

# 1. TOBA CALDERA RESORT - TOURISM

## ONE PAGE SUMMARY



### Project Description

Offering a harmonious combination of the natural beauty of the world's largest caldera lake, with an authentic cultural heritage, which combined the development of a world-class tourism, the Toba Caldera Resort project is ready to become leading tourism amenities. This project approximately 130 km from Medan City (the capital city of North Sumatra) and adjacent directly to Lake Toba - as one of the five super priority destinations in Indonesia, also the largest volcanic lake in the world, and one of UNESCO Global Geoparks - is offering a new lifestyle experience, with environmentally concept. Toba Caldera Resort vision is to create an integrated prime eco-tourist destination; providing a variety of high-quality attractions and accommodations; increasing the value, awareness, and understanding of Batak cultural heritage as a friendly local heritage. Presently, Toba Caldera Resort managed to attract potential investor of modern lodging procurement such as Bobo Cabin by PT Bobobox Indonesia. Interestingly the Toba Caldera Resort offers several incentives in investment as follows: period of land tenure, easier aspect of doing business, fully government support, the early-bird incentive for investor and many more, makes Lake Toba is waiting you to explore more.

### Key Investment highlight

Location	Ajibata Subdistrict, Toba Regency, North Sumatra
Estimated Investment Value	USD 1.73 Billion or equal to IDR 26 Trillion (Excluding PPN) (USD1 = IDR 15,000)
Total Area/Land Status	386.72 Ha, land has been used 4.05 Ha / 1.05% from total area
Business Scheme	<ul style="list-style-type: none"> <li>Joint Operation / Long lease Agreement (30+15 years)</li> <li>Other Agreeable Cooperation Form</li> </ul>
Project Owner	Lake Toba Tourism Authority
Financial Feasibility	IRR 15.95%, NPV IDR 118,043 Million (USD 7.97 Million), Payback Period as long 8 years, and 30 years for concession & could be extended to 15 years ahead.

### Project Owner Profile

BPODT or Badan Pelaksana Otorita Danau Toba (Lake Toba Tourism Authority), established based on Presidential Decree 49 of 2016, is a professionally-managed Public Service Agency that synchronizes and coordinates all stakeholder associated with investments and business in the tourism industry including the Local Government, Central Government, and Community in order to reach the target of 1 million international tourists this year.

### Contact Person

Name: Ms. Serbi  
 Occupation: Acting Head Department of Investment of Lake Toba Tourism Authority  
 Phone / instagram : +62 856-9232-9974 / otorita.danautoba  
 Email / website : umum@laketoba.travel / www.laketoba.travel / northsumatrainvest.id