



GRAND BATANG CITY
Beyond Industrial Estate



BEGIN YOUR INVESTMENT JOURNEY HERE

GRAND BATANG CITY

THE NEW INDUSTRIAL CAPITAL OF SOUTHEAST ASIA

Located In Central Java, Grand Batang City provides 4,300 hectares of Clean & Clear Land for Industrial Development, Competitive Investment Proposition & Hassle-Free Experience With Full Support from The Government of the Republic of Indonesia

Our Products



CLUSTER 03
Leisure | Recreational Estate & Township

Total Area : 400 Ha
Area Industry : 18.5 Ha (4%)

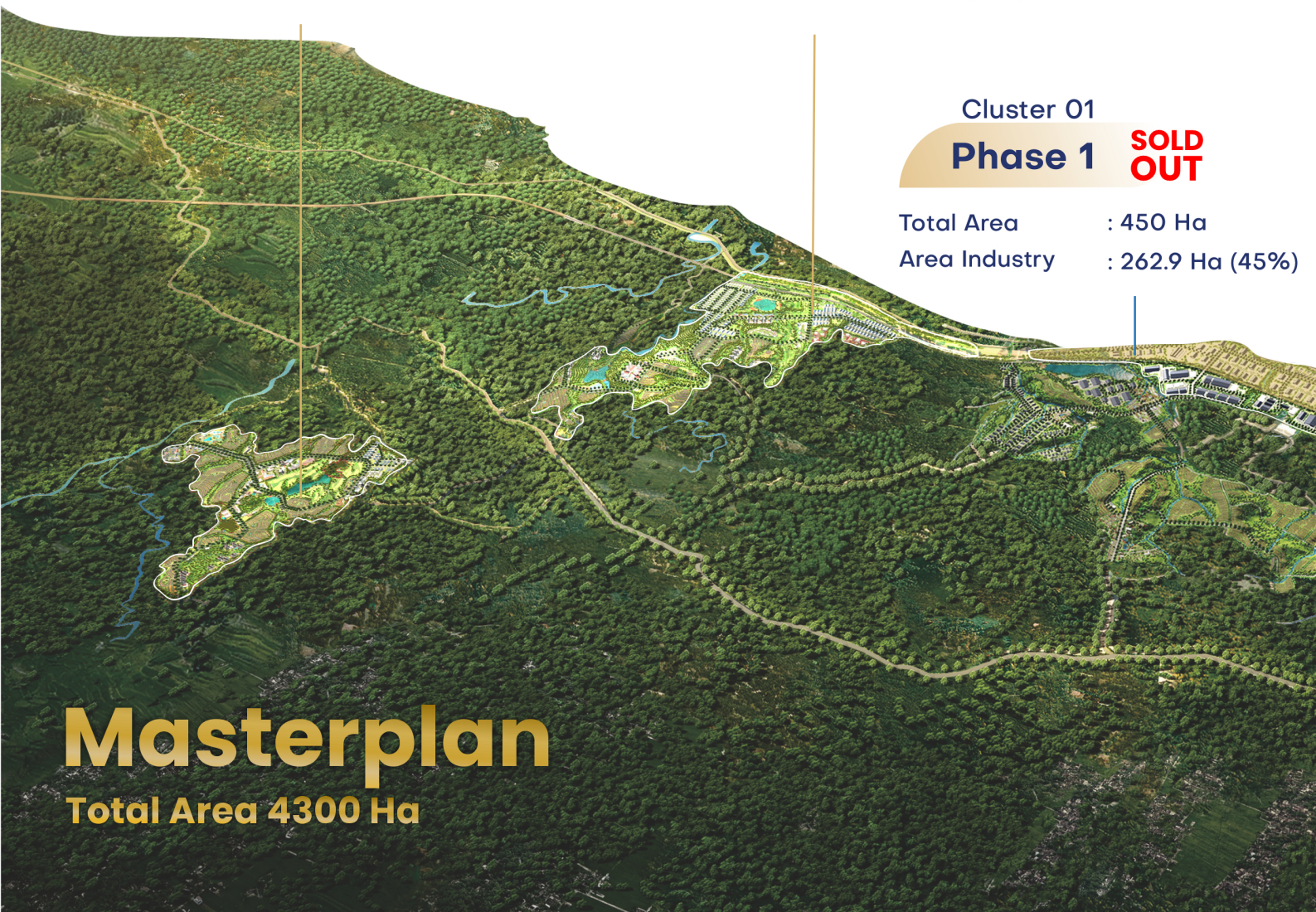
CLUSTER 02
Innovation | Industrial Estate & Township

Total Area : 800 Ha
Area Industry : 130.7 Ha (16%)

Cluster 01
Phase 1 SOLD OUT

Total Area : 450 Ha
Area Industry : 262.9 Ha (45%)

Masterplan
Total Area 4300 Ha



Utilities



Wastewater Treatment Plan (WWTP) & Water Treatment Plan (WTP)

WWTP

Max Capacity : 2 x 9,000 m³/day
(until 2023)

Entrance Water Quality Limit:
(based on Estate Regulation KITB)

BOD : 400 mg/l	TSS: 400 mg/l
COD : 600 mg/l	Ph: 5,5 - 8
Nh3 : 20 mg/l	Temp: 40°C
	Salinity: 1 %

WTP

Phase 1 (450 Ha) | Capacity : 285 L/s
(until 2023)

Phase 2 (2,650 Ha) | Capacity : 1,072 L/s
(Ultimate Phase)



ICT

Internet : 20 – 100 Mbps
Type : Fibre Optics
Telephone : Up to 1000 lines
Services : Telephone, Internet, IPTV, CCTV



Electricity

Existing Capacity 3 Feeders from GI Weleri with total capacity of 34 MW (installed 2022)
Main Power Station | Capacity: 2x60 MVA (up to 2024)
Power Quality | Frequency 49.5-50.5 Hz;
Voltage 20 kV +5%-10%; Cos 0.85 Lagging



GAS*

- a. Supply up to 15 MMSCFD (until 2024)
- b. Pressure 350-500 PsiG
- c. GHV 950-1100 BTU/SCF
- d. Water Max 10 lb/MMSCF
- e. Gravity 0,5-0,8
- f. Temp 60°F-120°F
- g. N2 Max 3% mol
- h. CO2 Max 8% mol

*TBC

CLUSTER 01

Industrial Estate & Township

Total Area : 3,100 Ha
Industrial Area : 1,405.8 Ha (44.7%)

Cluster 01

Phase 2 UNDER DEVELOPMENT

Total Area : 2,650 Ha
Industrial Area : 1,142.9 Ha (45%)



Our Tenants



The Largest Glass Industry in Southeast Asia



Sustainable PVC Pipes Manufacturer



Industrial Ink Manufacturer



European Standard Window Shutter Manufacturer



Ceramic Manufacturer



Shoe Sole Manufacturer



Healthcare Equipment Manufacturer



Innovative PVC Product Manufacturer



Healthcare Equipment Manufacturer



Industrial Gas Provider



Cancer Medicine Manufacturer



Healthcare Medicine Manufacturer

The Most Competitive Industrial Estate in Indonesia

1 National Strategic Project

Presidential Decree

No. 109 Year 2020
No. 106 Year 2022



Java Island, Indonesia

- Presented in two Presidential Decrees
- 4300 Ha of clean & clear land ready to be developed
- Infrastructure development supported by the government
- Located in prime area in Central Java

2 Special Incentives From The Government

80 YEARS OF OWNERSHIP

LONGEST LEASE PERIOD IN INDONESIA

Building Use Rights over Management Rights

5 YEARS OF FREE PERIOD

FREE PERIOD OBTAINED AUTOMATICALLY

All tenants have the opportunity to do construction and operation within the free period

50* USD/sqm **STARTING PRICE**

COMPETITIVE LEASE RATE

Industrial land lease rate starting from 50 USD/sqm, the most competitive lease rate of its kind in Indonesia

*Valid 2023, if there are no changes
*Price based on size of area and type of industry

3 Access To Labour & Supports



151 USD/month
Competitive Wage



+100,000 people
Potential Labour



+100 facilities*
Schools & Healthcare

*in 100 km radius

4 Fully Supported By The Government

The development of Grand Batang City is supported and directly supervised by the collective works of the Ministries of the Republic of Indonesia including the local government



BU
KEMENTERIAN
BIDANG USAHA
MILIK NEGERA
REPUBLIK
INDONESIA



KEMENTERIAN PEKERJAAN UMUM
DAN PERUMAHAN RAKYAT
REPUBLIK INDONESIA



Kementerian Perindustrian
REPUBLIK INDONESIA



KEMENTERIAN KEUANGAN
REPUBLIK INDONESIA



Kementerian PPN /
Bappenas



KEMENTERIAN PERHUBUNGAN
REPUBLIK INDONESIA



PEMERINTAH KABUPATEN BATANG
JAWA TENGAH



KEMENTERIAN LINGKUNGAN HIDUP & KEHUTANAN
REPUBLIK INDONESIA



PEMERINTAH PROVINSI
JAWA TENGAH

AVAILABLE NOW IN 2023!

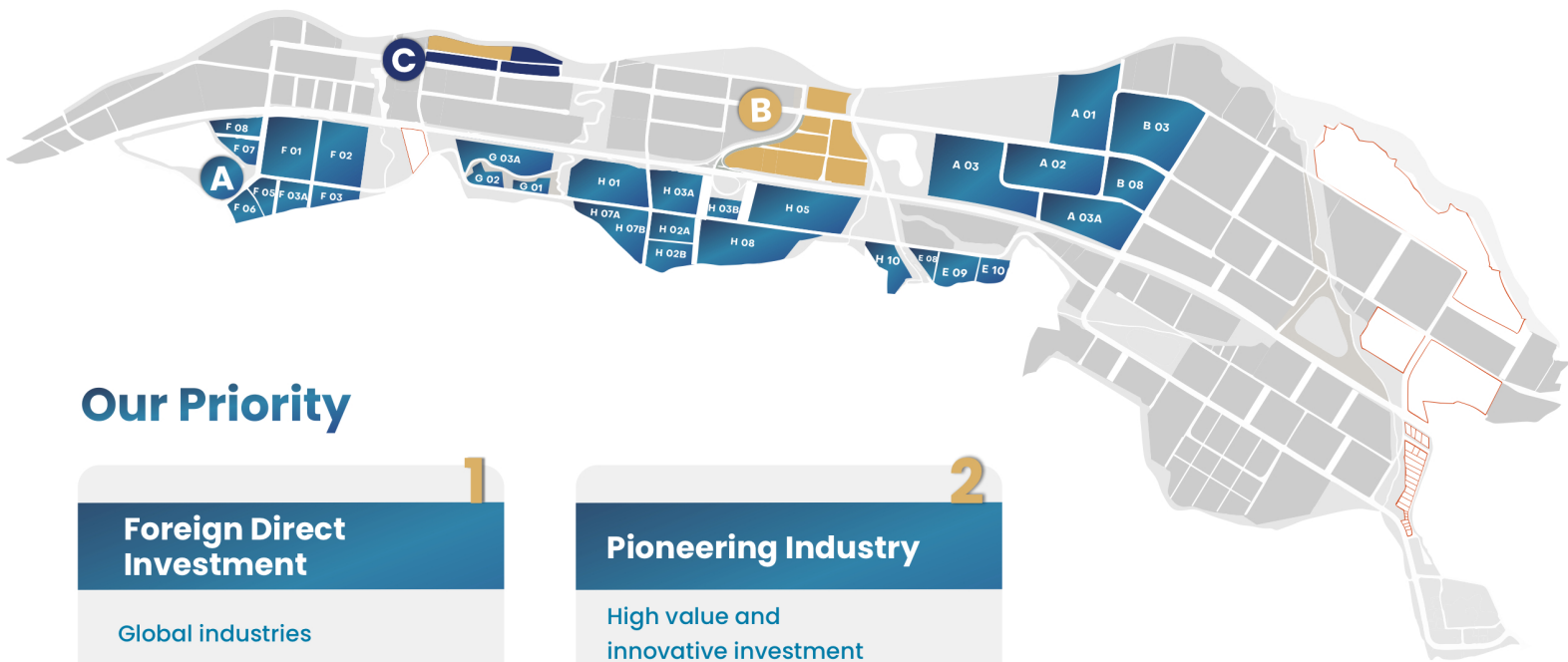
A Industrial Lot | Phase 2 Stage 1: 400 Ha Under Development
Ready to Lease



B Commercial Area Developed
Ready to Lease



C Standard Factory Building Under Development
Ready to Lease



Our Priority

1 Foreign Direct Investment
Global industries

2 Pioneering Industry
High value and innovative investment

3 Local Labor Intake
Providing high opportunity for local labor

4 Import Substitution
Alternative to replace imports with domestic production

5 Renewable Energy
Using renewable source or producing sustainable product

Smart & Sustainable Industrial Estate

What Our Leaders Say About Us



JOKO WIDODO

President of Republic of Indonesia

Although the world is in a financial crisis, Indonesia is still attractive for investment by global companies due to its economic and political stability. Grand Batang City plays a central role for overseas investment.

The first phase of this area has been fulfilled by global industries, the next phase of 1000 Ha will be developed in 2023. The household names that have joined in the first phase and the great interest in the second phase are proof that Grand Batang City has gained trust from the world, especially in battery industry ecosystem.



BAHLIL LAHADALIA

Minister of Investment

Strategic Location of Grand Batang City

	Weleri Station (27mins drive)	17,1 KM
	Ahmad Yani International Airport (1 hr drive)	59 KM
	Tanjung Mas International Port (1 hr 15mins drive)	63,3 KM

Future Development



Grand Batang City located in between Jakarta and Semarang, connected via toll road.

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