



NUSANTARA
Capital City of Indonesia



Sarawak Economic Development Corporation (SEDC) Group

Investment Opportunities in Nusantara, New Capital City of Indonesia

Rusmin Lawin

Senior Expert to the Chairman of Ibu Kota Nusantara for Regional Economic and Partnership Regions

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INTRODUCING NUSANTARA

Nusantara offers an unparalleled investment opportunity into the future of Indonesia.



Capital city to promote equitable wealth and social development

“World-class city for all” –IKN as a superhub

Vision of Nusantara:



*The World's
Sustainable
City*



*A Symbol of
National
Identity*



*Economic
Driver for
Indonesia's
Future*

Nusantara Highlights

Location:

**East Kalimantan,
Indonesia¹**

Total Area:

252,660 ha

divided into 3 zones²

Population³

~4 Million

Across the tri-city
ecosystem
surrounding
Nusantara³

Governance:



Nusantara
Capital Authority⁴(NCA)

Investment required:

USD 32 Billion

for infrastructure &
economic drivers
(technology, renewables,
energy, EV, etc.)

Source: Wiki “ID Country”; Wiki “Economy of ID”; 1. Located in between the cities of Balikpapan and Samarinda (two major cities in East Kalimantan province); 2. KIPP (6,6 ha), K-IKN (56k ha), KP-IKN (256ha); 3. Balikpapan, Samarinda and surrounding area; 4. OIKN, Otorita Ibu Kota Nasional (NC, an oversight and regulatory board responsible for the development of Nusantara, formed at through the Law No.3 / 2022; 5. 20% from state budget, 80% from private investment.

Tri-City Economy: Nusantara, Balikpapan, Samarinda

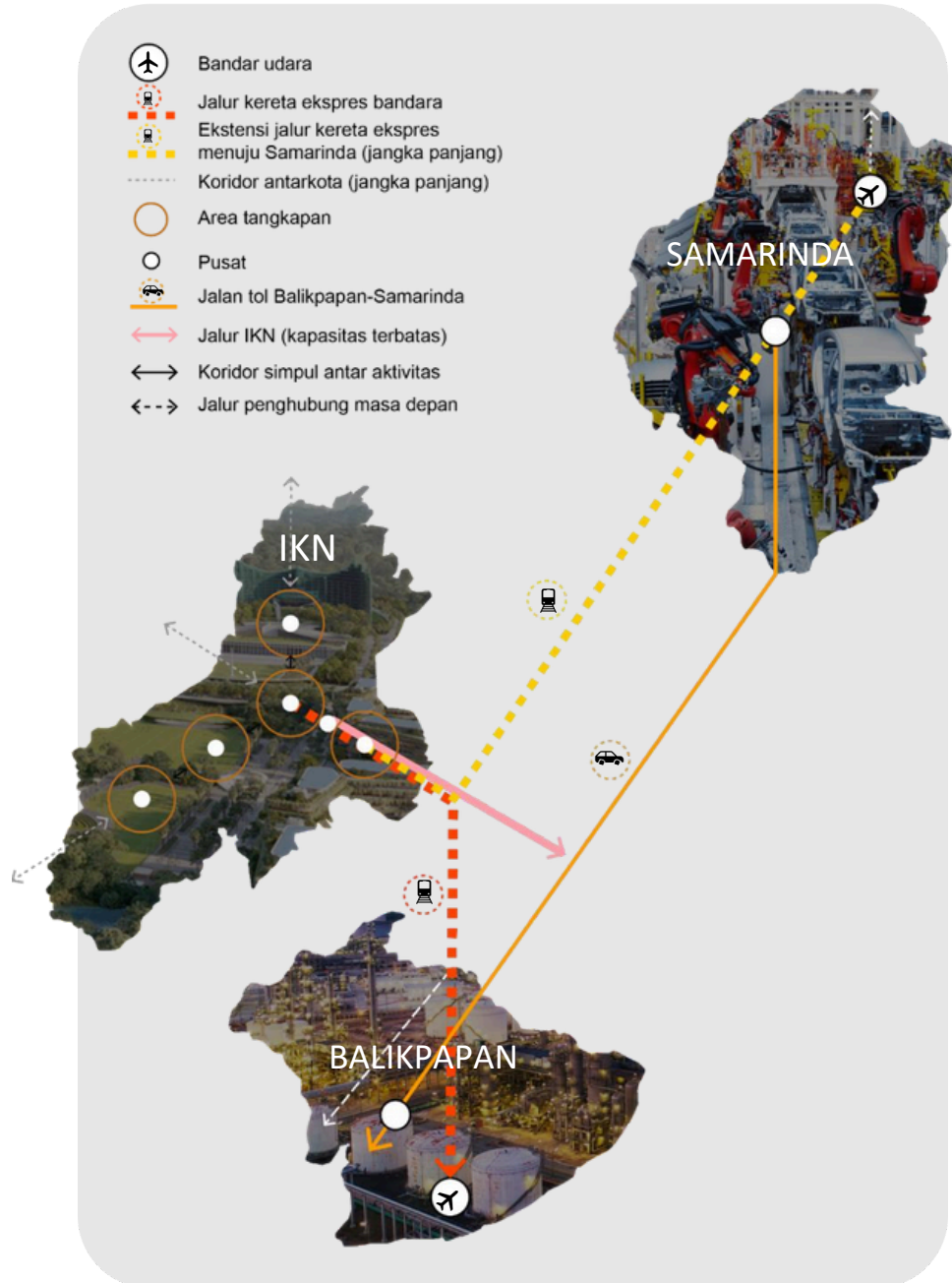
Nusantara as *economy superhub* is expected to provide benefits for partner regions on Kalimantan :



Development of *nature* & *health* tourism



Increasing *upstream* and *downstream* agricultural production



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

Nusantara

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 aims to not only become just a **new capital city** but also the **center** of Indonesia's **future economic development**

There are two major archetypes with regards new city development

A Capital City (Government Center) B Economic Center



Canberra Putrajaya



Shenzhen



Dubai



Government centre based of the 1901 Australian constitution which mandates the dev. of new capital city

Government centre developed ~20km outside of KL, due to overcrowding and congestion

Developed as first SEZ in China, serving trade in the ME built as entry port for foreign businesses into the country

Centre of finance and Centre of finance and diversification of oil revenue

Special authority equivalent to a state (Australian Capital Territory)

Direct federal authority in the form of Putrajaya Corporation

Sub-provincial city administration with executive (secretary) and legislative function

City municipality directly under the Dubai emirate

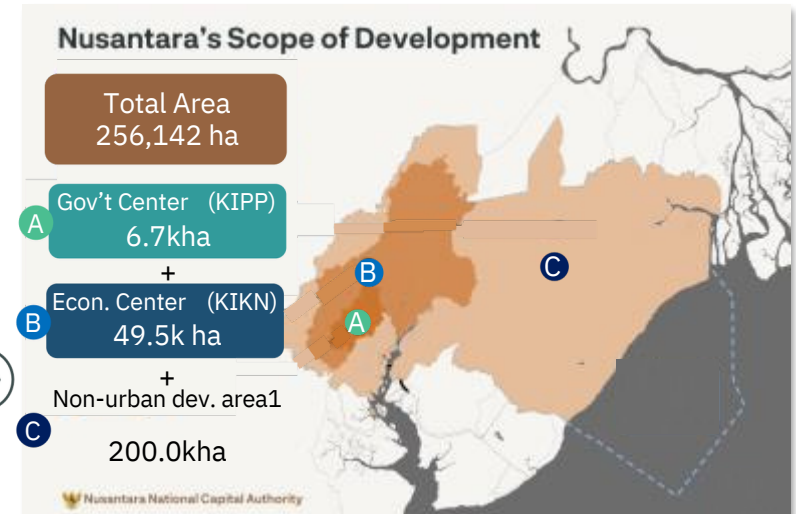
81,420 ha

4,900 ha

198,600 ha

3,500 ha

Nusantara aims to combine both elements



A Capital City (Government Center)

Focal point for government administration; presidential palace, ministerial buildings, other administrative facilities

B Economic Center

Centre of future economic development focusing on new economic driver and Indonesia-centric approach

Opportunities to extend and promote Indonesia-Malaysia investment and economic partnership

Indonesia and Malaysia economic collaboration has cultivated since 2016

Banking

OJK bilateral cooperation with Malaysian banks on AseanBanking Integration Framework (ABIF) – witnessed by President Jokowi and Former PM Najib Razak

2016

2017

2019

2022

2023

National Competitiveness

Increasing national competitiveness through Indonesia-Malaysia-Thailand Growth Triangle (IMT-GT)

Nusantara New Capital City

Continuity of Malaysia's significant FDI contribution, President Jokowi & PM Anwar Ibrahim discuss on leveraging Nusantara development to further enhance investment cooperation

Trade

President Jokowi and Former PM Najib Razak on the formation of Council of Palm Oil Producing Countries (CPOPC) to strengthen ID-MY trading

Workforce & HR

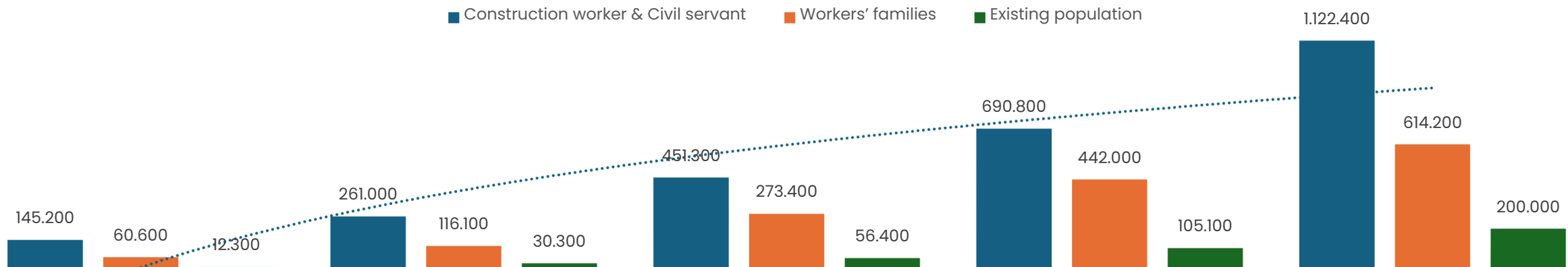
Discussion between President Jokowi and Former PM Ismail Sabri on implementation of one channel system (OCS) to strengthen ID workforce in Malaysia



Nusantara's Population Growth Forecasting in 2024 Up To ~200 Thousand Residents and Expected to Grow Towards 1.9 Million in 2045

Projected IKN population (Mn people)

■ Construction worker & Civil servant ■ Workers' families ■ Existing population



2024

- For the initial population, the fundamental infrastructure (drinking water supply infrastructure, electricity, ICT, waste management, and waste water) is complete and functioning.
- Construction of major facilities (such as the Presidential Palace, offices, and residences) at KIPP Transfer of early stages of ASN (including TNI and Polri)
- Priority economic sectors are being developed.

2025 - 2029

- Both primary and secondary public transit options available
- Expansion of housing zones for civil servants, military personnel, and police officers, as well as central government offices. The relocation of civil servants is likely to be completed soon
- Research and talent development, as well as exceptional colleges.
- Basic infrastructure construction & maintenance will keep going

2030 - 2034

- Integrated utilities construction and access railway to Balikpapan-KIPP Airport
- Military/police personnel are still being transferred.
- Industrial estate and other industry development in the superhub economic cluster
- Enhancing smart cities, digital hubs, and education for the twenty-first century
- Increasing the economic cluster's investment and ability to produce

2035 - 2039

- Rapid improvements in education & health care are the economic sector's driving force
- Increasing the competitiveness of educational and research institutions and strengthening the community's socio-cultural resilience
- Increase in basic infrastructural capacity in response to population growth
- Building capacity and diversifying economic clusters, as well as enabling infra., in neighboring cities

2040 - 2045

- Development of road-based mass public transit from trains in IKN and neighboring cities
- Enhancing integrated infrastructure and utilities
- IKN is seeing stable population growth
- Achieve net zero emissions and 100% renewable energy
- Industrial development is considered ongoing
- To be the most competitive city in the world

The incentives are built around the **12 fundamental sectors** of Nusantara to ensure the achievement of the vision



Renewable Energy



Telecommunication
s Network



Transportation



Housing



Water Treatment



Waste
Management



Technology
Infrastructure



Commercial
Infrastructure



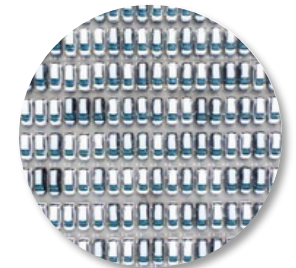
Medical Facilities



Social & Public
Facilities



Education Facilities



Green Industrial
Zone

Opportunities to participate in the investment of Nusantara

3 key top priority sectors and 2 development zones

Nusantara 3 key priority sectors



Renewable Energy

Investment opportunity on Nusantara's E2E RE value chain in IKN, guaranteed by PPP mechanism



Housing

Potential high investment value riding on Nusantara's projected staggering growth of population



Transportation

Capturing Nusantara's captive market for major mobilization through transport infra & EV technologies



Embracing sustainable urban forest to encourage tourism and leisure



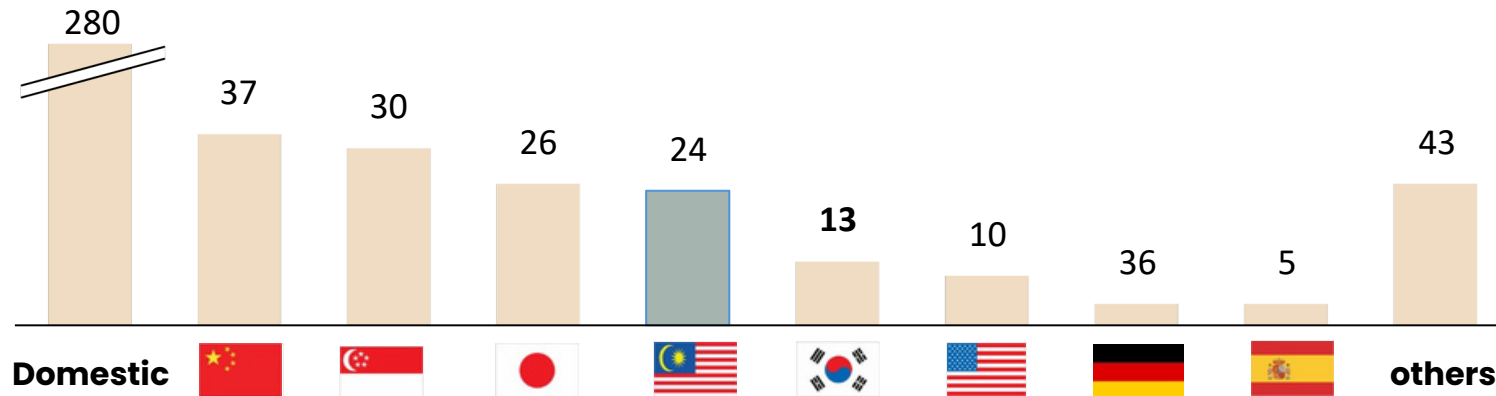
Leveraging Indonesia's core competences in creating better agriculture ecosystem for Saudi Arabia

Nusantara 2 dedicated development zones

Investment valuation ranging from **~10.6 -17.3 Bn USD**

Role opportunities for **master developer** for Zone 4 (**ecotourism**) and Zone 8/9 (**agriculture**)

Nusantara has received 475 Letters of Intent (LOIs), **24 from Malaysia** showing Malaysia's active participation in Nusantara development



Education, Services & Lifestyle



Waste & Water Management



Property & Transportation



Energy



Malaysia companies ongoing investment activities in Nusantara housing

1



20 tower equivalent to **1.078 units vertical housing** for civil servants

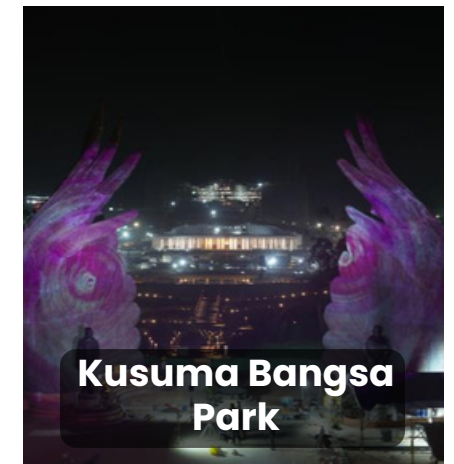
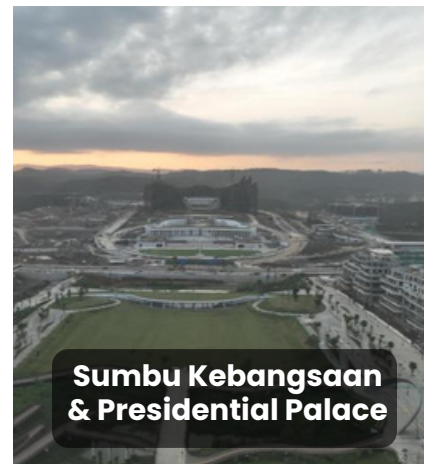
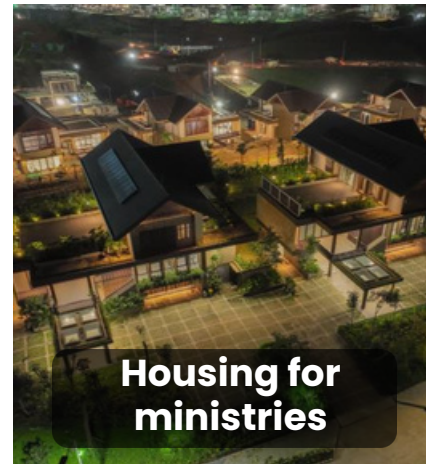
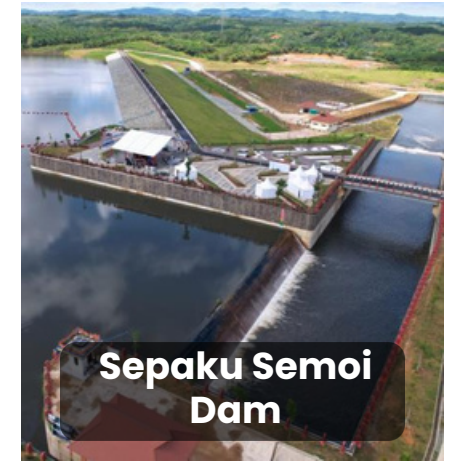
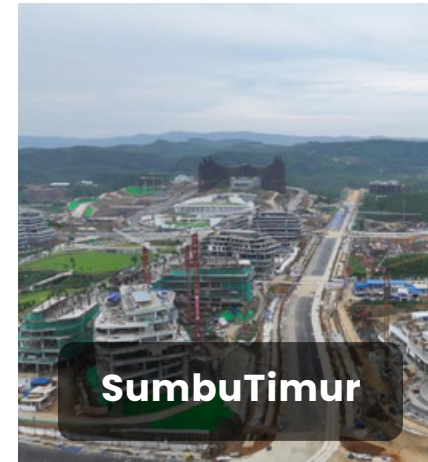
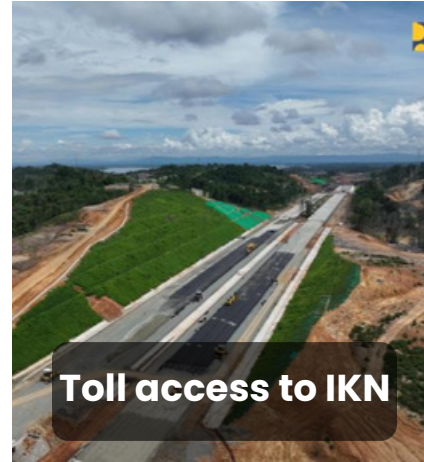
2



10 tower equivalent to **644 units vertical housing** for civil servants

aiming to have the project
commissioned by 2025

State Budget | MOPW¹ has achieved 49% physical progress in building IKN's basic infrastructure between 2020 - 2024



Benefit of Being A Pioneer Investors

Reinforced by Presidential Regulation No. 75 of 2024 and OIKN Regulation No. 7 of 2024



Land Allocation
Contribution using **Public Appraisal**(1)'AS-IS' Value
(**Land Value x Land Area**)



Land allocation
contribution **can be paid**
in 5 annualinstallments



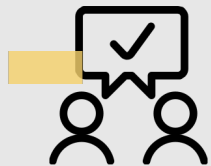
Estimated land value
range
< 1 Million Rupiah / m2



Other contribution relief:
Rp.0,- up to 5 years



Land and Building
Acquisition Tax **Rp.0,-**



Processing of **Land Rights Certificates** and
Land and Building Taxes
will be accommodated
by **NCA**(2)



Right to Build
A single cycle of 80
years (*at once*)



Priority Rights to receive
a **guarantee for a**
second cycle extension
(80 years)

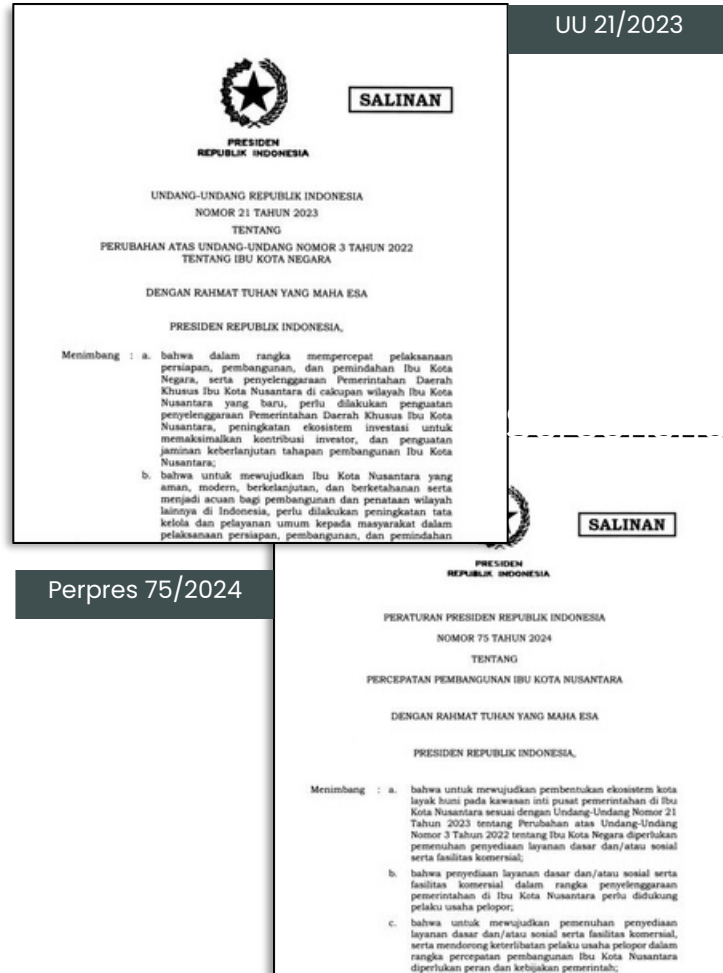


The Right to Land can **be**
upgraded to ownership
for residential property



Dedicated Accompany
By
Key Account Manager

Law No. 21 of 2023 and Presidential Regulation No. 75 of 2024 serve as legal certainty for business entities.



"27 investors have conducted groundbreaking ceremony and signed the Land Utilization Agreement"



24-1 at 11.00.30AM

Pioneer Investors:





Nusantara Consortium



Jakarta Intercultural School



Nusantara Airport



Bank Mandiri



NUSANTARA
Capital City of Indonesia

Domestic investors have begun building Nusantara, with a total investment value of IDR 56.83 trillion.



PSSI & FIFA



Bank Indonesia



Jambuluwuk



Memorial Park



VASANTA



PLN



RS Kemenkes



Pos Indonesia



Bank Kaltimara



BNI



Abdi Waluyo's Hospital



BPJS Kesehatan



Nusantara Superblock



Sentra Unggul Nusantara



BPJS Kesehatan



BRI



Public Elementary School SDN 20 Sepaku



Hermina's Hospital



Danone



Bluebird



Bank Mandiri



Telkom Smart Office



PakuwonGroup



Mayapada's Hospital



National Mosque



Lembaga Penjamin Simpanan



NCA's Office



Nusantara Green Pesantren
PELUNCURAN SANTARA GREEN PESANT

"I am determined to continue [Nusantara development], or finish it if possible. I think Pak Jokowi has taken a historic role; he initiated [the capital movement]. I will continue it at the very least,"

Indonesia's President-elect, Prabowo Subianto (12/08)



harmonious Continuity

Reaffirms Commitment



Thank You