



KUALA TANJUNG INDUSTRIAL ESTATE

North Sumatera, INDONESIA

PT PRIMA PENGEMBANGAN KAWASAN
Member of PT Pelabuhan Indonesia (Persero)

WELCOME TO KTIE

Kuala Tanjung Industrial Estate
as supporting infrastructure for
International Hub Port Kuala Tanjung



Kuala Tanjung Industrial Estate is managed by PT Prima Pengembangan Kawasan as member of PT Pelabuhan Indonesia (Persero)

- 1 Fully integrated with Kuala Tanjung International Hub Port to optimize the economic impact of the region & reducing the total logistic cost.
- 2 Well developed land connectivity & in the proximity of the Mollaca Straits which allows global network.
- 3 Fully supported by national & local government
- 4 Developed with international standards, smart & in harmony with environment

THE DEVELOPMENT CONCEPT

“INTEGRATED ONE STOP SERVICE”

Integrated Port and Logistic Concept Existing Condition



Industries



Long time and high logistic cost



Port of
Kuala Tanjung



Customs



Quarantine



Industries



Forwarder



Shipping Line



Warehouse/Depo

Integrated with Industrial Estate Condition

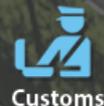
Kuala Tanjung Industrial Estate



Lower logistic time and cost



Port of
Kuala Tanjung



Customs



Quarantine



Industries

Integrated
One Stop Service



Industries



Forwarder



Shipping Line



Warehouse/Depo

Connected and integrated with transportation
facilities, especially supporting roads

OUR SERVICES

01 Land Lease and Management Services

05 Logistics Activities

02 Industrial Estate Development and Management Services

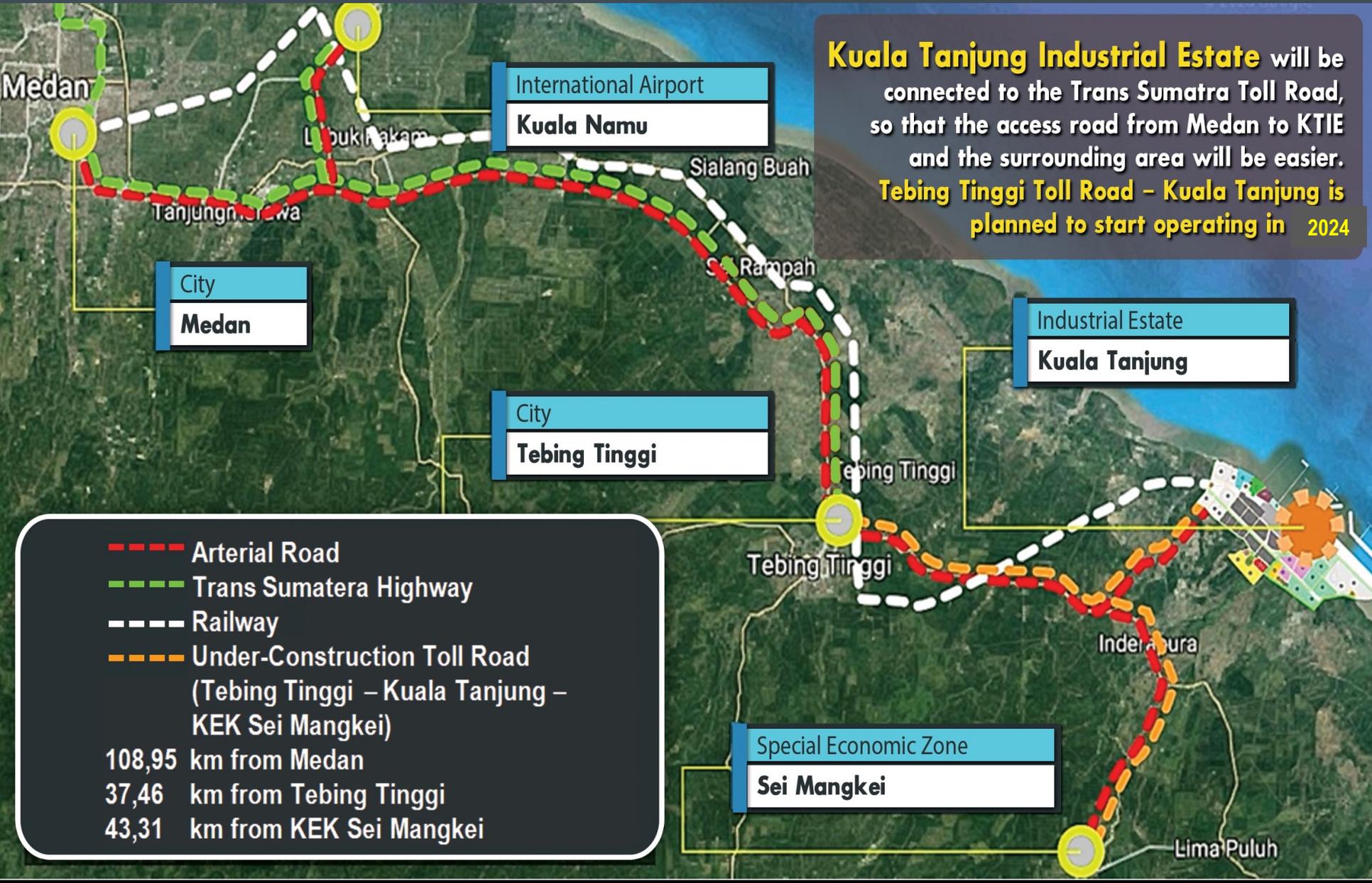
06 Waste Water Treatment Plant Services

03 Consultant for Operation and Maintenance Management of Industrial Estate

07 Provision of Electricity, Telephone, and Other Facilities dealing with Industrial Estate

04 Water Treatment Plant Services

CONNECTIVITY



Kuala Tanjung Industrial Estate will be connected to the Trans Sumatra Toll Road, so that the access road from Medan to KTIE and the surrounding area will be easier. **Tebing Tinggi Toll Road – Kuala Tanjung** is planned to start operating in **2024**

City
Medan

City
Tebing Tinggi

Industrial Estate
Kuala Tanjung

Special Economic Zone
Sei Mangkei

- Arterial Road
 - Trans Sumatera Highway
 - Railway
 - Under-Construction Toll Road (Tebing Tinggi – Kuala Tanjung – KEK Sei Mangkei)
- 108,95 km from Medan
37,46 km from Tebing Tinggi
43,31 km from KEK Sei Mangkei

SITE PLAN OF KUALA TANJUNG INDUSTRIAL ESTATE

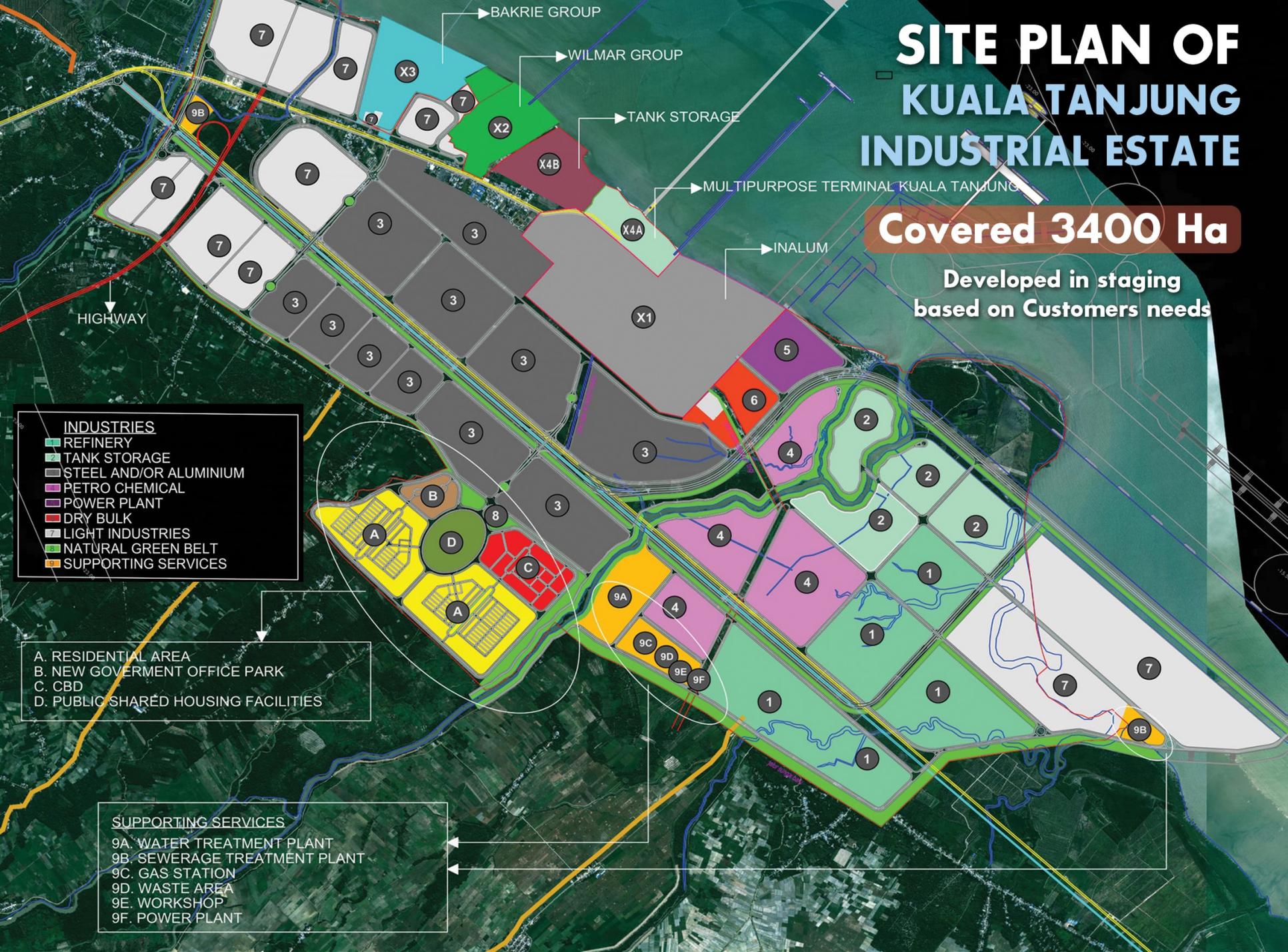
Covered 3400 Ha

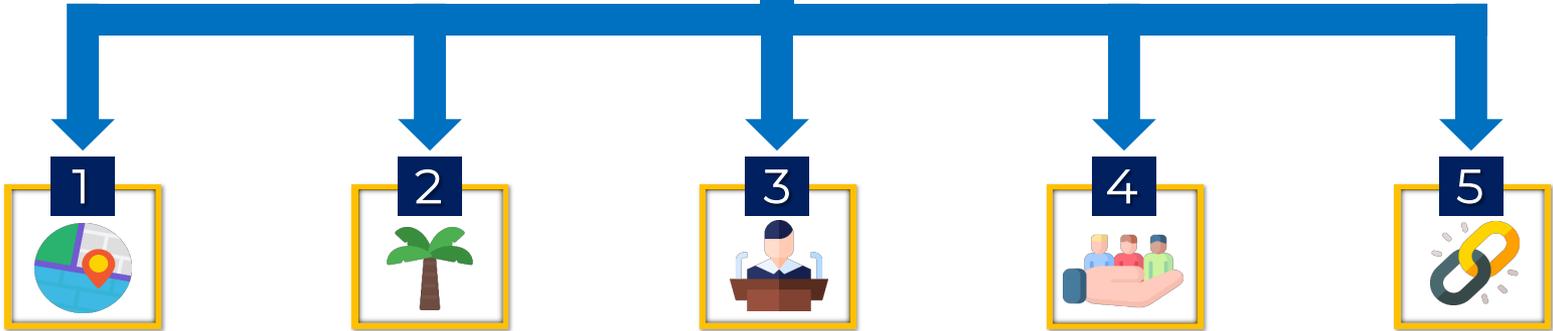
Developed in staging based on Customers needs

- INDUSTRIES**
- REFINERY
 - TANK STORAGE
 - STEEL AND/OR ALUMINIUM
 - PETRO CHEMICAL
 - POWER PLANT
 - DRY BULK
 - LIGHT INDUSTRIES
 - NATURAL GREEN BELT
 - SUPPORTING SERVICES

- A. RESIDENTIAL AREA**
B. NEW GOVERNMENT OFFICE PARK
C. CBD
D. PUBLIC SHARED HOUSING FACILITIES

- SUPPORTING SERVICES**
- 9A. WATER TREATMENT PLANT
 - 9B. SEWERAGE TREATMENT PLANT
 - 9C. GAS STATION
 - 9D. WASTE AREA
 - 9E. WORKSHOP
 - 9F. POWER PLANT





Its strategic location

- ❖ Its proximity with the Mollaca Straits
- ❖ It has natural water depth up to 23 mLWS
- ❖ It has large space to develop
- ❖ It has existing industries, aluminium and palm oil

Abundant of Plantations

- ❖ Strong palm oil and rubber hinterlands
- ❖ Other agricultural products are adding more volume

Strong government support

- ❖ National Priority Projects
- ❖ One of the key industrial estate to be developed outside Java
- ❖ As west Indonesian hub

Availability of human resource

- ❖ It has abundant cheap and low skilled labor which is suitable for manufacturing
- ❖ Productive ages are dominated
- ❖ High skilled labor can easily travel to Kuala Tanjung

Intergrated with deep sea port and other infrastructures

- ❖ Supported by decent deep sea port
- ❖ Connected with hinterland access
- ❖ Gas and electricity access are provided

SEGMENT TARGET & VALUE PROPOSITION



ALUMINIUM

- > Pure aluminium could be used directly for different industries
- > Inalum is the major producer of aluminium raw materials which is Ingot
- > Trade flow will increase because of development, leading to higher GDP



PALM OIL FINAL PRODUCTS

- > The final product used by multiple industries such as fertilizer, oil, paper and wood products
- > More than 150 products resulted from palm oil will give significant impact to economy



RUBBER PRODUCTS

- > High attractiveness due to underdeveloped downstream and high demand both global and Indonesia especially industrial rubber
- > Rubber products are highly used in various kind of industries



IRON & STEEL

- > Existed aluminium facilities in the region
- > High demand of iron and steel products
- > Access to raw materials from Kalimantan or nearby import



CEMENT

- > Indonesia cement demand expected to highly increase in average to 10%
- > Rebound cement demand in industrialized market such as US & western further spur sales



AUTO PARTS & ACCESSORIES

- > High integration with various industries such as rubber, plastic, textile, chemical, aluminium and iron steel
- > Labor intensive process; high employment opportunities



PROCESSED FOODS

- > Large access and supply to livestock, plantation, and fisheries
- > Limited of F&B downstream industries in the province and Sumatra yet high growth of demand, will create sizeable amount of market



TIRES

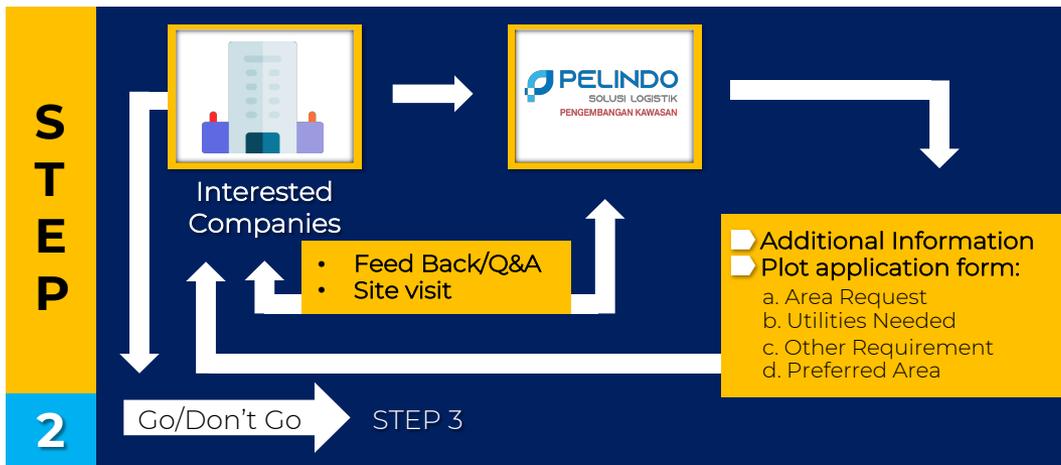
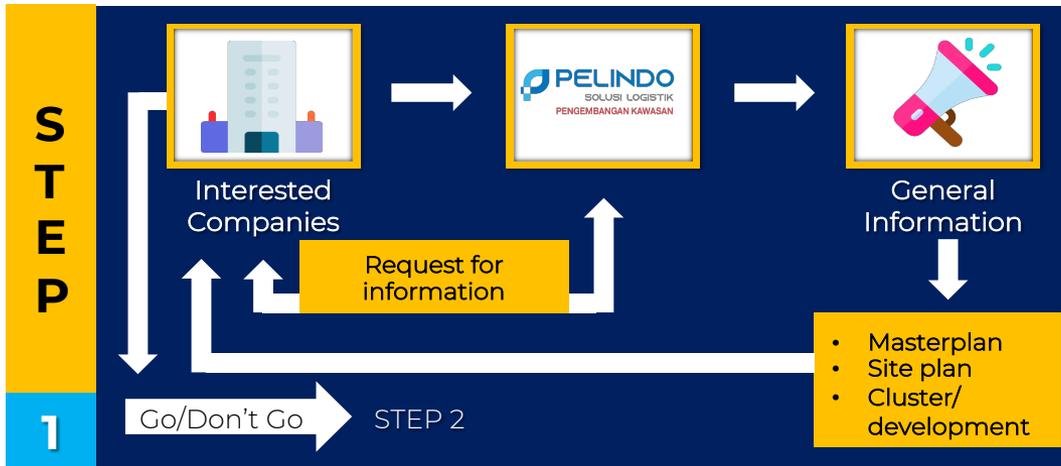
- > Tire manufacturing listed as one of labor-intensive industry
- > High integration with natural rubber, synthetic, chemical, plastic and recycling industries

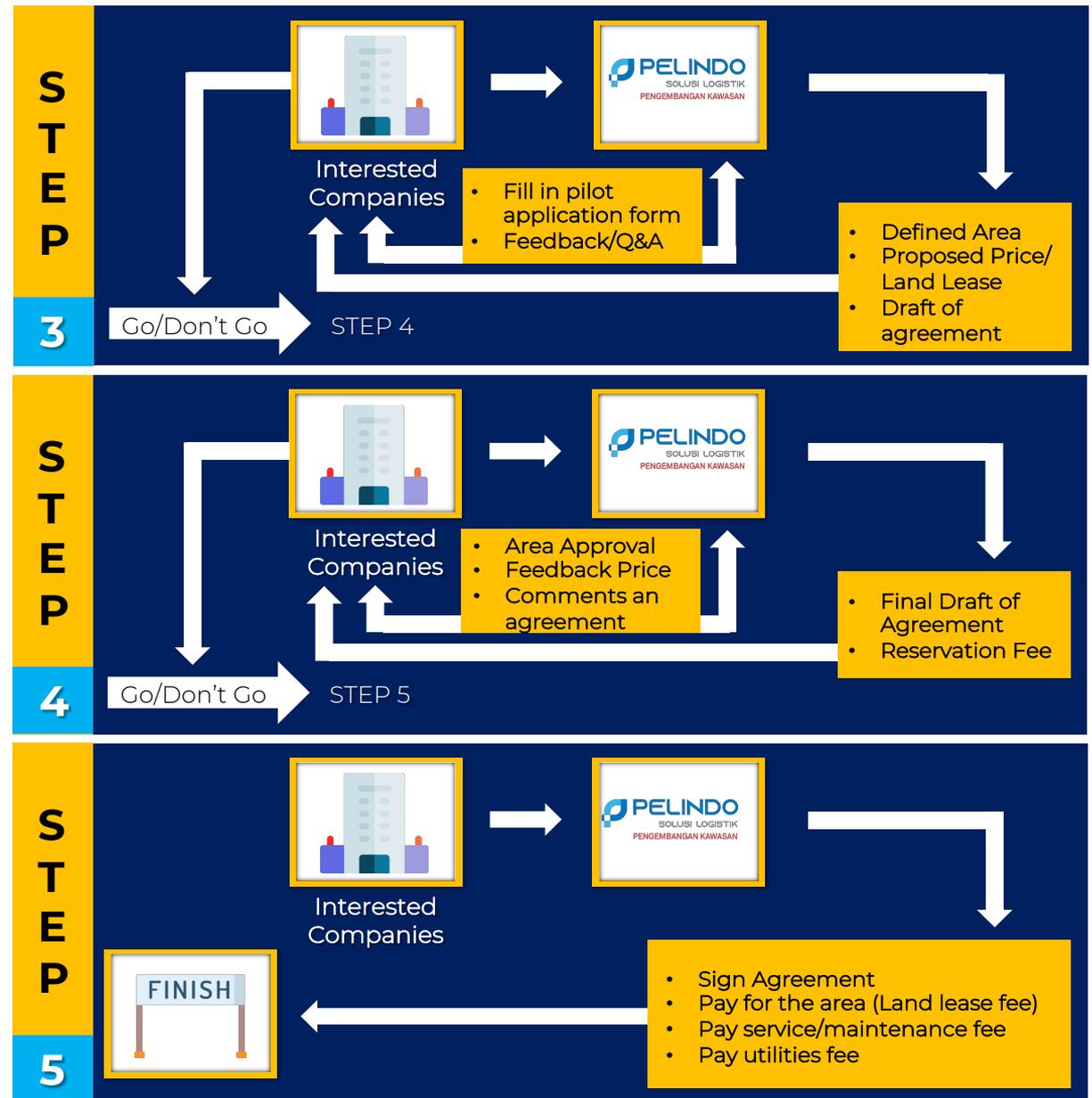
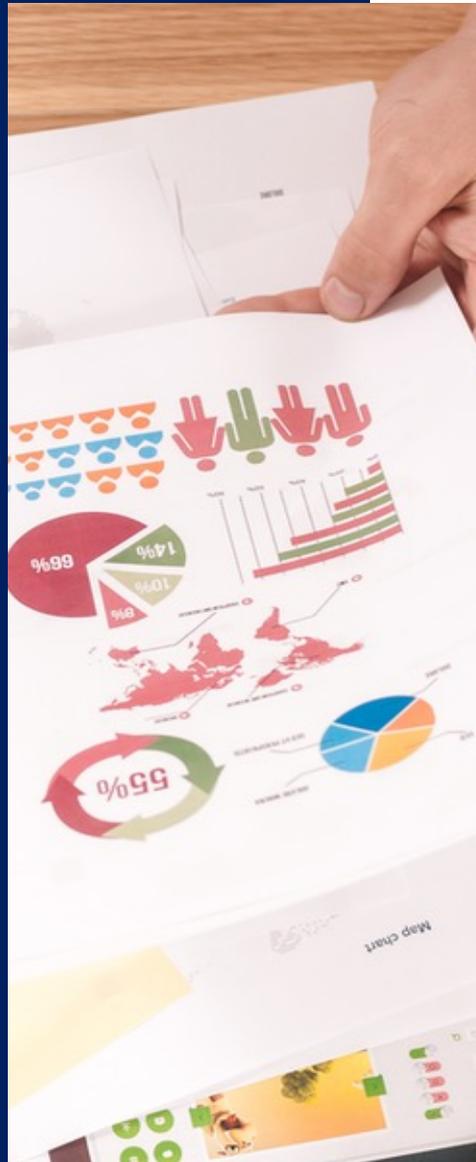


FOOTWEAR

- > One of the Indonesia labor-intensive industry reaching to 4.2% from total manufacture worker
- > Footwear industry gives significant impact to Indonesian export

How to Invest in our area







THANK YOU

CONTACT US



<http://www.kikt.co.id/>



Grha Pelindo Satu lantai 6B, Medan 20411



primakawasan@ptppk.co.id



(+62-61) 4200 3682



pt_ppk



KTindustrialestate



pt_ppk



PT Prima
Pengembangan
Kawasan



Prima
Pengembangan
Kawasan