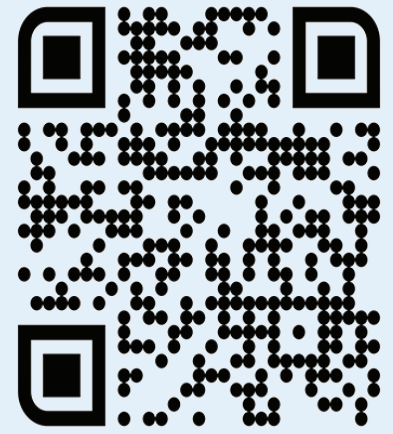
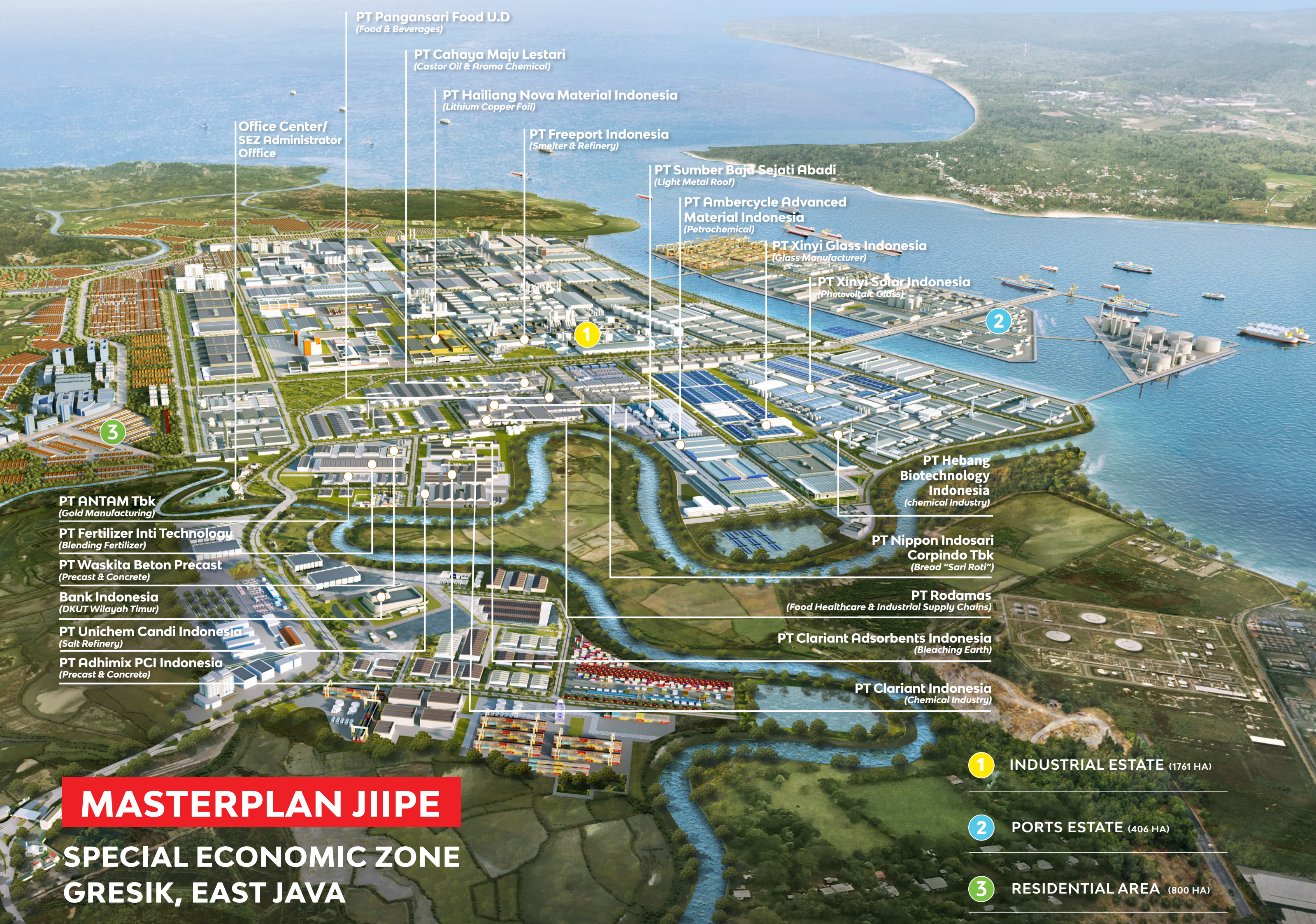




JAVA INTEGRATED INDUSTRIAL AND PORTS ESTATE

SPECIAL ECONOMIC ZONE
GRESIK, EAST JAVA





PT Pangansari Food U.D
(Food & Beverages)

PT Cahaya Maju Lestari
(Castor Oil & Aroma Chemical)

PT Hailiang Nova Material Indonesia
(Lithium Copper Foil)

PT Freeport Indonesia
(Smelter & Refinery)

PT Sumber Baja Sejati Abadi
(Light Metal Roof)

PT Ambercycle Advanced
Material Indonesia
(Petrochemical)

PT Xinyi Glass Indonesia
(Glass Manufacturer)

PT Xinyi Solar Indonesia
(Photovoltaic Glass)

PT Hebang
Biotechnology
Indonesia
(chemical Industry)

PT Nippon Indosari
Corpindo Tbk
(Bread "Sari Roti")

PT Rodamas
(Food Healthcare & Industrial Supply Chains)

PT Clariant Adsorbents Indonesia
(Bleaching Earth)

PT Clariant Indonesia
(Chemical Industry)

Office Center/
SEZ Administrator
Office

PT ANTAM Tbk
(Gold Manufacturing)

PT Fertilizer Inti Technology
(Blending Fertilizer)

PT Waskita Beton Precast
(Precast & Concrete)

Bank Indonesia
(DKUT Wilayah Timur)

PT Unichem Candi Indonesia
(Salt Refinery)

PT Adhimix PCI Indonesia
(Precast & Concrete)

MASTERPLAN JIPE

SPECIAL ECONOMIC ZONE

GRESIK, EAST JAVA

1 INDUSTRIAL ESTATE (1761 HA)

2 PORTS ESTATE (406 HA)

3 RESIDENTIAL AREA (800 HA)

JIIPE PROFILE SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA



INDONESIA'S FIRST INTEGRATED INDUSTRIAL ESTATE

With World class Infrastructure in a total area of **3,000 hectares** located in Gresik, East Java-Indonesia. JIIPE is the most strategic investment destination in Indonesia. A mega project jointly developed by PT Pelindo (Persero) & PT AKR Corporindo Tbk

ADVANTAGES OF JIIPE INTEGRATION 3 IN 1



Area **1761 HA**
Supported by Independent
& Competitive Utilities

Area **406 HA**
Practical Integration
& Efficiency of Your Cargo Travel

Area **800 HA**
Complete Infrastructure,
Luxurious Facilities for Quality Living

ESTABLISHED AS A SPECIAL ECONOMIC ZONE (SEZ) PP NO.71 YEAR 2021

JIIPE'S FACILITY FOR SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA



Customs &
Excise Taxation



Freight Traffic



Employment



Land and
Spatial Planning



Business License



Infrastructure



Immigration



DNI & Positive List



Helpdesk



SEZ as PSN

SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA



JIIPE according to PP No. 71 of 2021 was determined by the Government as the Gresik Special Economic Zone (SEZ) which was signed by President Jokowi on 28 June 2021

JIIPE BUSINESS LICENSE SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA



Investor



Investment Registration and
Business Licensing Settlement



Construction Process

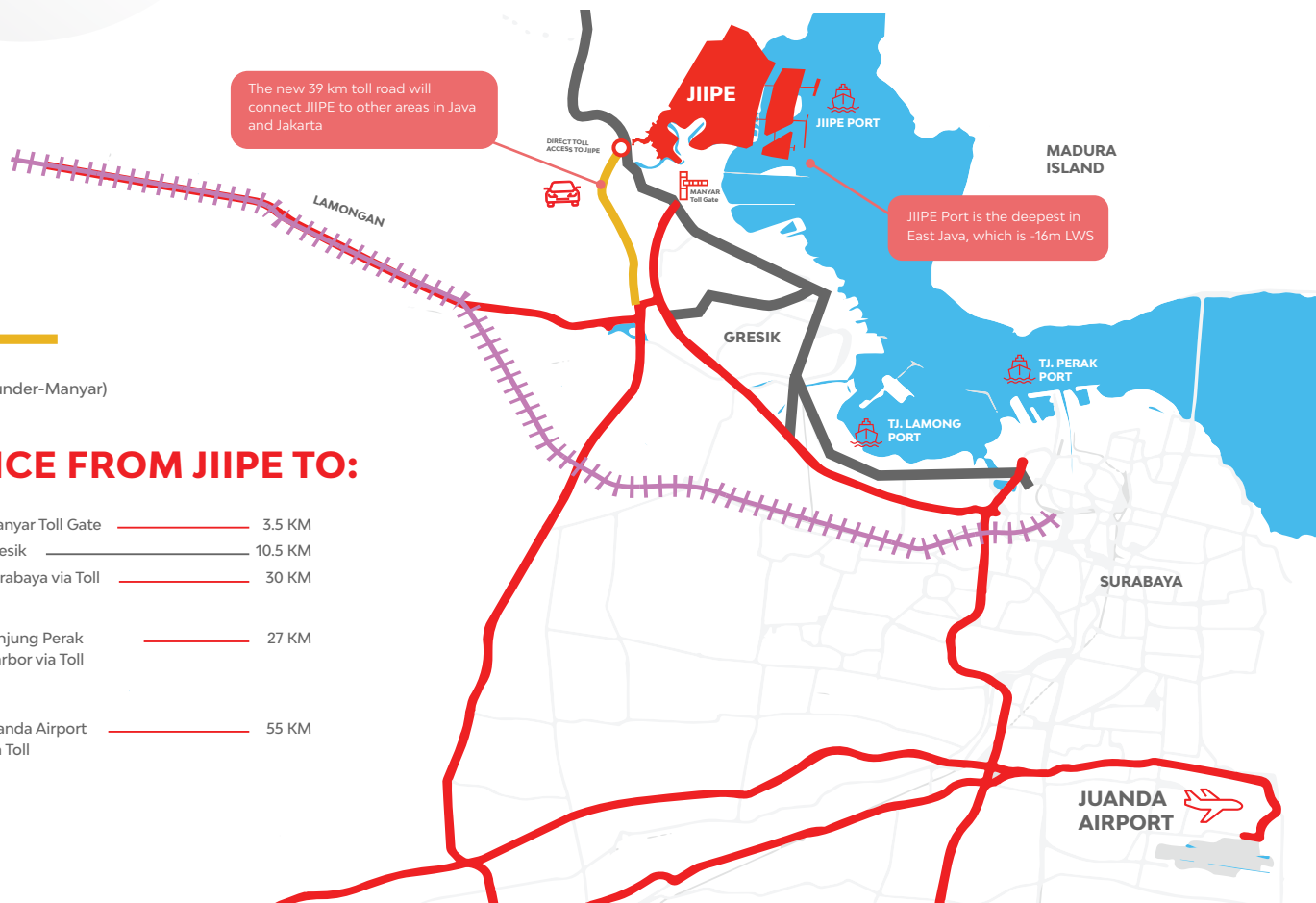


Business in Operation

STRATEGIC LOCATION



GLOBAL TRADE ENTRANCE



ACCESSIBILITY AND CONNECTIVITY



TRANSPORTATION MODES FOR COMPETITIVE LOGISTIC COSTS

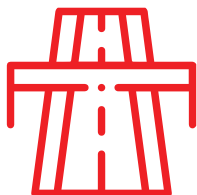
Strategically located at the estuary of the Madura Strait, our port will be the deepest in East Java (-16 M LWS).

With 4 docks and a total berth area of 6,200 meters, JIPE can serve large bulk vessels up to 100,000 DWT. Logistics costs for incoming raw materials and distribution of finished goods will be minimized by utilizing 3 JIPE sea and land connectivity models.



DEEP SEA PORT

JIPE Port is the deepest in East Java (-16 M LWS).



DIRECT TOLL ACCESS

Direct KLBM (Krian-Legundi-Bunder-Manyar) toll road connection from Surabaya as the second largest city in Indonesia.

INFRASTRUCTURE AND UTILITIES



International Standard Road
(80m wide, 49m, 30m wide)



**Location Classification
For Industry**
(heavy & medium)



**Various Office &
Commercial Area Facilities**



**Pipe And Conveyor
System Efficiency**



**Complete Customs
Facilities**



Integrated Licensing System



**Ease of Direct
Construction Permit**
*(Kemudahan Langsung
Ijin Konstruksi/KLIK)*



ELECTRICITY

**WTP/WATER
TREATMENT FACILITIES**

**WWTP/WASTEWATER
TREATMENT FACILITIES**

GAS

TELECOMMUNICATION

INDUSTRIAL ESTATE

THE MOST ADVANCED, MODERN AND SUSTAINABLE INDUSTRIAL ESTATE IN EAST JAVA, INDONESIA

Industrial Estate covering an area of 1761 HA supported by various utilities, energy, and logistics.

CLUSTERED EXCELLENCE IN INDUSTRY



Metal Cluster



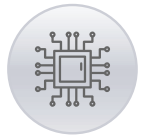
Chemical Cluster



Energy Cluster



Support & Logistic Cluster



Electronic Cluster

OUR TENANTS

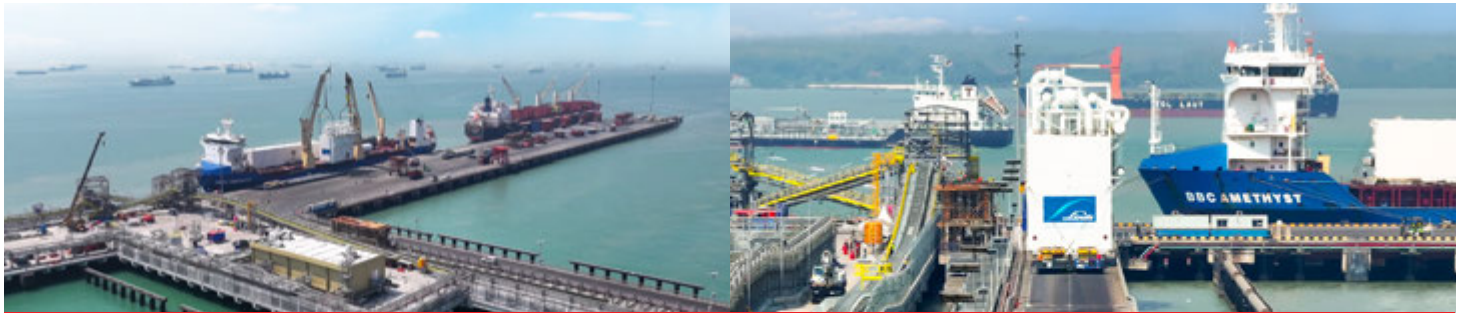


PORTS ESTATE

WHERE YOUR BUSINESS JOURNEY BEGINS

An integrated inner port area with an area of **406 HA** which is strategically located on the Madura Strait and part of the Greater Surabaya port area, with a total length of 6200 m pier, sea water depth -16 M LWS and can serve ships with sizes up to 100,000 DWT.

FACILITY



Ports, Multipurpose Logistics and Services



Container Area



Multipurpose Fishing Industry



Conveyor System



Water Supply System



General Cargo



Reclamation Area



Pipe Rack



Parking Area



Deep Sea Pier



Grabber



Hopper



Warehouse & Open Yard



Long & Wide Pier



Weighbridge 2 Units



Access Road



Forklift



Security Guard 24 Hours



Land Crane



Liquid Cargo Pipe Rack



Dry and Liquid Bulk Cargo Pier



Cooling Room



Offshore Area



Liquid & Gas Storage Room

AKR GRAND ESTATE MARINA CITY (GEM CITY)



BUSINESS, COMFORT & LIFESTYLE

Environmentally friendly real estate covering an area of 800 HA will support an integrated industrial estate and port with a balance between life and work. Where it aims to realize efficiency and a better quality of life. Real estate consists of commercial areas, residential areas, and public facilities.

Facility :



Commercial Area



Shophouse and Retail



Bank



Hotel



Apartment and Meeting Hall



Housing Area



School



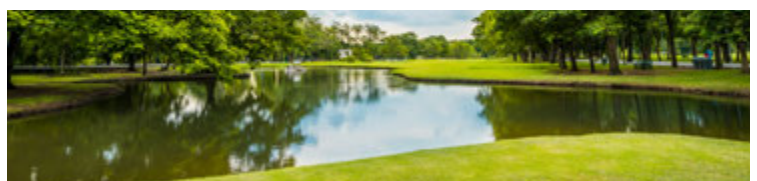
Recreation Areas



Hospital



Mall



Park and Lake

CORPORATE STRUCTURE PROFILE



PT AKR Corporindo Tbk 

PT AKR Corporindo Tbk, A trailblazer in logistics and supply chain solutions, setting new benchmarks for industrial efficiency and sustainability.



 **PELINDO**

Pelabuhan Indonesia (Pelindo) Redefining maritime services with cutting-edge port facilities and seamless integration into global trade networks.



PT Usaha Era Pratama Nusantara (UEPN) is engaged in port or loading and unloading services. PT UEPN, a subsidiary of PT. AKR Corporindo Tbk.



PT Berlian Jasa Terminal Indonesia (PT BJTI) is a subsidiary of PT Pelindo III (which is now merged into PT Pelindo)



PT Berkah Kawasan Manyar Sejahtera is the owner of an Industrial Estate covering an area of 1761 Ha, where the ownership structure is 60% PT Usaha Era Pratama Nusantara, and 40% PT BJTI.



PT Berlian Manyar Sejahtera (PT BMS) is the owner of 406 Ha Ports Estate, where the ownership structure is 60% PT Berlian Jasa Terminal Indonesia (BJTI) and 40% PT Usaha Era Pratama Nusantara.

JIPE LOCATION



HEAD OFFICE

PT. BERKAH KAWASAN MANYAR SEJAHTERA

Jl. Raya Manyar Km. 11, Manyar-Gresik, Jawa Timur 61151

Telephone : (+62)31 985 409 99

Email : marketing@bkms.jiipe.co.id

REPS. OFFICE

AKR TOWER 25TH FLOOR

Jl. Perjuangan No. 5 Kebon Jeruk, Jakarta Barat 11530

Telephone : (+62) 21 256 745 62

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