



KOTA DELTAMAS

Complex urban city development project

Development by

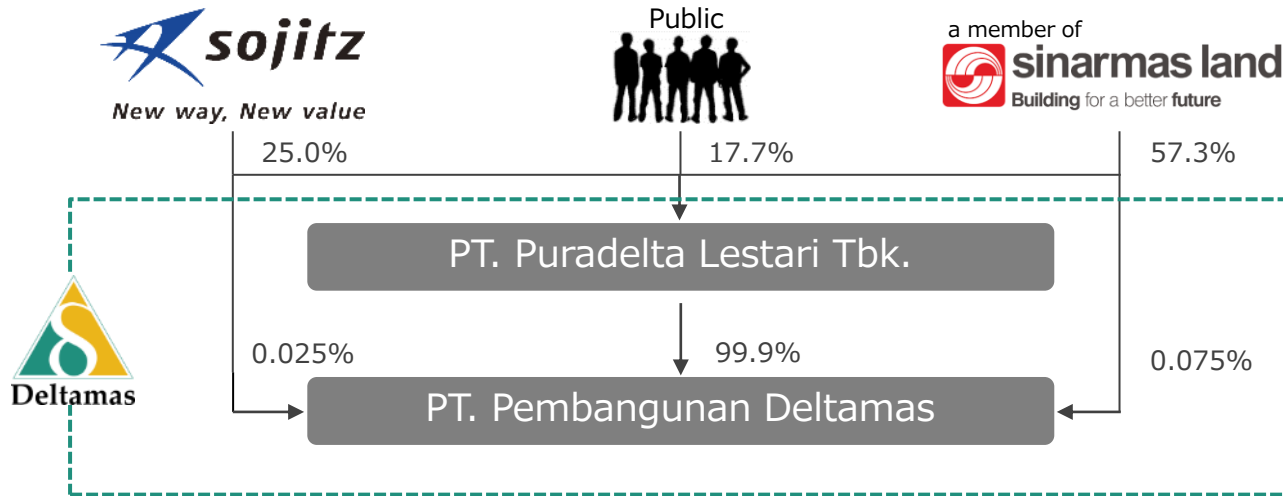


sinarmas land

Building for a better future

Company Overview

■ The world's largest complex urban development project in which Japanese companies participate in capital, which integrates residence, commerce, industry, administration, education, medical, etc. (city name: **Kota Deltamas**).



City Area
± 1,000ha



Industrial Area
± 2,200ha

Board of Commissioners



President Commissioner
Muktar Widjaja



Vice President Commissioner
Teky Mailoa



Vice President Commissioner
Takefumi Nishikawa



Commissioner
Seiji Itagaki



Independent Commissioner
Teddy Pawitra



Independent Commissioner
Susiyati Bambang Hirawan

Board of Directors



President Director
Hongky Jeffry Nantung



Vice President Director
Shinji Yoneda



Director
Hermawan Wijaya



Director
Tondy Suwanto



Establishment

1993

1996

Sojitz (Nissho Iwai)
joined



Cikampek toll road
37Km IC completed

2001

Landed house
development
started



2002



Invited Bekasi
Prefectural
Government
building

2004

RUKO (Shop house)
Light industrial park
development
started



GIIC development
started

2008

Invited the first
tenant in GIIC



2010



PT. Puradelta Lestari Tbk.
listed in Indonesian stock
market (IDX: DMAS)

2015

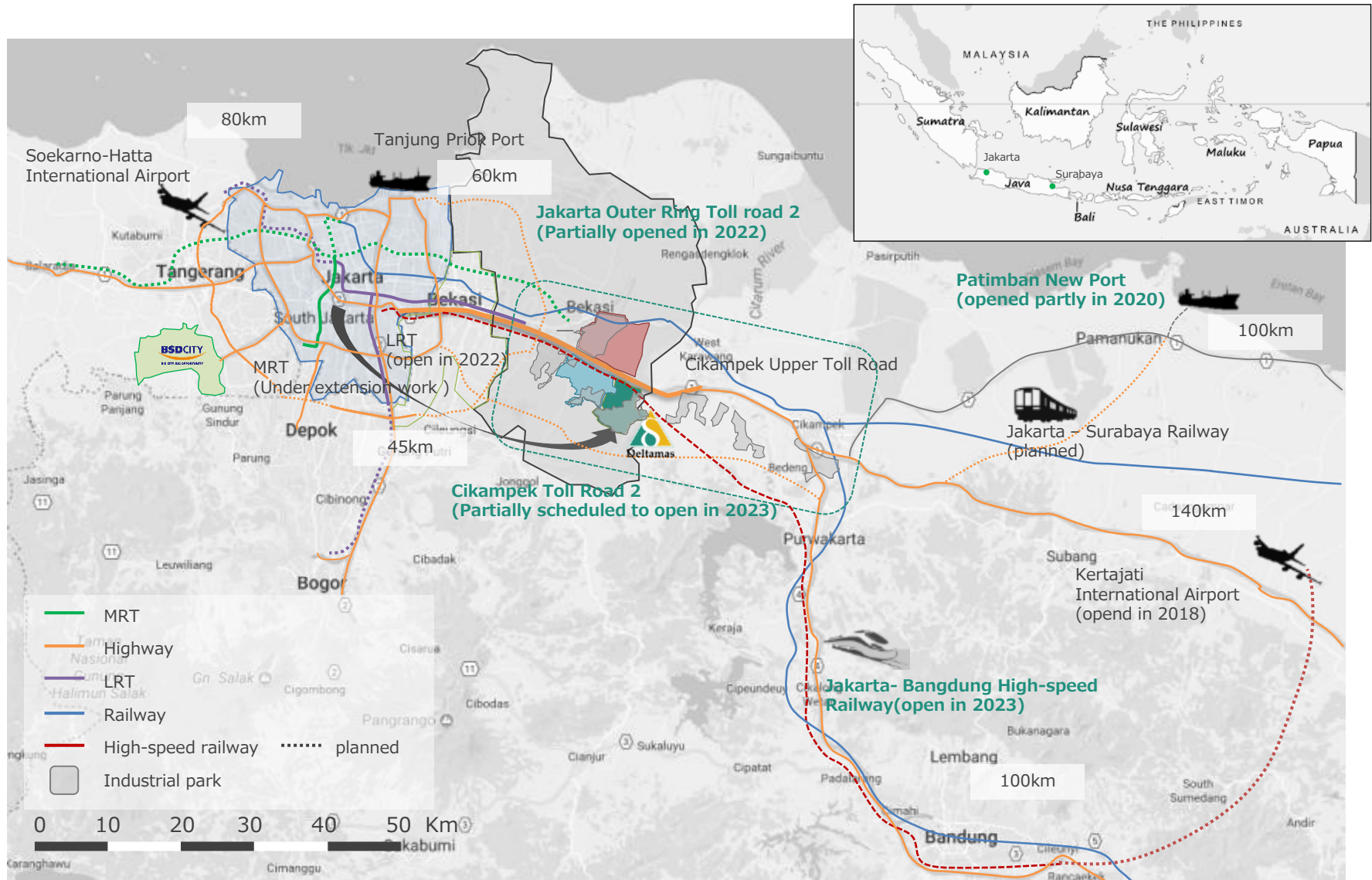
Certificated by
ISO9001
ISO14001
OHSAS18001



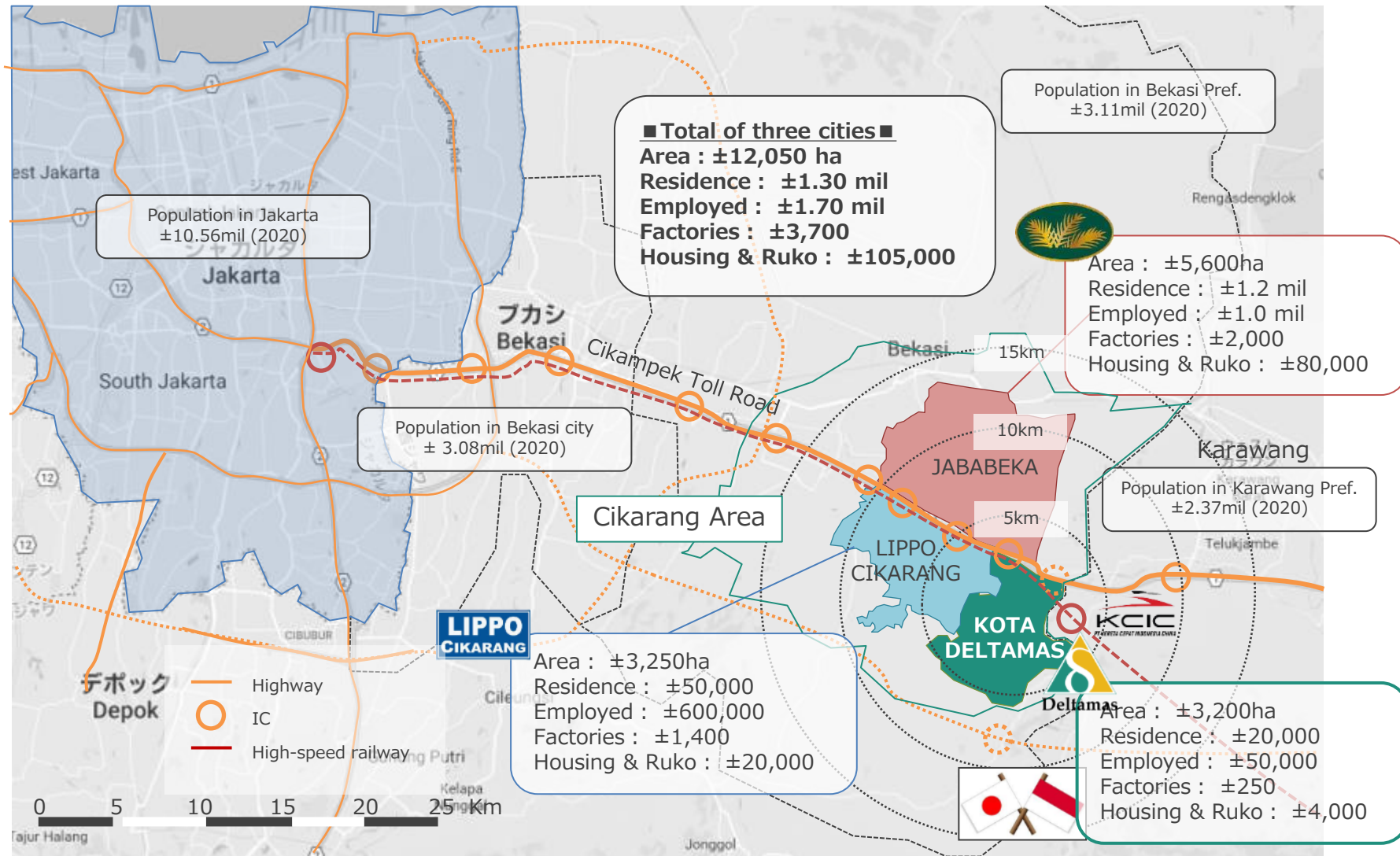
2018

Location and Transportation Infrastructure

■ Many infrastructure investments in the eastern Jakarta area.

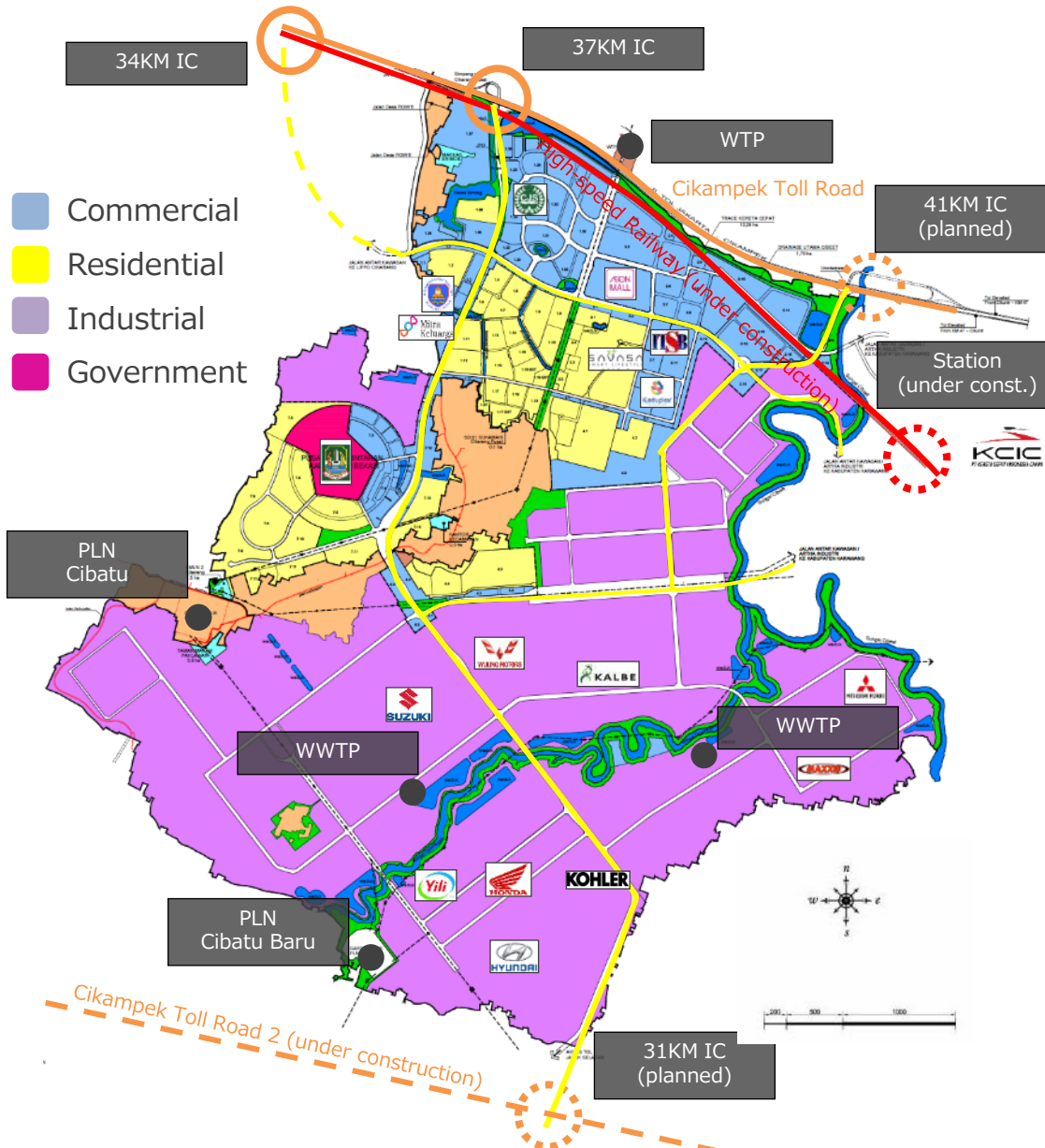


■ Achieve a "work / living / academic" environment by accelerating industrial agglomeration with abundant urban infrastructure and a good living environment



Development master plan and convenient accessibility

Convenient location with multiple access



"An Integrated Downtown Center With A Unique Experience"

[Key for town planning]

- Coexistence of "working", "playing", "living", "learning"
- Flow line / Zoning with high-speed railway station
- Creating an attractive city by creating value



High-quality infrastructure and services

Developing and own-managing core infrastructure



Clean Water



Maximum Processing
Capacity 24,700m³/day

Waste Water



Maximum Processing
Capacity 12,400m³/day

Road



Constructing and
Management Road (total 50km)

Tree Plantation



Planting a nursery tree

Fire & Ambulance



Own Ambulance and Fire truck
Cooperate with neighboring cities

Security



Close cooperation with government and police
24-hour security system

Power Plant



Provided by PLN
with Premium Service Contract

Communication



Optical cables are laid by
Eka Mas Republik and Telkom

Gas



Provided by PNG



Development Status of City Area



A fulfilling urban environment



Government

Bekasi Prefectural Office, Tax Office, Mosque, etc.



School

Cikarang Japanese School, Private Tech. Institute, Vocational Training School, etc.



Hospital

General Hospital



Commercial

AEON MALL, Banks, Restaurants, Convenience Stores, etc.



Living Environment

Serviced Apartments / Hotels, Japanese Banks, Japanese Restaurants



Housing

In-house development business, JV business, Land sales business

Government and Education Institution

- Deltamas is the prefectural capital of Bekasi Pref., and is centralized by each administrations
- There are already many educational institutions including Cikarang Japanese School and Vocational Training School



MEIKARTA

SMK Ananda Mitra Industri
Vocational Training School

Bekasi Prefectural Government Building
Environment Management Bureau
Health Center
Mosque
Tax Office (Real Estate Tax)
Investment Permit Bureau
Prosecutor Bureau
Central Cikarang Police Station etc



Marketing Office



Cikarang Japanese School
(Opend in April 2019)

Fajar Hidayah(Islam)



ITSB

**Institut Teknologi dan Sains
Bandung University(Private)**



Keduplex
INTERNATIONAL SCHOOL

K-eduplex
(International School)

Pangudi Luhur Bernardus(Catholic)
Nursery/Kindergarten/Primary/Junior High/High

Hospital and Commercial

- Mitra Keluarga, a major private general hospital, started construction in April 2021 and is scheduled to open in 2022
- Started development of commercial area around AEON MALL (open: in 2024)



KYOAI MEDICAL SERVICES

"Care from the Heart"

KYOAI medical service
(Japanese clinic)



 **Mitra Keluarga**

RS. Mitra Keluarga (under const.)
(KALBE Group, pharmaceutical company)



New RUKO "ALMANDINE"



Commercial zone around AEON Mall



New RUKO "DIAMANTE"



Commercial zone around Bekasi
agencies "Greenland Square"

Kota Deltamas have 4 Service Apartments (± 650 rooms), 10 Japanese Restaurants, etc

Serviced Apartment for Japanese family



via alma -KOTA DELTAMAS-
Opened in August 2021



Kindergarten



Clinik



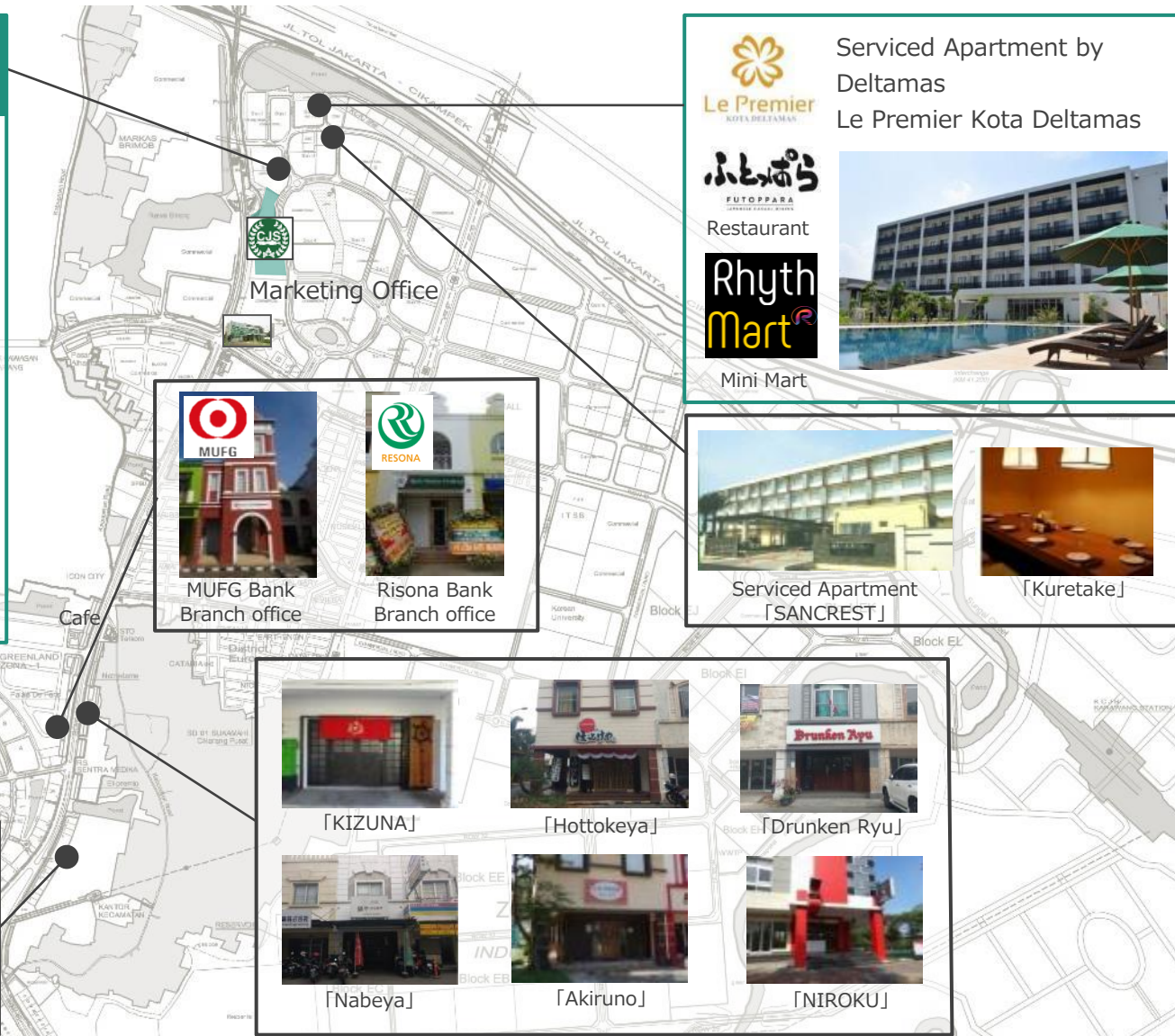
Cram School



Hotel & Apartment
「SAKURA PARK」



「Sakura」



Marketing Office



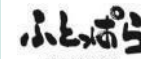
MUFG Bank
Branch office



Risona Bank
Branch office



Serviced Apartment by
Deltamas
Le Premier Kota Deltamas



Restaurant



Mini Mart



Serviced Apartment
「SANCREST」



「Kuretake」



「KIZUNA」



「Hottokeya」



「Drunken Ryu」



「Nabeya」



「Akiruno」



「NIROKU」

Residential

- We have developed $\pm 2,300$ houses from 2002
- The night-time population is currently $\pm 20,000$ (planned population is $\pm 300,000$), so we are accelerating housing development



Existing Clusters developed by Deltamas



JV Project with Panasonic Homes
Smart Town Development
(First Phase : 13ha / ± 800 units)

Panasonic Homes



Base selling business



New Cluster developed by Deltamas
"Woodchester", "Naraya park"

Smart City Concept as Demonstration Showcase

- Kota Deltamas aim to become a smart city that represents Asia through the excellent technologies and know-how
- Can be used as a place for demonstration experiments of advanced initiatives

Deltamas Smart city concept	"Smart City Demonstration Showcase" A city that continues to improve through a sustainable PoC (proof of concept)							
PoC theme	Next-generation mobility		Smart home		Smart security		Others	
Sub-theme	Automatic driving	MaaS	smart air conditioning	e-commerce	Crime prevention Face recognition	Crime prediction using AI	ICT infrastructure Data utilization service	Industry- academia- government collaboration



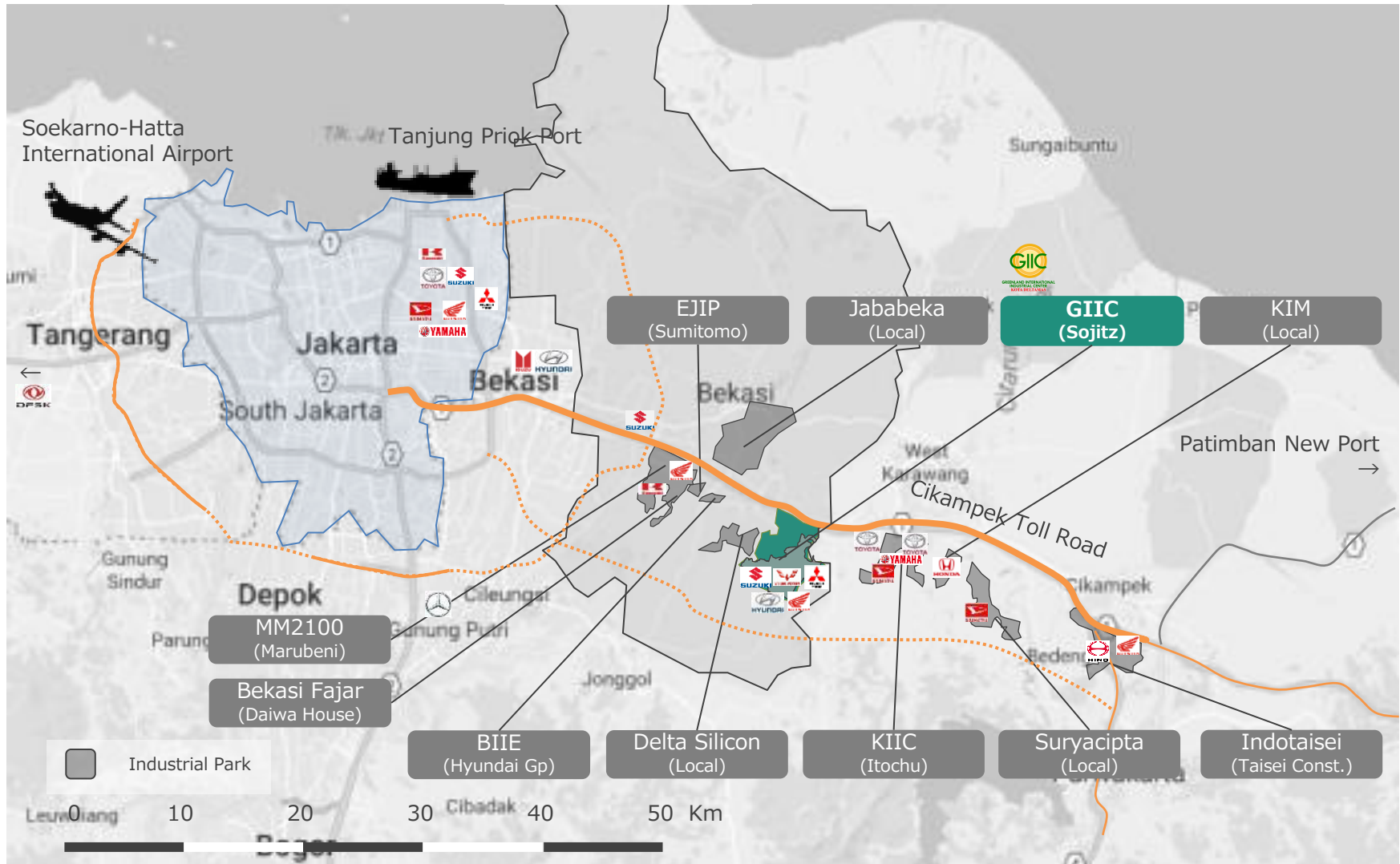
GREENLAND INTERNATIONAL
INDUSTRIAL CENTER
KOTA DELTAMAS

Development Status of GIIC



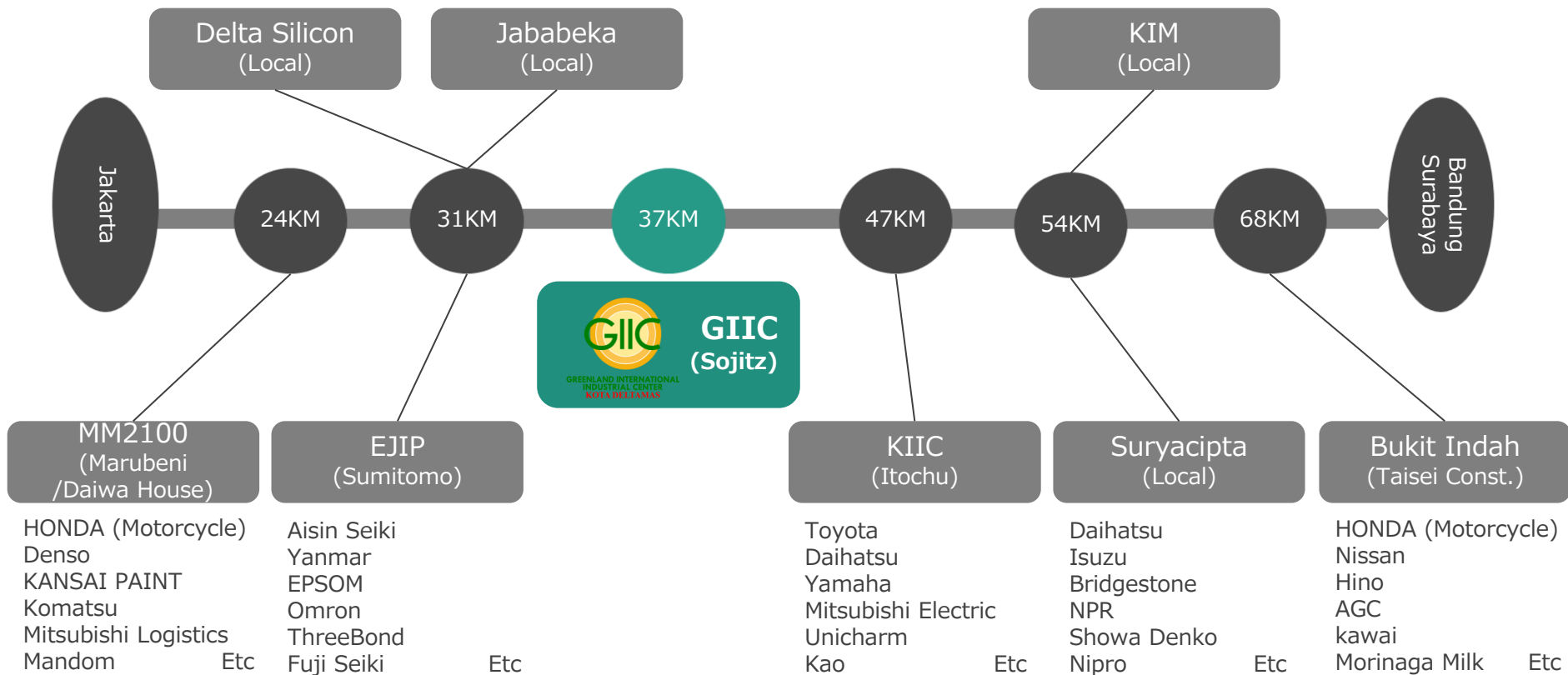
Location of GIIC

- $\pm 1,800$ manufacturing companies (including ± 650 Japanese companies) are in the eastern area of Jakarta
- Many assembly plants for motorcycles and automobiles, which are the main industries in Indonesia, are concentrated in the map below



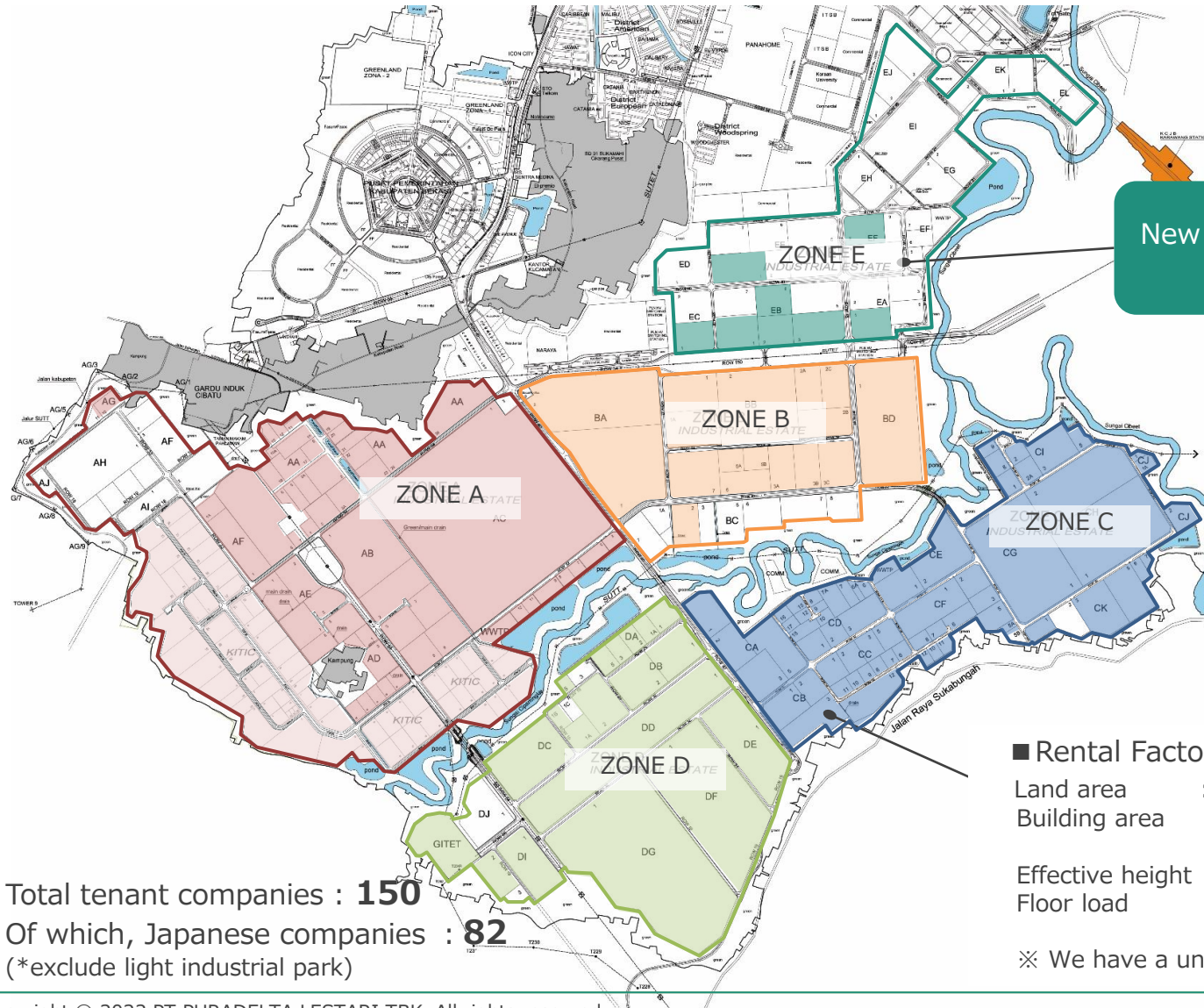
Location Relationship with Neighboring Industrial Parks

- Located in the center of the industrial park area along the Chikampek Toll Road, it is highly convenient for procuring materials and raw materials from other factories and transporting them to other factories
- Direct access to 37km IC on Toll Road



Development and Sales Progress

- $\pm 80\%$ of the sellable area ($\pm 1,500\text{ha}$) has been developed and sold
- We have more than 200ha as a sellable land (the largest in a Japanese industrial park)



New development area "ZONE E"
(Total area: 300ha)



- Rental Factory (Type-A) 6 units
 - Land area : 1,740 m²
 - Building area : 1,068 m²
(Factory : 966m², Office : 102m²)
 - Effective height : 7,300 mm (Under beam)
 - Floor load : 3 ton/m² (factory area)
- ※ We have a unit of Type-B (TFA:2,274m²)

Total tenant companies : **150**
Of which, Japanese companies : **82**
(*exclude light industrial park)

Tenant Companies

- ±50% of our tenant companies are related to automobiles and motorbikes
- Recently, data centers and food / living materials related companies are accelerating



Automotive
Motorcycle



Logistic



F&B



others



Reliable support service

■ We provide full support for companies to expand overseas from inspection to company establishment-operation

Japanese always standby

Japan Desk
(Providing support functions for Japanese companies / communities)

Providing information at tenant meetings
(Workers' compensation issues, tax issues, etc.)

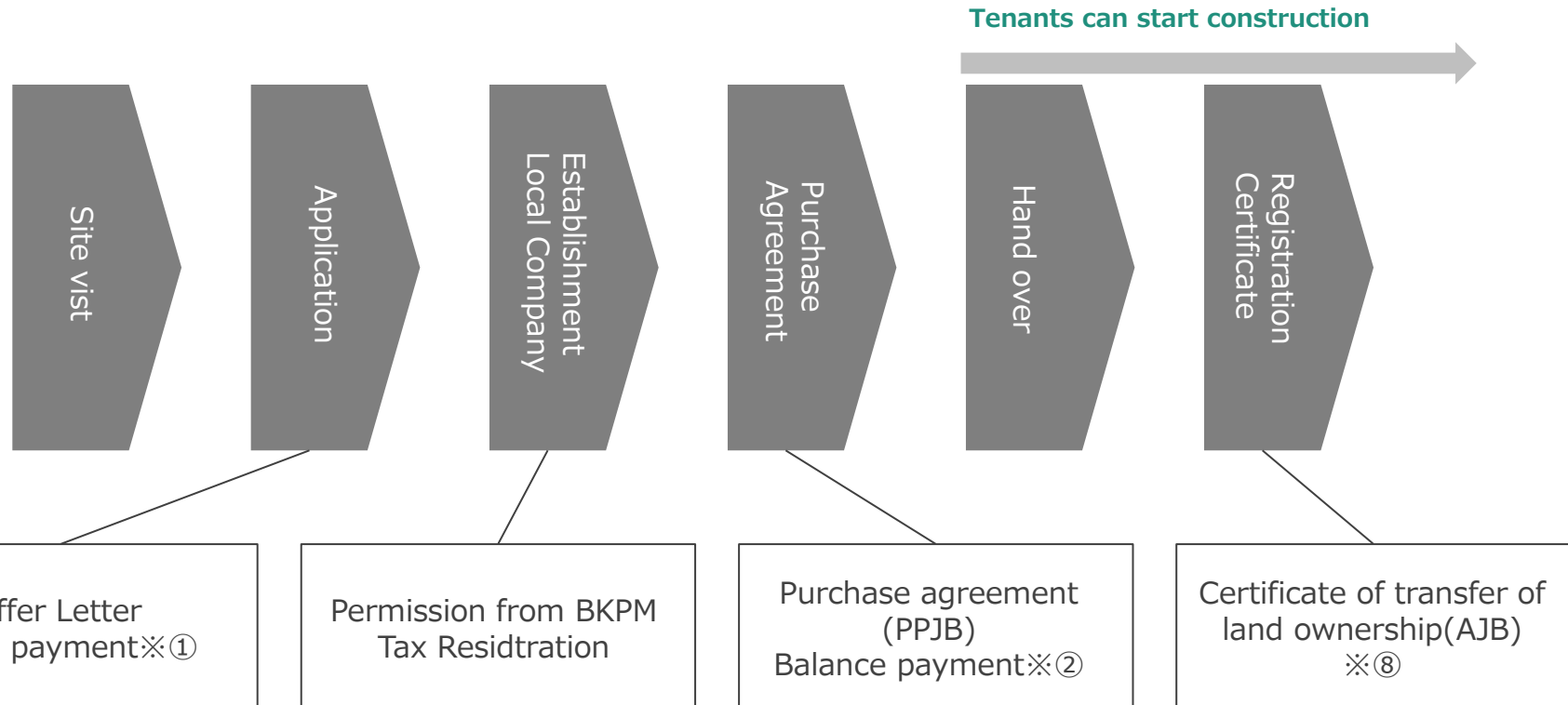
Support related to obtaining various permits
(Consultant introduction, etc.)

Operations support
(Selection of logistics vendors, etc.)



Flow Chart for Purchasing Land

■ Since GIIC is an industrial park certified by "**KLIK**", construction of a factory is permitted without waiting for the issuance of a construction permit (IMB) or environmental permit



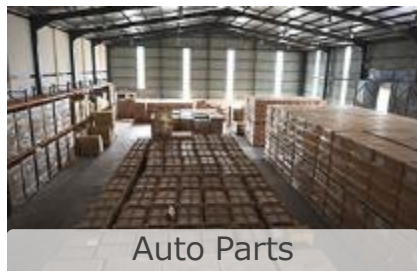
→
Payment of Real estate tax (PBB)※③
Payment of Management Fee※④

→
Payment of property acquisition tax (BPHTB)※⑤
Payment of Commission paid to government (PNBP)※⑥
Payment of Nortary Fee※⑦

- ①HQ pays Down Payment to PT.Puradelta Lestari Tbk. in the case of no local company
- ②After local company pay 100% patment, Down Payment should be refund to HQ
- ③Real estate effective tax rate is about 0.2% of taxable real estate valuation (NJOP) by province government
- ④Rp980/m² (Monthly • exclude VAT)
- ⑤(1) NJOP or (2) land price.
5% of value found by subtracting deduction (Rp60,000,000) from (1) or (2), whichever higher
- ⑥ Area Size x Land estimated value by Land office(ZNT) x 0.1% + Rp.50,000 x Number of HGB
- ⑦ 1% of land purchase price (exclude VAT)
※In order to proceed the procedure, ⑦ should be paid to PT.Puradelta Lestari Tbk. at first.
Once AJB is done, we will pay them to notary instead of the Buyer.
- ⑧ It usually takes several months to several years from the conclusion of the sales contract (PPJB) to the conclusion of AJB.

Projects in Indonesia by Sojitz Group

- With abundant personnel system, develop a wide range of businesses from upstream to downstream and accumulate experience and know-how
- President of Sojitz Indonesia is frequently appointed as Chairman of Jakarta Club (JJC)



《Japan》



Sojitz Corporation Infrastructure & Healthcare Div.
Energy & Industrial Infrastructure Business Dept.
Industrial Infrastructure Development Sect.

PIC : Uehara, Nagayama

tel. +81-(0)3-6871-6401 (Nagayama)

mail. deltamas@sojitz.com

<http://www.sojitz-ip.com/>



《Indonesia》



PT. Puradelta Lestari Tbk. / PT. Pembangunan Deltamas

PIC : Yoneda, Nasuno, Ishizaka

tel.+62-(0) 811-8679-080 (Nasuno)

mail. deltamas@sojitz.com

<http://www.kota-deltamas.jp/>

