



Kementerian PPN/  
Bappenas

# INDONESIA'S

SUSTAINABLE DEVELOPMENT PROJECTS  
2019 - 2030



INDONESIA MAP  
Indonesia's latitude and longitude  
is 0° 00' N and 100° 00' E.



# INDONESIA'S SUSTAINABLE DEVELOPMENT PROJECTS







Raja Ampat, West Papua  
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## PREFACE

Indonesia highly committed to implementing and achieving the Sustainable Development Goals (SDGs). Under the coordination of the Ministry of National Development Planning/Bappenas, Indonesia has mainstreamed SDGs into National Medium-Term Development Plan (RPJMN) and elaborated in the Government Work Plan (RKP) annual budget documents. In its implementation, Indonesia upholds the SDGs principles, namely (i) universal development principles, (ii) integration, (iii) no one left behind, and (iv) inclusive principles.

Achievement of the ambitious SDGs targets, a set of international commitments to end poverty and build a better world by 2030, will require significant investment. The investment gap for the SDGs remains significant. Additional long-term resources need to be mobilized from all resources to implement the 2030 Agenda for Sustainable Development. In addition, it needs to be ensured that investment for the SDGs is inclusive and leaves no one behind.

Indonesia is one of the countries that was given the opportunity to offer investment opportunities related to sustainable development in the 2019 Sustainable Development Goals Investment (SDGI) Fair in New York on April 15-17 2019. The SDGI Fair provides a platform, for governments, the private sectors, philanthropies and financial intermediaries, for “closing the SDG investment gap” through its focus on national and international efforts to accelerate the mobilization of sufficient investment for sustainable development.

Therefore, Indonesia would like to take this opportunity to convey various concrete investment for SDGs. The book “Indonesia’s Sustainable Development Project” shows and describes investment opportunities in Indonesia that support the achievement of related SDGs goals and targets.

Thanks and gratitude are conveyed to all members of the team for their hard work and contributions to produce “Indonesia’s Sustainable Development Project” book. Finally, we hope that this book will facilitate stakeholders in finding solutions to close investment gaps and possibilities of cooperation in funding for the achievement of SDGs.

Jakarta, March 2019

**Bambang P.S. Brodjonegoro**  
Minister of National Development Planning/  
Head of Bappenas, Republic of Indonesia







Mount Bromo, East Java

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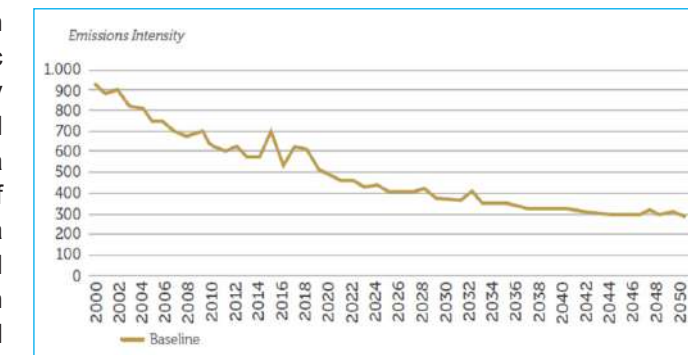




## WHY INVEST TO INDONESIA

### 1 Country Profile

Indonesia is the fourth most populous country with more than 269 million people and the largest archipelagic country in the world. The country has around 17,000 islands with land area of 1,919,440 km<sup>2</sup>, water area of 3,257,483 km<sup>2</sup> and coastline of 99,093 km; located between Asia and Australia. Indonesia is endowed with rich natural resources, such as marine and forest, agricultural and mining products, and abundant energy sources.



Indonesia has put its great attention to environmental issues in the national development, shown by the increase of the Environmental Quality Index from 63.20% in 2013 to 66.19% in 2017. In most cases, development and economic growth increase greenhouse gas (GHG) emissions, but Indonesia's GHG emission intensity shows a downward trend while maintaining a stable and increasing economic growth. Moreover, the implementation of low carbon development has led to reduction in GHG emissions to get closer to 26% GHG emission reduction target in 2019.

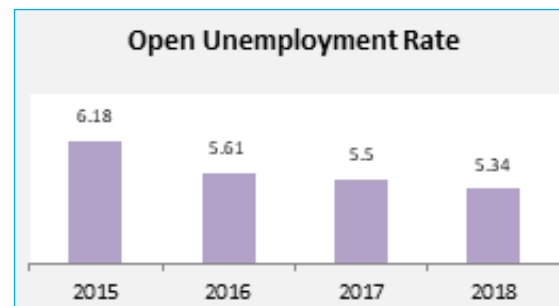
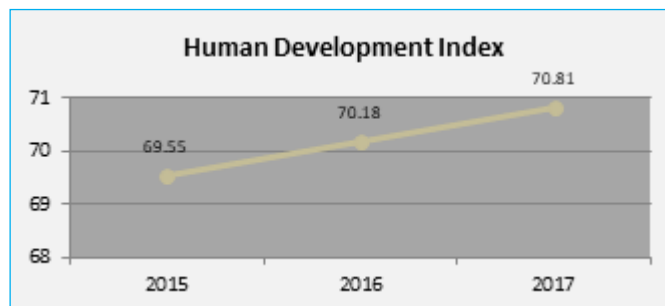
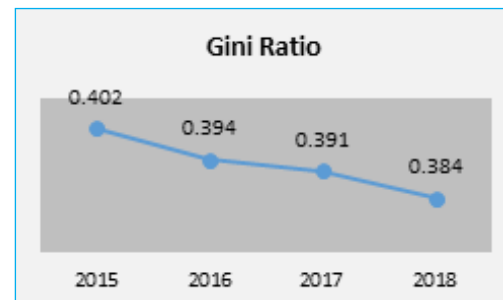
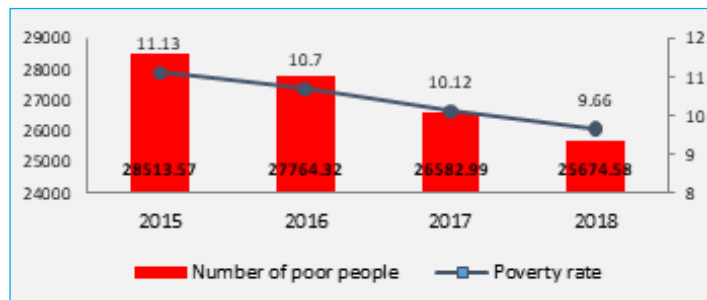


Bukit tinggi Monument square at West Sumatra,  
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## 2 Increasing Welfare

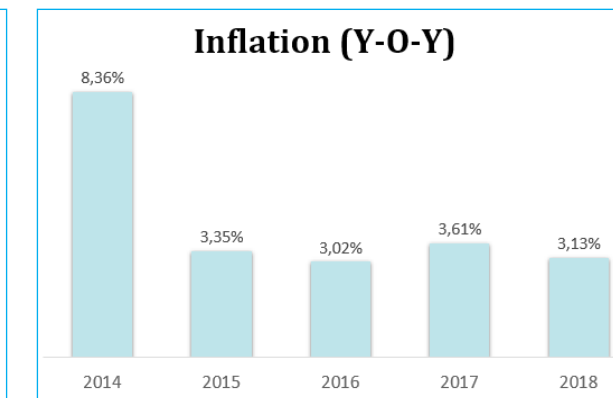
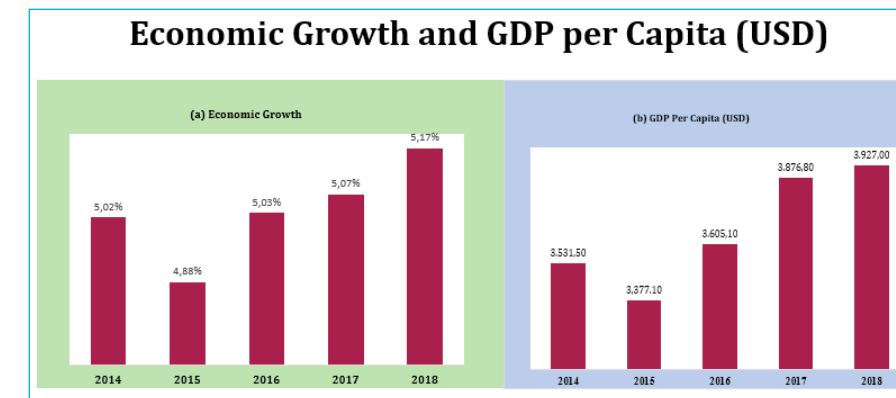
Indonesia is projected to approach upper middle-income status soon, with declining poverty rate and lowered gini ratio (inequality), as well as experiencing an increase of Human Development Index (HDI) and better unemployment rate. Poverty rate has declined from 11,13 percent in 2015 to 9,66 percent in 2018, along with the number of poor people decreasing from around 28 million people to less than 26 million people. Gini ratio has also improved, from 0,402 in 2015 to 0,384 in 2018. HDI continue to increase from 69,55 in 2015 to 70,81 in 2017, while open unemployment rate continue to decrease from 6,18 percent in 2015 to 5,34 percent in 2018.



## 3 Macro-Economic Stability

In the midst of global economics slow down and uncertainties, Indonesia has maintained a stable and strong economic growth. The Indonesia economy continues to grow more than 5 percent per year throughout 2015-2018, higher than the average of developing countries at 4.5 percent per year. Maintained macroeconomic stability is also reflected by low inflation rate, stable exchange rates, increased foreign reserves and manageable current account deficit.

Inflation is around 3,3 percent per year in 2015-2018. The balance of payment is relatively strong, as reflected by increasing foreign reserves from USD111.9 billion in 2014 to USD120.7 billion in December 2018. The economic growth has created more than 9 million jobs in 2015-2018. Furthermore, GDP per capita increased from USD 3.531 in 2014 to USD 3.927 in 2018, which is approximately USD 3.820 GNI per capita, indicating that Indonesia is moving towards upper middle-income country soon.

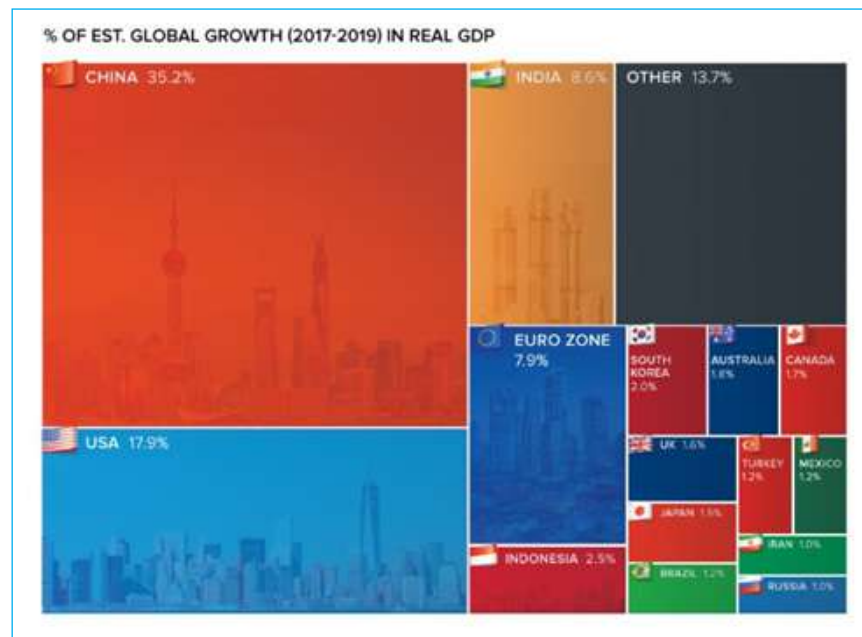




## 4 Improving Business Climate

World Economic Forum (2017) estimated that Indonesia is the fifth biggest contributor to world economic growth after China, USA, India and Euro Zone. Within 2017-2019, the global economy will be expanding by another USD6.5 trillion in size, and Indonesia will contribute as much as 2.5% to generate that expansion.

Countries' Contribution to the World's GDP Expansion in 2017-2019



Furthermore, Indonesia has also joined the Trillion Dollar Club Countries with the GDP of more than USD 1 trillion per year, where Indonesia is among South Korea, Russia, Spain, Australia, and Mexico. Indonesia is ranked sixteenth in terms of GDP size, and therefore Indonesia is a member of G20 countries.

Indonesia has shown progressive achievement in the past few years on Ease of Doing Business (EoDB) that put Indonesia rank's to rise from 91 to 72 in 2018. Some key improvements have made Indonesia climbed by 34 positions from ranking 106 to 72 in 2 years (2016 to 2018).

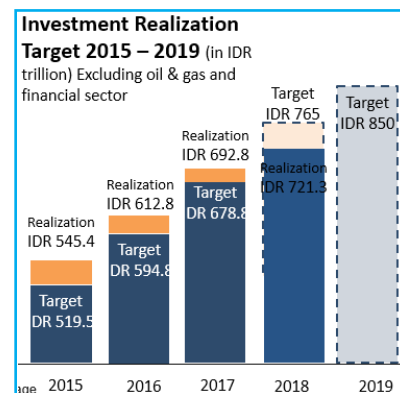
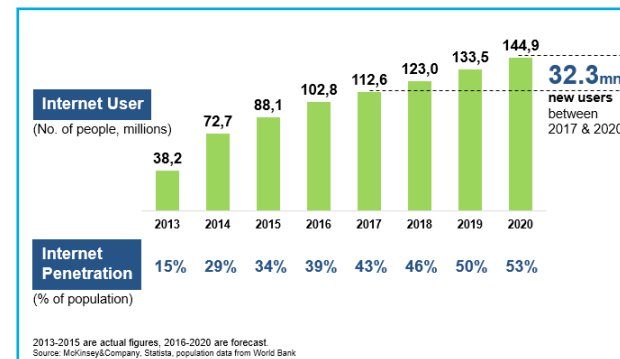
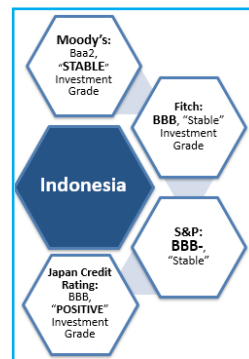
In addition, some investment credit rating agencies namely Japan Credit Rating, Moody, S&P, Fitch, has rated Indonesia with "stable" investment grade. This rating has increased the realization of investment target in Indonesia. The investment in Q4 2018 rose by 7.0% compared to Q4 2017 despite total investment in Jan to Dec 2018 rose slightly by 4.1% (or 94.3% realization compared to its target in 2018).

Indonesia has committed to improve business climate since 2015. Some efforts that have been taken, includes: (1) One Stop Service by simplifying the investment procedures with more than 21 ministries and institutions integrated; (2) applying the 3-hrs investment licensing that is also part of the OSS program that allows prospective investors with a minimum investment of IDR 100 billion (US\$7.33 million) and/or absorb a workforce of more than 1,000 people to have their preliminary permits; (3) the acceleration and certainty in custom clearance process through the Green Lane Facility; (4) the Direct construction Phase that allow the investors to directly start their project construction before obtaining construction permits in selected 14 industrial estates; (5) simplification of investment and import procedures; (6) acceleration of doing business as the implementation of the Presidential Regulation Number 91 Year 2017; (7) expansion number or pioneer industries that will obtain tax facilities with lower investment capital requirement under the new tax holiday policy ; (8) applying the One Single Submission for investment licensing through OSS system as the implementation of Government Regulation Number 24 Year 2018.

To improve the investment, the Government of Indonesia has been promoting the six (6) priority sectors for investment, that includes: (1) Infrastructure on energy, transportation, road, railway, airport, seaport, etc; (2) Manufacturing Industry with labor intensive, export oriented, import substitute, and value added industry; (3) Maritime that includes fisheries and cold storage; (4) Agriculture; (5) Tourism,



especially at the “10 New Bali”; (6) Lifestyle Industry such as creative economy and digital industry. The last two priorities are the new big deal for Indonesia, specifically of large market of e-commerce, predicting the increase of internet users to 144 million by 2020, and with this, Indonesia aims to become the center of digital economy in South East Asia in 2020.



## 5 Indonesia Commitment to SDGs

Indonesia is strongly committed to implement SDGs, reflected in the mainstreaming of SDGs into the National Medium-Term Development Plan (RPJMN) for 2015-2019 and will continue mainstreaming SDGs in the subsequent National Medium-Term Development Plans. For Indonesia, implementing SDGs means implementing the national development agenda. The highest commitment is also reflected on the enactment of the legal basis for the Implementation of the Achievement of the Sustainable Development Goals in Indonesia as stated on Presidential Decree Number 59 Year 2017.

The Presidential Decree also regulates the establishment of the National Coordination Team on SDGs. This National Coordination Team is directly led by the President of the Republic of Indonesia, and the Minister of National Development Planning is assigned as the Implementation Coordinator. The National Coordination Team consists of a Steering Committee, Implementation Team, the Technical Working Groups and Expert Panel and supported by SDGs Secretariat.

At sub-national level, the same commitment is also reflected from the mainstreaming of SDGs into Sub-National Medium-Term Development Plans and the establishment of Provincial Coordination Teams. The coordinating team of SDGs reflects the inclusive principle by involving all stakeholders from government, philanthropy and business, academia, civil society organization and media as the member of the Coordination Team. This collaborative partnership between state and non-state actors is present in each step of SDGs implementation in Indonesia.





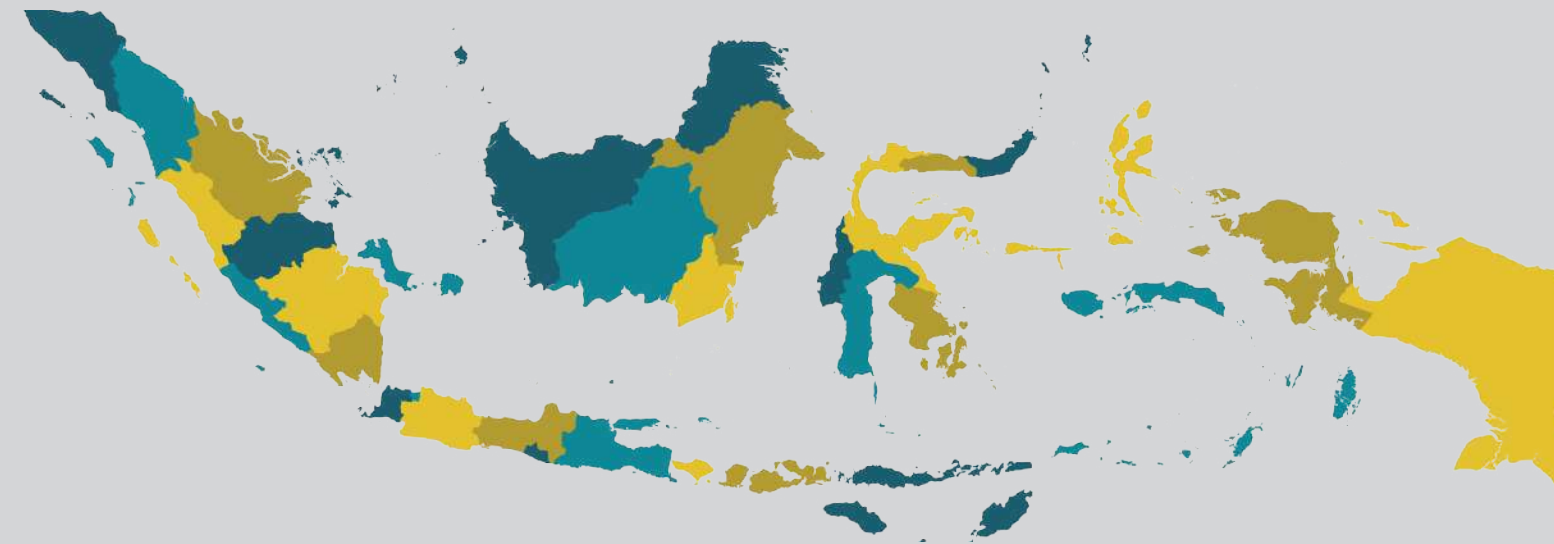
Pura Tanah Lot, Bali

© Anton Petrus / Shutterstock

# B



## PROJECT DIGEST







Borobudur Temple, Central Java

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PROJECT DIGEST

# B.1

## SDGs BUSINESS OPPORTUNITIES





1

# ROAD PROJECT



Bratan Lake, Bali  
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1.1

# SEMARANG – DEMAK TOLL ROAD

LOCATION: Central Java



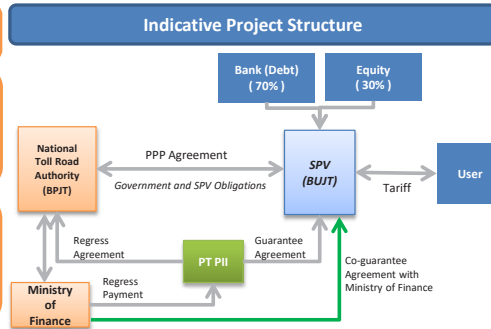
Sector: Road Sub-Sector: Toll Road

**Government Contracting Agency** : Indonesia Toll Road Authority (“BPJT”)  
**Contact Person** : Herry Trisaputra Zuna (Head of BPJT) and Sudiro Roi Santoso (Head of Investment Division)  
 +62-21-7258063; e-mail: [bpjt@pu.go.id](mailto:bpjt@pu.go.id) or [investasi2.bpjt@gmail.com](mailto:investasi2.bpjt@gmail.com)  
**Estimated Concession Period** : 35 years

**Estimated Project Cost** : US\$ 583.4 million

**Financial Feasibility:**  
 FIRR : 10.43%  
 NPV : US\$ 0.6 million

**Indicative Government Support & Guarantee:**  
 Potentially guaranteed by IIGF.



Data per 05/03/2019



Rice Terraces at sunrise in Tetebatu, Lombok

© Jakob Fischer/Shutterstock



1.2

**SEMANAN – BALARAJA TOLL ROAD (UNSOLICITED PROJECT)**

LOCATION: DKI Jakarta - Banten



**Sector:** Road      **Sub-Sector:** Toll Road

**Government Contracting Agency:** Indonesia Toll Road Authority (“BPJT”)  
**Contact Person:** Herry Trisaputra Zuna (Head of BPJT) and Sudiro Roi Santoso (Head of Investment Division)  
 +62-21-7258063; e-mail: [bpjt@pu.go.id](mailto:bpjt@pu.go.id) or [investasi2.bpjt@gmail.com](mailto:investasi2.bpjt@gmail.com)

**Estimated Concession Period:** : on review

**Estimated Project Cost:** : US\$ 1,155.6 million

**Financial Feasibility:**  
 FIRR : 13.67%  
 NPV : N/A

**Indicative Government Support & Guarantee:**  
 For Unsolicited Project, the project initiator will get a benefit to choose the compensation (additional 10% point on the procurement score, right to match, or purchasing initiative ideas by GCA).

**Implementation Schedule:**  
 1. Preparation : 2017 – 2019  
 2. Land Acquisition : 2018 – 2020  
 3. Construction : 2019 – 2021  
 4. Operation : December 2019 for section 1

**Indicative Project Structure:**  
 Bank (Debt) (70%) / Equity (30%)  
 National Toll Road Authority (BPJT) ↔ SPV (BUJT) ↔ User  
 Ministry of Finance ↔ PT PII ↔ SPV (BUJT)  
 Agreements: PPP Agreement, Government and SPV Obligations, Regress Agreement, Regress Payment, Guarantee Agreement, Co-guarantee Agreement with Ministry of Finance.

Data per 05/03/2019

**Description :**  
 This toll road project is designed with a total length of 31.9 km with a design speed of 80 km/hour. The basic design and environmental impact assessments for this project have been done. Semanan-Balaraja toll road will be connected to the Serpong-Balaraja section which is currently under construction, and will also be connected with six toll roads within the city of DKI Jakarta.

**Business Opportunity:**  
 Bidder/financier

**Project Status:**  
 FS for this project is already finished.

1.3

**KAMAL – TELUKNAGA – RAJEG TOLL ROAD (UNSOLICITED PROJECT)**

LOCATION: DKI Jakarta - Banten



**Sector:** Road      **Sub-Sector:** Toll Road

**Government Contracting Agency:** Indonesia Toll Road Authority (“BPJT”)  
**Contact Person:** Herry Trisaputra Zuna (Head of BPJT) and Sudiro Roi Santoso (Head of Investment Division)  
 +62-21-7258063; e-mail: [bpjt@pu.go.id](mailto:bpjt@pu.go.id) or [investasi2.bpjt@gmail.com](mailto:investasi2.bpjt@gmail.com)

**Estimated Concession Period:** : on review

**Estimated Project Cost:** : US\$ 1,715.6 million

**Financial Feasibility:**  
 FIRR : 10.70%  
 NPV : N/A

**Indicative Government Support & Guarantee:**  
 For Unsolicited Project, the project initiator will get a benefit to choose the compensation (additional 10% point on the procurement score, right to match, or purchasing initiative ideas by GCA).

**Implementation Schedule:**  
 1. Preparation : 2017 – 2019  
 2. Land Acquisition : 2018 – 2020  
 3. Construction : 2020  
 4. Operation : 2021

**Indicative Project Structure:**  
 Bank (Debt) (70%) / Equity (30%)  
 National Toll Road Authority (BPJT) ↔ SPV (BUJT) ↔ User  
 Ministry of Finance ↔ PT PII ↔ SPV (BUJT)  
 Agreements: PPP Agreement, Government and SPV Obligations, Regress Agreement, Regress Payment, Guarantee Agreement, Co-guarantee Agreement with Ministry of Finance.

Data per 05/03/2019

**Description :**  
 This toll road project is designed with a total length of 38.6 km with a design speed of 80 km/hour. The basic design and environmental impact assessments for this project have been done. This toll road will connect Jakarta with Tangerang Regency which has an organized industrial area. The availability of adequate infrastructure is the key to attracting investment.

**Business Opportunity:**  
 Bidder/financier

**Project Status:**  
 FS for this project is already finished.



1.4

**PATIMBAN PORT ACCESS TOLL ROAD (UNSOLICITED PROJECT)**

LOCATION: West Java



**Sector:** Road      **Sub-Sector:** Toll Road

**Government Contracting Agency:** Indonesia Toll Road Authority ("BPJT")  
**Contact Person:** Herry Trisaputra Zuna (Head of BPJT) and Sudiro Roi Santoso (Head of Investment Division)  
 +62-21-7258063; e-mail: [bpjt@pu.go.id](mailto:bpjt@pu.go.id) or [investasi2.bpjt@gmail.com](mailto:investasi2.bpjt@gmail.com)

**Estimated Concession Period:** : on review

**Estimated Project Cost:** : US\$ 470.4 million

**Financial Feasibility:**  
 FIRR : 11.57%  
 NPV : N/A

**Indicative Government Support & Guarantee:**  
 For Unsolicited Project, the project initiator will get a benefit to choose the compensation (additional 10% point on the procurement score, right to match, or purchasing initiative ideas by GCA).

**Implementation Schedule:**  
 1. Preparation : 2017 – 2019  
 2. Land Acquisition : 2017 – 2019  
 3. Construction : 2019 – 2020  
 4. Operation : 2020

**Indicative Project Structure:**  
 Bank (Debt) (70%) / Equity (30%)  
 National Toll Road Authority (BPJT) -> SPV (BUJT) -> User  
 Ministry of Finance -> PT PII -> SPV (BUJT)  
 Agreements: PPP Agreement, Government and SPV Obligations, Regress Agreement, Regress Payment, Guarantee Agreement, Co-guarantee Agreement with Ministry of Finance.

Data per 05/03/2019

**Description :**  
 This toll road project is designed with a total length of 37.7 km with a design speed of 80 km/hour. The basic design and environmental impact assessments for this project have been done. The construction of this toll road is expected to provide easier road access to Patimban Port in Subang, West Java. That way, this connectivity infrastructure can have a positive influence on economic activity and export of goods imports in Indonesia.

**Business Opportunity:**  
 Bidder/financier

**Project Status:**  
 FS for this project is already finished.

1.5

**GEDEBAGE – TASIKMALAYA – CILACAP TOLL ROAD (UNSOLICITED PROJECT)**

LOCATION: West Java – Central Java



**Sector:** Road      **Sub-Sector:** Toll Road

**Government Contracting Agency:** Indonesia Toll Road Authority ("BPJT")  
**Contact Person:** Herry Trisaputra Zuna (Head of BPJT) and Sudiro Roi Santoso (Head of Investment Division)  
 +62-21-7258063; e-mail: [bpjt@pu.go.id](mailto:bpjt@pu.go.id) or [investasi2.bpjt@gmail.com](mailto:investasi2.bpjt@gmail.com)

**Estimated Concession Period:** : on review

**Estimated Project Cost:** : US\$ 3,970.4 million

**Financial Feasibility:**  
 FIRR : 12.02%  
 NPV : N/A

**Indicative Government Support & Guarantee:**  
 For Unsolicited Project, the project initiator will get a benefit to choose the compensation (additional 10% point on the procurement score, right to match, or purchasing initiative ideas by GCA).

**Implementation Schedule:**  
 1. Preparation : 2017 – 2019  
 2. Land Acquisition : 2018 – 2020  
 3. Construction : 2021 – 2022  
 4. Operation : 2023

**Indicative Project Structure:**  
 Bank (Debt) (70%) / Equity (30%)  
 National Toll Road Authority (BPJT) -> SPV (BUJT) -> User  
 Ministry of Finance -> PT PII -> SPV (BUJT)  
 Agreements: PPP Agreement, Government and SPV Obligations, Regress Agreement, Regress Payment, Guarantee Agreement, Co-guarantee Agreement with Ministry of Finance.

Data per 05/03/2019

**Description :**  
 This toll road project is designed with a total length of 184 km with a design speed of 80 km/hour. This project is a replacement of the Cileunyi - Garut - Tasikmalaya toll road plan program due to the need to adjust the terrain contour conditions and the importance of developing the southern region to be more developed and not to be concentrated on national roads.

**Business Opportunity:**  
 Bidder/financier

**Project Status:**  
 FS for this project is already finished.

1.6

**BALIKPAPAN – PENAJAM PASER UTARA TOLL ROAD (UNSOLICITED PROJECT)**

LOCATION: East Kalimantan



**Sector:** Road      **Sub-Sector:** Toll Road

**Government Contracting Agency:** Indonesia Toll Road Authority (“BPJT”)  
**Contact Person:** Herry Trisaputra Zuna (Head of BPJT) and Sudiro Roi Santoso (Head of Investment Division)  
 +62-21-7258063; e-mail: [bpjt@pu.go.id](mailto:bpjt@pu.go.id) or [investasi2.bpjt@gmail.com](mailto:investasi2.bpjt@gmail.com)

**Estimated Concession Period:** : on review

**Estimated Project Cost:** : US\$ 1,221.5 million

**Financial Feasibility:**  
 FIRR : 13.54%  
 NPV : N/A

**Indicative Government Support & Guarantee:**  
 For Unsolicited Project, the project initiator will get a benefit to choose the compensation (additional 10% point on the procurement score, right to match, or purchasing initiative ideas by GCA).

**Implementation Schedule:**  
 1. Preparation : 2018 – 2019  
 2. Land Acquisition : 2018 – 2020  
 3. Construction : 2019 – 2021  
 4. Operation : 2022

**Indicative Project Structure:**  
 Bank (Debt) (70%) / Equity (30%)  
 National Toll Road Authority (BPJT) ↔ SPV (BUJT) ↔ User  
 Ministry of Finance ↔ PT PII ↔ SPV (BUJT)  
 Agreements: PPP Agreement, Government and SPV Obligations, Regress Agreement, Regress Payment, Guarantee Agreement, Co-guarantee Agreement with Ministry of Finance

Data per 05/03/2019

**Description :**  
 At present, klotok vessels are still the preferred transportation for people to cross Balikpapan and Penajam. The development of this project aims to create a safe, economical, fast and safe infrastructure. This toll road will also create savings in transportation costs for Balikpapan and PPU. This toll road project is designed with a total length of 7.6 km.

**Business Opportunity:**  
 Bidder/financier

**Project Status:**  
 FS for this project is already finished.

1.7

**SOLO – YOGYAKARTA – NYIA TOLL ROAD (UNSOLICITED PROJECT)**

LOCATION: Central Java – Special Region of Yogyakarta



**Sector:** Road      **Sub-Sector:** Toll Road

**Government Contracting Agency:** Indonesia Toll Road Authority (“BPJT”)  
**Contact Person:** Herry Trisaputra Zuna (Head of BPJT) and Sudiro Roi Santoso (Head of Investment Division)  
 +62-21-7258063; e-mail: [bpjt@pu.go.id](mailto:bpjt@pu.go.id) or [investasi2.bpjt@gmail.com](mailto:investasi2.bpjt@gmail.com)

**Estimated Concession Period:** : on review

**Estimated Project Cost:** : US\$ 1,670.4 million

**Financial Feasibility:**  
 FIRR : 13.54%  
 NPV : N/A

**Indicative Government Support & Guarantee:**  
 For Unsolicited Project, the project initiator will get a benefit to choose the compensation (additional 10% point on the procurement score, right to match, or purchasing initiative ideas by GCA).

**Implementation Schedule:**  
 1. Preparation : 2018 – 2019  
 2. Land Acquisition : 2018 – 2019  
 3. Construction : 2019 – 2021  
 4. Operation : December 2021 for section 1

**Indicative Project Structure:**  
 Bank (Debt) (70%) / Equity (30%)  
 National Toll Road Authority (BPJT) ↔ SPV (BUJT) ↔ User  
 Ministry of Finance ↔ PT PII ↔ SPV (BUJT)  
 Agreements: PPP Agreement, Government and SPV Obligations, Regress Agreement, Regress Payment, Guarantee Agreement, Co-guarantee Agreement with Ministry of Finance

Data per 05/03/2019

**Description :**  
 This toll road project is designed with a total length of 91.93 km with a design speed of 80 km/hour, that will pass 6 regencies: Karanganyar, Klaten, Sleman, Yogyakarta City, and Kulonprogo. This project is an effort to develop the southern region of Central Java. Furthermore, it is also planned that this toll road will be connected to Cilacap, Tasikmalaya, and Bandung.

**Business Opportunity:**  
 Bidder/financier

**Project Status:**  
 FS for this project is already finished.



1.8

**YOGYAKARTA – BAWEN TOLL ROAD**

LOCATION: Yogyakarta - Central Java



**Sector:** Road  
**Sub-Sector:** Toll Road

**Government Contracting Agency:** Indonesia Toll Road Authority ("BPJT")  
**Contact Person:** Herry Trisaputra Zuna (Head of BPJT) and Sudiro Roi Santoso (Head of Investment Division)  
+62-21-7258063; e-mail: [bpjt@pu.go.id](mailto:bpjt@pu.go.id) and [investasi2.bpjt@gmail.com](mailto:investasi2.bpjt@gmail.com)

**Estimated Concession Period:** 35 years

**Estimated Project Cost:** US\$ 1,018.9 million

**Financial Feasibility:**  
FIRR : 11.15%  
NPV : US\$1,044.1 million

**Indicative Government Support & Guarantee:**  
Government Support and Government Guarantee will be determined after Final Business Case Study finalized.

**Project Timeline:**

Q2 2019	Q3 2019	Q4 2019	Q4 2019	Q4 2019	Q1 2020	Q1 2020
Final Business Case (FBC)	Pre-qualification	Request for Proposal	Bid Award	Contract Signing	Financial Close	Construction

**Indicative Project Structure:**

```

    graph TD
        Bank[Bank Debt 70%] --> SPV[SPV BUJT]
        Equity[Equity 30%] --> SPV
        SPV --> User[User]
        SPV --> NTRA[National Toll Road Authority BPJT]
        NTRA --> SPV
        NTRA --> MoF[Ministry of Finance]
        MoF --> SPV
        MoF --> PTPII[PT PII]
        PTPII --> SPV
        MoF --> CoG[Co-guarantee Agreement with Ministry of Finance]
        CoG --> SPV
    
```

**Description :**  
Yogya - Bawen toll road will connect Semarang - Solo toll road to Yogyakarta. It is planned to reduce heavy traffic on the arterial road. This toll road will also support industrial area in Ungaran - Bawen corridor and development of Joglosemar tourism area. Economic activity, industries, and tourism in Yogyakarta and Semarang will encourage usage of Yogya - Bawen toll road. Furthermore, this project is included in the Indonesia National Strategic Project (PSN).

**Business Opportunity:**  
Transaction adviser/bidder/financier

**Project Status:**  
Project is currently on Outline Business Case phase

Data per 04/03/2019

1.9

**PT Kresna Kusuma Dyandra Marga (KKDM)**

Location: Bekasi – Cawang - Kampung Melayu



**Company:** PT Waskita Toll Road  
**Contact Person:** Reza Masri - CRO PINA Center/ +6281317504786 / [reza.masri@pina.bappenas.go.id](mailto:reza.masri@pina.bappenas.go.id)  
**Concession Period:** 40 years (start 2016)  
**Total Length:** 16.02 km (Section 1-2A)

**Investment need:** USD 233 million  
**Mode of offer:** Share Divestment of WTR ownerships in PT Kresna Kusuma Dyandra  
**% of ownership:** Up to 98% of WTR ownerships

**Capital Structure of Project:** 25% from equity, 75% from debt for the project funding

**Ownership Structure:**

```

    graph TD
        Waskita[PT Waskita Toll Road] -- 99.54% --> KKDM[PT Kresna Kusuma Dyandra Marga]
        Investor[Existing Investor] -- 0.46% --> KKDM
    
```

**Financial Feasibility:** IRR\*\* : 15.8%

**Summary of KKDM:**

- Waskita owns 99.5% of PT Kresna Kusuma Dyandra Marga (Bekasi Cawang Kampung Melayu Concession Rights Holder) shares through PT Waskita Toll Road. The toll road will connect Bekasi to Cawang, East Jakarta, and is planned to have access to Jakarta Outer Ring Road and Wiyoto Wiyono toll road
- Section 1BC of Bekasi Cawang Kampung Melayu Toll Road is already operating started in November 2017, while the rest of the sections are expected to be completed

**Project Status:** ready to offer  
Section 1BC: Completed and in operational since 2017  
Section 1A & 2: Completion target Q3 2018

\*\* IRR: Company internal projection

Project Status	Sec. 1A	Sec. 1B	Sec. 1C	Sec. 2A
Land Acquisition Progress	79.0%	98.6%	96.3%	0.0%
Construction Progress	97.9%	100.0%	100.0%	0.0%
Completion Target	Q3 2018	2017	2017	Q3 2019



Sources: PT Waskita Toll Road.

1.10

PT Waskita Trans Jawa Toll Road (“WTTR”) (1/2)

Location: Kanci - Pejagan, Pejagan – Pemalang, Pasuruan - Probolinggo



Description

- PT Waskita Karya (Persero) Tbk (“Waskita” is one of the biggest construction SOE’s in Indonesia. PT Waskita Transjawa Toll Road (“WTTR”) was established on 2015.
- This toll road is a part of Trans Java toll road that connects Kanci – Pejagan owned by PT Semesta Marga Raya (“SMR”), Pejagan – Pemalang owned by PT Pejagan Pemalang Toll Road (“PPTR”) and Pasuruan – Probolinggo owned by PT Trans-Jawa Paspro Jalan Tol (“TJPJT”).
- WTTR holding the concession of three Transjava Toll Roads ; SMR and PPTR that has already operated in 2018, and TJPJT are targeted to open in Q4 2018.

- Semesta Marga Raya (SMR) :**  
PT. Semesta Marga Raya operates as a toll road developer. The company is based in Indonesia.
- Pejagan Pemalang Toll Road (PPTR) :**  
PT. Semesta Marga Raya operates as a toll road developer. The company is based in Indonesia.
- Trans-Jawa Paspro Jalan Tol (TJPJT) :**  
PT Trans Jawa Paspro Jalan Tol engages in construction, operation, and management of toll road.

<b>Company</b>	: PT Waskita Toll Road		
<b>Contact Person</b>	: Reza Masri - CRO PINA Center/ +6281317504786 / reza.masri@pina.bappenas.go.id		
	<b>SMR</b>	<b>PPTR</b>	<b>TJPJT</b>
<b>Concession Period Total</b>	: 35 Yrs (start 2008)	45 Yrs (start 2014)	45 Yrs
<b>Length</b>	: 35 Km	57.5 Km	31.3 Km

**Investment Need** : USD 281 million  
**Type of offering** : Divestment of 30% shares of WTR and has an option to acquire remaining 70%

**Capital Structure of Project** : 70% shares are currently owned by TransJava Mutual Fund

**Financial Feasibility**  
**Project IRR\*\***  
 SMR : 16.50%  
 PPTR : 15.51%  
 TJPJT : 13.66%

**Implementation Schedule (ETA):**

1. Preparation
2. Land Acquisition & Tender for SPC
3. Construction
4. Operation

\* Sources: PT Waskita Toll Road

**Ownership Structure**



\*\*IRR: Company internal projection

- Project Status:** ready to offer
1. SMR’s Project Status : Completed
  2. PPTR’s Project Status : Completed
  3. TJPJT’s Project Status : Completion Target 2018

1.10

PT Waskita Trans Jawa Toll Road (“WTTR”) (2/2)

Location: Kanci - Pejagan, Pejagan – Pemalang, Pasuruan - Probolinggo



**SMR’s Project Status**  
 Completed SMR 2018

As of June 2018	Sec. 1	Sec. 2
<b>Land Acquisition Progress</b>	100.0%	100.0%
<b>Construction Progress</b>	100.0%	100.0%
<b>Completion Target</b>	Already Completed	
<b>Estimated Project Cost</b>	USD175 mn (2014-2017)	USD1.17 mn (2018-complete)

**PPTR’s Project Status**  
 Completed PPTR 2018

As of June 2018	Sec. 1	Sec. 2	Sec. 3	Sec. 4
<b>Land Acquisition Progress</b>	100.0%	100.0%	100.0%	100.0%
<b>Construction Progress</b>	100.0%	100.0%	98.5%	95%
<b>Completion Target</b>	2016	2016	Q3 2018	Q3 2018
<b>Estimated Project Cost</b>	USD382 mn (2014-2017)		USD156 mn (2018-complete)	

**TJPJT’s Project Status**  
 Completion target PPT 2018

As of June 2018	Sec. 1	Sec. 2	Sec. 3
<b>Land Acquisition Progress</b>	97.6%	95.5%	96.2%
<b>Construction Progress</b>	74.6%	74.6%	74.6%
<b>Completion Target</b>	Q1 2018	Q3 2018	Q3 2018
<b>Estimated Project Cost</b>	USD17 mn (2016-2017)		USD113 mn (2018-complete)



1.11

**PT Jasamarga Solo Ngawi (“SNJ”) (1/2)**  
Location: Solo – Ngawi, Central Java – East Java



**Description :**

- PT Jasamarga Solo Ngawi (SNJ) was acquired by PT Waskita Toll Road in 2015
- This toll road is a part of Trans Java Toll Road that connects with Solo – Ngawi Toll Road with a total length of 90 km
- Section 2B of SNJ are already operated in Q1 2018, section 1-2A are targeted to operate in Q3 2018.

**Company** : PT Waskita Toll Road  
**Contact Person** : Reza Masri - CRO PINA Center/ +6281317504786 / reza.masri@pina.bappenas.go.id  
**Total Length** : 90.4 km  
**Concession Period** : 40 years (start 2016)

**Indicative Term Sheet**

**Investment Need \*\*** : USD 363 million  
**Type of offering** : Divestment of 40% shares of WTR  
**Capital structure** : 30% from equity, 70% from debt  
**Project IRR\*\*\*** : 13.44%

\*\*based on JISDOR Bank Indonesia Aug 13, 2018  
 \*\*\* IRR: Company internal projection

**Ownership Structure**



**Project Status:** ready to offer  
 Section 2B: Completed and operational since Q1 2018  
 Section 1 – 2A: Completion target Q3 2018

• Sources: PT Waskita Toll Road

1.11

**PT Jasamarga Solo Ngawi (“SNJ”) (2/2)**  
Location: Solo – Ngawi, Central Java – East Java



**SNJ's Project Status**

**Completion target SNJ** 2018

As of June 2018	Sec. 1	Sec. 2A	Sec. 2B
Land Acquisition Progress	97.6%	97.8%	97.8%
Construction Progress	96%	89.7%	89.7%
Completion Target	Q2 2018	Q2 2018	Q1 2018
Estimated Project Cost	USD435 mn (2015-2017)		USD374 mn (2018-complete)

**NKJ's Project Status**

**Completion target NKJ** 2018

As of June 2018	Sec. 1	Sec. 2	Sec. 3	Sec. 4	Sec. 5
Land Acquisition Progress	99%	100%	99%	0%	0%
Construction Progress	100%	100%	100%	0%	0%
Completion Target	2018	2018	2018	Q1 2019	Q1 2020
Estimated Project Cost	USD478 mn (2015-2017)		USD407 mn (2018-complete)		

**JSB's Project Status**

**Completion target JSB** 2018

As of June 2018	Sec. 1	Sec. 2	Sec. 3	Sec. 4	Sec. 5
Land Acquisition Progress	100%	100%	98%	98%	94%
Construction Progress	89%	78%	85%	89%	89%
Completion Target	Q2 2018	Q4 2018	Q4 2018	Q4 2018	Q3 2019
Estimated Project Cost	USD369 mn (2016-2017)		USD369 mn (2018-complete)		

1.12

**PT Ngawi Kertosono Jaya (“NKJ”)**  
Location: Ngawi – Kertosono, East Java



**Company** : PT Waskita Toll Road  
**Contact Person** : Reza Masri - CRO PINA Center/ +6281317504786 / reza.masri@pina.bappenas.go.id  
**Total Length** : 108 km  
**Concession Period** : 45 years (start 2016)

**Indicative Term Sheet**

**Investment Need \*\*** : USD 398 million  
**Type of offering** : Divestment of 40% shares of WTR  
**Capital Structure** : 30% from equity, 70% from debt  
**Project IRR\*\*\*** : 15.35%

\*\* based on JISDOR Bank Indonesia Aug 13, 2018  
 \*\*\* IRR: Company internal projection

**Ownership Structure**



**Project Status:** ready to offer  
 Section 1 - 3: Completed and operational since Q1 2018  
 Section 4 – 5: Completion target Q1 2019

- PT Ngawi Kertosono Jaya (NKJ) was acquired by PT Waskita Toll Road in 2015
- This toll road is a part of Trans Java Toll Road that connects Ngawi – Kediri Toll Road with a total length of 108 km
- Section 1-3 NKJ are already operated in Q1 2018, section 4 and 5 of NKJ are targeted operating in Q1 2019.

• Sources: PT Waskita Toll Road

1.13

**PT Jasamarga Semarang Batang (“JSB”)**  
Location: Batang – Semarang, Central Java



**Company** : PT Waskita Toll Road  
**Contact Person** : Reza Masri - CRO PINA Center/ +6281317504786 / reza.masri@pina.bappenas.go.id  
**Total Length** : 75 km  
**Concession Period** : 45 years (start 2016)

**Indicative Term Sheet**

**Investment Need \*\*** : USD 350 million  
**Type of offering** : Divestment of 40% shares of WTR  
**Capital structure** : 30% from equity, 70% from debt  
**Project IRR\*\*\*** : 15.79%

\*\* based on JISDOR Bank Indonesia Aug 13, 2018  
 \*\*\* IRR: Company internal projection

- PT Jasamarga Semarang Batang (JSB) was acquired by PT Waskita Toll Road in 2016
- This toll road is a part of Trans Java Toll Road that connects Batang– Semarang Toll Road with a total length of 75 km
- Section 1 of JSB have already operated in Q2 2018, section 2-4 are targeted to operate in Q4 2018, section 5 are targeted to operate in Q3 2018 .

• Sources: PT Waskita Toll Road

**Ownership Structure**



**Project Status:** ready to offer  
 Section 1: Completed and operational since Q2 2018  
 Section 2 – 4: Completion target Q4 2018  
 Section 5: Completion target Q3 2018



1.14

**PT Pemalang Batang Toll Road (“PBTR”)**

Location: Pemalang – Batang, Central Java



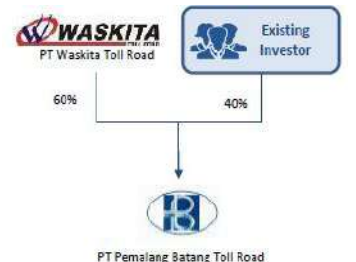
**Company** : PT Waskita Toll Road  
**Contact Person** : Reza Masri - CRO PINA Center/ +6281317504786 / reza.masri@pina.bappenas.go.id  
**Total Length** : 39.2 km  
**Concession Period** : 45 years

**Indicative Term Sheet**

**Investment Need\*\*** : USD 182 million  
**Type of offering** : Divestment of 60% shares of WTR  
**Capital structure** : 30% from equity, 70% from debt  
**Project IRR\*\*\*** : 15.75%

\*\* based on JISDOR Bank Indonesia Aug 13, 2018  
 \*\*\* IRR: Company internal projection

**Ownership Structure**



**Project Status:** ready to offer  
 Section 1 & 2: Completion target Q3 2018

- PT Pemalang Batang Toll Road (PBTR) was acquired by PT Waskita Toll Road in early 2016.
- This toll road is a part of Trans Java Toll Road that connects Semarang–Salatiga Toll Road with a total length of 75 km
- Section 1 and 2 of PBTR are targeted to operate in Q3 2018 .

• Sources: PT Waskita Toll Road

1.15

**PT Waskita Bumi Wira (“WBW”)**

Location: Krian – Legundi – Bunder - Manyar, East Java



**Company** : PT Waskita Toll Road  
**Contact Person** : Reza Masri - CRO PINA Center/ +6281317504786 / reza.masri@pina.bappenas.go.id  
**Total Length** : 38.29 km  
**Concession Period** : 45 years

**Indicative Term Sheet**

**Investment Need\*\*** : USD 415 million  
**Type of offering** : Divestment of 99.8% shares of WTR  
**Project IRR\*\*\*** : 14.59%

\*\* based on JISDOR Bank Indonesia Aug 13, 2018  
 \*\*\* IRR: Company internal projection

**Ownership Structure**



**Project Status:** ready to offer  
 Section 1 & 3: Completion target and operation Q4 2018  
 Section 2 & 4: Completion target and operation Q4 2019

- PT Waskita Bumi Wira (WBW) was established on August 20, 2014.
- WBW obtained the toll road concession rights for Krian – Legundi – Bunder – Manyar segment with a concession period of 45 years.
- Section 1 and 3 of WBW are targeted to operate in Q4 2018, section 2 and 4 of WBW are targeted to operate in Q4 2019.

• Sources: PT Waskita Toll Road

1.16

**PT Sriwijaya Markmore Persada Toll Road (“SRIMP”)**

Location: Kayu Agung – Palembang – Betung, South Sumatera



**Company** : PT Waskita Toll Road  
**Contact Person** : Reza Masri - CRO PINA Center/ +6281317504786 / reza.masri@pina.bappenas.go.id  
**Total Length** : 111.69 km  
**Concession Period** : 40 years (start 2016)

**Indicative Term Sheet**

**Investment Need\*\*** : USD 623 million  
**Type of offering** : Divestment of 98% shares of WTR  
**Project IRR\*\*\*** : 12.12%

\*\* based on JISDOR Bank Indonesia Aug 13, 2018  
 \*\*\* IRR: Company internal projection

**Ownership Structure**



**Project Status:** ready to offer  
 Section 1: Completion target and operation Q1 2019  
 Section 2 & 3: Completion target and operation Q3 2019

- PT Sriwijaya Markmore Persada (SRIMP) was established on November 18, 2011.
- SRIMP obtained the toll road concession rights for Kayu Agung – Palembang Betung segment with a concession period of 40 years.
- Section 1 of SRIMP are targeted to operate in Q1 2019, section 2 and 3 of SRIMP are targeted in Q3 2019.

• Sources: PT Waskita Toll Road

1.17

**PT Jasamarga Kualanamu Toll (“JMKT”)**

Location: Medan – Kualanamu – Tebing Tinggi, North Sumatera



**Company** : PT Waskita Toll Road  
**Contact Person** : Reza Masri - CRO PINA Center/ +6281317504786 / reza.masri@pina.bappenas.go.id  
**Total Length** : 61.8 km  
**Concession Period** : 40 years (start 2016)

**Indicative Term Sheet**

**Investment Need\*\*** : USD 106 million  
**Type of offering** : Divestment of 30% shares of WTR  
**Project IRR\*\*\*** : 14.50%

\*\* based on JISDOR Bank Indonesia Aug 13, 2018  
 \*\*\* IRR: Indicative value

**Ownership Structure**



**Project Status:** ready to offer  
 Section 2 – 6 : Completed and operating since Q3 2017  
 Section 1 & 7: Completion target and operation Q1 and Q3 2018 respectively

- PT Jasamarga Kualanamu Toll (JMKT) was established on November 25, 2014.
- JMKT obtained the toll road concession rights for Medan – Kualanamu – Tebing Tinggi segment with a concession period of 40 years.
- Section 2-6 of JMKT are already operating in Q3 2017, section 1 and 7 of JMKT are targeted to operate in Q1 and Q3 2018.

• Sources: PT Waskita Toll Road



1.18

**PT Jasamarga Probowangi Toll Road**  
Location: Probolinggo - Banyuwangi, East Java



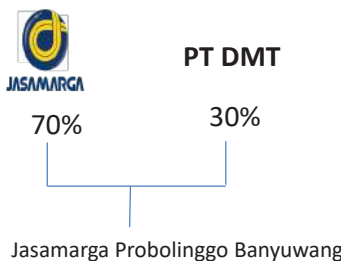
**Company** : Jo PT Jasamarga – PT Daya Mulia Turangga  
**Contact Person** : Reza Masri - CRO PINA Center/ +6281317504786 / reza.masri@pina.bappenas.go.id  
**Total Length** : 172,2 km (Initial stage 2 x 2, final stage 2 x 3)  
**Concession Period** : 35 years (start 2018)

**Indicative Term Sheet**

**Ownership Structure**

**Investment Need\*\*** : USD 1.6 billion  
**Debt to Equity Ratio** : 70% : 30%  
**Type of offering** : Divestment of 30% shares of PT DMT  
**Project IRR\*\*\*** : 11.17%

\*\*\* indicative value



**Project Status:** ready to offer  
 - Construction will be start at April 2019  
 - Land acquisition 90% completed  
 - Operation Target at 2021  
 - Funding for project already secure by

- PT Jasamarga Probolinggo Banyuwangi Toll was established on December 29, 2017.
- JPB obtained the toll road concession rights for Probolinggo-Banyuwangi segment with a concession period of 35 years.
- JPB will pass 3 districts (kabupaten): Kab. Probolinggo, Kab. Situbondo, Kab. Banyuwangi.
- There are many industries in Probolinggo, Situbondo and Banyuwangi, such as shrimp processing plants, frozen food, veterinary, etc.

Sources: PT Jasamarga

1.19

**RIAU NON-TOLL ROAD RECONSTRUCTION AND PRESERVATION**



LOCATION: Riau



**Sector:** Road  
**Sub-Sector:** Non-Toll Road

**Government Contracting Agency** : Ministry of Public Works and Housing  
**Contact Person** : Denny Firmansyah (Section Head of Network Planning)  
 +62-821 30777704 / +62-21-7221039; email: dennyfirmansyah79@gmail.com  
**Estimated Concession Period** : 15 years

**Estimated Project Cost:** US\$ 79.7 million

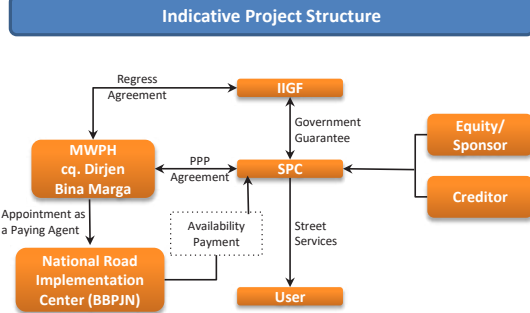
**Financial Feasibility:**  
 FIRR : 14.63%  
 NPV : US\$ 20.5 million

**Description :**  
 One of the Eastern Sumatra Road in the Province starting from the Simpang Kayu Ara (Kota Pekanbaru) to Simpang Lago (Pelalawan Regency) consists of three streets that could be categorized as National Road which is correlated towards the national economic growth. The approximate total length of this project will be 43 km. Investment return will be paid using the Availability Payment Method.

**Indicative Government Support & Guarantee:**  
 Government guarantee will be determined after Final Business Case Study finalized.



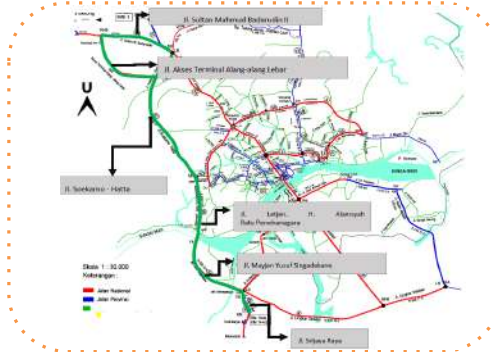
**Business Opportunity:**  
 Transaction adviser/bidder/financier  
**Project Status:**  
 Project is currently on Final Business Case phase



Data per 21/01/2019

## SOUTH SUMATERA NON-TOLL ROAD PRESERVATION

LOCATION: South Sumatera



Sector: Road

Sub-Sector: Non-Toll Road

**Government Contracting Agency** : Ministry of Public Works and Housing  
 Contact Person : Denny Firmansyah (Section Head of Network Planning)  
 +62-821 30777704 / +62-21-7221039; email: dennyfirmansyah79@gmail.com  
 Estimated Concession Period : 15 years

Estimated Project Cost : US\$ 193.9 million

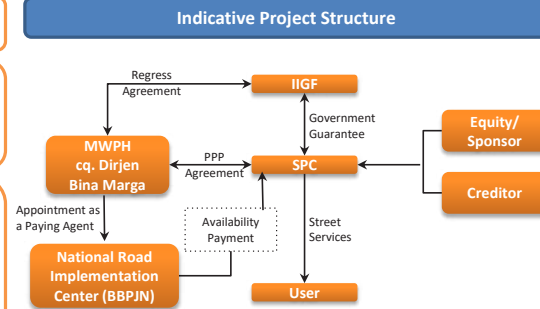
**Financial Feasibility:**  
 FIRR : 21.48%  
 NPV : US\$ 72.7 million

**Indicative Government Support & Guarantee:**  
 Potentially guaranteed by IIGF.

**Project Timeline:**



Data per 05/03/2019



**Description :**

The location of this project is on the east side of South Sumatra Road in Palembang City, namely Jalan Sri Jaya Raya, Jalan Mayjen Yusuf Singadekane, Jalan Letjen H. Alamsyah Ratu Perwiranegara, Jalan Soekarno Hatta, Jalan Terminal of Alang-alang Lebar and Jalan Sultan Mahmud Badarudin II. The approximate total length of this project will be 29.37 km. Investment return will be paid using the Availability Payment Method.

**Business Opportunity:**

Bidder/financier

**Project Status:**

Project is currently on PQ phase



# TRANSPORTATION PROJECT







## 2.1

# AIRPORT OF LABUAN BAJO

LOCATION: Nusa Tenggara Timur



Padar Island, East Nusa Tenggara

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Sector: Transportation Sub-Sector: Airport



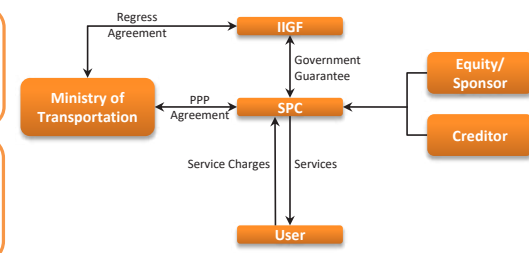
**Government Contracting Agency** : Ministry of Transportation  
**Contact Person** : Jonter Sitohang (Head of Partnership and Cooperation Beureau)  
 +62-8111916510; e-mail: [jonter2001@yahoo.com](mailto:jonter2001@yahoo.com)  
**Estimated Concession Period** : 25 years

**Estimated Project Cost** : US\$ 86.7 million

### Indicative Project Structure

**Financial Feasibility:**  
 FIRR : 15.65%  
 NPV : US\$ 23.8 million

**Indicative Government Support & Guarantee:**  
 Government Guarantee appraisal (up-front and recurring fee) has been included in the financial model calculation.



**Business Opportunity:**  
Transaction adviser/bidder/financier

**Project Status:**  
Project is currently on PQ phase



Data per 05/03/2019



## 2.2

### EXPANSION OF HANG NADIM INTERNATIONAL AIRPORT PASSENGER TERMINAL

LOCATION: Riau Island



**Sector:** Transportation **Sub-Sector:** Airport

**Government Contracting Agency:** Batam Indonesia Free Zone Authority (BIFZA)  
**Contact Person:** Horman Pudinaung  
 +62-778-462047 / +62-811692995; e-mail: horman@bpbatam.go.id  
**Estimated Concession Period:** 35 years

**Estimated Project Cost:** : US\$ 375.0 million

**Financial Feasibility:**  
 FIRR : 24.00%  
 NPV : US\$ 151.0 million

**Indicative Government Support & Guarantee:**  
 Demand risk guaranteed by Government.

**Indicative Project Structure:**

**Implementation Schedule (ETA):**

Q3 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q1 2020
Final Business Case (FBC)	Pre-Qualification	Request for Proposal	Bid Award	Contract Signing	Financial Close	Construction

Data per 29/01/2019

**Description :**  
 Hang Nadim International Airport with stable demand of approximately 5.6 million passengers in 2017 has exceeded the terminal capacity of 3.5 million passengers per annum. Significant growth is expected to continue in short-term until medium-term. This expansion project is to fulfill the passengers and cargo demand which continuously increases and to support Batam's growth as one of the main industrial areas and tourist destinations in Indonesia.

**Business Opportunity:**  
 Bidder/financier, Transaction adviser

**Project Status:**  
 Project is currently on PQ phase

## 2.3

### HANG NADIM AIRPORT

LOCATION: Batam – Riau Islands



**Sector:** Transport **Sub-Sector:** Airport

**Government Contracting Agency:** Batam Indonesia Free Zone Authority (BIFZA)  
**Contact Person:** Tjahyo Prionggo (Head of PPP Team)  
 e-mail: bthpppteam@gmail.com  
**Estimated Concession Period:** 35 years

**Estimated Project Cost:** : +/- IDR 5.9 Trillion (exclude NRI facility)

**Financial Feasibility:**  
 FIRR : 16.4%  
 NPV : US\$37.35 million

**Indicative Government Support & Guarantee:**  
 Government Guarantee

**Indicative Project Structure:**

**Description :**  
 Hang Nadim Airport is built with capacity of 3.5 million passengers and 120 thousand ton of cargo. With passengers totalling at 5.6 million in 2018, the Airport's conditions of physical building and facility are not compatible with upcoming conditions and needs. Hence, this project will increase quality to be equal with International Airports.

**Benefits :**

- As a part of the big concept of Hang Nadim Airport development as Logistics Aerocity and to support regional and national economic development
- To improve the airport services according to international standard
- To increase national competitiveness through global supply chain strategy by utilizing the advantage of Batam as a Free Trade Zone

**Business Opportunity:**  
 Financier

**Project Status:**  
 Project is currently at Pre-Qualification phase

**Project Timeline:**

Data per 29/03/2019



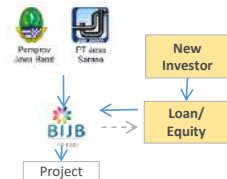
2.4

### West Java International Airport Phase 2 and 3 Indicative Structure and Investment Objective



**Sector:** Airport  
**Sub-Sector:** Area Expansion

**Company** : PT BIJB Kertajati  
**Contact Person** : Reza Masri - CRO PINA Center  
+6281317504786  
reza.masri@pina.bappenas.go.id  
**IRR** : 13%



**Investment Objective**

<b>Investment Required</b>	: For Phase 2 and 3 development of PT BIJB's Airport, investment required - IDR 4,581 trillion (USD 333 mn) - IDR 6.418 trillion (USD 449 mn)	<b>Minimum Investment:</b>	1 performance N/A
<b>Investment Denomination</b>	: Rupiah (IDR)	<b>Target Performance Contact</b>	: Under preparation
<b>Use of Fund</b>	: Development for the second phase of airport terminal, supporting building, and infrastructure	<b>Investment Period</b>	: 5 – 10 years
<b>Capital Structure Of Project</b>	: • 30% equity • 70% debt	<b>Exit Strategy</b>	: • Strategic sales or Exercise put options • Public offering
<b>Preferred Instrument</b>	: Mainly looking for debt/loan and additional equity depend on the phase	<b>Financial Advisor</b>	: N/A
		<b>Investment Management</b>	: PT Danareksa Management

Kertajati Aerocity is an industrial area integrated with West Java International Airport. This area is the center of airport supporting business activities and is divided into several clusters, namely Business Park, Logistics Hub, Aerospace Park, Creative & Technology Center, Residential Township, and Energy Center. Kertajati Aerocity is the first aerotropolis in Indonesia that is directly connected to the airport.

- PT BIJB will raise another fund to finance the development of Phase 1B
- Potential investor can participate by investing through subscription of the RDPT instrument.

- Investor(s)** :
1. PT Waskita Toll Road (98.97%)
  2. PT Jasa Marga (Persero) Tbk. (1.03%)

• Sources: PT Bandara Udara Internasional Jawa Barat, PINA Center for Private Investment

2.5

### Motor Vehicle Weighing Implementation Unit (UPPKB)

LOCATION: Java and Sumatera



**Sector:** Transportation  
**Sub-Sector:** Road & Traffic Safety



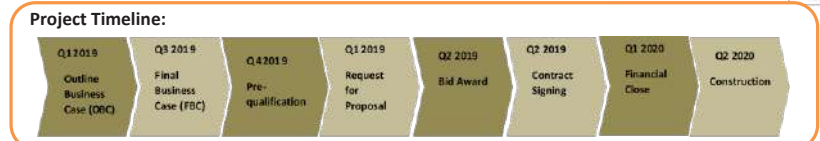
**Government Contracting Agency** : Ministry of Transportation  
**Contact Person** : Jonter Sitohang (Head of Partnership and Cooperation Beureau)  
+62-8111916510; e-mail: [jonter2001@yahoo.com](mailto:jonter2001@yahoo.com)  
**Estimated Concession Period** : 15 years

**Estimated Project Cost** : US\$ 53.5 Million

**Financial Feasibility:**  
**FIRR** : 9.04%  
**NPV** : US\$ 0.15 Million

**Description** :  
In order to control overweight vehicles on road, MOT is planning to procure weighbridge/truckscale by PPP scheme for 8 location in Java and Sumatera, 1) UPPKB Tanjung Kab. Brebes, 2) UPPKB Subah Kab. Batang, 3) UPPKB Guyangan Kab. Nganjuk, 4) UPPKB Mojoagung Kab. Jombang 5) UPPKB Blambangan Umpu Kab. Lampung Utara, 6) UPPKB Merapi Kab. Lahat, 7) UPPKB Muara Tembesi Kab. Batanghari, dan 8) UPPKB Muara Lembu Kab. Kuantan Singingi.

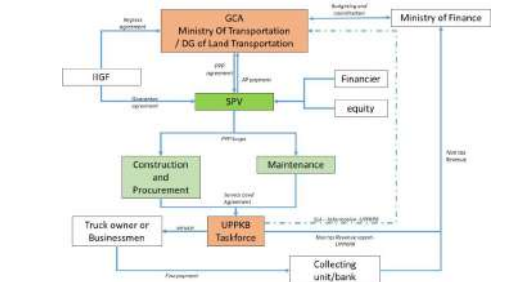
**Indicative Government Support & Guarantee:**  
Government support and Government guarantee will be determined in Final Business Case (FBC).



**Business Opportunity:**  
Transaction adviser/bidder/financier

**Project Status:**  
Project is currently on Outline Business Case phase

**Indicative Project Structure**



Data per 07/01/2019

2.6

**KARIMUN BRIDGE (UNSOLICITED PROJECT)**

LOCATION: Riau Islands



**Sector:** Transportation **Sub-Sector:** Bridge

**Government Contracting Agency :** Regency Government of Karimun  
**Contact Person :** H.DJUNAIDI (Head of Regional Research and Development Planning Agency/Baperlitbang Karimun); +62-777-7000000 / +62-812-7000-7000; email: bagianpembangunan\_setda.karimun@yahoo.com  
**Estimated Concession Period :** 1 years

**Estimated Project Cost :** US\$ 13.3 million

**Financial Feasibility:**  
 FIRR : 14.5%  
 NPV : US\$ 15.2 million

**Indicative Government Support & Guarantee:**  
 For Unsolicited Project, the project initiator will get a benefit to choose the compensation (additional 10% point on the procurement score, right to match, or purchasing initiative ideas by GCA).

**Project Timeline:**  
 1. Feasibility Study : October 2018  
 2. Bidding : 2019  
 3. Construction : 2020  
 4. Operation and Maintenance : 2021

**Indicative Project Structure:**  
 Regent of Karimun (Government) ↔ IIGF (Government) ↔ SPC (Special Purpose Vehicle) ↔ User (Services).  
 SPC also receives PPP Agreement from Regent of Karimun and Government Guarantee from IIGF. SPC is supported by Equity/Sponsor and Creditor. Regent of Karimun also provides Availability Payment to SPC.

**Description :**  
 This project scope is D-B-F-O-M for 2 bridges that will connect Kundur Island – Belat Island (±670 meter length) and Belat Island– Papan Island (±204 meter length). The investment return for the construction and operational project cost will be paid to the business entity through the Availability Payment mechanism.

**Business Opportunity:**  
 bidder/financier

**Project Status:**  
 Project is currently on Feasibility Study phase

Data per 05/03/2019

2.7

**TOD PORIS PLAWAD (UNSOLICITED PROJECT)**

LOCATION: Tangerang



**Sector:** Transportation **Sub-Sector:** Station and Terminal

**Government Contracting Agency :** Minister of Transportation  
**Contact Person :** Jonter Sitohang (Head of Partnership and Cooperation Beureau); +62-8111916510; e-mail: jonter2001@yahoo.com  
**Estimated Concession Period :** 30 years

**Estimated Project Cost :** US\$ 128.5 million

**Financial Feasibility:**  
 FIRR : 12.30 %  
 NPV : US\$ 4,721.4 million

**Indicative Government Support & Guarantee:**  
 For Unsolicited Project, the project initiator will get a benefit to choose the compensation (additional 10% point on the procurement score, right to match, or purchasing initiative ideas by GCA).

**Project Timeline:**  
 1. Feasibility Study : July 2018  
 2. Bidding : N/A  
 3. Construction : N/A  
 4. Operation and Maintenance : N/A

**Indicative Project Structure:**  
 IIGF (Government) ↔ GCA (Government Contracting Agency) ↔ USER (Terminal/Ticketing and TOD Non-Terminal/Non-Ticketing).  
 IIGF provides Regress Agreement to GCA and Guarantee Agreement to USER. GCA provides PPP Agreement to USER. USER provides services to Terminal/Ticketing and TOD Non-Terminal/Non-Ticketing.

**Description :**  
 Bus Station of Poris Plawad is a type A bus station which connects Tangerang City and DKI Jakarta as the capital city of Indonesia. This bus station will be developed into Transit Oriented Development (TOD) which consist of a station, parking area, commercial building, and apartment.

**Business Opportunity:**  
 Bidder/financier

**Project Status:**  
 Project is currently on Feasibility Study phase

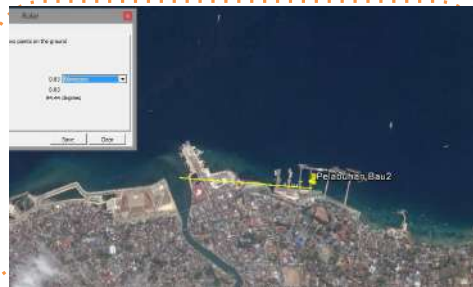
Data per 12/11/2018



2.8

## DEVELOPMENT OF BAUBAU PORT

LOCATION: Southeast Sulawesi



Sector: Transportation Sub-Sector: Port

**Government Contracting Agency** : Ministry of Transportation  
 Contact Person : Jonter Sitohang (Head of Partnership and Cooperation Beaurau)  
 +62-8111916510; e-mail: [jonter2001@yahoo.com](mailto:jonter2001@yahoo.com)  
 Estimated Concession Period : 45 years

Estimated Project Cost : US\$ 77.3 million

**Financial Feasibility:**  
 FIRR : 10.85 %  
 NPV : US\$ 6.2 million

**Indicative Government Support & Guarantee:**  
 Government support and Government guarantee will be determined in Final Business Case.



**Description :**  
 This Murhum Baubau Port needs to be developed to meet the increasing demand and to support long-term programs of Baubau Regional Government which aims to make the city as the gateway of economy and tourism in Southeast Sulawesi. This port has seen the most rapid growth in their economic activities compared to the other two ports in the city of Baubau. Furthermore, this port also has the status of a Technical Implementation Unit under the Directorate of Sea Transportation of the Ministry of Transportation.

**Business Opportunity:**  
 Bidder/financier, Transaction adviser

**Project Status:**  
 Project is currently on Final Business Case phase

Data per 04/03/2019

2.9

## PROVING GROUND BPLJSKB

LOCATION: West Java



Sector: Transportation Sub-Sector: Road & Traffic Safety

**Government Contracting Agency** : Ministry of Transportation  
 Contact Person : Jonter Sitohang (Head of Partnership and Cooperation Beaurau)  
 +62-8111916510; e-mail: [jonter2001@yahoo.com](mailto:jonter2001@yahoo.com)  
 Estimated Concession Period : 20 years

Estimated Project Cost : US\$ 121.75 Million

**Financial Feasibility:**  
 FIRR : 11%  
 NPV : US\$ 3.65 Million

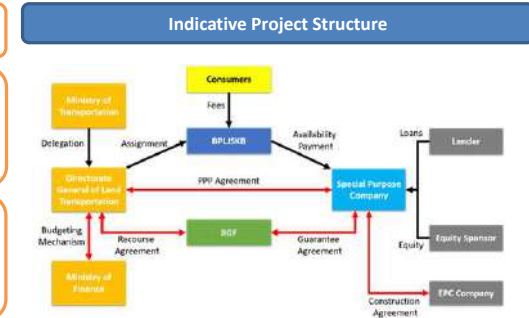
**Indicative Government Support & Guarantee:**  
 Government support and Government guarantee will be determined in Final Business Case (FBC)



**Description :**  
 This Proving Ground is planned as a certification and testing ground for vehicles to adopt UNECE standard for International vehicles regulations. It will consist of high speed tracks, brake-testing, sound testing, sideslip-testing and other tresting facilities. This proving Ground will be located in bekasi, West Java.

**Business Opportunity:**  
 Transaction adviser/bidder/financier

**Project Status:**  
 Project is currently on Outline Business Case phase



Data per 04/03/2019





Madakaripura Waterfall, Lumbang

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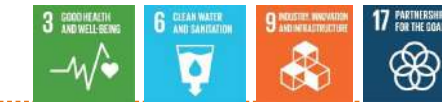
3

## WATER SUPPLY PROJECT

SUSTAINABLE DEVELOPMENT GOALS







### 3.1

## JATILUHUR REGIONAL WATER SUPPLY I (UNSOLICITED PROJECT)

LOCATION: DKI Jakarta – West Java



**Description :**  
Jatiluhur Regional Water Supply is a drinking water facility with 5,000 L/s out flow generated. This water supply system (Karawang Regency, Bekasi Regency, Bekasi City, and DKI Jakarta City) covers the construction of intake, transmission pipeline, water treatment plant (WTP), and main development network.

**Business Opportunity:**  
Bidder/financier

**Project Status:**  
Project is currently on Procurement phase

Sector: Water Supply      Sub-Sector: Water Supply

**Government Contracting Agency** : Perum Jasa Tirta 2  
**Contact Person** : Djoko Saputro (Director of Perum Jasa Tirta 2)  
 +62-264-201972; e-mail: [pjt2@jasatirta2.co.id](mailto:pjt2@jasatirta2.co.id)  
**Estimated Concession Period** : 30 years

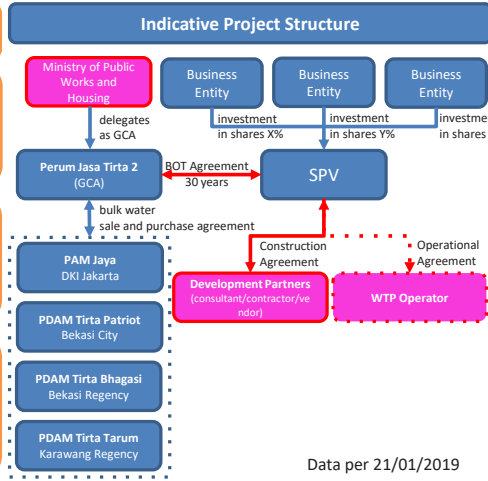
**Estimated Project Cost** : US\$ 142.2 million

**Financial Feasibility:**  
 FIRR : 13.62%  
 NPV : US\$ 29.8 million

**Indicative Government Support & Guarantee:**  
 For Unsolicited Project, the project initiator will get a benefit to choose the compensation (additional 10% point on the procurement score, right to match, or purchasing initiative ideas by GCA).

**Implementation Schedule:**

1. Preparation	: 2016-2018
2. Land Acquisition	: 2016
3. Construction	: 2018
4. Operation	: 2021



Data per 21/01/2019

Raja Ampat's fabulously blue waters

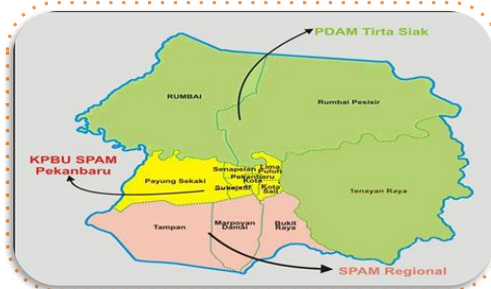
© Jeff Lemelin / Shutterstock



3.2

**PEKANBARU REGIONAL WATER SUPPLY**

LOCATION: Riau



**Description :**  
The purpose of Pekanbaru Water Supply is to provide reliable drinking water infrastructure and to support economic activities in Pekanbaru City. The project includes rehabilitation and uprating existing WTP and reservoir to reach 500 lps and construction of a new intake facility, TWP, and reservoir with capacity of 250 lps. With total coverage of 61.000 connections for 7 districts in Pekanbaru.

**Business Opportunity:**  
Bidder/financier

**Project Status:**  
Project is currently on Final Business Case phase

**Sector:** Water Supply      **Sub-Sector:** Water Supply

**Government Contracting Agency :** PDAM Tirta Siak Pekanbaru  
**Contact Person :** Kemas Yuzferi (Director of PDAM); +62-761-23825 or +62-813-6440-1776  
**e-mail:** [pdamts.kpbu@gmail.com](mailto:pdamts.kpbu@gmail.com)

**Estimated Concession Period :** 25 years

**Estimated Project Cost :** US\$ 37.6 million

**Financial Feasibility:**  
IRR : 15.00 %  
NPV : US\$ 9.2 million

**Indicative Government Support & Guarantee:**  
Potentially guaranteed by IIGF.

**Project Timeline:**

Q4 2018	Q2 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q1 2020
Final Business Case (FBC)	Pre-Qualification	Request for Proposal	Bid Award	Contract Signing	Financial Close	Construction

**Indicative Project Structure**

**Data per 22/01/2019**

3.3

**City of Pekanbaru – City of Pekanbaru Water Supply PPP Project**

LOCATION: City of Pekanbaru, Riau Province, Indonesia



**Description :**  
City of Pekanbaru Water Supply PPP Project intends to support the Government of Indonesia to achieve target 100-0-100. Furthermore, the Project will improve service to the community in accessing clean water.

**Benefits :**  
Improve water supply coverage in the City of Pekanbaru from 3.4% to 14.8% by 2028 and household sanitation and the standard of living the residents.

**Business Opportunity:**  
Bidder/Financier

**Project Status:**  
Project is currently on Finalization Final Business Case

**Sector:** Water      **Sub-Sector:** Clean Water Supply

**Government Contracting Agency :** PDAM City of Pekanbaru  
**Contact Person :** Kemas Yuzferi (Director of PDAM City of Pekanbaru)  
**e-mail:** [kemasyuzferi@gmail.com](mailto:kemasyuzferi@gmail.com) and [pdamts.kpbu@gmail.com](mailto:pdamts.kpbu@gmail.com)

**Estimated Concession Period :** 25 years

**Estimated Project Cost :** IDR 750 Billion

**Financial Feasibility:**  
FIRR : 15%  
NPV : ± IDR 826,98 Billion

**Indicative Government Support & Guarantee:**  
Government Support through Viability Gap Funding and Government Guarantee will be determined after Final Business Case Study finalized.

**Project Timeline:**

Q2 2019	Q2 2019	Q3 2019	Q4 2019	Q4 2019	Q3 2020
Final Business Case	Prequalification	Request for Proposal	Bidding	Bid Award	Financial Close

**Indicative Project Structure**

**Data per 29/03/2019**





A baby orangutan clings to a tree in Borneo

© GUDKOV ANDREY / Shutterstock

# 4

## HEALTH PROJECT







4.1

**KRIAN HOSPITAL PPP PROJECT**

LOCATION: Krian Subdistrict, Sidoarjo Regency, East Java Province



Sector: Health Sub-Sector: Hospital

**Government Contracting Agency** : Regency Government of Sidoarjo  
**Contact Person** : Agoes Budi Tjahjono (Head of Krian Hospital PPP Project) and e-mail: agoes\_bt@yahoo.co.id  
**Estimated Concession Period** : 10 years

**Description** :  
 The establishment of Class C Hospital, providing 191 beds (including intensive care unit), and offering Traumatology Center as the excellent health service.

**Benefits** :  
 Krian Hospital PPP Project has positive impact for the society that is reflected by Social Economic Benefit as much IDR 962.27 Trillion and Economic Net Present Value (ENPV) as much IDR 207.208 Trillion. It also has 604% of Economic Internal Rate of Return (EIRR) which is higher than Social Discount Rate (10%), meaning, the project potentially will generate positive net benefit towards economy.

**Business Opportunity:**  
 Financier  
**Project Status:**  
 Project is currently on Transaction phase (in preparation of request for Proposal)

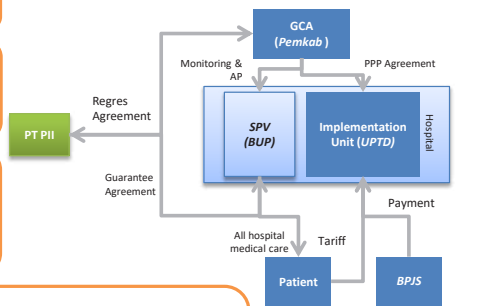
**Estimated Project Cost** : IDR 351 million

**Financial Feasibility:**  
 IRR : 12.8%  
 NPV : IDR 21,373 million

**Indicative Government Support & Guarantee:**  
 Provision of land and Government guarantee



**Indicative Project Structure**



Data per 28/03/2019

Komodo national park, Indonesia  
 © Chuckaoo Majkl/Shutterstock



4.2

## SIDOARJO GENERAL HOSPITAL

LOCATION: East Java



**Sector:** Health      **Sub-Sector:** Hospital

**Government Contracting Agency :** Regency Government of Sidoarjo  
**Preparation Agency :** PT SMI through PDF from Ministry of Finance  
**Contact Person :** Agoes Boedi Tjahjono (Head of Regional Planning Agency); (+62-31) 8947383;  
 e-mail: [kerjasama.sidoarijob@gmail.com](mailto:kerjasama.sidoarijob@gmail.com)  
**Estimated Concession Period :** 10 years

**Estimated Project Cost :** US\$ 24.4 million

**Financial Feasibility:**  
 FIRR : 12.80%  
 NPV : US\$ 14.0 million

**Indicative Government Support & Guarantee:**  
 Land Acquisition and Government Guarantee.

**Project Timeline:**

Q2 2018	Q3 2018	Q2 2019	Q3 2019	Q4 2019	Q4 2019	Q4 2019
Final Business Case (FBC)	Pre-Qualification	Request for Proposal	Bid Award	Contract Signing	Financial Close	Construction

**Indicative Project Structure:**

Data per 04/03/2019

**Description :**  
 Sidoarjo Central Hospital is the second hospital owned by the Regency Government of Sidoarjo which aims to provide health service facilities to the community in the western part of Sidoarjo Regency. Sidoarjo Central Hospital is planned as a type C hospital. This project scheme is DBFOMT with Availability Payment as the investment return to the SPV.

**Business Opportunity:**  
 Bidder/financier

**Project Status:**  
 Project is currently on Pre-Qualification phase

4.3

## GORONTALO HOSPITAL

LOCATION: Gorontalo



**Sector:** Health      **Sub-Sector:** Hospital

**Government Contracting Agency :** Provincial Government of Gorontalo  
**Contact Person :** Olis Bakari (Head of The Administrative Subdivision); +62-853-42353710  
 e-mail: [olisbakari@gmail.com](mailto:olisbakari@gmail.com)  
**Estimated Concession Period :** 20 years

**Estimated Project Cost :** US\$ 58.6 million

**Financial Feasibility:**  
 FIRR : 14.81%  
 NPV : US\$ 35.6 million

**Indicative Government Support & Guarantee:**  
 Government support and Government guarantee will be determined in Final Business Case (FBC).

**Project Timeline:**

Q3 2018	Q3 2018	Q2 2019	Q2 2019	Q2 2019	Q4 2019	Q4 2019
Final Business Case (FBC)	Pre-Qualification	Request for Proposal	Bid Award	Contract Signing	Financial Close	Construction

**Indicative Project Structure:**

Data per 04/03/2019

**Description :**  
 This project is a new Type B hospital development program on 6.4 ha of land in ex Plaza Limboto, Gorontalo. The investment return for this project most likely to be paid using Availability Payment scheme.

**Business Opportunity:**  
 Bidder/financier  
**Project Status:**  
 Project is currently on PQ phase





Nusa Island,  
© Galjan / Shutterstock

# 5

## ENERGY CONSERVATION PROJECT







## 5.1

# SURAKARTA STREET LIGHTING

LOCATION: Central Java



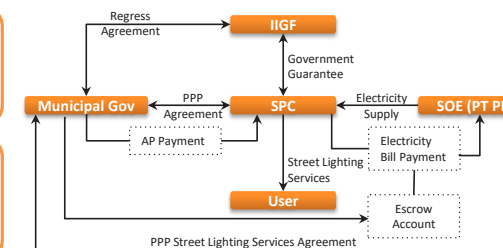
Sector: Energy Conservation

Sub-Sector: Street Lighting

**Government Contracting Agency** : City Government of Surakarta  
**Contact Person** : Budi Yulistianto(Surakarta City Regional Secretary); +62-271-662-266  
 e-mail: [setda@surakarta.go.id](mailto:setda@surakarta.go.id); [kbupju.solo@gmail.com](mailto:kbupju.solo@gmail.com)  
**Estimated Concession Period** : 10 or 20 years (will be concluded in FBC)

**Estimated Project Cost:** US\$ 28.4 million (10 years) or  
 US\$ 45.9 million (20 years)

### Indicative Project Structure



**Description :**  
 The City Government of Surakarta intends to revitalize the public services of its street lighting. The total length of the streets is estimated at 976 km. Current studies show that the city needs around 31,890 lamp points.

**Financial Feasibility:**  
 FIRR : 10.17% (10 years) or 10.67% (20 years)  
 NPV : US\$ 0.9 million (10 years) or  
 US\$ 2.4 million (20 years)

**Indicative Government Support & Guarantee:**  
 Government support and guarantee will be determined in Final Business Case Study.

**Business Opportunity:**  
 Transaction adviser/bidder/financier

**Project Status:**  
 Project is currently on Final Business Case phase.



Data per 04/03/2019



Mahayana Buddhist Temple in Central Java

© WATHIT H / Shutterstock

5.2

## SURAKARTA STREET LIGHTING PPP PROJECT

LOCATION: Surakarta – Central Java



Sector: Energy Conservation

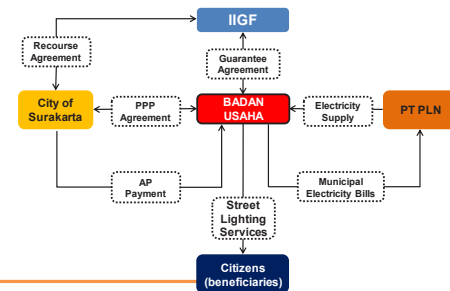
Sub-Sector: Street Lighting

**Government Contracting Agency** : Public Works and Spatial Planning Agency of Surakarta  
 Contact Person : Endah Sitaresmi Suryandari (Head of Agency)  
 +62271-643050; e-mail: [kpbupju.solo@gmail.com](mailto:kpbupju.solo@gmail.com)  
 Estimated Concession Period : 10 and 20 years

Estimated Project Cost: IDR 397 billion - IDR 550 billion

Indicative Project Structure

**Financial Feasibility:**  
 FIRR : 10.17% - 13,81%  
 NPV : IDR 12.17 billion – IDR 49.26 billion



**Indicative Government Support & Guarantee:**

- Project Development Facility by Ministry of Finance
- Infrastructure Guarantee

Project Timeline:



Data as of 29/03/2019

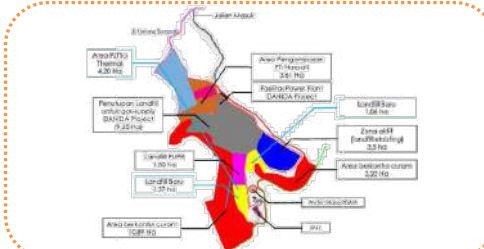
Business Opportunity: Bidder/financier

Project Status: Preparation of Final Business Case

5.3

## JATIBARANG WASTE TO ENERGY

LOCATION: Central Java



Sector: Sanitation

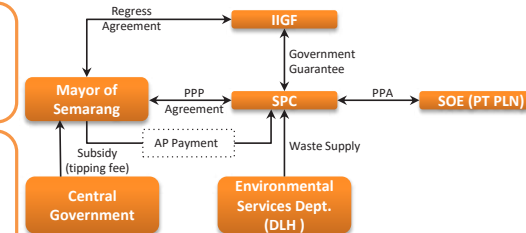
Sub-Sector: Waste to Energy

**Government Contracting Agency** : City Government of Semarang  
 Contact Person : Budi Prakosa (Head of Regional Infrastructure Planning and Development)  
 +62 813-2557-1434; e-mail: [bappedasmg@yahoo.com](mailto:bappedasmg@yahoo.com)  
 Estimated Concession Period : 25 years

Estimated Project Cost : US\$ 109.8 Million

Indicative Project Structure

**Financial Feasibility**  
 Equity IRR : min. 14%  
 NPV : Under Calculation



**Indicative Government Support & Guarantee:**  
 Government support and Government guarantee will be determined in Final Business Case (FBC).

Project Timeline:



Data per 29/01/2019

**Description :**  
 Jatibarang Waste to Energy is operated with the landfill control. Semarang City Government received grant assistance from the Danish government through DANIDA in the form of a Landfill Gas Power Plant along with gas wells and piping. The facility is intended to protect the environment (reduce the release of methane gas into the air) and produce electricity. The development plan is to operate the LFG power plant until the gas is reduced significantly and at the same time the WTE is constructed.

**Business Opportunity:**  
 Transaction advisor/bidder/financier

**Project Status:**  
 Project is currently on OBC phase



5.4

**Clean Energy : PLTBm**

Location : Mentawai, NTT dan Nias



Sector : Clean Energy

Sub-Sector : Electricity

**Company** : PT Charta Putra Indonesia dan PT PP Energi  
**Contact Person** : PINA Center  
**Project Status** : Greenfield  
**Contact person** : Reza Masri - CRO PINA Center/ +6281317504786 / reza.masri@pina.bappenas.go.id



Every household receives:  
**100** bamboo seedlings  
 1 seedling => **100 poles** within 5 years  
 1 pole => 20-30 kgs.  
 1 household will only need **2-3 poles/month** to fulfill their energy needs.

**Indicative Government Support & Guarantee:**  
 PLN will guarantee for electricity distribution.

**Project Timeline:**  
 2019 – Preparation stage  
 2020 – PPA sign with PLN  
 2020 – 2022 – Construction  
 2022 – COD and Operation

**Estimated Project Cost** : USD 150 million  
**Financial Instrument** : equity  
**IRR Project** : **13%**  
**ERR** : **40%**

**Description:**  
 The plan for the development of community-based Biomass power plants (PLTBm) is using bamboo biomass feedstock. Mentawai area will then become the first district in Indonesia to distribute electricity to its area with local Renewable Energy sources with a total capacity of 9.8 MW (in accordance with the PLN RUPTL 2019-2028.) After Mentawai, Nias and NTT region will be the next target area. We have explored that these projects may contribute total investment of more than USD 150 million.

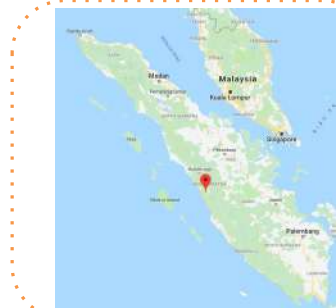
**Benefits:**

- Clean energy, decrease CO<sub>2</sub> emission into negative value
- Community engagement and direct economical impact to local people by feedstock trading
- Electricity production in rural area

5.5

**BAYANG NYALO 6 MW MINI HYDRO POWER PLANT**

LOCATION: West Sumatera



Sector: Energy

Sub-Sector: Power Plant

**Government Contracting Agency** : Ministry of National Development Planning  
**Contact Person** : Nizhar Marizi, Ph.D. (Deputy Director for Clean Energy and Energy Conservation)  
 T. +62-21 31934187 – F. +62-21 3900362 – Email: dit.esdmp@bappenas.go.id  
**Estimation Construction Period** : 24 Months

**Estimated Project Cost** : US\$ 13,5 million

**Financial Feasibility:**  
**FIRR** : 21.1 %  
**NPV** : US\$ 5.1 million

**Social and Economic Impact:**

- Improving health issues
- Increasing educational level to higher education
- 39.346 Additional Person with access

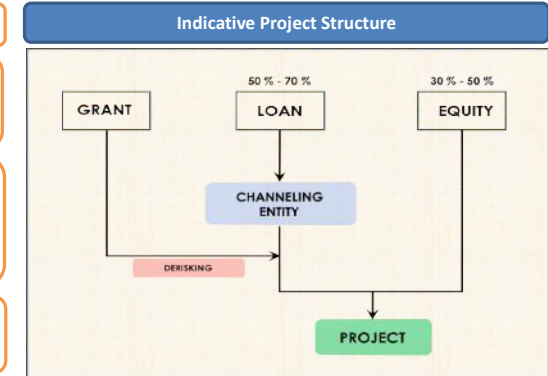
**Indicative Government Support & Guarantee:**  
 Government support and Government guarantee will be determined in Final Business Case (FBC).



**Description :**  
 Bayang Nyalo MHPP is a run-of-river type development with catchment area of 98 km<sup>2</sup> from Banyang Nyalo River. The powerhouse will accommodate three Horizontal Francis turbines. The distance is the nearest existing PLN's 20 kV grid namely South Pesisir MV Network. The project has many advantages including reasonable access from the capital city. Annual energy production is around 35 GWh

**Business Opportunity:**  
 Transaction adviser/bidder/financier

**Project Status:**  
 FS Completed and Power Purchase Agreement (PPA) with Electricity Company



5.6

## MADONG 10 MW HYDRO POWER PLANT

LOCATION: South Sulawesi



Sector: Energy

Sub-Sector: Power Plant

**Government Contracting Agency** : Ministry of National Development Planning  
 Contact Person : Nizhar Marizi, Ph.D. (Deputy Director for Clean Energy and Energy Conservation)  
 T. +62-21 31934187 – F. +62-21 3900362 – Email: dit.esdmp@bappenas.go.id  
 Estimation Construction Period : 26 Months

**Estimated Project Cost** : US\$ 22,5 million

**Financial Feasibility:**  
 FIRR : 17,40%  
 NPV : US\$ 8 million

**Social and Environmental Impacts:**  
 a) Improving health issues  
 b) Increasing educational level to higher education  
 c) 123.672 Additional Person with access

**Indicative Government Support & Guarantee:**  
 Government support and Government guarantee will be determined in Final Business Case (FBC).

**Project Timeline:**



**Description :**  
 Madong MHPP is a run-of-river type with sand trap-pipe-head pond-pestock diversion system. The waterway connecting the weir to the head pond is designed to be a combination of pipe and open channel. Grid connected through North Toraja Medium Voltage Network. Annual energy production is about 61.5 GWh. Land acquisition is completed and certified.

**Business Opportunity:**  
 Transaction adviser/bidder/financier

**Project Status:**  
 FS Completed and Power Purchase Agreement (PPA) with Electricity Company

5.7

## MALINAU 10 MW BIOMASS POWER PLANT

LOCATION: North Kalimantan



Sector: Energy

Sub-Sector: Power Plant

**Government Contracting Agency** : Ministry of National Development Planning  
 Contact Person : Nizhar Marizi, Ph.D. (Deputy Director for Clean Energy and Energy Conservation)  
 T. +62-21 31934187 – F. +62-21 3900362 – Email: dit.esdmp@bappenas.go.id  
 Estimation Construction Period : 32 Months

**Estimated Project Cost** : US\$ 38,7 million

**Financial Feasibility:**  
 FIRR : 16,52%  
 NPV : US\$ 1.1 million

**Social and Economic Impacts:**  
 a) Increasing women education that are mostly only graduated from primary level  
 b) Increasing expenditures amounts which is less than national level.

**Indicative Government Support & Guarantee:**  
 Government support and Government guarantee will be determined in Final Business Case (FBC).

**Project Timeline:**

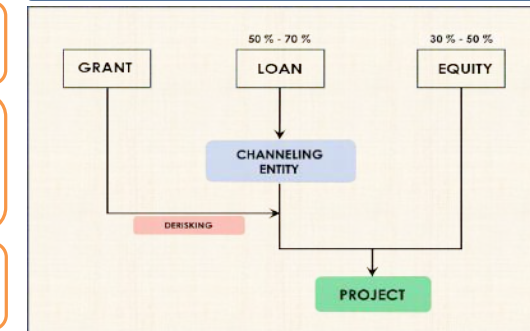


**Description :**  
 Malinau MPP has Soil Map Unit (SMU) 1 to SMU 5 has total manageable area around 5.359,9 Ha with an estimated potential timber 1.514.442 tons consisting of 3.535,5 Ha secondary forests and 680,9 Ha of old jakau. The feedstock supply would absorb 297 tons/day timber. The power plant design proposes a single unit stoker boiler technology. Grid is connected through Malinau MV Network. Potential Energy is around 845.113 MWh.

**Business Opportunity:**  
 Transaction adviser/bidder/financier

**Project Status:**  
 FS Completed and Power Purchase Agreement (PPA) with Electricity Company

**Indicative Project Structure**





5.8

### Legok Nangka Waste-to-Energy Plant

LOCATION: Bandung, West Java



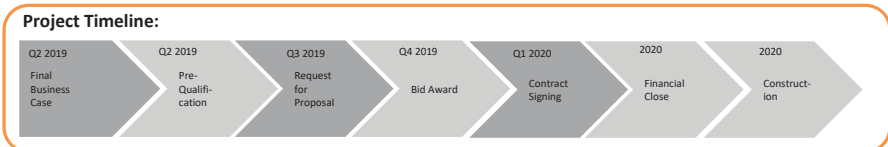
Sector: Energy Sub-Sector: Waste-to-Energy

**Government Contracting Agency** : Provincial Government of West Java  
**Contact Person** : Head of West Java Environmental Protection Agency  
 +62-22-4204871; e-mail: [dislh@jabarprov.go.id](mailto:dislh@jabarprov.go.id)  
**Estimated Concession Period** : 20 years

**Estimated Project Cost** : US\$ 265 million

**Financial Feasibility:**  
 FIRR : 15% (estimated)  
 NPV : US\$2,752 billion (estimated)

**Indicative Government Support & Guarantee:**  
 Government Support for tipping fee subsidy and Government Guarantee will be determined after Final Business Case Study finalized.



**Description :**  
 Legok Nangka WtE will improve the West Java MSW management services and will help to reduce West Java solid waste. Furthermore, this project is included in the Indonesia National Strategic Project (PSN).

**Benefits :**  
 The Legok Nangka WtE capacity is projected to be 29 MW, with the average waste volume for the plant collected from 6 regions estimated around 1,800 ton/day.

**Business Opportunity:**  
 Bidder/financier

**Project Status:**  
 Project is currently on Final Business Case phase

5.9

### Suwung/Sarbagita Waste-to-Energy Plant

LOCATION: Denpasar, Bali



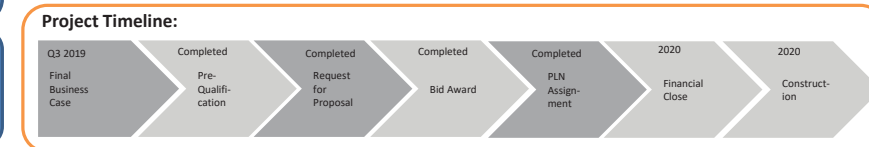
Sector: Energy Sub-Sector: Waste-to-Energy

**Government Contracting Agency** : Provincial Government of Bali  
**Contact Person** : Head of Bali Public Works Agency  
 +62-361-222883; e-mail: [info\\_dispu@baliprov.go.id](mailto:info_dispu@baliprov.go.id)  
**Estimated Concession Period** : 20 years

**Estimated Project Cost** : US\$ 60 million (estimated EPC Cost)

**Financial Feasibility:**  
 FIRR : 12 %  
 NPV : N/A  
 (as of Feb 2018\*)

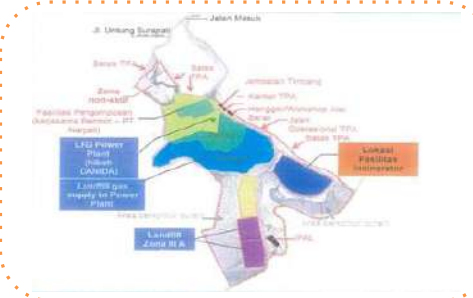
**Indicative Government Support & Guarantee:**  
 Government Support for tipping fee subsidy.



5.10

### Semarang Waste-to-Energy Plant

LOCATION: Semarang, Central Java



Sector: Energy  
Sub-Sector: Waste-to-Energy

**Government Contracting Agency** : City Government of Semarang  
 Contact Person : Head of Semarang Environmental Protection Agency  
 +62-24-8664742; e-mail: [dlh@semarangkota.go.id](mailto:dlh@semarangkota.go.id) ; [dlh.semarangkota@gmail.com](mailto:dlh.semarangkota@gmail.com)  
 Estimated Concession Period : 20 years

Estimated Project Cost : US\$ 120 million (estimated)

**Financial Feasibility:**  
 FIRR : 12 % (estimated)  
 NPV : N/A

**Indicative Government Support & Guarantee:**  
 Government Support for tipping fee subsidy and Government Guarantee will be determined after Final Business Case Study finalized.

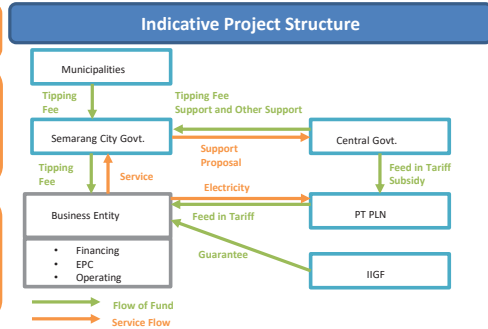


**Description :**  
 Semarang WtE will improve the Semarang MSW management services and will help to reduce Semarang solid waste. Furthermore, this project is included in the Indonesia National Strategic Project (PSN).

**Benefits :**  
 The Semarang WtE capacity is projected to be 20 MW, with the average waste volume for the plant collected from 4 regions estimated around 1,000 ton/day.

**Business Opportunity:**  
 Transaction Advisor, Bidder/Financier

**Project Status:**  
 Project is currently on Pre-Feasibility Study phase

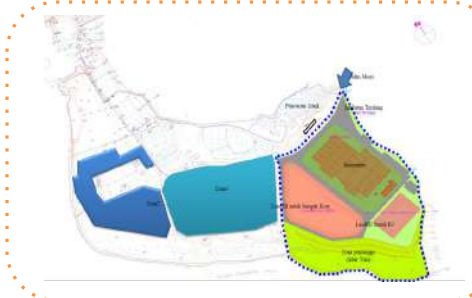


\*Currently the Outline Business Case document is being developed by consultant hired by KIAT (Australia Govt)

5.11

### South Tangerang City Waste-to-Energy Plant

LOCATION: South Tangerang, Banten



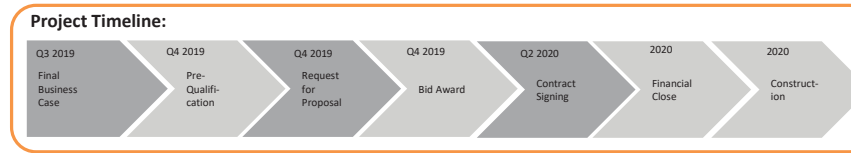
Sector: Energy  
Sub-Sector: Waste-to-Energy

**Government Contracting Agency** : City Government of South Tangerang  
 Contact Person : Head of South Tangerang Environmental Protection Agency  
 +62-21-75875447;  
 Estimated Concession Period : 20 years

Estimated Project Cost : US\$ 120 million (estimated)

**Financial Feasibility:**  
 FIRR : 12 % (estimated)  
 NPV : N/A

**Indicative Government Support & Guarantee:**  
 Government Support for tipping fee subsidy and Government Guarantee will be determined after Final Business Case Study finalized.

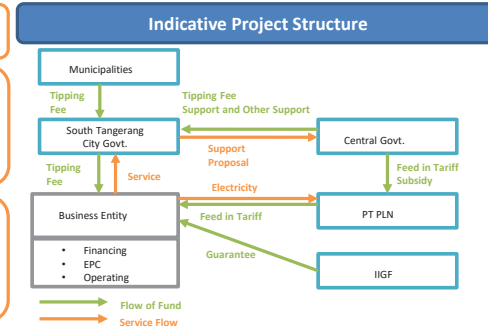


**Description :**  
 South Tangerang WtE will improve the South Tangerang City MSW management services and will help to reduce South Tangerang solid waste.

**Benefits :**  
 The South Tangerang City WtE capacity is projected to be 20 MW, with the average waste volume for the plant estimated around 1,000 ton/day.

**Business Opportunity:**  
 Transaction Advisor/Bidder/Financier

**Project Status:**  
 Project is currently on Pre-Feasibility Study phase



\*Currently the Outline Business Case document is being developed by consultant hired by KEITI (South Korea Govt)

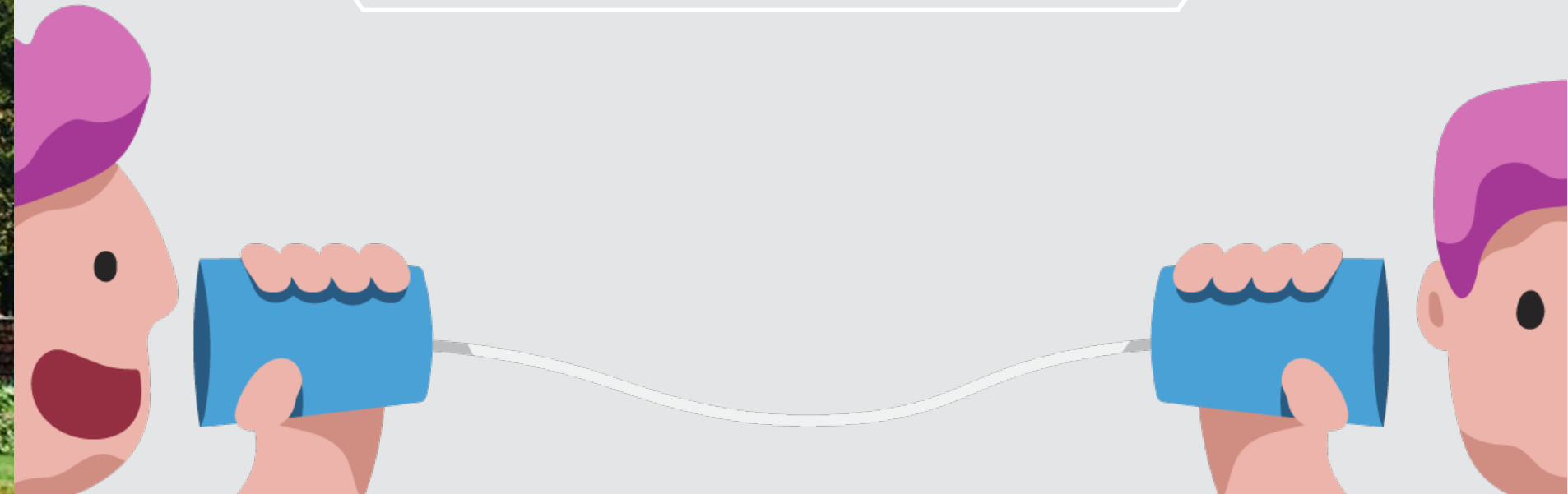




Traditional Tana Toraja village  
© Iuliia Shcherbakova/Shutterstock

6

## TELECOMMUNICATION PROJECT



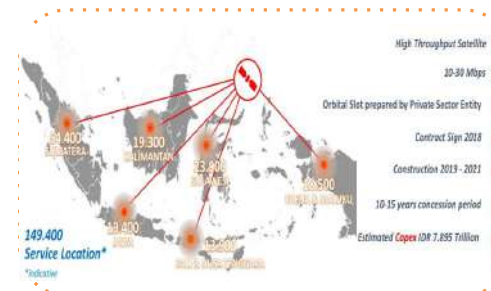




## 6.1

# MULTIFUNCTION SATELITE

LOCATION: National



Sector: Telecommunications and Informatics

Sub-Sector: Satellite

**Government Contracting Agency** : Ministry of Communication and Information Technology  
**Contact Person** : R. Sri Sanggrama Aradea (Head of Infrastructure Provision Planning Division), Mutsla Adlan (Staff); +62-21-31936590; e-mail: [sri.sanggrama@kominfo.go.id](mailto:sri.sanggrama@kominfo.go.id) and [mutsla.adlan@kominfo.go.id](mailto:mutsla.adlan@kominfo.go.id)  
**Estimated Concession Period** : 15 years

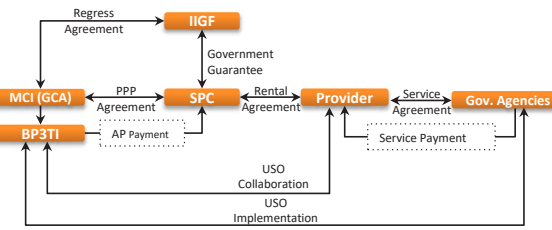
**Estimated Project Cost** : US\$ 487.41 million

**Indicative Project Structure**

**Description** : Multifunction satellite project is expected to provide benefits for Indonesia's services to citizens, including education and health services. This project plan is inseparable from the Indonesian Broadband Plan based on Presidential Regulation No. 96 of 2014 on Broadband Plan of Indonesia 2014 - 2019. One of the infrastructure policies and strategies in the Indonesia Broadband Plan is optimizing the use of radio frequency spectrum and satellite orbit as a limited resource.

**Financial Feasibility:**  
 FIRR : 12.01%  
 NPV : US\$ 75.0 million

**Indicative Government Support & Guarantee:**  
 Government guarantee will be provided for this project. Government will also support for tax incentives.



**Business Opportunity:**  
Bidder/financier

**Project Status:**  
Project is currently on Request for Proposal phase



Data per 04/03/2019



Kawah Ijen, East Java  
© Alexander Mazurkevich / Shutterstock



6.2

GOVERNMENT MULTIFUNCTIONAL SATELLITE

Indonesia



**Sector:** Telecommunication  
**Sub-Sector:** Telecommunication Satellite

**Government Contracting Agency:** : BAKTI – Ministry of Communication & Informatics  
 Contact Person : Sri Sanggarama Aradea (sri.sanggarama@kominfo.go.id)  
 Estimated Concession Period : 15 years

**Estimated Project Cost:** USD 397 million - USD 550 billion

**Financial Feasibility:**  
 FIRR : 7,8% (In USD)  
 NPV : USD 69 Million

**Indicative Government Support & Guarantee:**  
 • Infrastructure Guarantee

**Project Timeline:**

```

    graph LR
        A[Final Business Case (FBC) Q2 2018] --> B[PQ and Public Tender Q2 2018 - Q1 2019]
        B --> C[Bid Award Q1 2019]
        C --> D[Contract Signing Q1 2019]
        D --> E[Financial Close Q2-Q3 2019]
        E --> F[Construction Q4 2020 - Q4 2020]
        F --> G[Launch and Operation Q4 2022]
    
```

**Indicative Project Structure:**

```

    graph TD
        MoC[Ministry of Communication] -- Assignment --> BAKTI[BAKTI]
        MoC -- Contract with Recourse --> IG[IGF]
        MoC -- PPP Contract --> SPC[Special Purpose Company]
        IG -- Guarantee Contract --> SPC
        SPC -- AP & other financial liabilities payment --> BAKTI
        SPC -- Tender --> VSAT[VSAT Operator]
        VSAT -- Service --> User[User]
        User -- Service payment (if any) --> VSAT
    
```

Data as of 29/03/2019

**Description :**  
 Over 149.400 public sites around Indonesia (schools, hospitals, state/ local government) around Indonesia still lack connectivity. Satellite is the only feasible access technology to cost effectively address these remote locations.

**Benefits :**

- Reach more than 149.400 public service spots covering education, regional government, and health facilities across Indonesia with sub-optimum connection
- Reduce cost for provisioning terrestrial network

**Business Opportunity:** Financier  
**Project Status:** Transaction

7

FACILITIES PROJECT







7.1

## LEGOK NANGKA REGIONAL WASTE TREATMENT

LOCATION: West Java



**Description :**

- Waste management of 1,800 tons per day of waste sourced from 6 regencies (Bandung Regency, Bandung City, Sumedang Regency, Cimahi City, West Bandung Regency, and Garut Regency) located in Legok Nangka, West Java.
- Conversion of waste to electricity with output capacity to be determined and Purchase Agreement with PLN.
- Scope: Design, build, finance, operate, maintain the WTE plant and supporting infrastructure.

**Business Opportunity:**  
Transaction advisor/bidder/financier

**Project Status:**  
Project is currently on FBC phase

**Sector:** Sanitation      **Sub-Sector:** Waste to energy

**Government Contracting Agency** : Provincial Government of West Java  
**Contact Person** : Drs. Dedi Kuswandi (Head of West Java Regional Solid Waste Management, Regional Environmental Agency of West Java)  
 e-mail: pstrdlhprovjabar@gmail.com

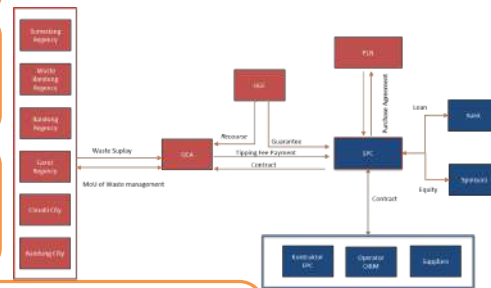
**Estimated Concession Period** : 2 years construction and 20 years operation

**Estimated Project Cost** : US\$ 220.8 Million

**Financial Feasibility**  
 Equity IRR : 15%  
 NPV : 138.7 Million

**Indicative Government Support & Guarantee:**  
 GCA will propose government guarantee dan support. Feed-in tariff based on Presidential regulation, Government of West Java committed to pay the required tipping fee.

**Indicative Project Structure**



Data per 18/09/2018

Lake toba in North Sumatra, Indonesia

© littlewormy/Shutterstock



7.2

**CIPUTAT MARKET**

LOCATION: Banten



Sector: Urban Facility  
Sub-Sector: Modern Market

**Government Contracting Agency** : Regency Government of South Tangerang  
Contact Person : drg. Maya Mardiana (Head of Industry and Trade Department); +62-812-12445857 e-mail: mayamardiana@yahoo.com  
Estimated Concession Period : 22 years

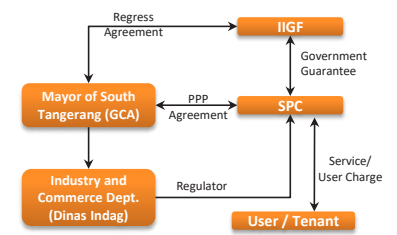
**Estimated Project Cost** : US\$ 10.2 million

**Financial Feasibility:**  
FIRR : 14.0%  
NPV : US\$ 1.9 million

**Indicative Government Support & Guarantee:**  
Government support and Government guarantee will be determined in Final Business Case (FBC).



**Indicative Project Structure**



**Description :**  
This project includes the revitalization and modernization of existing traditional market to be better in terms of facilities and supporting infrastructures for market activities. The total area of this project is 42,550 m<sup>2</sup> (includes 23,750 m<sup>2</sup> developing area).

**Business Opportunity:**  
Transaction adviser/bidder/financier  
**Project Status:**  
Project is currently on Outline Business Case phase

Data per 19/02/2019

7.3

**Affordable Housing Project**

Location : Jakarta, Bogor, Tangerang and Medan



Sector : Housing  
Sub-Sector : Affordable Housing

**Company** : Perum Perumnas  
**Contact Person** : Reza Masri - CRO PINA Center/ +6281317504786 / reza.masri@pina.bappenas.go.id

**Estimated Project Cost** : USD 1.3 billion  
**Financial Instrument** : KSO/MTN  
**IRR Project** : est 15%  
**Use of Fund** : Building 76 Towers for 57.678 Residential Units

**Indicative Ownership Structure**



**Timeline:**

Project Name	Location	Project Duration
Tanjung Barat Apartment	Jakarta	2018-2022
Pondok Cina Station Apartment	Depok	2018-2020
Rawa Buntu Station Apartment	Tangerang	2018-2022
Jaya Cempaka Putih Market Apartment	Jakarta	2019-2021
Jaya Grogol Market Apartment	Jakarta	2020-2022
Housing - PTPN II - Kuala Bekala, Medan	Medan	2019-2030
PT BGR Kelapa Gading Apartment	Jakarta	2019-2023
Apartment Kalibata Pertani	Jakarta	2019-2026
Apartment PPD Cawang	Jakarta	2019-2022
Apartment Perum Damri	Surabaya	2019-2023
Apartment Klender	Jakarta	2019-2029
Kemayoran Blok A Apartment	Jakarta	2019-2032
Apartment Kebon Kacang	Jakarta	2019-2021
Apartment Tanah Abang	Jakarta	2022-2026
Revitalize Cengkareng (Dahlia) Apartment	Jakarta	2021-2030

**Description:**  
Perumnas has housing projects for lower middle income class in 15 locations. Consists of 76 Towers and 57.689 Residential Units and 2618 commercial unit. Together with PT KAI, Perumnas also develop TOD project in several train station

**Benefits:**

- Reducing housing backlogs in Indonesia
- Affordable and inexpensive houses for middle and lower class income

**Business Opportunity:**  
Bulk Sales, Turnkey financing, Project acquisition  
**Project Status:**  
Ready to offer

7.4

**NUSAKAMBANGAN INDUSTRIAL CORRECTIONAL FACILITY**

LOCATION: Central Java



Sector: Penitentiary

Sub-Sector: Industrial Correctional Facility

**Government Contracting Agency** : Ministry of Law and Human Rights  
**Contact Person** : Aman Riyadi (Director of Information Technology and Cooperation)  
 +62-21-3857611 ext. 205 / +62-81808230266;  
 e-mail: [aman.pas@gmail.com](mailto:aman.pas@gmail.com) or [kerjasama\\_pas@yahoo.co.id](mailto:kerjasama_pas@yahoo.co.id)

**Estimated Concession Period** : 25 years

**Estimated Project Cost** : US\$ 36.6 million

**Financial Feasibility:**  
 FIRR : 13.57%  
 NPV : US\$ 83.0 million

**Indicative Government Support & Guarantee:**  
 Government support and Government guarantee will be determined after Final Business Case (FBC) finalized.

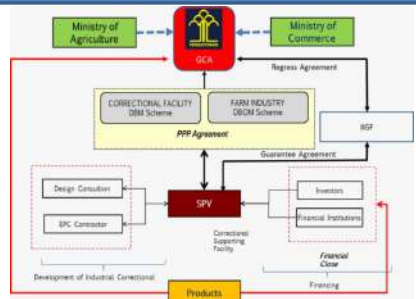


**Description :**  
 The Project will combine correctional facility with productive activities such as livestock breeding. The project aims to increase the value of prison by adding economic production which is expected to promote regional economic growth.

**Business Opportunity:**  
 Bidder/financier

**Project Status:**  
 Outline Business Case for this project has been finished

**Indicative Project Structure**

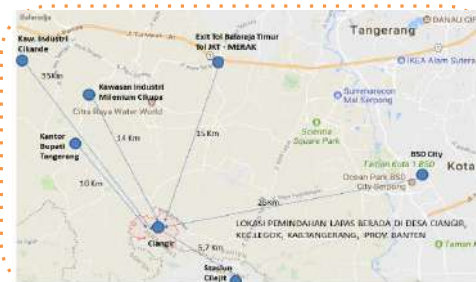


Data per 04/03/2019

7.5

**RELOCATION OF SALEMBA CORRECTIONAL FACILITY TO CIANGIR**

LOCATION: DKI Jakarta and Banten



Sector: Penitentiary

Sub-Sector: Correctional Facility

**Government Contracting Agency** : Ministry of Law and Human Right  
**Contact Person** : Aman Riyadi (Director of Information Technology and Cooperation)  
 +62-21-3857611 ext. 205 / +62-81808230266;  
 e-mail: [aman.pas@gmail.com](mailto:aman.pas@gmail.com) or [kerjasama\\_pas@yahoo.co.id](mailto:kerjasama_pas@yahoo.co.id)

**Estimated Concession Period** : 15 years

**Estimated Project Cost** : US\$ 96.6 million

**Financial Feasibility:**  
 FIRR : 11.03%  
 NPV : US\$ 3.5 million

**Indicative Government Support & Guarantee:**  
 Government support and Government guarantee will be determined after Final Business Case Study finalized.

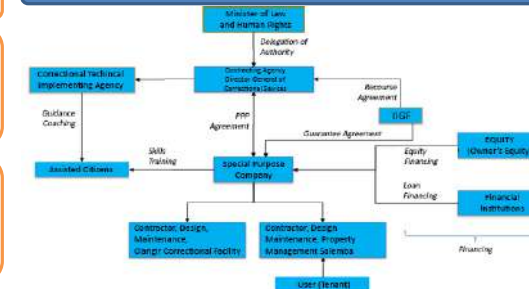


**Description :**  
 The relocation of the correctional facility in Salemba that is located in Central Jakarta to Ciangir, Banten Province (around 40 km from Jakarta) has the following objectives: (i) to solve the overcapacity in Salemba's prison; (ii) DKI Jakarta Spatial Plan did not accommodate current prison location; (iii) to accommodate the Government's budget constraint for building prisons.

**Business Opportunity:**  
 Transaction adviser/bidder/financier

**Project Status:**  
 Outline Business Case for this project has been finished

**Indicative Project Structure**



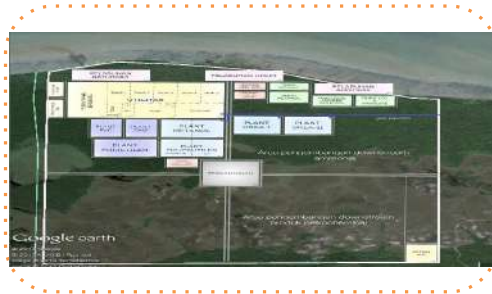
Data per 04/03/2019



7.6

**BINTUNI INDUSTRIAL ZONE**

LOCATION: West Papua



**Description :**  
Bintuni Industrial Zone is a National Strategic Project according to Presidential Regulation No. 58 Year 2017. The PPP scope of the project is the development of an industrial that processes gas as the main element and the methanol factory as its main industry.

**Business Opportunity:**  
Transaction adviser/bidder/financier

**Project Status:**  
Outline Business Case for this project has been finished

**Sector:** Zone      **Sub-Sector:** Industrial Estate

**Government Contracting Agency :** Ministry of Industry  
**Contact Person :** Triani (Section Head of Industry Empowerment)  
+62-8567628785; e-mail: ani.iatdk@gmail.com

**Estimated Concession Period :** 23 years

**Estimated Project Cost :** US\$ 451.1 million

**Financial Feasibility:**  
FIRR : 10.17%  
NPV : US\$ 19.2 million

**Indicative Government Support & Guarantee:**  
Government support and Government guarantee will be determined after Final Business Case Study finalized.

**Project Timeline:**

Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	2021
Final Business Case (FBC)	Pre-Qualificaitor	Request for Proposal	Bid Award	Contract Signing	Financial Close
					Construction

**Indicative Project Structure**

**1. Ministry of Industry will act as Government Contracting Agency (K/A) to sign FBC contract with the C/A.**  
**2. The C/A will prepare and submit the Request for Proposal (RFP) to the Government Contracting Agency (K/A) to be approved by the Ministry of Industry.**  
**3. The C/A will provide technical Bid data from the RFP to the Government Contracting Agency (K/A) to be approved by the Ministry of Industry.**  
**4. The Ministry of Industry will provide availability agreement (PPA) to the C/A.**  
**5. The C/A will sign the agreement with the C/A.**  
**6. The C/A will sign the agreement with the C/A.**  
**7. The C/A will sign the agreement with the C/A.**  
**8. The C/A will sign the agreement with the C/A.**

Data per 19/02/2019

7.7

**Marina Nusantara Special Economic Zone**

Location : NTT



**Sector :** Tourism      **Sub-Sector :** Integrated Tourism

**Company :** Flores Prosperindo  
**Contact Person :** Reza Masri - CRO PINA Center/ +6281317504786 / reza.masri@pina.bappenas.go.id

**Estimated Project Cost :** USD 92 milion  
**Instrument :** Equity  
**IRR Project :** >20%  
**Project Status :** FS Preparation



**Description:**  
Within 6 months, Tana Naga and Golomori can become Tourism Special Economic Zones / SEZ that will attract investors, because of the large tax incentives and that the investors will be more confident to invest. Three phases will be developed for the development of Tana Naga, with the first phase focusing on marina development, Komodo asylum and the initial construction of resorts & commercial areas. The second and third phases will focus on the development of multi-use resorts. Tana Naga's growth potential is increased by 70-80% per year and increases by 65-75 rooms per year. As for the Golomori, target potential growth of 20-30% per year and increase by 20-25 the number of rooms per year.

**Benefits:**  
•Improve Manggarai Barat's income & to prosper the people of Manggarai Barat.  
•to increase national foreign exchange through tourism

**Indicative Government Support & Guarantee:**  
A part of 4 super priority tourism area

**Project Timeline:**  
2019-2021 :Research and Design  
2021 : Project started



Derawan, Kalimantan,

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# B.2

PROJECT DIGEST

## SDGs

### SOCIAL INVESTMENT







Wae Rebo Village, Flores Island,  
© littlewormy/Shutterstock

1.

## LONDRANG PEATLAND AREA

LOCATION: Jambi Province

2015 Hot Spots in Peatland Protected Area: Londrang, Jambi, Sumatera



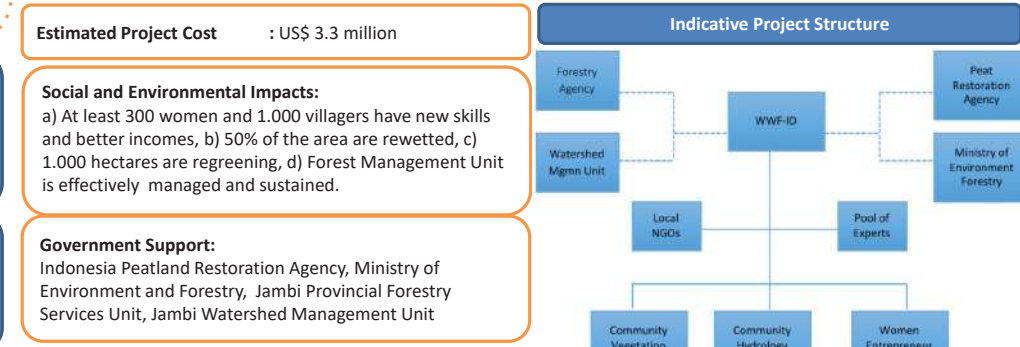
Sector: Forest

Sub-Sector: Peatland Restoration and Mitigation

**Contracting Agency** : WWF Indonesia Foundation  
**Contact Person** : Rizal Malik, CEO WWF Indonesia  
 +62 21 7829461, e-mail: [rmalik@wwf.id](mailto:rmalik@wwf.id), [tbarano@wwf.id](mailto:tbarano@wwf.id)  
**Estimated Project Period** : 36 months

**Estimated Project Cost** : US\$ 3.3 million

**Description:** at least 80% from 12.000 ha of Londrang peatland was destroyed by fire in 2014-2015. Thousand people lost their farmlands/incomes, children affected pneumonia and haze flew to neighbor countries. This project aims to restore the Londrang Peatland Areas with collaboration of local communities, private sectors and the Government of Indonesia to sustainability managed.



**Benefits:** a) 1.300 people (incl. women) improve their earnings by learning new skills of Peatland Management (nursery, home industry, canal construction) b) 55 new canal blocking build, c) 1.000.000 new trees planted, d) Strengthening and optimizing Londrang Forestry Management Unit e) New 5 Early warning system are installed.

**Social and Environmental Impacts:**  
 a) At least 300 women and 1.000 villagers have new skills and better incomes, b) 50% of the area are rewetted, c) 1.000 hectares are regreening, d) Forest Management Unit is effectively managed and sustained.

**Government Support:**  
 Indonesia Peatland Restoration Agency, Ministry of Environment and Forestry, Jambi Provincial Forestry Services Unit, Jambi Watershed Management Unit

**Donor Opportunity:**  
 Grants needed to implement the project which is contributing to Indonesia Nationally Determined Contribution-NDC (41%) and improving livelihood of 1.300 people including women.  
**Project Status:**  
 This project is the continuation of Rimba Project Dec 2016 – March 2018, funded by MCAI (collaboration with Bappenas and MCC)





2.

## KURA KURA BALI – ISLAND OF HAPPINESS

LOCATION: Bali, Indonesia



Kura Kura Bali (KKB) is a pioneering sustainable development based on the Balinese concept of Tri Hita Karana – Three Ways to Happiness – the harmony of Creation, Nature and Culture in all aspects of life. Its vision is offering a sustainable ecosystem for a thriving international creative community.

Sector: Sustainable Development Zone

Sub-Sector: Sustainable Environment, Education, Hospital, Residential, Cultural Centre, Ecotourism, Renewable Energy

Company: **PT Bali Turtle Island Development**  
 Contact Person: Yennah Mulya (Director)  
 Phone: +62 8119893311 Email: yennah.mulia@balturtleisland.com  
 Estimated Project Period: 25 years

Estimated Project Cost : US\$ 8 billions

Project Value Cycle Structure

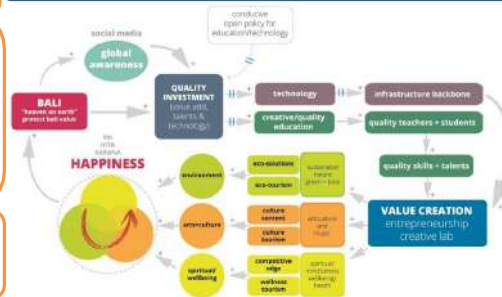
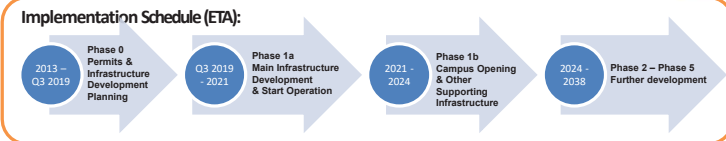
**Description :**  
 Eco development that spans 500 ha with 3000m of coral reefs and 92 bird species, designed around an integrated green masterplan with:

- Creative Campus
- Culture Tech Park
- 80 ha of green and mangroves
- 25 km of park connector
- 35 km non-vehicular routes
- Green buildings
- Smart Grid for Sustainable Lifestyle
- Storm water collection
- Car free zones
- Culture Gallery
- Opera House
- Marine Oceanarium & Edutain Park
- Eco Sea Wall
- Renewable energy for public lighting
- Fishermen Markets
- Hospital

**Economic & Social Impact**  
 Eco development area of 500 ha with 35 ha of mangrove & coral reefs which will impact:

- 95% of population being assessable to green public transport
- 5 times more green & water routes as compared to vehicular roads for the community.
- Preserving the eco assets of 128 species of birds
- Pilot area for sustainable ecosystem of Creation, Nature and Culture

**Indicative Government Support:**  
 Priority development of Indonesia Regional Comprehensive Economic Development Corridor in the "Belt and Road" strategic framework and support from government province of Bali.



**Benefits:**  
 The development will bring positive impact to Bali economic development by bringing more business and job opportunities, while at the same time, helps Bali prepare for more sustainable tourism, such as edu-tourism, research-tourism and health-tourism.

**Business Opportunity:**  
 Blended Finance Investors / Lenders & Financiers / Partners / Developers / Social Entrepreneurs / Technical Advisors / Financial Advisors / Conservation & Environment Advisors  
**Project Status:** Currently in infrastructure development planning



3.

## Village Revitalization Movement

LOCATION: Bogor - West Java Province, Lamandau - Central Kalimantan Province, & Gorontalo - Gorontalo Province



Sector: Social Entrepreneur

Sub-Sector: Micro Enterprise

Company: **Bina Swadaya Foundation**  
 Contact Person: Bayu Krisnamurthi and Frida Widuratmi (Bina Swadaya)  
 Phone: +62-21-4204402 ; e-mail: bswadaya@cbn.net.id  
 Period: 2 (two) years

**Description :**  
 The project is intended to eradicate rural poverty with social enterprise approach by empowering community self-help groups (SHGs), based on each village potentials and resources. Empowered SHGs will be the backbone of strong and sustainable village-owned enterprise (BUMDesa), as regulated by the Village Act. BUMDesa is an institution of social entrepreneurship with the spirit of social, financial and production synergically. The role of BUMDesa is not only managing of village-owned business but also to cooperate and empower microenterprises in the village.

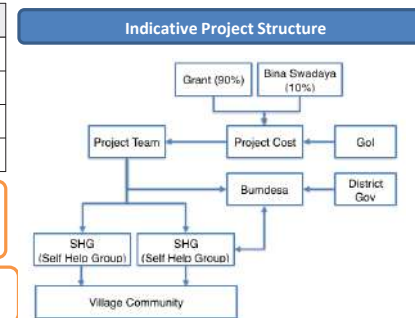
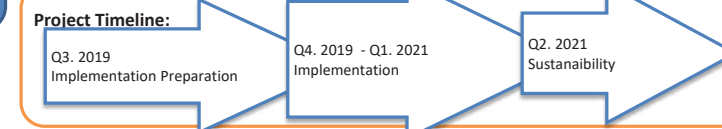
**Socio-Economic Impact:**  
 Empowered BUMDesa is indicated by its ability to manage existing businesses and increasing welfare of the community. The profit of BUMDesa will be returned to the village and community in various ways, such as in economic, social, and infrastructure forms, as well as by the increasing of microenterprises in term of number or growing scale.

**Project Status:**  
 Conducted baseline survey and developed proposal (replication of succesful similar program in Batang-Central Java)

	Bogor	Lamandau	Gorontalo	Total
Subdistrict	1	3	5	9
Village	4	9	10	23
Beneficiaries	800	2265	2500	5565
BUMDesa	4	9	10	23

**Estimated Project Cost : US\$ 1000.000 (Grant).**  
 To fund community capacity building, empowering Self Help Group (SHG) and BUMDesa assistance, SHGs stimulant are used including for the establishment of cooperatives and to support the operational team.

**District Government Support:** Village Empowerment Agency, Ministry of Villages, Rural Regions Development, and Transmigration



Data per 28/03/2019





6.

## LOCAL FOOD DEVELOPMENT - MINISTRY OF AGRICULTURE

Location: District /City Of Local Food Sources



Sector: Agriculture

Sub-Sector: Food Crops

### Purpose of Activity:

Increase local food flour production

Increase local food flour production

Encouraging the development of other local food industries

### Recipient Target:

MSME-scale food processing business group

### Description:

Local food development activities for sago, cassava and corn commodities. This activity is in accordance with the direction of national food policy for increasing the availability of food sourced from within the country and increasing food access. a food-oriented food processing industry based on local food potential

### Outcome:

- Increased consumption of local raw materials
- Increased local raw material food industry

Executing Agency: Ministry of Agriculture

Implementing Agency: Center for Diversification of Consumption and Food Safety, Food Security Agency, Ministry of Agriculture

### Indicator:

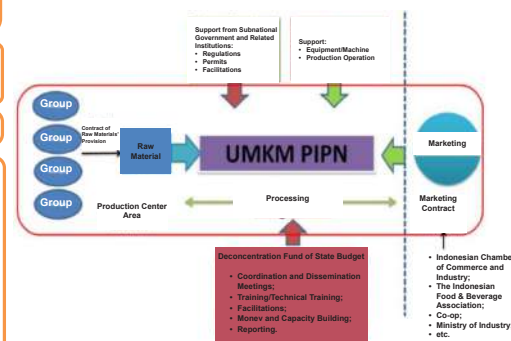
Hope Food Pattern Score (PPH)

Estimated Cost of Activities 2019: 1.25 million USD

### Activity Details:

- Government Assistance
  - Equipment and machine assistance 500,000 USD
  - Production operational assistance 200,000 USD
- Government Assistance (Advanced) 250,000 USD
- Operational Assistance (New) 100,000 USD
- Operational Assistance (Continued) 100,000 USD
- Operational Provincial Assistance 150,000 USD

### Concept of Activities



7.

## FOOD YARD DEVELOPMENT - MINISTRY OF AGRICULTURE

Location: 33 Province



Sector: Agriculture

Sub-Sector: Food Crops

### Recipient Target:

Food Yard Development is managed by Women Group with a minimum member 15 women

### Description:

A group of women who jointly cultivate their yards intensively to be used as a family food source in a sustainable manner by considering the potential aspects of the region and the nutritional needs of local residents. The handling is done through community empowerment

### Outcome:

Improve the quality of people's consumption by forming good food consumption patterns

Executing Agency: Ministry of Agriculture

Implementing Agency: Center for Diversification of Consumption and Food Safety, Food Security Agency, Ministry of Agriculture

### Indicator:

Hope Food Pattern Score (PPH)

Estimated Cost of Activities 2019: 1.3 million USD

### Activity Details:

- Making nurseries and demonstration plots to meet the needs of seedlings for beneficiary communities and surrounding areas
- Procurement of facilities and infrastructure for the development of beneficiary yards (seeds, polybags, organic fertilizers, planting media etc.)
- Organizing technical guidance for beneficiaries
- Assistance by direct companion

### Concept of Activities





8.

## Indonesian Herbs and Spice Region

**Location:** East Java Province (Trenggalek District-ongoing pilot area, Pacitan District, Ponorogo District), and/or Central Java Province (Wonogiri District)



**Description:** Herbs and spices plants have long been planted and cultivated by rural communities, especially in Java island, e.g. Indonesia in 2017 produced 216,000 ton of ginger of which 67% were produced in West, Central and East Java provinces. Most farmers however sell the raw herbs to industry through middlemen – resulting farmers receiving low value from the herbs. The project will establish simple processing units for the herbs in the villages and connect them with social enterprise which will provide technical assistance and act as off-taker of the products for local and export markets

**Benefits:** The project will benefit more than 2000 herbs farmers in 3 districts , 150-400 villagers working in the processing units and also assist the social enterprise (off-taker) to grow their business.

**Business Opportunity:** Bringing added value for rural community with simple technology to adopt and clear market for the product  
**Project Status:** Ongoing pilot (in Trenggalek district) and Scale out to 2-3 other districts

Sector: Agriculture

Sub-Sector: Herbs and spices

**Government Contracting Agency:** Ministry of National Development Planning

**Contact Person**

Vivi Yulaswati, Director of Poverty Alleviation and Social Welfare  
Phone: +62-8128755645  
email: [vivyulaswati@bappenas.go.id](mailto:vivyulaswati@bappenas.go.id)

**Estimated Project Cost** : US\$ 1.2 million

**Actors involved:** PT. Agradaya (social enterprise-off taker), Herbs Farmers Group, Village-owned enterprises, Local Government, and Directorate of Poverty Alleviation and Social Welfare – Ministry of National Planning and Development (Bappenas), KOMPAK DFAT-Funded Program

**Indicative Government Support & Guarantee:**

Since 2015 according to the Village Law, each village manages its own budget with average amount of \$72,000/year. The herbs processing unit in Trenggalek pilot district has received funding and other supports such as land utilization, business licensing from the District Government and three village governments. Government supports for the expansion districts will be decided after the feasibility study is completed.

9.

## Coconut Waste Processing to Tackle Village Poverty

**Location:** Aceh Province (Bireun District, West Aceh District), East Java Province (Trenggalek District-ongoing pilot area, Pacitan District), and/or South Sumatera Province (Banyuasin District)



**Description:** Indonesia is the largest coconut producer in the world. Data from the Director General of plantation at the Ministry of Agriculture in 2017 shows that Indonesia produced 2.87 million tons of coconut from the area of 3.5 million hectares. There are around 6.5 million farmers involved in coconut cultivation. While meat and coconut water have adequate buyers, coconut fiber is a unutilised waste. The project will establish simple processing units to produce coco bristle and coco peat in the villages and connect them with social enterprise which will provide technical assistance and act as off-taker of the products for local and export markets (including Japan, South Korea, China, Netherland, Belgium and Dubai).

**Benefits:** The project will benefit more than 20,000 coconut farmers in 4 districts , 400 villagers working in the processing units and also assist the social enterprise (off taker) to grow their business.

**Business Opportunity:** Bringing added value for rural community with simple technology to adopt and clear market for the product  
**Project Status:** Ongoing pilot (in Trenggalek district) and Scale out to 2-3 other districts

Sector: Agriculture

Sub-Sector: Coconuts

**Government Contracting Agency:** Ministry of National Development Planning

**Contact Person**

Vivi Yulaswati, Director of Poverty Alleviation and Social Welfare  
Phone: +62-8128755645  
email: [vivyulaswati@bappenas.go.id](mailto:vivyulaswati@bappenas.go.id)

**Estimated Project Cost** : US\$ 1.4 million

**Actors involved:** PT. Nusa Berdaya (social enterprise-off taker), Coconut Farmers Association, Village-owned enterprises, Local Government, and Directorate of Poverty Alleviation and Social Welfare – Ministry of National Planning and Development (Bappenas), KOMPAK DFAT-Funded Program

**Indicative Government Support & Guarantee:**

Since 2015 according to the Village Law, each village manages its own budget with average amount of \$72,000/year. The processing unit in Trenggalek pilot district has received funding and other supports such as land utilization, business licensing from the District Government and three village governments. Government supports for the expansion districts will be decided after the feasibility study is completed.

10.

## DUITHAPE- Mobile Enabled Financial Services for the Unbanked

LOCATION: Indonesia



Sector: Finance

Sub-Sector: Financial Technology

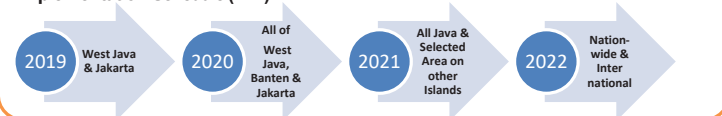
**Company:** : PT Virtual Online Exchange (duitthape)  
**Contact Person:** : Sara Dhewanto (Managing Director)  
 Phone: +62 811934705 email: sara.dhewanto@vox.co.id  
**Estimated Concession Period:** : 4 years

**Estimated Project Cost** : US\$ 3 million  
 80% Sales & Dist., 12% IT Dev, 8 % G&A

**Financial Feasibility:**  
 IRR : 24%  
 NPV : US\$ 28.9 million (Revenue from fees)  
**Social Impact:** Financial inclusion & reducing poverty for 5 M users, empowering 300K SMEs & women.

**Indicative Government Support & Guarantee:**  
 Currently conducting non-cash LPG Subsidy Distribution Pilot with TNP2K (National Team for the Acceleration of Poverty Reduction) under the Office of the Vice President in 5 subdistricts in two provinces (West Java & Jakarta).

**Implementation Schedule (ETA):**



**Description :**  
 • Over 130 million Indonesians are unbanked and desperately need access to financial services (including poor & near poor)  
 • Duitthape is a social for profit company. It is a server based mobile payment and remittance system targeting the unbanked, enabling anyone who has access to a phone to have an "account" and transact easily using their mobile phone.  
 • We use a B2B2C approach, providing tailored solutions to companies & the Government that face difficulty in making transactions with the unbanked.

**Benefit:**  
 • Gain 5 M users & Gain 300K SMEs as Agents nationwide in 4 yrs  
 • Help create a digital financial infrastructure for Indonesia  
 • If LPG subsidy uses targeted distribution as piloted, Gov't of Indonesia can potentially save over USD 3 Billion

**Business Opportunity:**  
 Donor/ Investor through Grants and/or Equity financing or as Client  
**Project Status:**  
 Founded in 2015. Now running LPG Subsidy pilot with Government, onboarded >4000 families (with wives as account holder) & 350 Agents (~70% women) in 2 months with 3 sales staff

Data per 29/03/2019

11.

## Domestic Biogas Program

LOCATION: Lampung, Banten, W.Java, Central Java, DIY, East Java,Bali, NB, NTT, South and Central Sulawesi, (to be) Maluku, Papua



Dissemination of Domestic Biogas



Provinces	No of Domestic Reactor - Dec 2018	
Bali	1260	Lampung 521
W Java+Banten	1542	South Sulawesi 2710
C Java + DIY	3670	NTB 5027
East Java	8145	Sumba 1116

**Background :**  
 At least there are 1,000,000 potential users for domestic biogas in Indonesia, which majority is in villages and Disadvantage Regions. Biogas provide sustainable and clean cooking energy

**Description**  
 It is an on going program, consistently promoting supply, demand and enabling factor for biogas sector development. Activities include Government liaison, promotion, price setting and guarantee, SMEs development, R&D and quality assurance, constant carbon monitoring, program development.

**Donor Opportunity:**  
 Domestic Biogas sector will contribute to 23% renewable energy mix, as well as contributing emission reduction to 41% GOI NDC. It has multi interlinkages with SDGs indicators.

Sector: Energy Sub-Sector: Renewable Energy

**Non Government Agency** : Yayasan Rumah Energi  
**Contact Person** : Lina Moeis ; CEO Yayasan Rumah Energi  
**Estimated Project Period** : +62-812 9626310 / +62-21-7821086; email: l.moeis@rumahenergi.org  
 :3 years upscaling period

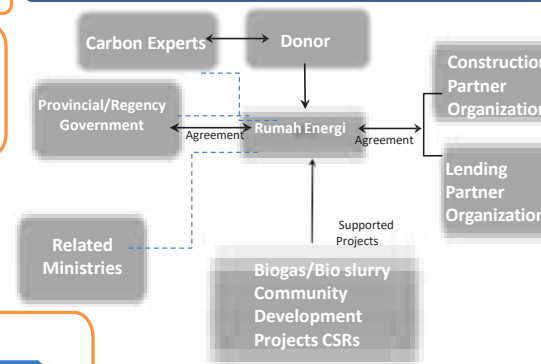
**Estimated Project Cost** : US\$ 3,3 million

**Social and Environmental Impact**  
 10,000 HHs or 50,000 people will get access to clean energy; 4,500 new jobs created, 50 new SMEs in sustainable agriculture, 32,510 tCO2e/year reduction emission, 6 million USD public fund generated in the sector

**Government Support** : Ministry of Energy and Mineral Resources, Ministry of Village, Ministry of Villages, Development of Disadvantaged Regions And Transmigration (Dirjen PDT), Provincial Governments



**Project Structure**



Data per 03/01/2019





The materials can be downloaded at <http://sdgs.bappenas.go.id>

