolicited

Kegiatan	PIC	Bulan																			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Lol + response to Lol	Inisiator and NNCA	█																			
Preparation to get consultant from MOF	NNCA and MOF		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Compiling feasibility study (FS)	Inisiator company		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Reviewing the FS	NNCA & consultants																				
Tender (RfQ dan RfP)	NNCA & Bidders																				
Signing PPP contract and establishing SPV	NNCA & the winning Bidder																				
Financial Close	The winning bidder																				

Land Utilization



More likely as a private contribution for small infrastructure projects

Example : Roads, MUT, District parks, Community Sport Center, etc

For bigger infrastructure and/or commercial projects

Example : Private Hospital, Private Schools, Shopping Centers, etc

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)



NUSANTARA

Capital City of Indonesia

Nusantara National Capital Authority – Jakarta Office

Menara Mandiri Tower II, Floor 27
Jl. Jend. Sudirman Kav 54-55, RT.5/RW.3, Senayan,
Kebayoran Baru, Jakarta Selatan 12190, Indonesia

Nusantara National Capital Authority – Balikpapan Office

Pantai Mentari Compound
Jl. Mulawarman 6, Manggar, Kec. Balikpapan Timur
Kota Balikpapan 76116, Kalimantan Timur

Office +62 21 27099100
Email investasi@ikn.go.id
sekretariat@ikn.go.id

Website ikn.go.id
Youtube IKN Indonesia
Instagram @ikn_id
Twitter @ikn_id
Facebook IKN Indonesia