



# **STRATEGIC INVESTMENT PROJECTS IN SUMATRA ISLAND**

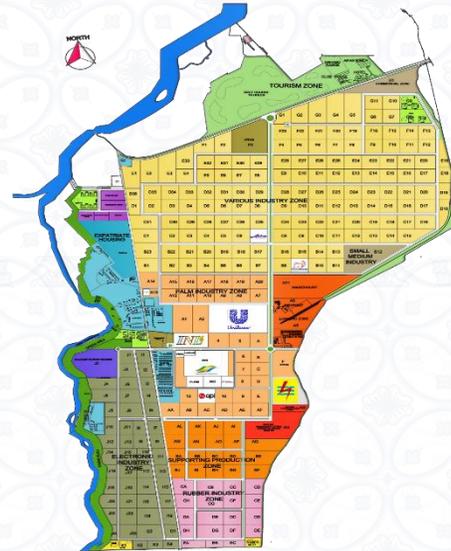
**(NORTH SUMATRA, ACEH, BENGKULU, & LAMPUNG)**

# North Sumatra Strategic Investment Projects |



## 2. SEI MANGKEI SPECIAL ECONOMIC ZONE - INDUSTRY

## ONE PAGE SUMMARY



### Project Description

Sei Mangkei Special Economic Zone (SEZ) is the largest industrial estate in North Sumatra province, with a total area of 1,933.8 Ha. Strategically located at the gate of Malacca Strait and centrally located in the center of raw materials (palm oil & rubber plantations) in Simalungun Regency, making the Sei Mangkei SEZ the most appropriate place for the industrial business to invest, especially industries which operates in palm oil & rubber sectors. Sei Mangkei SEZ's is already equipped with a complete infrastructure, utilities (clean & wastewater treatment plant, electricity, gas), and supporting infra's (dryport, tank farm, etc) are ready to support tenant business. Exceedingly, Sei Mangkei SEZ managed to attract several potential investors and operated well in it such as PT. Unilevel Oleochemical Indonesia, PT. Industri Nabati Lestari, PT. Alternative Protein Indonesia, PT. All Cosmos Biotek, and PT. Aice Sumatra Industry, and others. Sei Mangkei SEZ is ready to welcome and develop your business better.

### Key Investment highlight

Location	Bosar Maligas Subdistrict, Simalungun Regency
Estimated Investment Value	- Infrastructure: USD340 million or IDR5.1 trillion - Tenant: USD8.6 billion or IDR129 trillion (USD1 = IDR15,000)
Land	1,933.80 Ha, land used 611.08 Ha / 31.6% from total area
Business Scheme	Financing, Direct Investment, and Partnership
Project Owner	PT Kawasan Industri Nusantara (KINRA)
Financial Feasibility	- IRR= 17% and direct investment is allowed to construct and has own buildings or other structures on the land (max. 30 years and extendable to 20 years) - NPV= IDR1.30 Trillion - Payback period= 13 years

### Project Owner Profile

PT Kawasan Industri Nusantara (KINRA) is the subsidiary company of PT Perkebunan Nusantara III (Persero), which specifically operates in the Industrial Estate and Property sector. Est in 2017, KINRA focused on the development, management, and marketing of Sei Mangkei Special Economic Zone (SEZ), the first SEZ in Indonesia.

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# 3. KUALA TANJUNG INDUSTRIAL ESTATE - INDUSTRY

## ONE PAGE SUMMARY



### Project Description

Connected to the international trade hub, the Malacca Strait adjacent to Kuala Tanjung Industrial Estate is an entrance way to the world economic transaction activities. With the distance around 110 km from Medan City (the capital city of North Sumatra), around 152 km from Belawan Harbor, 43 km from Sei Mangkei Special Economic Zone, and 116 km from Kualanamu International Airport makes Kuala Tanjung Industrial Estate the busiest shipping line in Indonesia. Beside supported by its strategic location, Kuala Tanjung Industrial Estate also has abundant of plantation and raw material, strong government support, availability of human resources, and integrated with seaport and other infrastructures. The readily available of logistics transportation facilities supported by multipurpose terminals and the train way to the Sei Mangkei Special Economic Zone, Kuala Tanjung Industrial Estate becomes a heaven for the industry in Indonesia.

### Key Investment highlight

Location	Sei Suka Subdistrict, Batu Bara Regency
Estimated Investment Value	USD1.92 billion or equal to IDR28.87 trillion (USD1 = IDR15,000)
Land	±3,400 Ha and from that total 150 ha have been clean and clear
Business Scheme	Land Rent, Direct Investment, and Other Possibilities
Project Owner	PT Prima Pengembangan Kawasan (PPK)
Financial Feasibility	IRR 13.79%, NPV IDR 44.5 trillion (USD 3 Billion), and Payback period 7 years. Has been a determination of land procurement area of 1,128 Ha together with local government.

### Project Owner Profile

PT Prima Pembangunan Kawasan (PPK) focuses on the development and management of industrial estates in Kuala Tanjung. Offering services for leasing and managing industrial estates, regional maintenance, and sewage treatment, PPK is ready to provide its best service to potential investors.

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# 4. MEDAN INDUSTRIAL ESTATE - INDUSTRY

## ONE PAGE SUMMARY



### Project Description

As a model of modern industrial estates in North Sumatra, Medan Industrial Estate not only offers a land, but also various of supporting facilities to provide the needs of investing companies. The area that has been inhabited by more than 500 tenants has become a promising area for developing of various processing industry sectors. Besides, it also provides warehousing area, waste processing system, water system, underground utility system, and other facilities to support investors' concern. Moreover, as the driving force of an environmentally friendly economy, Medan Industrial Estate also welcomes the opportunities in developing of B3 (Hazardous and Toxic Substances) waste system to support green investment in Indonesia. Fulfilling with the most strategic area because of its location close to the industrial center in Medan City and has 2 rapid access via toll roads, making Medan Industrial Estate the most efficient industrial estate.

### Key Investment highlight

Location	Pulau Batam Street, Medan Industrial Estate Area
Estimated Investment Value	USD23.33 million or equal to IDR0.35 trillion (USD1 = IDR15,000)
Land	150 Ha is still available and already clear by its existing land
Business Scheme	Financing, Direct Investment, and Partnership
Project Owner	PT Kawasan Industri Medan (KIM)
Feasibility	Provided by masterplan and Concession Period for 20 years

### Project Owner Profile

PT. Kawasan Industri Medan / KIM is an ambitious company in Medan City to serve the country in providing great industrial estate with excellent services. Est in 1988 and has a vision to make the industrial estate environmentally minded through the provision of business facilities and infrastructure that can increase added value for shareholders and other stakeholders.

### Contact Person

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### Project Description

The sport center development plan is intended as an international infrastructure to support the 21st National Sports Week (PON) in 2024 in North Sumatra and Aceh. The location is only 5 km away from Kualanamu International Airport and 4 km away from Batang Kuis railway station. The ease of accessibility that will be integrated with toll roads and Bus Rapid Transit (BRT) Medan-Binjai-Deli Serdang (Mebidang) development plan makes this project is visible to develop. The availability of land has been clean and clear so that the development process by investors will certainly not occur obstacles. The Sport Center is not only aim to provide sports facilities, but also to create an integrated developed area and commercial area as a support system for integrated sports venues. This project becomes a glint new source of economy in North Sumatra Province.

### Key Investment highlight

Location	Sena Village, Batang Kuis Subdistrict, Deli Serdang Regency
Estimated Investment Value	USD262.67 Million or equal to IDR3.94 trillion (USD1 = IDR15,000)
Land	99.19 Ha (from 300 Ha of total area)
Business Scheme	Financing, Direct Investment, & Other Possibility
Project Owner	North Sumatra Youth and Sport Board
Feasibility	The masterplan has completed in 2019, land acquisition has completed in 2020, starting construction for border and gateway in 2020.

### Project Owner Profile

This project is hold by Governor of North Sumatra with the agency in charged in it by Youth and Sport Board of North Sumatra.

### Contact Person

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# 6. AIRPORT CITY - INFRASTRUCTURE

## ONE PAGE SUMMARY



### Project Description

Kualanamu Airport City consist of commercial area for both business and leisure area such as hotel, market, hospital, theme park, retail, and golf park. Equipped with E-Commerce Center Warehouses and an Integrated Commercial Area with Factory Outlet and MICE provides the concept of an integrated cluster with mixed use property types to complement each other for creating new market in the region. As one of the largest airports in Indonesia, Kualanamu has humongous opportunity to create the commercial and business market. Supported by the ease accessibility such as integrated railink, existing toll road which is only 24 km from Medan City (the capital city of North Sumatra), and surrounded mostly by local housing and few commercial building makes Kualanamu Airport has a lot of opportunities to be developed. The development of these projects will be priority in Indonesia and give experience that do not exist in other area. Each building has their own feasibility, so investor is able to choose their preference suit one's taste.

### Key Investment highlight

Location	Kualanamu International, Beringin Subdistrict, Deli Serdang Regency
Estimated Investment Value	<ul style="list-style-type: none"> <li>• Airport City: USD260 million or equal to IDR 3.9 trillion</li> <li>• E-Commerce Center Warehouses: USD6.66 million or equal to IDR100 billion</li> <li>• Rest Area: USD5.66 million or equal to IDR85 billion (USD1 = IDR15,000)</li> </ul>
Total Area/Land Status	Airport City : 135 Ha; E-Commerce Center Warehouses: 2 Ha; and Integrated Commercial Area : 20 Ha
Business Scheme	Financing and Direct Investment
Project Owner	PT. Angkasa Pura II and PT. Angkasa Pura Aviasi
Financial Feasibility	<ul style="list-style-type: none"> <li>- MICE &amp; Hotel IRR= 13,19%, NPV= IDR53,64 Billion, Payback period= 12 years</li> <li>- E-Commerce Center Warehouses IRR= 20%, NPV= IDR52 Billion, Payback period= 7 years</li> <li>- Rest Area at Kualanamu International Airport IRR= 19%, NPV= IDR50 Billion, Payback period= 7 years</li> </ul>

### Project Owner Profile

PT Angkasa Pura II (Persero) is one of the State-Owned Enterprises engaged in the business of airport-related services. Established since 1984 and now successfully managing 16 airports in Indonesia and also constantly committed in providing the best services and customer protection through the establishment of PT Angkasa Pura Aviasi.

### Contact Person

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# 7. BUS RAPID TRANSIT (BRT) MEDAN-BINJAI-DELI SERDANG (MEBIDANG) - TRANSPORTATION

## ONE PAGE SUMMARY



### Project Description

This project aims to increase productivity while reducing congestion in three major areas in North Sumatra Province: Medan City, Binjai City and Deli Serdang Regency, better known as Mebidang. North Sumatra is the province with the fourth largest population in Indonesia that shows the potential customer. With economic growth above national level on average in the last three years, North Sumatra also one of the biggest contributor to the national economy. Focusing on construction, maintenance and operation, this project will create integrated urban mass transportation in Mebidang to improve traffic safety and support faster mobility. This project of BRT Mebidang is the first stage to realize the gradual development of the LRT Mebidang in 2035. More over, supported by the local government, this cooperation with business entities will be able to obtain convenience and various priorities to build and operationalize this project.

### Key Investment highlight

Location	Medan City–Binjai City–Deli Serdang Regency
Estimated Investment Value	USD 1.54 Billion or equal to IDR 2.31 Trillion (USD1 = IDR15,000)
Track Distance	578,28 km
Business Scheme	Financing and Direct Investment
Project Owner	Governor of North Sumatra and agency in charged by Public Transportation Agency of North Sumatra
Financial Feasibility	- IRR= 12,5% - NPV= IDR1.57 Trillion - Payback period= 5 years

### Project Owner Profile

This project is hold by Governor of North Sumatra with the agency in charged in it by Public Transportation Board of North Sumatra.

### Contact Person

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### Project Description

In order to create a large captive market through the development of adequate modern infrastructure, one of which is through the construction of the modern market center Berastagi. Aims to meet the needs of the people of Karo Regency and the center of new economic growth. The strategic location, located in the heart of Karo Regency, so this investment opportunity will be the center of meeting the community and business opportunities. Full government support for the development, so it will facilitate every investment that comes in. Committed to providing comfort and welcoming investors both domestic and even globally.

### Key Investment highlight

Location	Merdeka Subdistrict Berastagi, Karo Regency
Estimated Investment Value	USD 17.33 Million or equal to IDR 260 Billion (USD1 = IDR15,000)
Total Area/Land Status	10.8 Ha and already clean and clear by the local Government ownership
Business Scheme	PPP, Financing and Direct Investment
Project Owner	Regent of Karo
Financial Feasibility	<ul style="list-style-type: none"> <li>- Concession: 20 years and extendable</li> <li>- Payback period: 20 years</li> </ul>

### Project Owner Profile

This project is hold by the Regent of Karo Regency with the agency in charged from several institutions such as Planning and Developing Agency and Investment Agency in Karo Regency.

### Contact Person

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# 9. POTENTIAL DEVELOPMENT OF TOURIST ATTRACTIONS IN THE OLD PORT AND PONCAN ISLANDS OF SIBOLGA - TOURISM

## ONE PAGE SUMMARY



### Project Description

In order to strengthen tourism potential through the development of existing port infrastructure to welcome wider international trade. As the entrance to trade routes equipped with adequate airport, port, and land infrastructure facilities. This investment opportunity is equipped with worship facilities, health, food court, rest area, souvenir station, open space, and other references in accordance with investors' desire to build other facilities. Full government support for the development, so it will facilitate every investment that comes in. Committed to providing comfort and welcoming investors both domestic and even globally.

### Key Investment highlight

Location	Seaport Dealer in Tapian Nauli Bay
Estimated Investment Value	Will be informed
Total Area/Land Status	86.16 Ha and already clean and clear by the local Government ownership
Business Scheme	PPP, Financing and Direct Investment
Project Owner	Mayor of Sibolga
Financial Feasibility	Will be informed

### Project Owner Profile

This project is hold by the Mayor of Sibolga with the agency in charged from several institutions such as Planning and Developing Agency and Investment Agency in Sibolga City.

### Contact Person

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# 10. CONSTRUCTION OF INTEGRATED OFFICE AND BUSINESS CENTER - INFRASTRUCTURE

## ONE PAGE SUMMARY



**Luas** : 3251 m (HGB)  
**Kecamatan** : Medan Petisah  
**Kota** : Medan  
**Provinsi** : Sumatera Utara

Key Investment highlight	
Location	Imam Bonjol and Listrik Street, Medan City
Estimated Investment Value	USD 15.06 Million or equal to IDR 225.85 Billion (USD1 = IDR15,000)
Total Area/Land Status	0.32 Ha and already clean and clear by PT. Dhirga Surya
Business Scheme	PPP, Financing and Direct Investment
Project Owner	PT. Dhirga Surya of North Sumatra
Financial Feasibility	- IRR: 7% - Payback period: 8 years

### Project Description

The development of accommodation infrastructure is increasingly massive, especially in Medan City. In the midst of economic growth and increasing community competitiveness, the need for lodging is also improving. The construction of the hotel is planned with a capacity of 120 rooms. The strategic location, located in the heart of Medan City, so this investment opportunity will be the center of meeting the community and business opportunities. Full government support for the development, so it will facilitate every investment that comes in.

### Project Owner Profile

This project is hold by the state-owned enterprises of North Sumatra namely PT. Dhirga Surya is engaged in an independent service industry and actively contributes to the development of North Sumatra.

### Contact Person

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# 11. INVESTMENT POTENTIAL IN THE FISHERIES SECTOR AND TOURISM

## DEVELOPMENT OF SAWAKETE-TUREDAWOLA - TOURISM

### ONE PAGE SUMMARY



#### Project Description

Blessed with abundant water resources, especially beaches and free seas, it is the main attraction of North Nias Regency. The beach area that has various types of waves both calm and heavy and beautiful sand beaches are very suitable locations for surfing activities. Cultural wealth wrapped in the hospitality of the local community is ready to welcome tourists and investors to North Nias. Full government support for the development, so it will facilitate every investment that comes in.

#### Key Investment highlight

Location	Afulu Village, Afulu Subdistrict
Estimated Investment Value	USD 21.64 Million or equal to IDR 324.55 Billion (USD1 = IDR15,000)
Total Area/Land Status	Will be informed
Business Scheme	PPP, Financing and Direct Investment
Project Owner	Regent of North Nias
Financial Feasibility	Will be informed

#### Project Owner Profile

This project is hold by the Regent of North Nias with the agency in charged from several institutions such as Planning and Developing Agency and Investment Agency in North Nias Regency.

#### Contact Person

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# 12. TOURISM DEVELOPMENT OF BUKIT LAWANG – TANGKAHAN (BULANGTA) - TOURISM

## ONE PAGE SUMMARY



### Project Description

The development of an integrated tourism area between Bukit Lawang and Tangkahan will create a sustainable tourism atmosphere. Blessed with endemic resources such as Orangutans, Sumatran Elephants, and Rafflesia Arnoldi Flowers is a special attraction that is not owned by other regions in Indonesia. Comfortable lodging accommodation combined with nature will provide an interesting tourist experience.

### Key Investment highlight

Location	Bukit Lawang Plantation Village, Bahorok Subdistrict
Estimated Investment Value	USD 65.60 Million or equal to IDR 983.99 Billion (USD1 = IDR15,000)
Total Area/Land Status	242.2 Ha
Business Scheme	PPP, Financing and Direct Investment
Project Owner	Regent of Langkat
Financial Feasibility	<ul style="list-style-type: none"><li>- IRR: 23.31%</li><li>- NPV: IDR 1.6 Trillion</li><li>- Payback period: 8 years</li></ul>

### Project Owner Profile

This project is hold by the Regent of Langkat with the agency in charged from several institutions such as Planning and Developing Agency and Investment Agency in Langkat Regency.

### Contact Person

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# Aceh Strategic Investment Projects |

# 13. GAPANG RESORT & DIVE CENTER - TOURISM

## ONE PAGE SUMMARY



### Project Description

- With 850.000 tourists annually, Sabang is a popular tourist destination. It's the ideal island for weekend getaways where you can enjoy a variety of marine sports like island hopping, diving, snorkeling, and fishing.
- Nestled in the heart of Sabang City, Gapang Resort & Dive Center is poised to become the premier destination for underwater enthusiasts seeking to explore the mesmerizing depths of the Andaman Sea. Set against the backdrop of Sabang's pristine coastline, the resort beckons adventurers to embark on an unforgettable journey beneath the waves, where vibrant coral reefs, majestic marine life, and hidden treasures await discovery.
- This project seeks to revitalize Gapang Resort infrastructure and extend it further with world-class dive facilities. Moreover, the project highlights the importance of responsible tourism and environmental conservation.
- Several reasons to invest in Gapang Resort & Dive Center:
  - With a long-term concession period, its financial returns rank high.
  - The possibility to deduct depreciation for hotel real estate makes tax efficiency an important reason for resort investment.
  - Located at Sabang Special Economic Zone (SEZ), with multiple regulations that support investments.

### Key Investment highlight

Location	Sabang, Aceh
Est. Investment Value	USD 1.6 Million or equal to IDR 24 Billion (USD1 = IDR 15,000)
Total Area/Land Status	3.1 Ha / Clean and Clear
Business Scheme	Utilization Cooperation (KSP)
Project Owner	Sabang City Government
Financial Feasibility	Concession Period : 30 Years Projected Inc (First 10 Yr) : US\$ 3.83 Mio IRR : 12.70% WACC : 11.71% NPV (70% : 30%) : US\$ 116K Payback Period : 11 years 2 months

### Project Owner Profile

DPMPSTP Sabang is a part of the Municipality Government which is responsible for the field of investment development, promotion, and licensing and non-licensing services in an integrated manner with the principles of certainty, security, coordination, integration, synchronization, transparency, and simplification based on the applicable laws and regulations.

### Contact Person

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# 14. JOINT COOPERATION ON CT-3 PORT (CONTAINER TERMINAL) - INFRASTRUCTURE

## ONE PAGE SUMMARY



### Project Description

- The port of Teluk Sabang will be developed as an “International Hub” port that can serve container ships with a size of 10,000 TEUs to create an entrance for logistic flow to the Western regions of Indonesia due to the increasing volume of container traffic up to 12.4 million TEUs in 2039. Sabang Port is located in the East-West international trade corridor on the Malacca Strait, with ¼ of total world trade passing through this channel.
- The seaport is projected to obtain additional demand from four competitors, namely the Port of Singapore, Port of Tanjung Pelepas, Port Klang, and Penang Port.
- Project scope:
  1. Infrastructure & superstructure investment for an extensive container terminal and multipurpose terminal.
  2. Industrial estate development to support port business services.
  3. Bunkering services

### Key Investment highlight

Location	Sabang, Aceh
Est. Investment Value	USD 104.7 Million or equal to IDR 1.57 Trillion (USD1=IDR 15,000)
Total Area/Land Status	±64.4 Ha (along with potential land)
Business Scheme	Build Operate and Transfer (BOT) or Build Own Operate or Public-Private Partnership (PPP)
Project Owner	The Management Board of Sabang Free Trade & Free Port Zone (BPKS)
Financial Feasibility	Concession Period : 30 Years NPV : US\$ 36.01 Mio Project IRR : 12.66% Equity IRR : 18.07% Average DSCR : 2.06

### Project Owner Profile

The Sabang Free Trade Zone (FTZ) is exempt from import charges, value-added tax, sales tax on luxury items, and other taxes since it has its own customs and tax system. The region consists of Pulo Aceh District and Sabang City. There are four FTZs in Indonesia, including Sabang. The Management Board of Sabang Free Trade & Free Port Zone (BPKS) is responsible for overseeing the management of Sabang FTZ.

### Contact Person

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# Bengkulu Strategic Investment Projects |



### Project Description

As the world's population increases, the use of energy continues to grow. As a result, the resulting carbon emissions continue to increase and the earth's temperature is getting higher. We seek to support governments and businesses in their journey to reduce carbon emissions resulting from energy production. Located in the ring of fire area, Indonesia is one of the world's geothermal energy centers. The journey of utilizing geothermal energy has been started since 1974, with the discovery of 70 geothermal areas in Indonesia. As a continuation of efforts to produce clean and environmentally friendly energy, in 2006 PT Hitay Daya Energy was established. The geothermal prospect area of Lawang Malintang is one of the geothermal prospects in Kepahiang Regency with a potential of 120 MW. Hitay Lawang Energy is a company holding an Exploration Permit for geothermal development and will develop geothermal resources of 80 MW and 40 MW in phase I. Hitay Energy has been experienced in geothermal exploration since 2013 until now. The target and objective of this renewable energy investment are part of efforts to build Indonesia towards Net Zero Emission as the main target in national energy resilience and contribution to global Climate Change issues.

Key Investment highlight	
Location	Kepahiang Regency
Est. Investment Value	USD4.5-5 Million / MW or IDR67.5-75 Billion (USD1=IDR15,000)
Total Area/Land Status	20 Ha (With potential of 120 MW)
Business Scheme	Geothermal Utilization Effort
Project Owner	PT Hitay Lawang Energy
Financial Feasibility	Will be informed

**Project Owner Profile**  
 Established in 2011 with the vision of becoming a leading geothermal producer in Indonesia, Hitay Energy Holdings has long been present in the Indonesian geothermal market through its subsidiary, PT Hitay Daya Energy. Spearheaded by Emin Hitay, the leader of Hitay Holdings, the energy investment continues with 7 geothermal projects in Java and Sumatra, aiming to develop up to 1 GW of geothermal energy.

**Contact Person**  
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### Project Description

Vannamei shrimp, also known as Pacific white shrimp, are widely cultivated due to their fast growth rate, high market demand, and adaptability to various aquaculture systems. In North Bengkulu Regency, there are 2,452 hectares potential land that owned by The Government which can be used to develop marine aquaculture. Nowadays, there are only 150 hectares has been used for marine cultivation (shrimp ponds, milkfish, etc). There are still 2,000 hectares or more that have not been managed so there is still a big opportunity for developing this investment.

Several factors contribute to Bengkulu's potential for vannamei shrimp aquaculture:

1. Bengkulu typically has a tropical climate with warm temperatures and abundant sunlight, which are favorable for shrimp farming.
2. Bengkulu has a significant coastline, providing ample opportunities for setting up shrimp farms near the sea.
3. Vannamei shrimp are popular in both domestic and international markets.

### Key Investment highlight

Location	West Coast Beach Bengkulu Utara
Est. Investment Value	USD28,39 Million USD or IDR425.85 Billion (USD1= IDR15,000)
Total Area/Land Status	100 Ha / Owned by government
Business Scheme	Land Rent - Negotiable
Project Owner	Government, North Bengkulu Regency
Financial Feasibility	Annual Revenue : IDR 281,5 Billion RoR : 11,07% of IRR NPV: IDR 88,161 Billion Payback Period: 5,87 Years

### Project Owner Profile

**Government, North Bengkulu Regency**

### Contact Person

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**Occupation** : Government (DPMPTSP)  
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# Lampung Strategic Investment Projects |



### Tourism and Facilities

1. Siger Tower
2. BSI Mosque
3. Krakatoa Park
4. Executive Ferry Port
5. Tourist Pier
6. water park
7. F&B Village
8. 3-star Hotel
9. Hotels \*4
10. Retail Village & Hotel
11. Office House Complex
12. Retention Pool
13. Relocation of Bakauheni Military Police & Polsek and Supporting Facilities
14. WWTP
15. Management Office
16. Reservoir

### Bakauheni Harbour City (BHC): Clean and Clear Investment

Bakauheni Resort: Integrated Tourism Area is a waterfront tourism destination in the gateway of Sumatera. As a collaboration between Lampung Provincial Government, PT ASDP Indonesia Ferry (Persero), PTIndonesia Tourism Development Corporation (Persero), the destination offers a new attraction located in a strategic transportation routes.



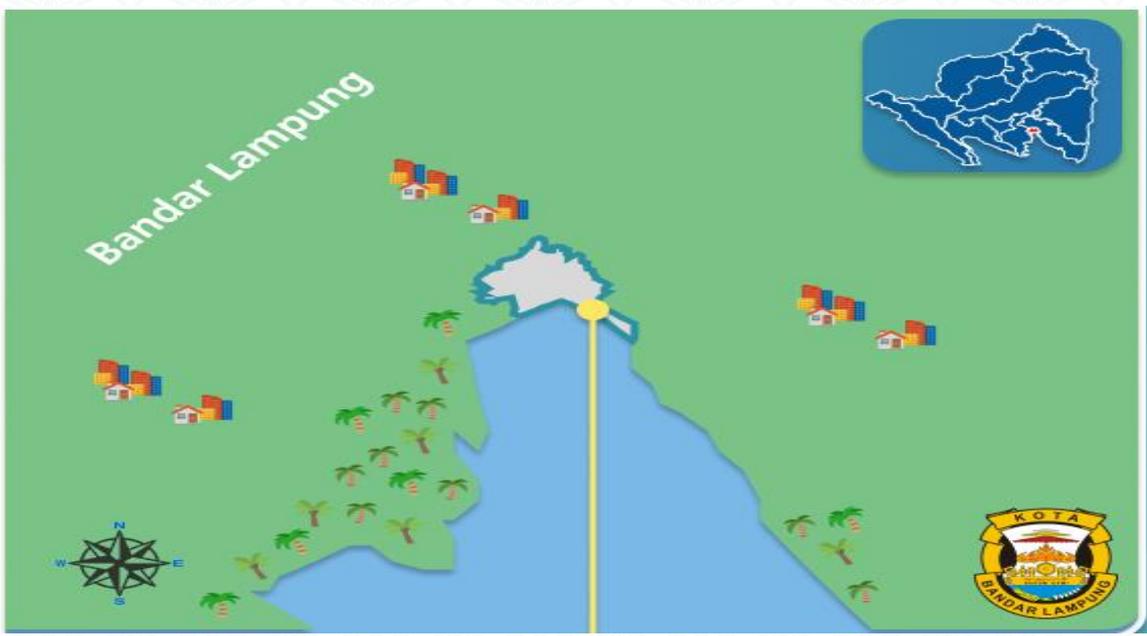
### Key Investment highlight

Location	Bakauheni Port
Operator	PT. Indonesia Tourism Development Corporation
Total Area/Land Status	160 hectare
Business Scheme	Commercial, Leisure, and Residential Development
Project Owner	PT. ASDP Indonesia Ferry (Persero)
Financial Feasibility	<p>Estimate Investment Value: USD319.6 Million, IDR4.79 Trillion (USD1= IDR15,000)</p> <p>Net Present Value (NPV) : USD 56,62 Million IDR 865 Bilion (28 Aug 2023 JISDOR)</p> <p>Internal Rate of Return (IRR): 12,1% Weighted Cost of Capital (WACC): 8,6%</p>

### Contact Person

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**Name** : Mr Firmawan  
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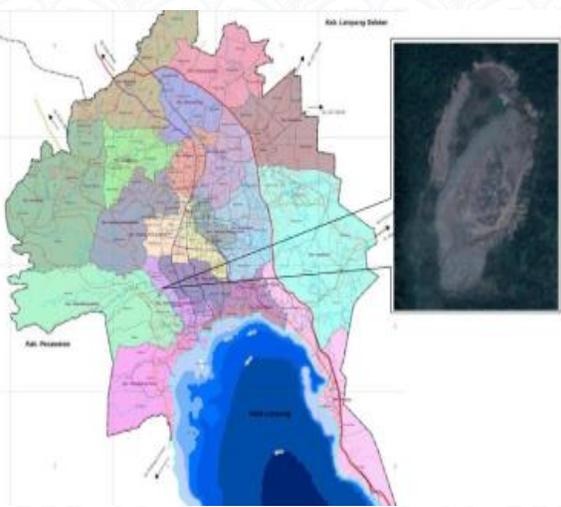
### Waste to Energy (WtE) Bakung Landfill (RDF)

Bakung Waste to Energy Project is an initiation project from the government of Bandar Lampung City, covering area of 14,01 Ha with an Open Dumping System. Since 2015 alone the amount of landfill reached 1.713.898 m<sup>3</sup> with an average stockpile height of 12.2 m. Daily volume of waste in Bakung Landfill in 2019 reaches more than 1.000 tons/day and has surpassed the capacity of the Bakung Landfill which has been operating since 1995.

The purpose of waste management in Bakung Landfill is to support the sustainable development to Bandar Lampung City, among others, through the use of waste in Bakung Landfills Refuse Derived Fuel (RDF). The construction of waste processing facilities into RDF as an effort to utilize new renewable energy sources and support the application of technological innovations for sustainable urban development

### Key Investment highlight

Location	Bakung
Output	Refused Derived Fuel (RDF)
Total Area/Land Status	14,1 hectare
Business Scheme	Design, Build, Operate, Transfer (DBOT)
Project Owner	Government of Bandar Lampung
Financial Feasibility	<p>Estimate Investment Value : USD37,75 Million or IDR566.25 Billion (USD1=IDR15,000)</p> <p>Net Present Value (NPV) : 10,48% or USD 21,07 Million</p> <p>Internal Rate of Return (IRR) : 27,73%</p> <p>Payback Period (PP) : 8,3 Years</p> <p>Expected Revenue : Tipping Fee, Recycleable, Ppa with PLN</p>



- #### The Bakung Waste Investment Offer
1. Maximum 8 Ha land that investors can use
  2. The minimum amount of waste treated is 506.52 tons/day of new organic waste (excluding 1.7 million tons of old waste at the Bakung landfill site)
  3. The results of processing waste are electricity with a minimum capacity of 9MW with medium voltage transmission system (20 kV)
  4. Build other facilities to support Infrastructure Operations Waste Management, including a) Leachate Water Treatment, b) Processing the ash, c) Drinking water supply
  5. Construction of Bakung power plant with a capacity of 11,0453 MW is required budget around 460.59 billion.

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