



Standard Factory Building

Standard Factory Building for Rental

■ TYPE AND SIZE

Factory Type	Land Area (sqm)	Bldg Area (sqm)	Land Rental (IDR/sqm/month)	Bldg Rental (IDR/sqm/month)	Monthly Rental (IDR)	Service Charge (IDR/sqm land/month)	Monthly Service Charge (IDR)
ST 1	1,710	1,717	13,500	50,000	108,935,000	2,400	4,104,000
ST 2	5,060	2,420	13,500	50,000	189,310,000	2,400	12,144,000
ST 3	11,625	7,173	13,500	50,000	515,587,500	2,400	27,900,000
ST 4	810	1,090	13,500	50,000	65,435,000	2,400	1,944,000
ST 5	640	623	13,500	55,000	42,905,000	2,400	1,536,000

■ SECURITY DEPOSIT

Factory Type	Security Deposit (IDR)	To be paid the Offering Letter Upon signing (IDR)	To be paid the Lease Agreement Upon Signing (IDR)
ST 1	370,000,000	125,000,000	245,000,000
ST 2	655,000,000	220,000,000	435,000,000
ST 3	1,770,000,000	590,000,000	1,180,000,000
ST 4	225,000,000	75,000,000	150,000,000
ST 5	150,000,000	50,000,000	100,000,000

■ RENTAL TERM

Minimum **3 (three) years**, renewable.

■ GRACE PERIOD

2 (two) months is provided free of charge to settle fitting out.

■ TERMS OF PAYMENT

Rental fee of land, building and service charge is paid **quarterly** in advance **two weeks** prior to rental period.

■ SERVICE CHARGES INCLUDE

- Security for outside the factory fence.
- Cleanliness of the estate outside the factory fence.
- Street lighting.



ELECTRICITY

Electricity supply is managed by PT Tatajabar Sejahtera

Future plan capacity : 250 MVA

Existing capacity : 180 MVA

- **Voltage** : Less than 200 KVA : 380 Volt
More than 200 KVA : 20 K V

- **Cycle** : 50Hz

- **Tariff**

- ★ **Connection charge** : USD 0.10 / VA (one time only)
- ★ **Security deposit** : IDR 1,000.- / VA (one time only, refundable)
- ★ **Consumption charge** : IDR 1,326.64 / Kwh (subject to change)
- ★ **Demand charge** : IDR 28,500.- / KVA / month
- ★ **Penalty reactive power cost** : IDR 900 / KVArch (if monthly average power factor is less than 0.85 lag.)



Electricity Supply

NATURAL GAS

Natural gas is available in Kota Bukit Indah, provided by Perusahaan Umum Gas Negara / PGN (the state-owned gas company). Connection & consumption fees are as per PGN's rate.

Natural Gas Characteristic

Chemical

Natural Gas Composition



Average



N₂
1.14%



CO₂
3.67%



C₁
85.5%



C₂
9.02%



C₃
0.60%



C₄₊
NIL

TELECOMMUNICATION

Telephone lines and broadband network can be obtained directly from any telecommunication provider. All charges imposed for these services are per actual charges issued by the operator.

WATER

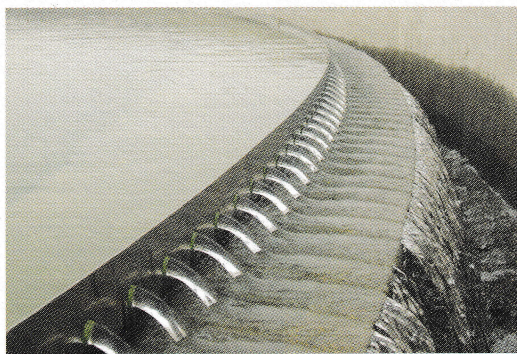
Water is piped from Jatiluhur Lake through Tarum Timur Canal, treated for industrial purpose and distributed by PT. Bukit Indah Tirta Alam.

- **Future capacity** : 60.000 m³/day
- **Existing supply** : 21.000 m³/day (1st phase)
- **Water pressure** : 1-2 bar
- **Standard quality** : According to Decree of Minister of Health of RI No. 416/MENKES/PER/IX/1990.
- **Connection fee and Security Deposit for rental SFB**

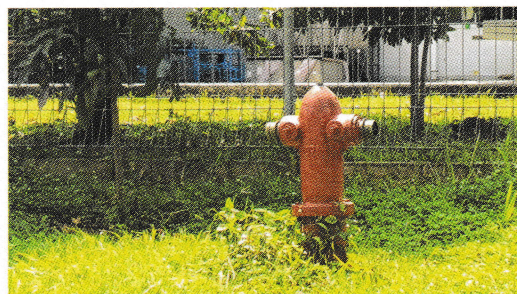
No.	Tap dia. (inch)	Tap capa. (m3/day)	Connection Charge (IDR)	Customer Security Deposit (IDR)
1	0.50	15	0	2,000,000
2	0.75	35	64,000,000	4,000,000
3	1.00	60	128,000,000	7,000,000
4	1.50	150	320,000,000	18,000,000
5	2.00	350	608,000,000	40,000,000

- **Consumption charge**: IDR 20.000 / m³

- The connection charge rate shown is based on IDR/USD market rate at IDR 16.000/USD. It will be adjusted based on IDR/USD market rate on the date of invoice issuance.



Water Supply & Waste Water



Fire Protection



Inner Road

WASTE WATER TREATMENT PLANT

- Future Capacity of Waste Water Treatment Plant: 28.000 m³/day.
- Existing Capacity of Waste Water Treatment Plant: 5,800 m³/day (1st phase).
- Treatment system : Biological treatment with Cyclic Sequential Activated Sludge (CSAS) process.
- Influence standard :
 - BOD 600/mg
 - COD 900/mg
 - TSS 500/mg
- Cost: Included in water consumption charge.
- If the outflow from the factory is supposed to exceed WWTP influence standard, the tenant shall pre-treat the waste water with their own facilities up to KBI's standard before discharging it to KBI's WWTP. Failure to follow the procedure will result in penalty.

FIRE PROTECTION

Fire hydrants are installed in the surrounding developed area for supporting purpose. Well trained brigade is ready 24/7 to prevent fire spreading. For Standard Factory Building, Management of KBI provides standard fire extinguishers.

LIGHTNING PROTECTION

- **System:** electrostatic
- **Coverage area:** approximately 156 m radius of protection from point of pole installation.

POLLUTION CONTROL

In order to meet industrial environment requirements, KBI follows the standards which are determined in Decision No. 660.31/SK/694-BKPM/82, of the Governor of West Java Province.

- Regulation on Air Pollution in West Java Province (see attachment).
- Noise control (see attachment).

INNER ROAD

- **Artery road:** 4 lanes asphalt paved, 45m width, functional width 4 m / lane.
- **Secondary road:** 2 – 4 lanes asphalt paved, 20 m – 30 m width, functional width 3.5 m – 4.0 m / lane.



Estate & Services

ESTATE MANAGEMENT

Estate Management of Kota Bukit Indah has its office in Wisma Bukit Indah, Sektor L, Kota Bukit Indah. Besides maintaining and securing the daily operation of KBI's infrastructure and facilities, it also coordinates and maintains the relationship among government institutions, the tenants and surrounding local people (villagers). Management of KBI believes that by creating good social environment, the development of Kota Bukit Indah will proceed well, as it has been planned.

FACILITIES & SERVICES

Along with the growth of business value in Kota Bukit Indah, the facilities and services in KBI have been increasing from time to time. Furthermore, as the location is very close to Purwakarta and Cikampek, these three developing areas are supporting each other in various ways. The followings are facilities & services which have been established in Kota Bukit Indah:

FACILITIES

HOUSING

- Permata Bukit Indah Executive Village (future)
- Bukit Indah Permai Housing Estate
- Angrek Dormitory

RESTAURANT

- Hoshi Japanese Restaurant
- Plaza Nihon Japanese Restaurant
- Eni Japanese Restaurant
- Hansik Gaya Korean Restaurant
- Seafood & Sundanese Restaurant
- Kresna Restaurant at Prime Plaza Hotel Purwakarta
- Local Restaurants, etc

MINI MARKET

- Indomaret
- Alfa Mart
- AmPm

BANK

- Bank BCA
- Bank Mandiri
- Bank MUFG
- Bank BJB Indonesia
- Bank BNI 46
- Bank Rakyat Indonesia
- Bank Maybank

CUSTOM AND CLEARANCE OFFICE

- Custom & Excise Office
(Kantor Pelayanan Bea & Cukai)

TELECOMMUNICATION

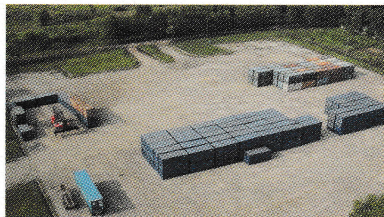
- STO, Telkom Kota Bukit Indah
- Fiber optic network by Fiberstar, Indosat, Telkom, ICON+ and Lintasarta



Prime Biz Hotel



Banks



Container Yard



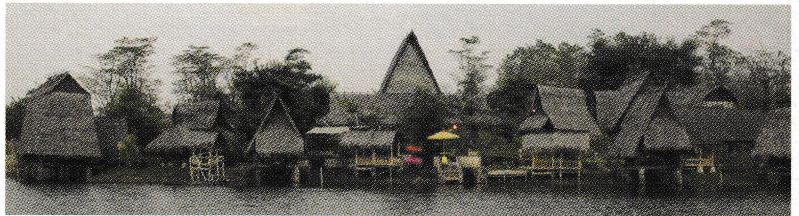
Bukit Indah Grand Mosque



Santa Maria Catholic Church



Japanese Restaurants



Seafood & Sundanese Restaurants

HOTEL

- Prime Plaza Hotel Purwakarta ★★★★★
- PrimeBiz Hotel Karawang ★★★

EDUCATION

- Tunas Bukit Indah (Kindergarten & Elementary and Junior High School).

SECURITY & SAFETY

- KBI Police Station
- Fire Brigade Station
- Miracle 24-hours Clinic

LOGISTIC FACILITIES

- Warehousing
- Container Yard

LABOR & SOCIAL RELATED SERVICE

- Job Information Center
- Tenants Communication Forum (FORKAP)
- Neighborhood Communication Forum

OTHERS

- Mosque
- Catholic Church
- Gas station



CLIMATE



Dry Season:
April - September



Rainy Season:
October - March

Description	Min	Max	Average
Temperature (°C)	18.2	32.8	25.6
Humidity %	45	84	65
Rainfall (mm)	0	524.3	
Wind speed (km/hr)	3.60	37.16	9.15
Wind direction	Mostly west		
Earthquake	No record		

Data sources:

- Perum Jasa Tirta II, Jatiluhur Purwakarta (2014)
- KBI own record 2018

INDUSTRIAL WATER

The quality of treated water in Kota Bukit Indah is controlled according to Decree of Minister of Health of Republic Indonesia No. 416/MENKES/PER/IX/1990.

No.	Parameter	Unit	Maximum Value	Result
A. PHYSICAL				
1	Odor			Not smelled
2	Total Dissolved Solid (TDS)	mg/l	1500	267
3	Turbidity	NTU	25	1,23
4	Taste			
5	Temperature	°C	Air Temperature +3°C	
6	Color	TCU	50	
B. CHEMICAL				
B.1. Anorganic Chemical				
1	Mercury	mg/l	0,001	
2	Arsen	mg/l	0,05	0,00
3	Iron	mg/l	1,0	0,00
4	Fluoride	mg/l	1,5	0,00
5	Cadmium	mg/l	0,005	0,00
6	Hardness	mg/l	500	41,53
7	Chloride	mg/l	600	12,15
8	Chromium +6	mg/l	0,05	0,00
9	Manganese	mg/l	0,5	0,00
10	Nitrate-N	mg/l	10	0,00
11	Nitrite-N	mg/l	1,0	0,00
12	pH	mg/l	6,5 – 9,0	7,60
13	Selenium	mg/l	0,01	
14	Zinc	mg/l	15	
15	Cyanide	mg/l	0,1	0,00
16	Sulphate	mg/l	400	12,16
17	Lead	mg/l	0,05	0,00
18	Ammonia			0,00
B.2. Organic Chemical				
1	Detergent	mg/l	0.05	0,00
2	Total Organic (as KmnO4)	mg/l	10,00	3,38
3	Pesticide Organo Phosphate Derivates	mg/l	0,00	
4	Pesticide Organo Chloride Derivates	mg/l	0,00	
5	Pesticide Organo Carbamate Derivates	mg/l	0,00	

POLLUTION CONTROL

Smoke & Gas Pollution Controls

Parameter	Unit	Value
Smoke	Lingerman	2
Dust	g/m ³	0.2
H ₂ SO ₄ -SO ₃	g/Nm ³	0.1
HCl	g/Nm ³	0.2
Cl ₂	g/Nm ³	0.1
H ₂ S	ppm	5
NO ₂	g/Nm ³	2
CO	g/Nm ³	1
Cu	g/Nm ³	0.02
Pb	g/Nm ³	0.02
As	g/Nm ³	0.02
Sb	g/Nm ³	0.01
Cd	g/Nm ³	0.01
Hg	g/Nm ³	0.01

Measuring location:
Upper smoke
discharge portion of
the chimney.

WASTE WATER

Waste water from the factory shall fulfill the following standards which are determined by the Management of KBI. If the waste water does not fulfill KBI's standard, the tenant shall treat the waste water with their own facilities up to KBI's standard before discharging it to KBI's WWTP (Waste Water Treatment Plant).

No.	Parameter	Unit	Waste Water Discharge Standard
1	Temperature	°C	35
2	pH		6-10
3	Color	Pt Co	300
4	Total Dissolved Solid	mg/l	2000
5	Total Suspended Solid	mg/l	500
6	Total BOD ₅	mg/l	600
7	Total COD	mg/l	900
8	Ammonia (NH ₂ -H)	mg/l	10
9	Nitrate	mg/l	20
10	Nitrite	mg/l	10
11	Sulfate	mg/l	500
12	Sulfide	mg/l	0.5
13	Fluoride	mg/l	1,0
14	Cyanide	mg/l	1,0
15	Arsenic	mg/l	0,5
16	Chloride	mg/l	600
17	Residual chlorine	mg/l	3,0
18	Barium	mg/l	2,0
19	Boron	mg/l	1,0
20	Iron	mg/l	10
21	Manganese	mg/l	5
22	Total Chromium	mg/l	2,0
23	Lead	mg/l	0,5
24	Copper	mg/l	2,0
25	Cadmium	mg/l	0,5
26	Cobalt	mg/l	0,5
27	Zinc	mg/l	5,0
28	Nickel	mg/l	0,5
29	Tin	mg/l	2,0
30	Selenium	mg/l	0,1
31	Silver	mg/l	0,5
32	Mercury	mg/l	0,005
33	Mineral oil & grease	mg/l	30
34	Phenolic compounds	mg/l	1,0
35	Blue methyl active compounds	mg/l	5,0
36	Radio Active		In accordance with regulation stipulated by National Atomic Power Agency.

NOISE CONTROLS

No.	Parameter	Unit
1	Working place	85 decibel
2	Hospital & Health Centre	
3	• Night	35 decibel
	• Morning & Evening	40 decibel
	• Afternoon	45 decibel
4	Residential	
	• Night	40 decibel
	• Morning & Evening	45 decibel
	• Afternoon	50 decibel
5	Shopping centers, roads & factories	
	• Night	50 decibel
	• Morning & evening	55 decibel
	• Afternoon	60 decibel

The above standards are determined in decision No. 660.31/SK/694-BKPM/82. of the Governor of West Java Province



Investors in Kota Bukit Indah

BP : PT Besland Pertiwi

IID : PT Indotaisei Indah Development

NO.	COMPANY NAME	TYPE OF BUSINESS	COUNTRY	LOC
1	ADIEN AUTOMOTIVE INDONESIA	AUTOPARTS	USA	BP
2	AMTEK ENGINEERING JAKARTA	METAL & PLASTIC COMPONENTS	SINGAPORE	IID
3	ANDALAN UTAMA PRIMA	DISTRIBUTION CENTER	INDONESIA	BP
4	ANUGERAH INDOFOOD BAROKAH MAKMUR	BEVERAGES	INDONESIA	BP
5	ARUNA HIJAU POWER	GREEN ENERGY	INDONESIA	BP
6	ASAHIMAS FLAT GLASS	FLAT GLASS	JAPAN	IID
7	ASTRA HONDA MOTOR	MOTORCYCLE	JAPAN	IID
8	B. BRAUN MEDICAL INDONESIA	INTRA VENOUS LIQUID	GERMAN	IID
9	BESTINDO PUTRA MANDIRI	PIPE STOCKING YARD	INDONESIA	BP
10	BIO FARMA	VACCINES VILLE TUBE	INDONESIA	IID
11	BIROTIKA SEMESTA	LOGISTICS	GERMANY	BP
12	CIPTA NIAGA GAS	COMPRESSED NATURAL GAS DISTRIBUTION	INDONESIA	BP
13	CREATIVE BRASS	FURNITURE	SINGAPORE	IID
14	DAIDO INDONESIA MANUFACTURING	RIM FOR YAMAHA	JAPAN	IID
15	DESLEE CLAMA INDONESIA	MATTRESS KNITTING	BELGIUM	BP
16	FD INDUSTRI INDONESIA	WIRE	JAPAN	BP
17	FURUKAWA INDOMOBIL BATTERY MANUFACTURING	AUTOPARTS	JAPAN	BP
18	FURUKAWA INDOMOBIL BATTERY SALES	AUTOPARTS	JAPAN	BP
19	GARUDA MATARAM MOTOR	CAR STOCKING	INDONESIA	BP
20	GEMALA KEMPA DAYA	CHASSIS FOR TRUCK	INDONESIA	IID
21	G-TEKT INDONESIA MANUFACTURING	AUTOPARTS	JAPAN	IID
22	GODAY FOOD BUKIT INDAH	FOODS	SINGAPORE	BP
23	GURIH AWAN BANGKIT PERKASA	USED COOKING OIL STORAGE	INDONESIA	BP
24	GURIH CLOUD SUKSES PERKASA	COOKING OIL DISTRIBUTION	INDONESIA	BP
25	HINO MOTORS MANUFACTURING INDONESIA	AUTOMOTIVE	JAPAN	BP
26	HINO MOTORS SALES INDONESIA	AUTOMOTIVE	JAPAN	BP
27	HONDA PRECISION PARTS MANUFACTURING	CAR TRANSMISSION	JAPAN	IID
28	IMC TEKNO INDONESIA	PLASTIC INJECTION MOULDING	JAPAN	BP
29	INDO MINERAL RESEARCH	COMMERCIAL LABORATORY	INDONESIA	BP
30	INDOAGRI DAITOCACAO	CHOCOLATE	JAPAN	BP
31	INDOCHICKEN FORTUNA NUSANTARA	CHICKEN PROCESSING PLANT	INDONESIA	BP
32	INDOFOOD CBP SUKSES MAKMUR	FOODS	INDONESIA	BP
33	INDOFOOD CBP SUKSES MAKMUR DIV. BISCUIT	BISCUIT	INDONESIA	BP
34	INDOFOOD CBP SUKSES MAKMUR DIV. PACKAGING	PACKAGING	INDONESIA	BP
35	INDOMARCO PRISMATAMA	LOGISTICS	INDONESIA	BP
36	INDOMOBIL SUKSES INTERNATIONAL	AUTOMOTIVE	INDONESIA	BP
37	INDOMOBIL SUMMIT LOGISTICS	AUTOMOTIVE	JAPAN	BP
38	INDOMOBIL TRADA NATIONAL	AUTOMOTIVE	INDONESIA	BP
39	INDONESIA KOITO	AUTOMOTIVE LIGHTING EQUIPEMENT	JAPAN	IID
40	INDONESIA NIPPON STEEL PIPE	SPARE PARTS FOR AUTOMOBILE	JAPAN	IID
41	INDONESIA SIMON	SAFETY SHOES	JAPAN	BP
42	INDOPOLY SWAKARSA INDUSTRY	PLASTIC FILM	INDONESIA	BP
43	INDOROTI PRIMA CEMERLANG	FOODS	INDONESIA	BP
44	JAWA TRANS INTERNUSA	WAREHOUSE AND LOGISTICS	INDONESIA	IID
45	JTEKT COLUMN SYSTEMS INDONESIA	AUTOPARTS	JAPAN	BP
46	KALBE MORINAGA INDONESIA	POWDER MILK	JAPAN	IID
47	KAWAI INDONESIA	MUSICAL INSTRUMENTS	JAPAN	BP / IID
48	KINUGAWA INDONESIA	RUBBER PARTS	JAPAN	BP
49	KOMATSU BANE INDONESIA	PRECISION SPRING	JAPAN	BP
50	KOTOBUKIYA INDO CLASSIC INDONESIA	CARPET	JAPAN	BP



List of Investors ②

Investors in Kota Bukit Indah

BP : PT Besland Pertiwi

IID : PT Indotaisei Indah Development

NO.	COMPANY NAME	TYPE OF BUSINESS	COUNTRY	LOC
51	KOYAMA CASTING INDONESIA	SPAREPARTS FOR COMPRESSOR	JAPAN	IID
52	KYOKUTO INDOMOBIL MANUFACTURING INDONESIA	AUTOPARTS	JAPAN	BP
53	MANE INDONESIA	FLAVOR AND FRAGRANCE FOR FOODS INDUSTRY	FRANCE	IID
54	MCNS POLYURETHANES INDONESIA	RESIN, CHEMICAL	JAPAN	IID
55	MITSUBA AUTOMOTIVES PARTS INDONESIA	AUTOPARTS	JAPAN	BP
56	MOLTEN ALUMINUM PRODUCER INDONESIA	ALUMINUM	JAPAN	IID
57	MORESCO INDONESIA	INDUSTRIAL LUBRICANT	JAPAN	IID
58	MULTICENTRAL ARYAGUNA	AUTOMOTIVE	INDONESIA	BP
59	NAGATA OPTO WORKS INDONESIA	LENS WORKS	JAPAN	BP
60	NAKAGAWA SANGYO INDONESIA	ROCK WOOL FOR SPARE PARTS	JAPAN	IID
61	NAXIS LABEL INDONESIA	LABEL MFG FOR APPAREL	JAPAN	BP
62	NIPPON INDOSARI CORPINDO	FOODS	JAPAN	BP
63	NIPPON KONPO INDONESIA	WAREHOUSE	JAPAN	IID
64	NISSAN MOTOR DISTRIBUTOR INDONESIA	AUTOMOTIVE	JAPAN	BP
65	NISSAN MOTOR INDONESIA	AUTOMOTIVE	JAPAN	BP
66	NORITAKE INDONESIA	ELECTRONICS COMPONENT	JAPAN	BP
67	OKAMOTO LOGISTICS NUSANTARA	LOGISTICS	JAPAN	BP
68	OUTDOOR FOOTWEAR NETWORKS	SHOES	KOREA	BP
69	PAPCOR ASIA PACIFIC	ADHESIVE	NETHERLANDS	BP
70	POLY CONTINDO NUSA	STEEL CONTAINER	INDONESIA	BP
71	PRECIOUS INDONESIA	ELECTRICAL	JAPAN	BP
72	PRESHION ENGPLAS	PLASTIC Moulding	SINGAPORE	BP
73	PRETEC INDONESIA	METAL WORKING	JAPAN	IID
74	PRYSMIAN CABLES INDONESIA	CABLES	ITALY	IID
75	RAYI RAKA METAL INDUSTRI	METAL WORKS	INDONESIA	BP
76	SAMATOR	INDUSTRIAL GAS	INDONESIA	IID
77	SANGHIANG PERKASA	HEALTH FOODS	INDONESIA	IID
78	SHINIH NONWOVENS INDONESIA	NONWOVEN MATERIAL / FABRIC	TAIWAN	IID
79	SINGAPURA FRESHGREEN MAKMUR	HYDROPONICS	INDONESIA	BP
80	STARCH SOLUTION INTERNATIONAL	MODIFIED STARCH	NETHERLAND	IID
81	SULZER TURBO SERVICES INDONESIA	MACHINERIES WORKSHOP	SWITZERLAND	BP
82	SUMI INDO WIRING SYSTEMS	WIRING HARDNESS	JAPAN	BP
83	SUMI RUBBER INDONESIA	TIRE & GOLFBALL	JAPAN	IID
84	TAKARA SANGYO INDONESIA	AUTOPARTS	JAPAN	BP
85	TATSUMI INDONESIA	AUTOPARTS	JAPAN	BP
86	TECHNO WOOD INDONESIA	POLYESTER PLYWOOD	JAPAN	IID
87	TOTOKU INDONESIA	WIRE	JAPAN	BP
88	TRITUNGGA MULTICHEMICALSICALS	CHEMICAL FOR PAPER INDUSTRIES	INDONESIA	IID
89	TS TECH INDONESIA	AUTOPARTS	JAPAN	BP
90	UNIPRES INDONESIA	AUTOPARTS	JAPAN	BP
91	UNIVANCE INDONESIA	AUTOPARTS	JAPAN	BP
92	VALEO AC INDONESIA	AUTOPARTS	JAPAN	BP
93	VANTEC INDOMOBIL LOGISTICS	LOGISTICS	JAPAN	BP
94	YAMATOGOMU INDONESIA	RUBBER SPAREPARTS	JAPAN	IID
95	ZEUS KIMIATAMA INDONESIA	CHEMICALS	INDONESIA	BP