



NUSANTARA

INDONESIA'S

SMART AND SUSTAINABLE FOREST CITY



The Logo Philosophy : The Tree of Life of Nusantara

The 17 Blooming Blossoms

A symbol representing Indonesia's momentum of independence.

Talawang Hexagonal

Foundation of the logo shape that was taken from the hexagonal silhouette of the Talang shield of Kalimantan as a symbol of defense.

Five Pancasila Roots

The national Indonesian ideology as a foundational thought of the nation as well as a way of life.



Seven Islands of Indonesia

A representation of the number of our islands consisting of, but not limited to, the seven biggest islands as well as representing the seven continents of the world.

A Maritime Society

Depicting the river flow as the Wawasan Nusantara, viewing the sea as the connecting tissue of the nation.

Tree of Life

A cosmological representation that is universal throughout all Indonesian cultures.

Nusantara's Connectivity Plan

Samarinda

Toll road between Balikpapan-Nusantara including immersive tunnels



Airport Toll Road

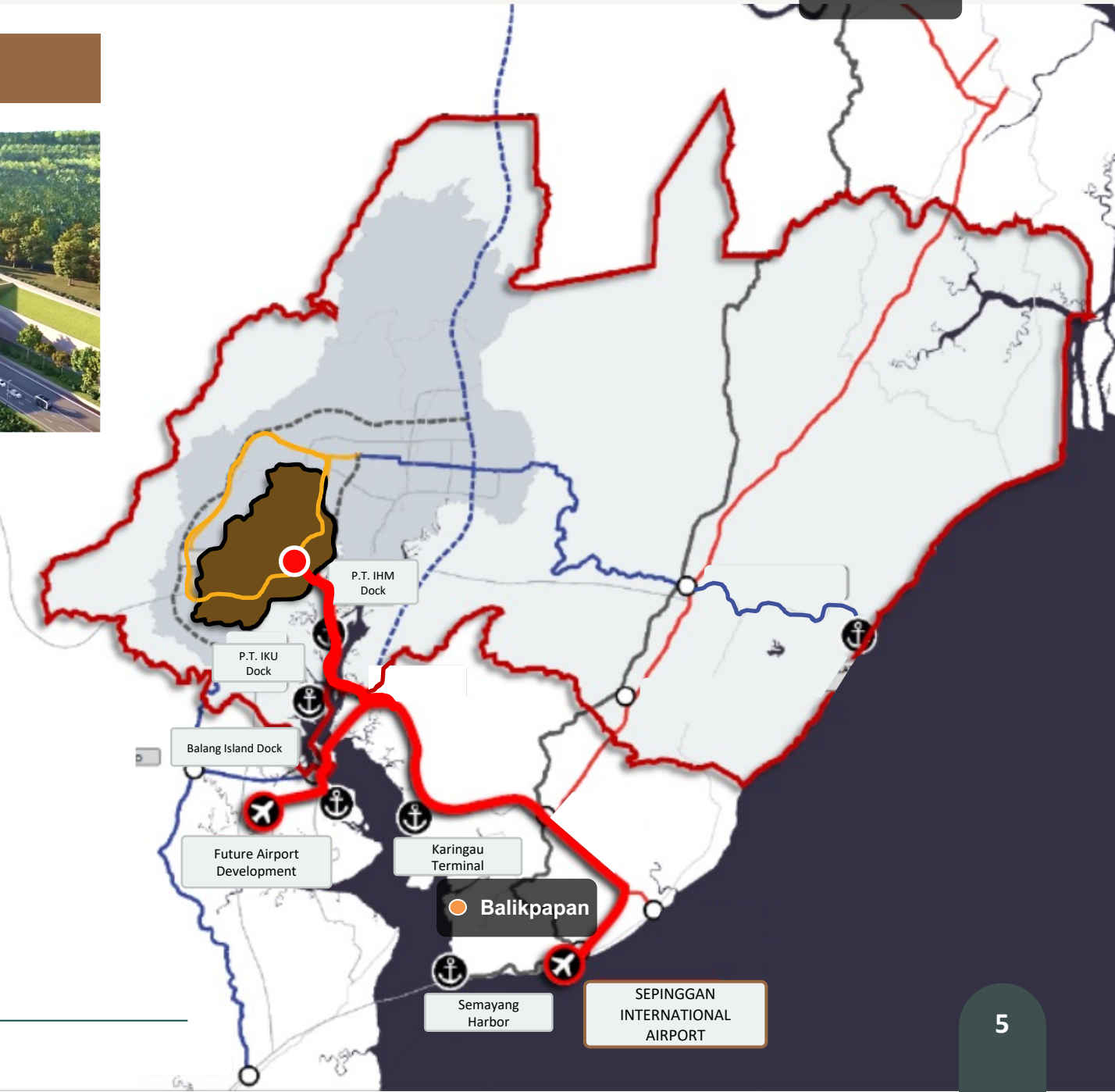
Connecting Nusantara's Core Area and Sepinggan International Airport (Balikpapan)

Length: 47.63 km

Traveling time: 30 minutes

Sea Ports

Bulumingung Terminal, Lango Dock, Balang Island Dock, IHM Dock, IKU Dock

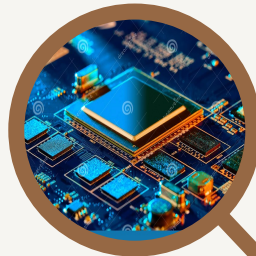


Nusantara as Part of “Indonesia 2045” Vision

1

Human development and technological advancement

Cultivating world-class talents with strong academic and digital foundation



2

Sustainable economic development

Boosting East Kalimantan’s regional GDP up to 3 times by 2045 through economic diversification and transformation



4

Enhancing national resilience and governance

Establishing new regulatory standards supported by investment and innovation



3

Equitable development

Catalyzing eastern Indonesia’s regional GDP and strengthening overall domestic value chain



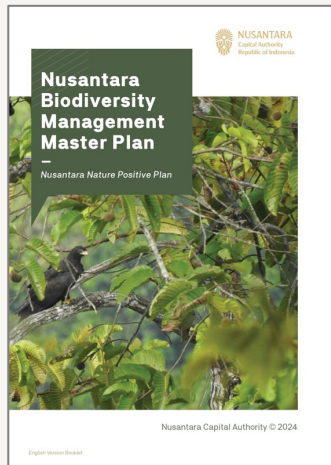
**INDONESIA
2045**

Nusantara as Indonesia's Active Contribution in Global Sustainability Campaigns



CLIMATE CHANGE

“Nusantara Net Zero Strategy 2045” was launched in COP-28 in Dubai.
→ *Indonesia's first city with locally-and regionally-determined contribution (LRDC)*



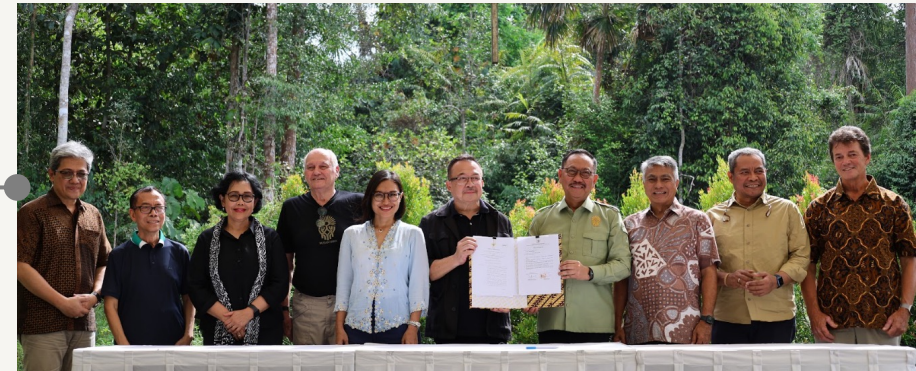
BIODIVERSITY

“Nusantara Nature Positive Plan”, the city's commitment to ensure wildlife habitat's existence and security, was launched in March 2024. It aligns with Kunming-Montreal Global Biodiversity Framework.



SUSTAINABLE DEVELOPMENT GOALS

Nusantara's baseline Voluntary Local Review (VLR) was launched at UN-ESCAP, Bangkok, in February 2024.
→ *Indonesia's first VLR that is fully aligned with net-zero goal*



ENVIRONMENT, SOCIAL, AND GOVERNANCE (ESG)

An ESG committee is established to help align Nusantara's planning and decision-making with ESG principles, enhancing the city's sustainability and credibility.
→ *Indonesia's first city with an ESG committee*

Nusantara's Knowledge Journey: International Collaboration (selected)



Thirteen (13) United Nations agencies have declared their support for Nusantara's endeavors in achieving Sustainable Development Goals.



Coordinated by:
UNITED NATIONS INDONESIA



Knowledge exchange on developing livable city



Business case preparation and strategic communications support



Biodiversity assessment and wildlife protection framework



Research partnership on sustainability



Comprehensive support toward achieving Nusantara's net-zero goal



Development of Nusantara's smart city masterplan



Development of science-based climate targets



Proof of concept for advanced air mobility

Nusantara's Scope of Development and Connectivity

Total Area
(Land and Water)
322,429 Ha

Land Area
252,660 ha

KIKN
Core Urban
Area

56,159 ha

KP-IKN
Buffer Area

199,501 ha

KIPP
Government Core
Area

6,671 ha

VVIP Airport

New Toll Road:
Balikpapan – Nusantara's Core Area
Travel time: 30-40 minutes

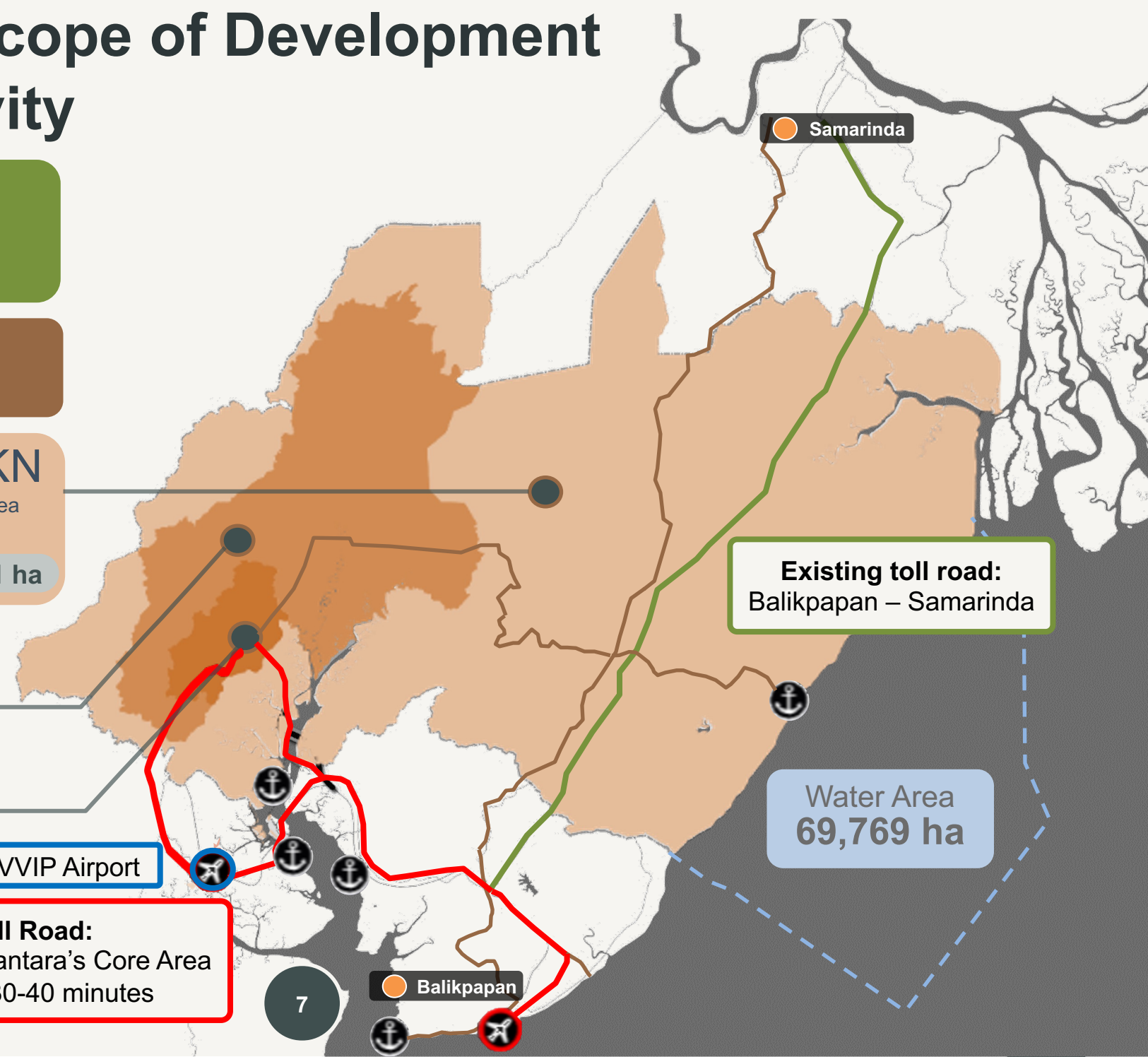
Existing toll road:
Balikpapan – Samarinda

Water Area
69,769 ha

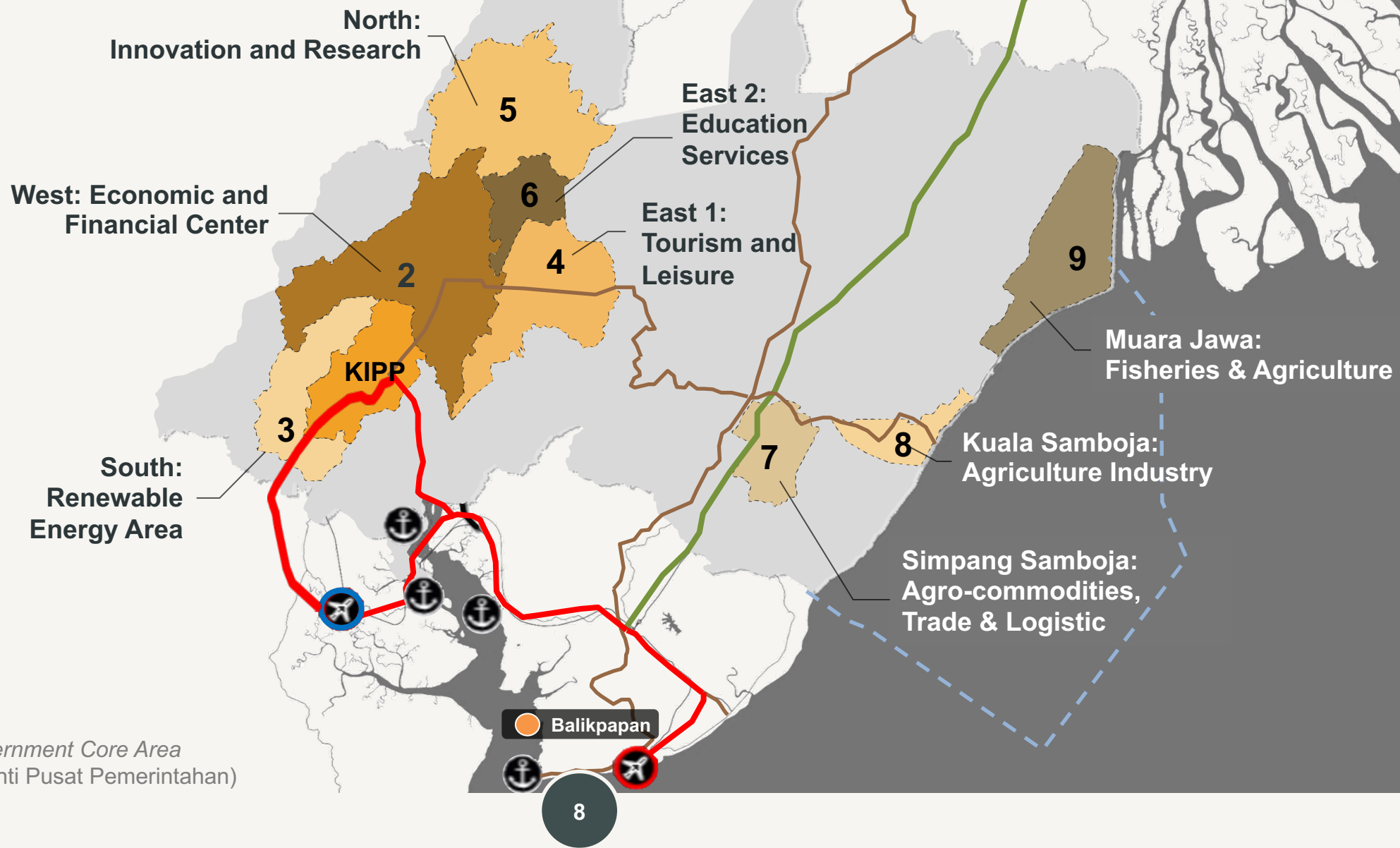
Samarinda

Balikpapan

7

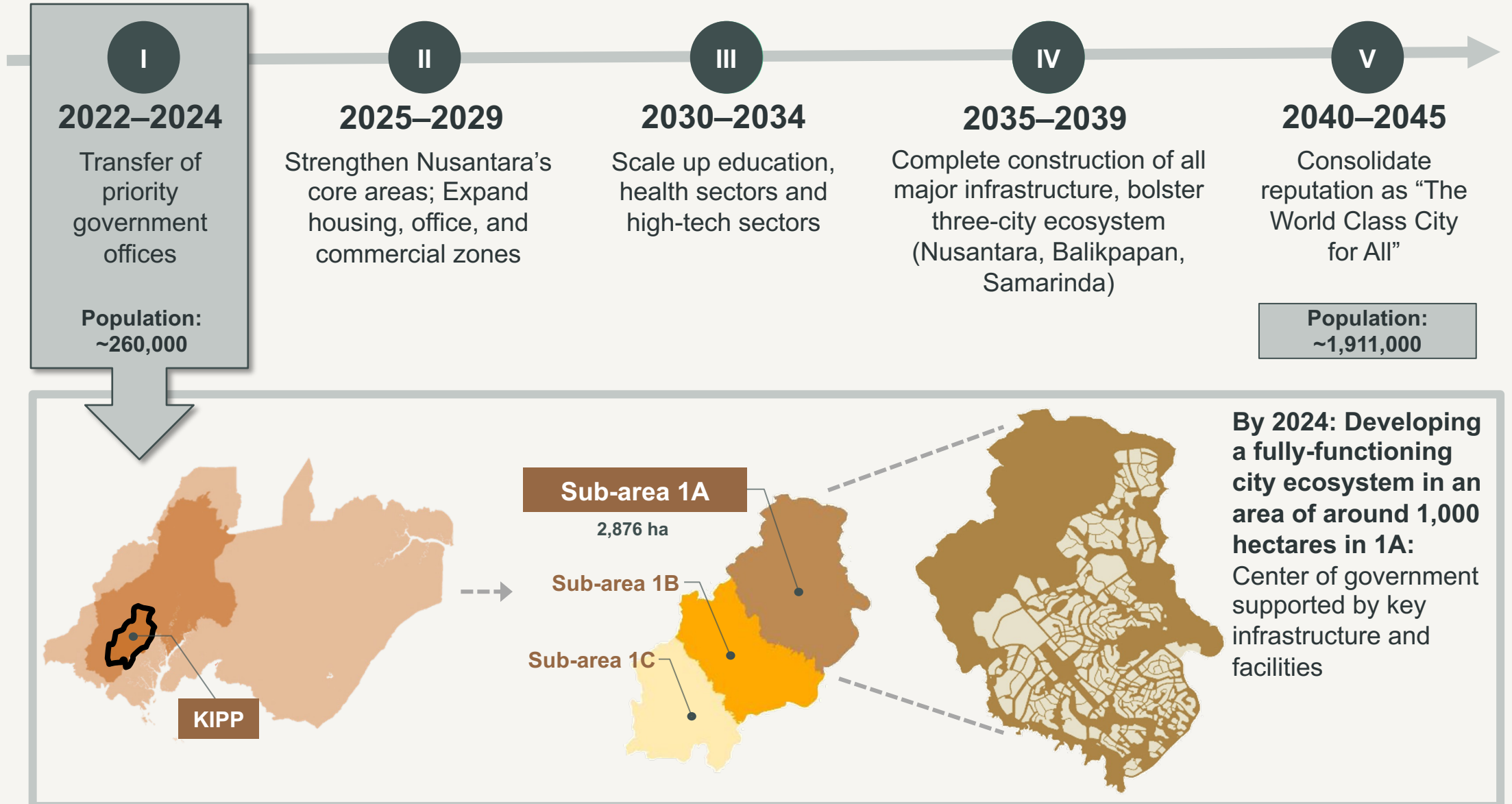


Nusantara's Nine Economic Generators



KIPP: Government Core Area
(Kawasan Inti Pusat Pemerintahan)

Nusantara's Development Phases



Nusantara's Development Principles

Green

Smart

Inclusive

Resilient

Sustainable



Nusantara as Sustainable Forest City

65%

Tropical forest created through “reforestation”

- **Green frameworks:** Carbon-neutral city roadmap (launched at COP27), smart-city framework, and sustainable energy management framework, etc.
- **Green infrastructure:** Plant nurseries, immersive tunnel, animals’ corridors and bridges, etc.
- **Collaboration** with communities and civil society on forest protection by combining local wisdom (“cultural forest”) and international best practices.



25%

Highly-controlled urban area to minimize carbon footprint and emission

- **Design:** “10-minutes city”; “sponge city”; city ecosystem that supports pedestrians, cyclists, and public transport users; etc.
- **Smart city instruments:** IoT-enabled infrastructure, smart meters, smart water and waste management, advanced mobility, healthy building, etc.
- **Policies:** 100% renewable energy mix by 2045, green certification for buildings, electric vehicles, carbon trading, open data, etc.



10%

Agriculture, Food Production Area & Park

- **Socialization & training** : Capacity developing to the society to conduct urban farming & agriculture sustainability.
- **Farmer groups** : Empowering local farmers with modern technology to support agriculture and providing land subsidies.
- **Food security** : Collaboration with all stakeholders (government, private sectors, local communities) to produce and consume only local products on daily basis.



Carbon-neutral City by 2045



Presidential Palace

Co-working offices
for ministries

School

Central Bank
and Financial
Authorities

Hotel

Apartment
complex for
civil servants

High-density mixed use
(trade, services,
such as shopping area)

Hospital

Nusantara in 2024

A fully-functioning city ecosystem: Center of government, supported by key infrastructure and facilities to support the livelihood of its residents

Imagining Nusantara in 2045

Autonomous, On-Demand Public Transport

Advanced Air Mobility:
An urban air transport system for 5 persons

Integrated Command Center

Autonomous Mobile Drones and Robots
to support the city's logistics system

Comprehensive Electric Vehicle Ecosystem



AI-powered, fully digital **One-Stop Services for Residents**

IoT-based **Air Quality Monitoring and Control System**

Smart Building Ecosystem

Advanced Commuter Information System

Centralized Utility Management using Smart Meter Systems





A city fully powered by renewable energy, optimized by smart grids and meters

Smart Farming Ecosystem: Precision Farming, Urban Agriculture, Smart Agroforestry

IoT-based **Water Quality Monitoring and Control System**

Natural Disaster Early Warning System

Forest Management System: Fire and Climate Sensors, Hotspot Monitoring, Firebreak System

Biodiversity and Carbon Stock Monitoring System

Development Progress: Infrastructure (March 2024)



Presidential Palace and the Ceremonial Plaza



Sumber: Kementerian PUPR



West National Axis (*Sumbu Kebangsaan Barat*)



Sumber: Kementerian PUPR



Multi-utility tunnels



Workers' Housing Compounds



Sumber: Kementerian PUPR

Dam to supply Nusantara's raw water



Plant nurseries



Water intake and piping system



Nusantara Hospital (by Ministry of Health)



Mayapada Hospital (by private sector)



Football Association of Indonesia National Training Center



Hotel Nusantara (by private sector)



Hermina Hospital (by private sector)



Restaurant & Lifestyle Center (by private sector)



Abdi Waluyo Hospital (by private sector)



District Military Command



VVIP Airport



Bank Indonesia Office (Indonesia's Central Bank)



Solar Power Plant (by Indonesia's State-Owned Company)

Development Progress: Community Re-skilling and Up-skilling



Business Skills Training for MSMEs



Coffee-making Class



Cooking Class



Sewing Class



Hydroponic Farming

Development Progress: Digital Empowerment



Educational *Techno-House*



“Coding Mom” class



Computer literacy for children



“Solar Mom” workshop



Podcast training

2024 in a Glance: Establishing the New Capital

Indonesia's Independence Day Ceremony on August 17th will be held in Nusantara

3,000 Civil Servants will be gradually relocated to the New Capital by September

Ministerial and State Agency Offices are ready to move to Nusantara

Diplomatic Missions will transition to Nusantara by Early 2025



Investors' Interest: A Snapshot

Groundbreaking 1

21-22 September 2023

Groundbreaking 2

1-2 November 2023

Groundbreaking 3

21-22 December 2023

Groundbreaking 4

17 January 2024

Groundbreaking 5

29 February – 1 March 2024



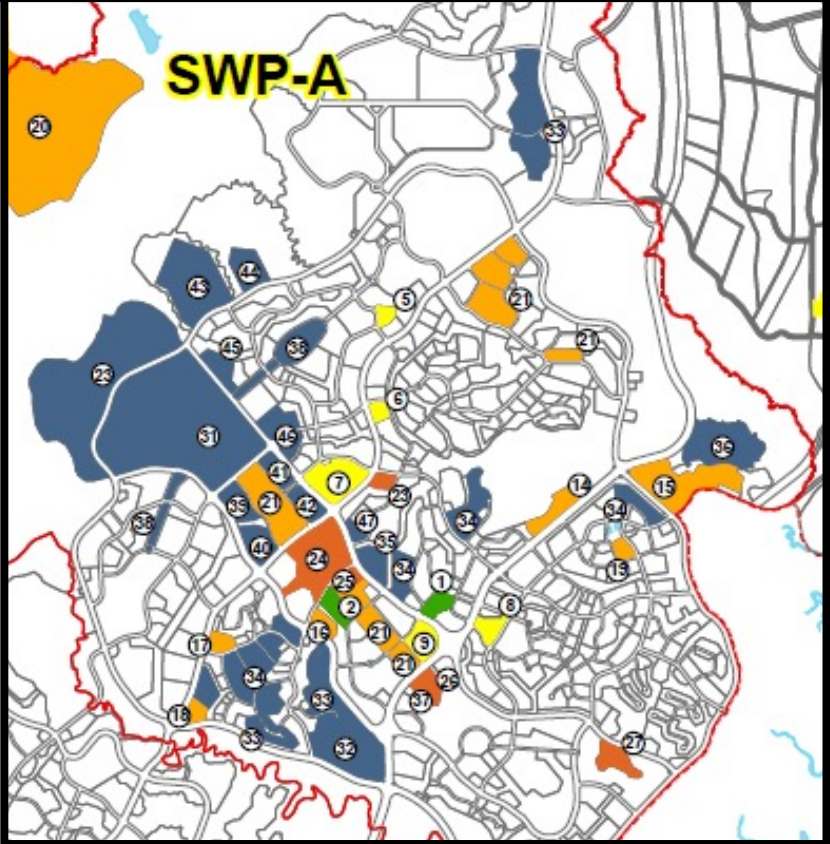
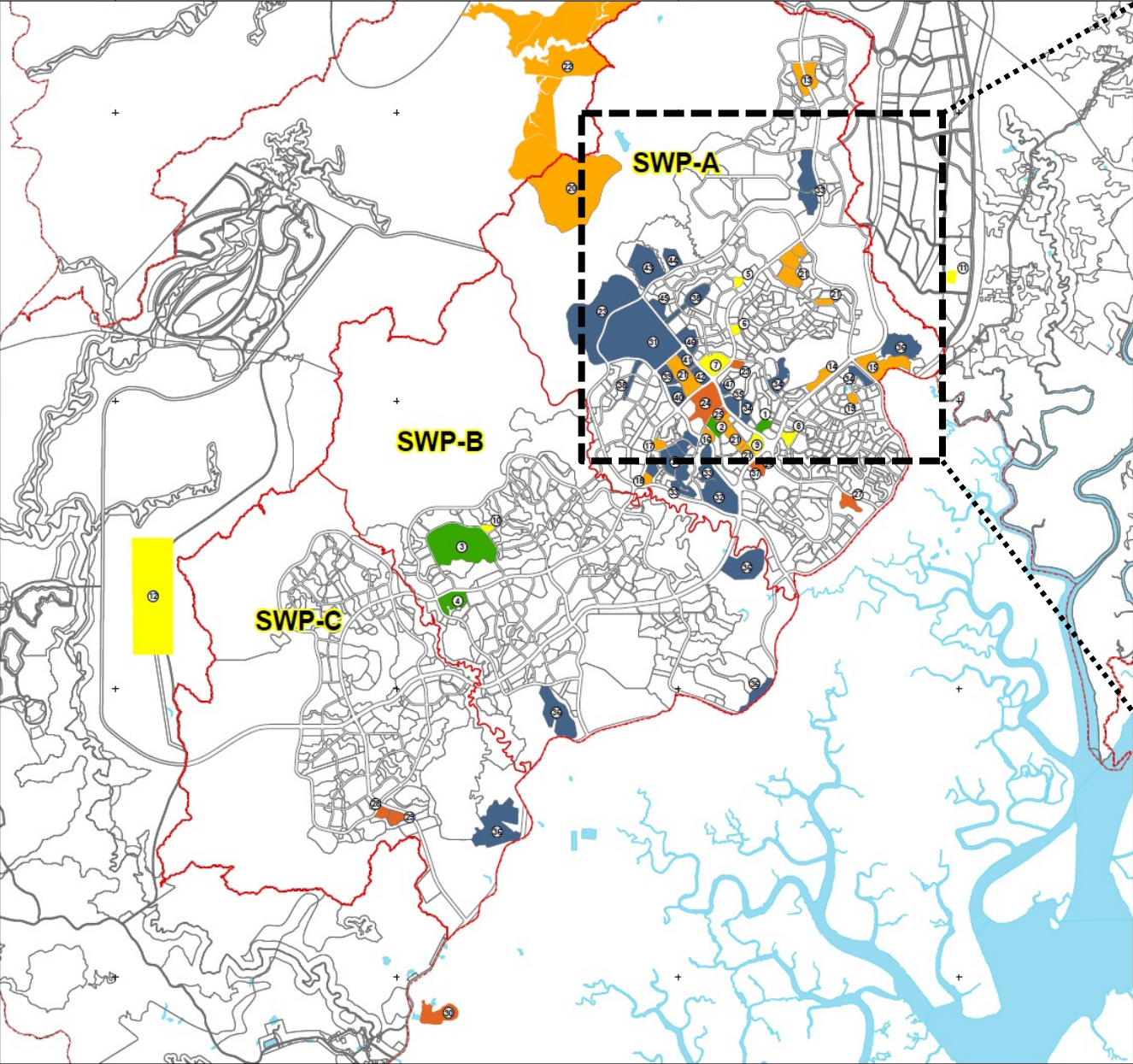
Summary
as of
Feb-2024

41 private companies and other organizations started their projects in Nusantara

Total investment generated from the 5 groundbreakings: **IDR 47.5 trillion** (approx. USD 3.1 billion)

Total letters of interest (LOIs) received by the Authority: **351**

Nusantara Development Distribution Map



Developed by PUPR

Groundbreaking 3

Groundbreaking 1

Groundbreaking 4

Groundbreaking 2

Groundbreaking 5

Private and SOEs¹ Investment Realized in Nusantara through Groundbreaking 1-5

Hotel

6 Private Investors



1. **Konsorsium Nusantara:** 5-stars Hotel
2. **Pakuwon:** 5-stars Hotel
3. **Vasanta:** 5-stars Hotel
4. **Balikpapan Super Block:** 5-stars and 4-stars Hotel
5. **BSH Karya Mandiri:** 3-stars Hotel
6. **Jambuluwuk:** 5-stars Hotel

Housing

5 Private Investors



1. **Konsorsium Nusantara:** Apartment and landed-housing
2. **Pakuwon:** Apartment and landed-housing
3. **BSH Karya Mandiri:** Apartment
4. **Pakubuwono:** Apartment
5. **Balikpapan Super Block:** Apartment

Retail dan Logistic

8 Private-SOEs Investors



1. **Konsorsium Nusantara:** Mall
2. **Pakuwon:** Mall
3. **BSH Karya Mandiri:** Community Hub (Kampung Kecil Restaurant, foodcourt)
4. **Pakubuwono:** Mall
5. **Balikpapan Super Block:** Commercial Area
6. **Warehouse Park:** Logistic
7. **SUN Hub:** Logistic
8. **Pos Indonesia:** Logistic

Office Spaces

9 Private-SOEs Investors



1. **Konsorsium Nusantara**
2. **Pakuwon**
3. **Vasanta**
4. **BSH Karya Mandiri**
5. **Pakubuwono**
6. **Balikpapan Super Block**
7. **BPJS Ketenagakerjaan:** HQ office and employment insurance services
8. **Telkom Indonesia :** Telkom Smart Office
9. **TVRI :** Office & broadcasting studio

Finances

4 National-SOEs Investors



1. **Bank Mandiri :** Office & banking services
2. **Bank Rakyat Indonesia :** Office & banking services
3. **Bank Negara Indonesia :** Office & banking services
4. **BPD Kaltim Kaltara :** Office & bank services
5. **Otoritas Jasa Keuangan :** HQ Office

Education

2 Private Investors



1. **Jakarta Intercultural School:** International School Nusantara Intercultural School
2. **Yayasan Pendidikan Astra:** Revitalization of SDN 020 Sepaku

Healthcare

3 Private Investors



1. **RS Hermina:** Focus on healthcare services for mother and children, emergency services, and post-trauma
2. **RS Mayapada:** Focus on emergency services, *stroke*, and orthopedics
3. **RS Abdi Waluyo:** Focus on sport medicine services

Energy & Transportation

2 Private and SOEs Investors



1. **Bluebird:** Bus and electricity taxi and green transport hub
2. **PLN:** Development of Solar Power Plant 50 MW

Green Area

2 Private Investors



1. **Danone-Aqua:** Miniature tropical rainforest (showcase reforestation program in IKN)
2. **Katadata Green, Jejak-In, Benihbaik:** Green Pesantren

Visitation by Potential Investors to Nusantara



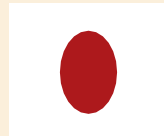
USA



Finland



India



Japan



Kazakhstan



South Korea



UAE



France



Singapore



China

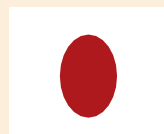
351 Letters of Intent (LoI) from potential investors that have been received by the Nusantara Capital Authority. Some of the most potential investors including those from the following 8 countries



USA



Finland



Japan



South Korea



Malaysia



Singapore



Spain



China



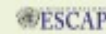
28 Cooperation and Partnership Agreements



ADB - Asian Development Bank



ADB I - Asian Development Bank Institute



ESCAP - United Nations Economic and Social Commission for Asia and the Pacific



ERIA - Economic Research Institute for ASEAN and East Asia



FAO - Food and Agriculture Organization



ILO - International Labour Organization



IsDB I - Islamic Development Bank Institute



JBIC - Japan Bank for International Cooperation



JIBH - Japan International Association for the Industry of Building and Housing



JICA - Japan International Cooperation Agency



KIND - Korea Overseas Infrastructure & Urban Development Corporation



Tony Blair Institute for Global Change



UCLG - United Cities and Local Governments



UNDP - United Nations Development Programme



UNEP - United Nations Environment Programme



UNESCO - United Nations Educational, Scientific and Cultural Organization



UNFPA - United Nations Population Fund



UN Habitat - United Nations Human Settlements Programme



UNICEF - United Nations Children's Fund



UNIDO - United Nations Industrial Development Organization



UNOPS - United Nations Office for Project Services



UNRC - United Nations Resident Coordinator's Office in Indonesia



UN Women - United Nations Entity for Gender Equality and the Empowerment of Women



IOM - International Organization for Migration



UPDIS - Urban Planning and Design Institute of Shenzhen



USAID - U.S. Agency for International Development



WRI - World Resources Institute



WWF - World Wildlife Fund

11

Collaboration Between Local and Foreign Universities in Nusantara



Bogor Institute of Agricultural



Bandung Institute of Technology



University of Brawijaya



University of Gadjah Mada



University of Indonesia



University of Mulawarman



Delft University of Technology, Netherland



Erasmus University Rotterdam, Netherland



Leiden University, Netherland



Stanford-Doerr School of Sustainability, USA



University of Turku, Finland

10

Tech Companies Collaboration for Proof of Concept (PoC) in Nusantara



Advanced Air Mobility – Hyundai Motor Company, Korea Selatan



Smart Home Appliances Demonstrations – Telkom Indonesia, Indonesia



Smart Living and Robotics Demonstrations – LG CNS, Korea Selatan



Energy and Resources Management Demonstration – Siemens, Jerman



Smart Building Demonstrations – Honeywell, IBM, Cisco, Motorola, Autodesk, ESRI, Amazon Web Service; Amerika Serikat



City Intelligent Operations Center Demonstrations – Huawei, Tiongkok



Smart Infrastructure Demonstrations – Smart City Innovation Cluster, Finlandia



Solar Panel and EV Charging – Utomo SolarUV, Indonesia



Smart Transportation and Traffic Management – Sergek, Kazakhstan



Fellowship on Spatial Analytics Platform Development – ESRI, Amerika Serikat

Investing in Nusantara: Investment Opportunities

Top Priority
(short-term)



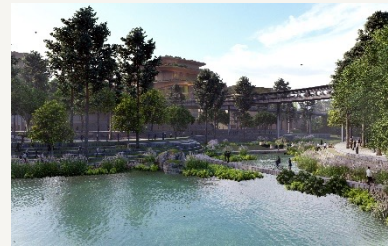
Renewable Energy



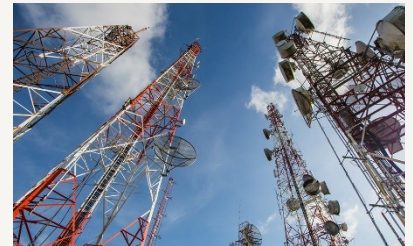
Transportation



Housing



Water Treatment and Waste Management



Telecommunication Infrastructure

High Priority
(long-term)



Township, Transit-oriented Development



Education and Research Facilities



Medical Facilities



Commercial and Industrial Areas



Technology

Areas of investment

- **Hardware:** Physical infrastructures
- **Software:** Digital operating system and ecosystem
- **Brainware:** Capacity building, capacity supplement

Scale of investment

- **Project-specific investment**
- **Area developer:** Developing a large-scale investment “bundle” consisting of multiple projects

Types of investment

- **Direct investment**
- **Public-private partnership:** User payment or availability payment schemes (with government’s support e.g., guarantee, viability gap fund, partial construction support, etc.)

Investment Steps in Nusantara



² Badan Usaha Otorita/ Authority Enterprise

Investing in Nusantara: Incentives and Support

Ease of Doing Business and Incentives in Nusantara

(Government Regulation No. 12/2023)

Highlights:

Up to 100% tax exemption to financial service companies

Tax holidays for up to 30 years for companies operating in priority sector

10-year full tax exemption for global companies moving its regional hubs to Nusantara

Up to 100% tax exemption for investment in priority sectors

Income tax deductible for investors conducting selected R&D activities

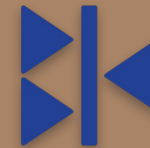
0% corporate income tax rate for MSMEs in selected business activities

Up to 95 years of land use permits for selected sectors and up to 80 years of building permit

Income tax exemption for Nusantara-based company employees

Value-added tax and import duties exemptions for priority items

Establishment of Authority Enterprise



PT. Bina Karya

Bima Abdi Wibawa

Assistant to Director of Business Development
bima.abdi@binakarya.co.id

The entity represents the Nusantara Authority in commercial venture, designed to expedite business-to-business dealing with the private sector

Contact Us :

Investor Relations Unit

investasi@ikn.go.id

+62-822-1000-7860





NUSANTARA

Nusantara Capital Authority

Nusantara Office

Construction Working Residence (HPK)
Heliconia Tower, 2nd Floor
Nusantara, East Kalimantan

Jakarta Office

Menara Mandiri 2, 5th floor
Jl. Jenderal Sudirman Lot.54-55
South Jakarta, DKI Jakarta, 12190

East Kalimantan

Pantai Mentari Compound
Jl. Mulawarman 99
Manggar, Balikpapan, East Kalimantan, 76116

www.ikn.go.id