



KENDAL  
INDUSTRIAL  
PARK



INDONESIA  
SEZ

# PARK BY THE BAY

The New  
Western Corridor  
of  
Central Java



JABABEKA & CO.



sembcorp



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## GATEWAY TO GLOBAL MARKET

**Kendal Industrial Park (KIP)** is the best industrial township development in Central Java with a total development size 2,200 hectares. KIP is also a joint venture between two industrial developers in South East Asia naming Sembcorp Development from Singapore and PT Jababeka Tbk from Indonesia

**TOTAL DEVELOPMENT 2,200 Ha**

**Phase 1 : 1,000 Ha**





# 6 REASONS WHY INVESTORS CHOOSE KENDAL INDUSTRIAL PARK

## 1. Special Economic Zone (SEZ)

We are the only Special Economic Zone in Central Java Province



### The benefits that can be obtained :

#### Corporate Income Tax

- ✓ Tax Holiday up to 20 years for the industries

🏠 Furniture & Toys

🍷 Food & Beverage

👗 Fashion

📺 Electronic

🚗 Automotive

⚙️ Supporting Industries

🚚 Logistics & Packaging

- ✓ Tax Allowance

#### Value Added Tax

- ✓ Free VAT on land purchase
- ✓ Free VAT on some services\*
- ✓ Free VAT on machineries and equipment purchase
- ✓ Free VAT on raw materials\*

#### Import Duty and Import Tax

- ✓ Free Import Tax and Import Duty on machineries, equipment, raw materials\*

\*Terms & conditions apply

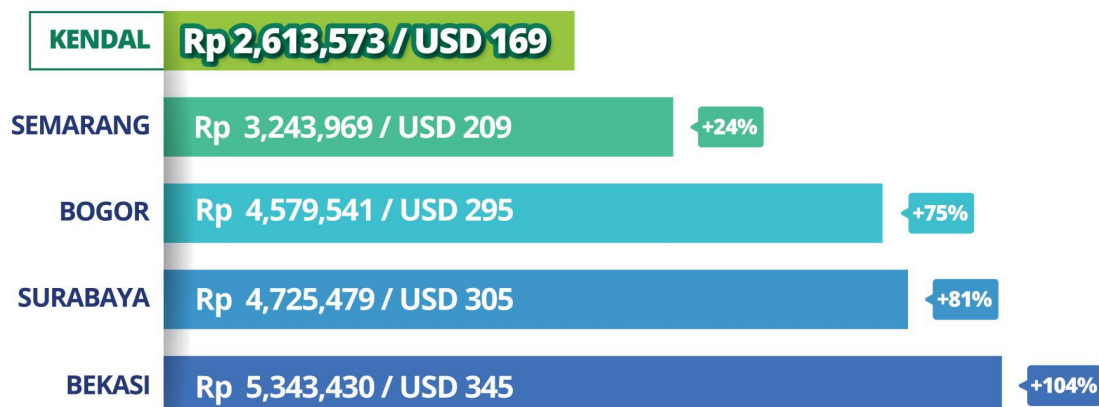
## 2. Manpower Recruitment Services and Competitive Cost

### Recruitment Through Vocational School

**LINK & MATCH Program** ➤ Fully funded program by Ministry of Industry



### Competitive Cost



\*USD 1 = IDR 15,500

## 3. Utilities

**Power**  
Initial Total 600 MVA  
(150KV / 20KV Substation)

**Water Supply**  
Capacity :  
Initial 24.000 CMD

**Natural Gas**  
Pipe connection

**Solar Farm**  
Sustainable Energy

**Waste Water System**  
Capacity :  
Initial 20.000 CMD

**Drainage System**  
Main Drain (8-10m width) discharge  
2.5 m above flood level  
Retention Pond : 420.000 m<sup>3</sup>

**Landscape & Housekeeping**  
Maintenance & housekeeping of  
landscape and common Utilities  
in the Park

**Telecommunication**  
With 1080 (lines)  
IDD Private Lease Line  
Fiber Optic

**Security**  
24 hour security patrolling  
in the Park

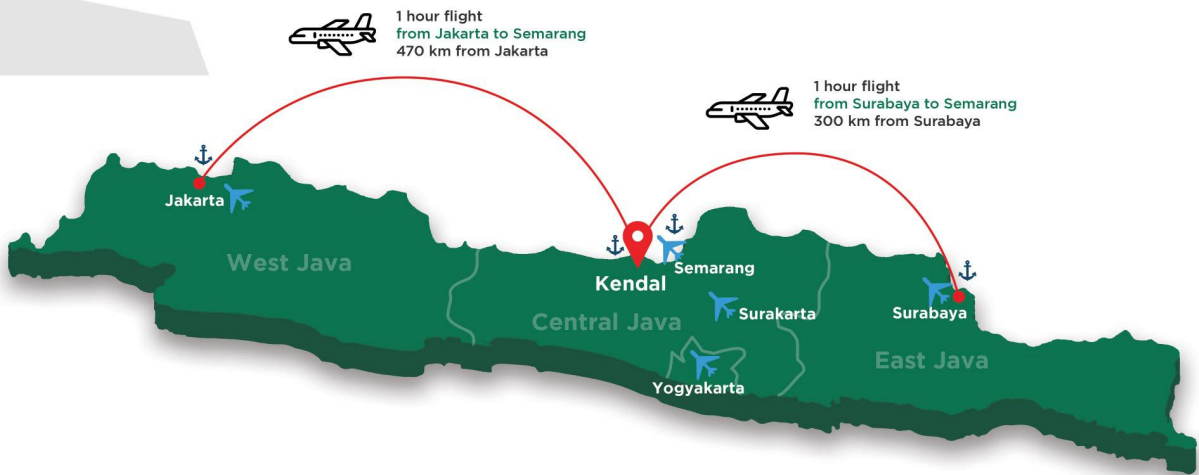
**Road System**  
Internal asphalt road are conveniently  
connected and well maintained

## 4. One-Stop Solution

Kendal Industrial Park provides One-Stop Service for fast startup and hassle-free operations to ensure your business runs smoothly



## 5. Strategic Location



**20 km**

from Ahmad Yani International Airport to Kendal



**22 km**

from Semarang Railway Station to Kendal



**3 hours**

from Surabaya to Kendal



**25 km**

from Tanjung Emas Seaport to Kendal



**21 km**

from Semarang City to Kendal



**5 hours**

from Jakarta to Kendal

## 6. Macro Infrastructure







**51%**

**PT Jababeka Tbk**

**49%**

**Sembcorp Development**



**JABABEKA & CO.**



Established in 1989 , PT Jababeka Tbk is the premier township developer in Indonesia with business in land development (industrial, residential, commercial, office space, etc) ; infrastructure (water provision, waste water treatment, estate management, power, dry port/ logistics, etc.) and leisure & hospitality (golf, hotel & resort, etc). Jababeka's flagship development in Kota Jababeka is a 5.600 hectare fully integrated township in Cikarang 35km east of Jakarta. Kota Jababeka has an estimated population of over 1 million people and is home to over 1,600 local enterprise and MNCs from 30 countries employing over 800,000 workers and 4,500 expatriates.

Sembcorp Development is a wholly-owned subsidiary of Sembcorp Industries, a Temasek-linked company listed on the Singapore Exchange . It is a leading Asian developer with over 20 years track record undertaking master planning, land preparation and infrastructure development to transform raw land into urban developments. It owns , develops, markets and manages more than 10.000 hectares of land comprising industrial parks as well as business, commercial and residential space in Vietnam, China and Indonesia. Notable projects include Batamindo Industrial Park in Indonesia's Riau Islands and Vietnam Singapore Industrial Park.

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