



XGL MIXED-USE DEVELOPMENT

TRANSIT ORIENTED DEVELOPMENT PROJECT TEASER 2026



Upcoming TOD Projects

In line with the Governor's mandate, MRT Jakarta is preparing six upcoming Transit-Oriented Development (TOD) projects focused on property development and MRT interconnection to create integrated, sustainable, and connected urban areas. These developments aim to strengthen economic activity, improve urban mobility, enhance connectivity, and maximize land value around MRT corridors.

- Urban Design Guideline already ratified
- Urban Design Guideline in ratification process
- Urban Design Guideline in drafting process

Kali Besar Heritage
Kota Tua



UPK Development
Kota Tua



XGL Mixed-Use
Glodok - Kota



Ultimate Development Blok M
Blok M



**Lebak Bulus Park & Ride
And Mixed Use**
Lebak Bulus

UPK Development
Kota Tua

Kota

Glodok

Mangga Besar

Sawah Besar

Harmoni

Monas

Thamrin

Bundaran HI

Bank Jakarta

Dukuh Atas

BNI

Setiabudi

Astra

Bendungan Hilir

Istora

Mandiri

Senayan

Mastercard

ASEAN

Headquarter

Blok M

BCA

Blok A

Haji Naw

Cipete Raya

TUKU

Fatmawati

Indomaret

Lada Development
Kota Tua



Combined Building
Kota Tua



Thamrin Asset Development
Thamrin



Pedestrian Deck
Dukuh Atas





XGL MIXED-USE

Jakarta's first mixed-use project in Kota Tua, integrating residential, commercial with direct MRT access as the first building-entrance development in Phase Two.

Location : TOD Kotatua, Jakarta, Indonesia
Asset Status : Asset owned by DKI Jakarta (cq. Department of Transportation); Concession to MRT Jakarta
Asset Condition : Operated as Parking Lot

Executive Summary



Project Cost
USD 33,4 Mio



Land Area
 5,919 m2
GFA
 47,629 m2

Project Status



Feasibility Study



Market Sounding
 Strategic Partner for JV



Financial Feasibility

IRR	12.18%
NPV	IDR 26 Bio
WACC	8.22%
Payback Period	9 Years

Development Metrics

Upper-Mid Hotel	210 Rooms
Economy Hotel	110 Rooms
Retail	12,700 m2
Office	1,700 m2
Hotel + MICE	15,822 m2

Target Market



Hotel

- Domestic 90% | International 10%
- Corporate 85% | Traveler 10% | Family 5%
- Meeting Group 75% | Leisure 15% | Commercial 10%

Retail

- Jakarta 95% | Bodetabek 5%
- Family 65% | Professional 35%
- Leisure 60% | Meeting Point 40%

Timeline



Financial Close
2027



Construction
2027-2029



Commercial
 Operation
2029

Partnership Opportunity



Joint Venture (JV) SPV
 Equity Investment



Retail Operator
 Master Lease



Hotel Management Partner
 Master Lease

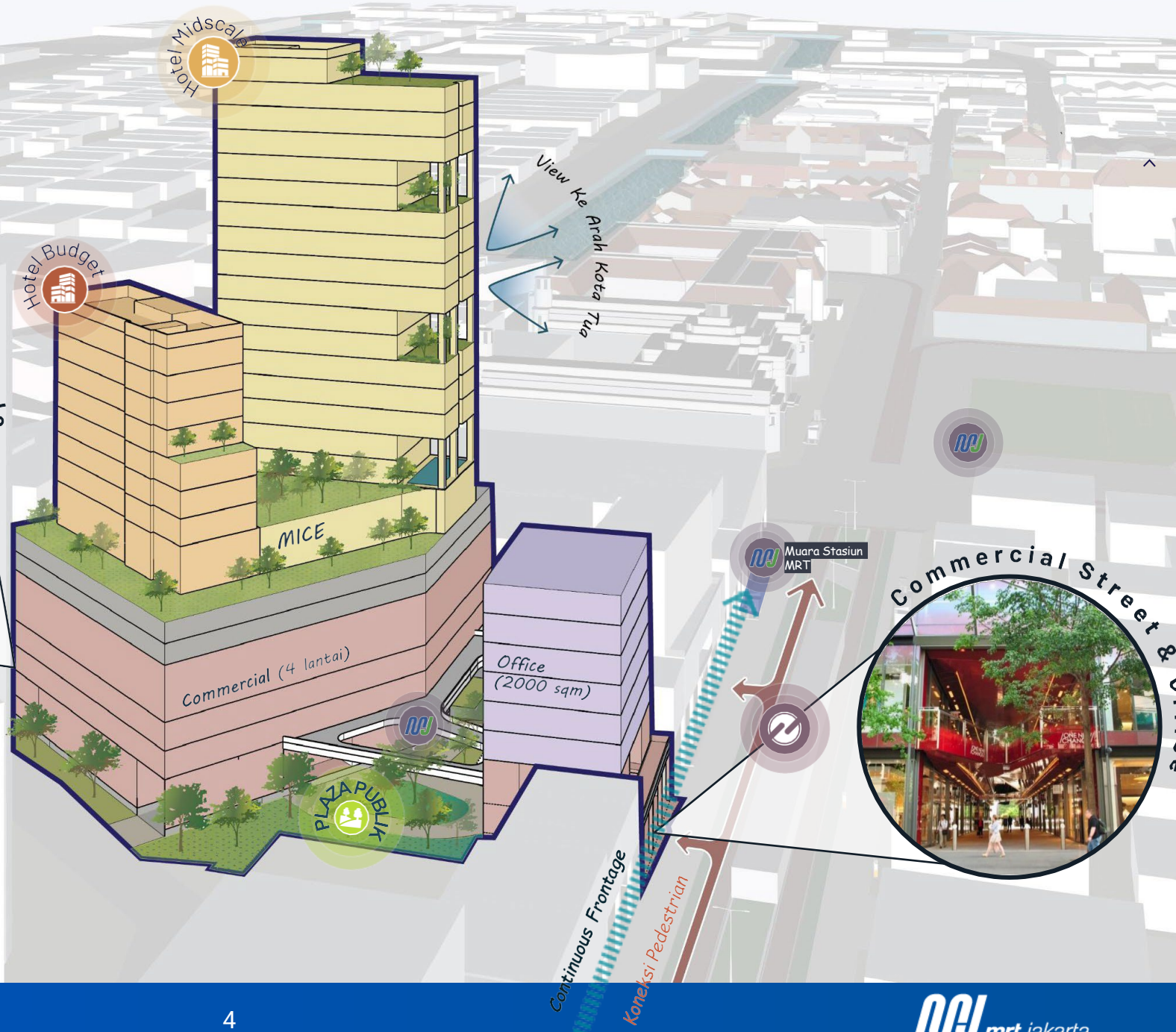
Visioning Volumetrik



LEGEND

Commercial	Parkir
Hotel Budget	Ruang Hijau
Hotel Midscale	Plaza
Office	Muara MRT

	Area (m2)	Total Area
Site 1		
Commercial	11.705	28.560
Budget Hotel	4.000	
Midscale Hotel	12.475	
Connecting Bridge	380	9.128
Parking Area	9.128	
Site 2		
Commercial	1.020	3.510
Office	2.375	
Connecting Bridge	115	





Facade



Inner Courtyard



Commercial Area



Entrance Plaza