



WELCOME ABOARD!

SEI MANGKEI SPECIAL ECONOMIC ZONE



An aerial rendering of a large-scale industrial or commercial development. The site is densely packed with numerous large, rectangular industrial buildings, many with blue roofs. Extensive parking lots are interspersed throughout the development. The entire site is surrounded by lush greenery, including a golf course in the lower-left foreground and a winding river or canal to the right. A multi-lane highway runs along the bottom and right sides of the development. The scene is illuminated with a warm, golden light, suggesting late afternoon or early morning.

SUCCESS BEGINS **HERE**

PROFILE OF SEI MANGKEI SEZ



Developer & Management :
PT Perkebunan Nusantara
III (Persero) & PT KINRA



Total Area :
1.933,8 Ha
(HPL No, 1/2014)



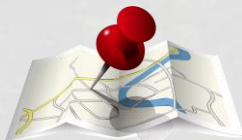
Main Activities:

- Palm Oil Processing Industry
- Rubber Processing Industry



**Estimated Investment
(until 2031):**

- Infrastructure : IDR 5,1 Trillion
- Investor : IDR 129 Trillion



Location :
Simalungun
Regency, North
Sumatera



Determination :
Government
Regulation No. 29
year of 2012
Officially Opened:
Januari 27, 2015



Direct Labor Projection:
83.304 people
(until 2031)



Impact on the Economy:

- Increased Output of IDR 92,1 Trillion to the National Economy





**GROUND BREAKING SEZ SEI MANGKEI
JANUARY 27th, 2015 BY PRESIDENT**



National

PRESIDENT

National Council

Chairman: Coordinating Minister of Economy
Members *) : Minister & Head of Non-Ministerial
Government Agencies

Managing Team (Es 1) & Secretariat (Es 2)

*) Members of National Council of SEZ:

1. Ministry of Finance
2. Ministry of Trade
3. Ministry of Industry
4. Ministry of Internal Affairs
5. Ministry of Public Works
6. Ministry of Transportation
7. Ministry of Manpower and Transmigration
8. Ministry of National Development Planning
9. Indonesia Investment Coordinating Board
10. Cross-Ministry

Province

Regional Council

Chairman : Governor of North Sumatera
Vice Chairman : Regent of Simalungun
Members : Government Officials,
Province Government Officials,
Regency/City Government Officials

Secretariat

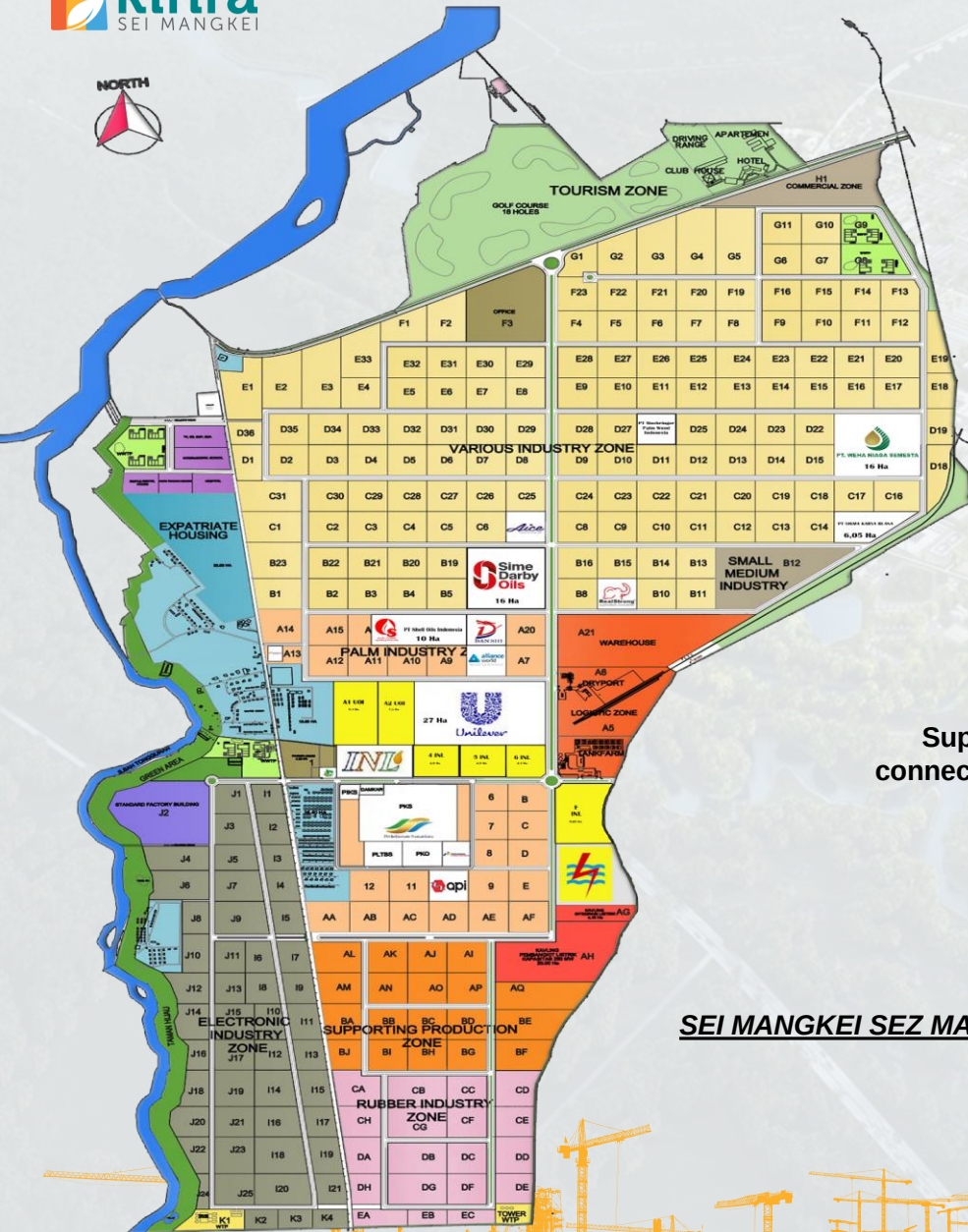
**Administrator
SEZ SEI MANGKEI**

Regency/ City

Business Entity

PT Kawasan Industri Nusantara

Key Strenght & Potential



SEI MANGKEI SEZ MASTERPLAN

Fiscal & Non-fiscal Incentives
Existence (SEZ Capacity)

Rich Natural Resoures

Supported by three (3) fundamental
connectivity (Train, Toll Road, Seaport)

The only Palm Oil and
Rubber sector SEZ in
Indonesia

Rubber City of Indonesia

Eco Friendly Industrial Park

Existence of Administrator
(Government Special
Institution)

Highly competitive
wages and labour

National Strategic
Project of Indonesia

Completed Infrastructure
and Utilities

North Sumatra
primary investment
project

100% Clean and Clear
land status



6 Approach...



Smart Logistic Hub

Meningkatkan efisiensi pusat logistik dengan meminimalisir dampak lingkungan, ekonomi dan sosial



Integrated Microgrid System

Mengintegrasikan berbagai sumber energi alternatif untuk didistribusikan ke seluruh kawasan



R&D and Training Center

Menciptakan ruang berinovasi untuk mengembangkan dan meningkatkan kualitas produk serta sumber daya



Green Mobility

Menciptakan kawasan yang saling terhubung dengan transportasi rendah karbon



Smart Industrial Park

Memanfaatkan teknologi digital untuk menciptakan kawasan industri yang efisien, ramah lingkungan dan berkelanjutan



Active Community Core

Memaksimalkan fungsi ruang terbuka hijau sebagai tempat berinteraksi dan rekreasi

STRATEGIC DISTANCE SEI MANGKEI SEZ (Toll Roads & Train Tracks)



UTILITIES AND FACILITY OF SEI MANGKEI SEZ

Inside SEZ Sei Mangkei :



Roads



- WTP 250 m3/hour
- WTP 900m3/jam (under construction)

WWTP 250 m3/hour



Electricity
150 KV / 60 MVA



Gas Pipeline
75 MMSCFD



Telecommunication
Network
& IT (Fiber Optic)



SEZ Sei Mangkei



Dry Port
2300 TEUs and
Railway Station



Tank Farm
2 x 3000 Ton CPKO
5 x 5000 Ton CPO

Outside SEZ Sei Mangkei



Railway

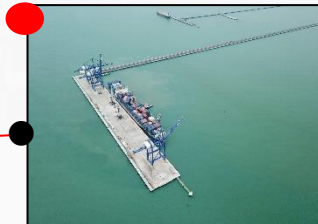


Highway :

1. Medan – T. Tinggi
2. T. Tinggi – Kisaran
3. T. Tinggi – P. Siantar



Kualanamu
International Airport



Kuala Tanjung Seaport :
▪ 400.000 TEUs
Container
▪ 3.5 Million Tons Bulk

* MMSCFD = Million Metric Standard Cubic Feet per Day

INCENTIVES!

SEI MANGKEI SPECIAL ECONOMIC ZONE

	Categories	Applied in all SEZ	Remarks
	Tax Holidays	10 years zero CIT for minimum investment of USD 6.9 million (IDR100 billion) • 10 years zero CIT for minimum investment of USD6.9 million (IDR100 billion) • 15 years zero CIT for minimum investment of USD34.5 million (IDR500 billion) • 20 years zero CIT for minimum investment of USD67 million (IDR1 trillion)	For Developers For Tenants
	Tax Allowance	Tax allowance: • Reduction in net income of 30% of the amount invested, prorated at 5% for six years • Losses carried forward for 5 years and could be extended to 10 years • Accelerated depreciation and amortization • Dividends tax 10% or lower for treaty countries	Applied for all other designated industries

	Categories	Applied in all SEZ	Remarks
	Value Added Tax	• Delivery from domestic territory: • VAT and Luxury Tax not collected for: • delivery of taxable goods • delivery of taxable services: constructions, contract manufacturing, and repairs (during development stage)	Applied for all industries
	Categories	Applied in all SEZ	Remarks
	Imported Goods	Capital goods: • <u>Exemption</u> of import duty • VAT import <u>not collected</u> • Luxury tax <u>not collected</u> • Import income tax <u>not collected</u>	Applied for all industries
		Raw materials: • <u>Deferred</u> import duty • VAT import <u>not collected</u> • Luxury tax <u>not collected</u> • Import income tax <u>not collected</u>	Applied for all industries

	Categories	Applied in all SEZ	Remarks
	Export obligation	None	Applied for all industries
	Foreign ownership	Full foreign ownership is allowed (negative list are not applied in SEZ)	Applied for all industries
	Domestic market sales	Zero percent duty for products with at least 40% local content	Applied for all industries
	Limitation of goods	Limitation of goods not applied to enter SEZ	Applied for all industries
	One Stop Service	Provided by the SEZ Administrator	All services and business licences

	Categories	Applied in all SEZ	Remarks
	Immigration	Special treatment for foreign workers • VOA users could be extended up to 5 times • Temporary resident status for foreign workers and their families • Permanent resident status for Property holder and senior foreigner	Applied for all industries
	Land Titling	• Right to Use Title up to 80 years • Building Right Title up to 80 years • Special accelerated procedures	Applied for all industries

DESCRIPTION	OUTSIDE SEZ-PMK 130	FOR SEZ(PMK 33/2021)
Eligible Subject	Pioneer Industries > 18 selected industries	ALL MAIN BUSINESS ACTOR IN SEZ PRIMARY BUSINESS ACTIVITY (PALM OIL & RUBBER IND)
Minimum Investment	500 Billion 100 Billion > mini tax holiday 50%	100 Billion
Form of Facilities	Tax Holiday 100% for minimum investment 500 B 50% for minimum investment 100 B • Investment > 30 T : 20 years Tax Holiday • Investment 15 T s.d. < 30 T : 15 yrs tax holiday • Investment 5T s.d. <15T : 10 YRS Tax Holiday • Investment 1T s.d. <5T : 7 YRS Tax Holiday • Investment 500 M s.d. <1T : 5 YRS Tax Holiday • Grace Period 50%/25% selama 2 tahun	• Tax Holiday 100% Business Actor> based on the investment amount • Investment > 1 T : 20 YEARS • Investment 500 B s.d. <1T : 15 YEARS • Investment 100M s.d. < 500M : 10 YEARS • Grace Period PPh 50% selama 2 tahun
Procedure	Submission, verification and decision are made online by the OSS system. Verification conducted by BPKM/IIPC > 45 working days	Submission, verification and decision made online by the OSS system. Verification conducted by BPKM/IIPC > 5 working days

SEZ INCENTIVES ARE SIGNIFICANTLY HIGHER AND EASIER TO RECEIVE!

MISCELLANEOUS



WHITE CRATER
(3 hours 50 minutes)



LAKE TOBA
(2 hours 32 minutes)



SIDAMANIK TEA GARDEN
(1 hours 53 minutes)



ARUNG JERAM ANCOL
(1 hours 42 minutes)



AEK NAULI PROTECTED FOREST
(1 hours 21 minutes)



RAYA TIGRAS BEACH
(2 hours 37 minutes)



SINGAPORE LAND
(44 minutes)



SALAHNAME ISLAND
(3 hours)

Our Tenants





Supporting Facilities

Hospital



RSUD Perdagangan
RSUD Karya Husada

Mini Market



Alfamart



Indomaret

Other facilities



Theme Park



Tourism Site

Hotel



Starpark



MCA Hotel

Other facilities



Coffeshop



Restaurant

Other facilities



Sport Center



Housing Residences



Demographic (Working Age)

Education

- Vocational/ Senior High School: **168.948**
- Diploma I/II/III : **12.443**
- Bachelor Degree: **29.857**

Age Range

20-50 year: **447.329**

Gender

Male: **432.425**

Female: **435.497**

Amount Of Minimum Wage

Rp. 2.613.024

Source: Kabupaten
Simalungun Dalam Angka
2023



Pricing



Land Price (2023)

- USD 67 / m2 (ROW 62)
- USD 61 / m2 (ROW 43)
- USD 55,5/ m2 (ROW 34)



Electricity Price

USD 0,13 / kWh



Water Utility

USD 0,60 / m3



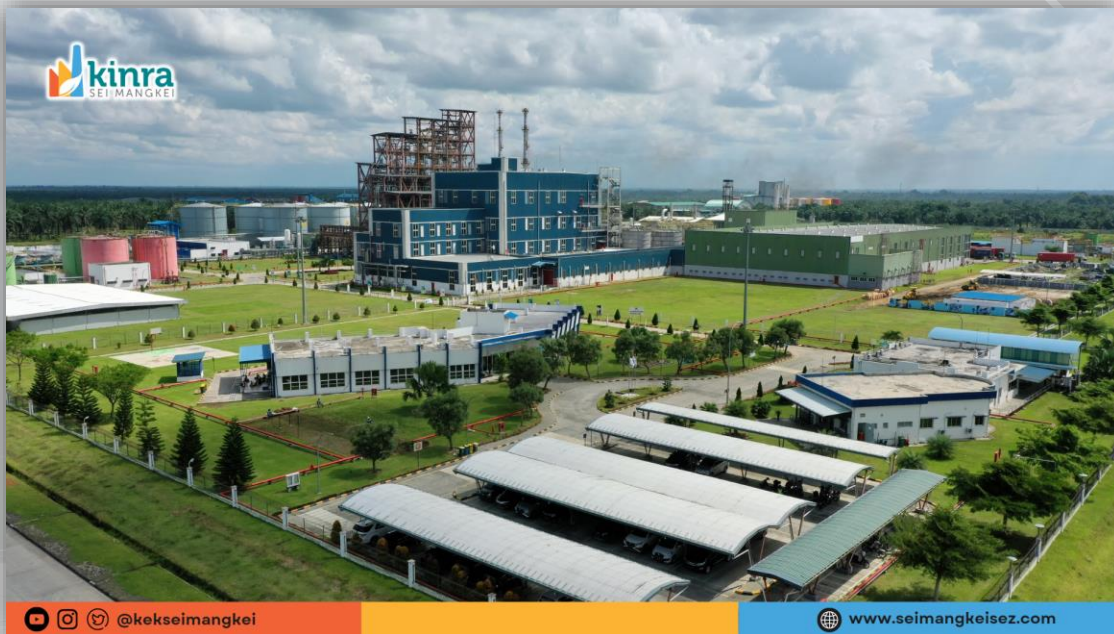
Gas

USD 11,8 / MMBTU



Other Utility pricing

- Effluent Water Treatment
USD 0,60/ m3
- Service Charge
USD 0,056/ m2
- Garbage Management
USD 0,056/ Kg
- Tank Farm Rental
USD 0.0070/ Kg





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GRAZIE
THANK YOU
Terima kasih
감사합니다
ARIGATO
DANKE SEHR
MERCI
GRACIAS
Спасибо
Takk

Main Office

Jl. Kelapa Sawit II No.1 KEK Sei
Mangkei, Kec. Bosar Maligas
Kab. Simalungun, Indonesia

Medan Office

Jl. Sei Batanghari,
Kantor PTPN II, Kec.
Medan Sunggal,
Kab. Simalungun,
Indonesia