



PEGANGSAAN DUA TOD AREA

Oktober 2021



Building businesses that improve livability



Certificate No. QSC 01706



Certificate Number ABMS-041

www.jakarta-propertindo.com





JAKPRO BRIEF

PT Jakarta Propertindo (Perseroda) ("Jakpro") is a Regional-Owned Enterprise (ROE) with the majority of shares is owned by the DKI Jakarta Provincial Government which operates in the property, infrastructure, utilities and information communication technology business.

HISTORY

- 1966** Jakpro long history of Jakarta's asset management dated back to 1966 with the Establishment of the Pluit Development Authority Agency
- 2000** After a merger between PT Pembangunan Pluit Jaya with PT Pantura , the company became what we know today as PT Jakarta Propertindo
- 2016** Several projects from the DKI Jakarta Provincial Government. The DKI Provincial Government fully trusts the Company to accelerate the development of Light Rail Transit (LRT) Jakarta, Jakarta International Velodrome and the Jakarta Equestrian Park arena to support the 2018 Asian Games in Indonesia.
- 2018** At the end of 2018, the Company was assigned by the Governor of DKI Jakarta to manage land contribution to the reclamation beach in North Jakarta. In addition, a groundbreaking project for the Intermediate Treatment Facility (ITF), waste management facility has been carried out.
- 2019** The Company proposed to develop Transit Oriented Development, abbreviated as TOD, is an urban development planning that adopts mixed-use spatial planning and maximize the use of mass transportation in Jakarta.



LIGHT RAPID
TRANSIT

JAKARTA
INTERNATIONAL
STADIUM

JAKARTA
INTERNATIONAL
VELODROME

TAMAN ISMAIL
MARZUKI
REVITALIZATION





JAKPRO BRIEF

LIGHT RAPID TRANSIT (LRT)



LRT Jakarta

Phase 1: Kelapa Gading-Velodrome is fully operational, built by Jakpro and operated by PT LRT Jakarta (a subsidiary of Jakpro).





JAKPRO BRIEF

JAKARTA INTERNATIONAL STADIUM



Jakarta International Stadium has 82.000 seating capacity (*biggest stadium in Indonesia*).





JAKPRO BRIEF

JAKARTA INTERNATIONAL VELODROME



Jakarta International Velodrome is used as venue of track cycling at 2018 Asian Games and 2018 Asian Disability Games.





JAKPRO BRIEF

TAMAN ISMAIL MARZUKI REVITALIZATION



Taman Ismail Marzuki is one of the biggest cultural center in Jakarta.





JAKPRO BRIEF

COMMERCIAL DEVELOPMENT



Pluit Junction Mall



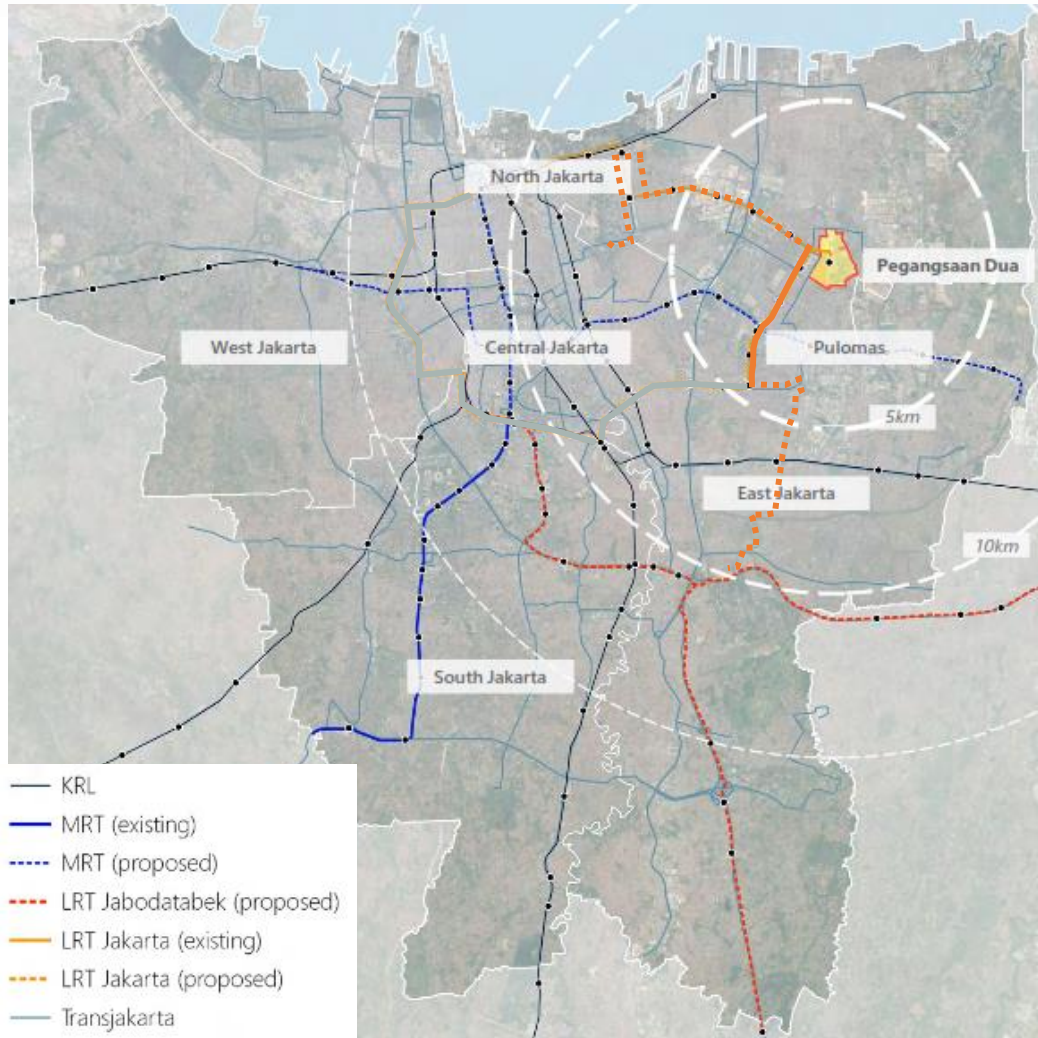
Paradiso Apartment





TOD PEGANGSAAN DUA

UNLOCKING THE POTENTIALS



Pegangsaan Dua has been designated as a transit-oriented area located in North Jakarta and is the beginning of the development of the LRT Line in the future.

Pegangsaan Dua is also part of the North Jakarta Regeneration Corridor, an arc of key development projects across the north of the city .

A number of large-scale regeneration nearby such as Kelapa Gading and Pulomas will make Pegangsaan Dua work in synergy with them as part of a broader transformation in North Jakarta.

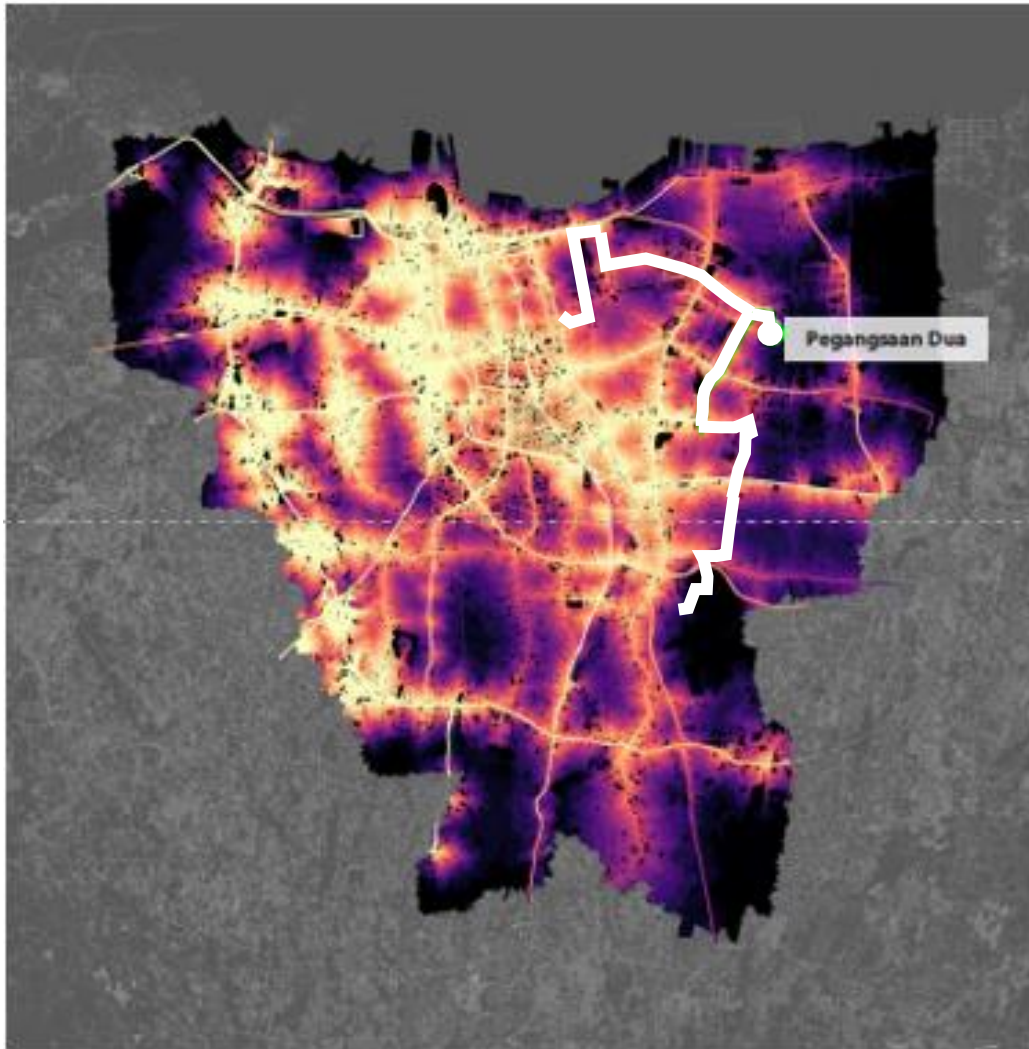
“unlocking the potentials of North Jakarta with Pegangsaan Dua development”





TOD PEGANGSAAN DUA

UNLOCKING THE POTENTIALS



Pegangsaan Dua could be a good location for a more locally-oriented offer accessible from surrounding areas of northeast Jakarta.

There is a significant improvement in attractiveness as a location for housing in Pegangsaan Dua. Currently, Pegangsaan Dua mainly consists of industrial land that may become a focus for urban renewal, and a driver of demand for housing.

Pegangsaan Dua's accessibility resulting suitability for development and could be the key to development for North Jakarta.

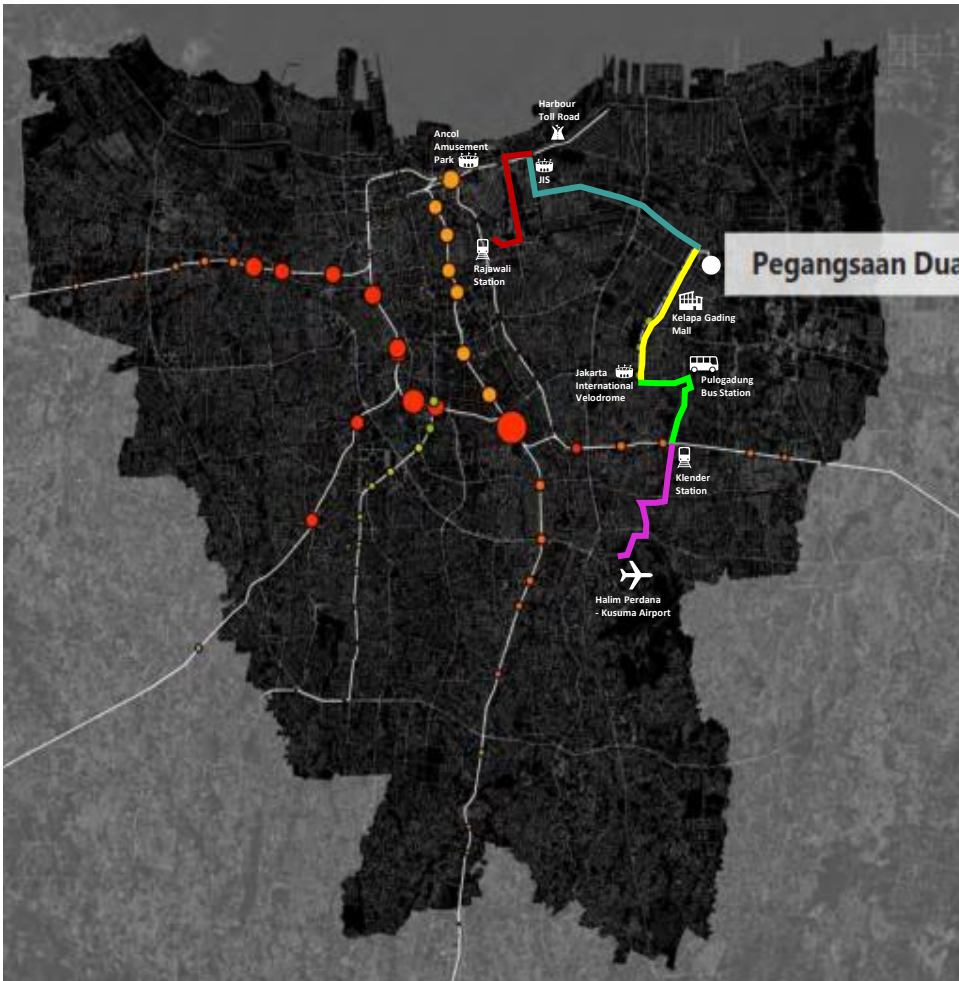
Population accessible within 45 minutes by all-rail-based public transport modes, Transjakarta busway and walking-accounting for all future planned lines to 2030. Brighter colours represent increased accessibility to population.



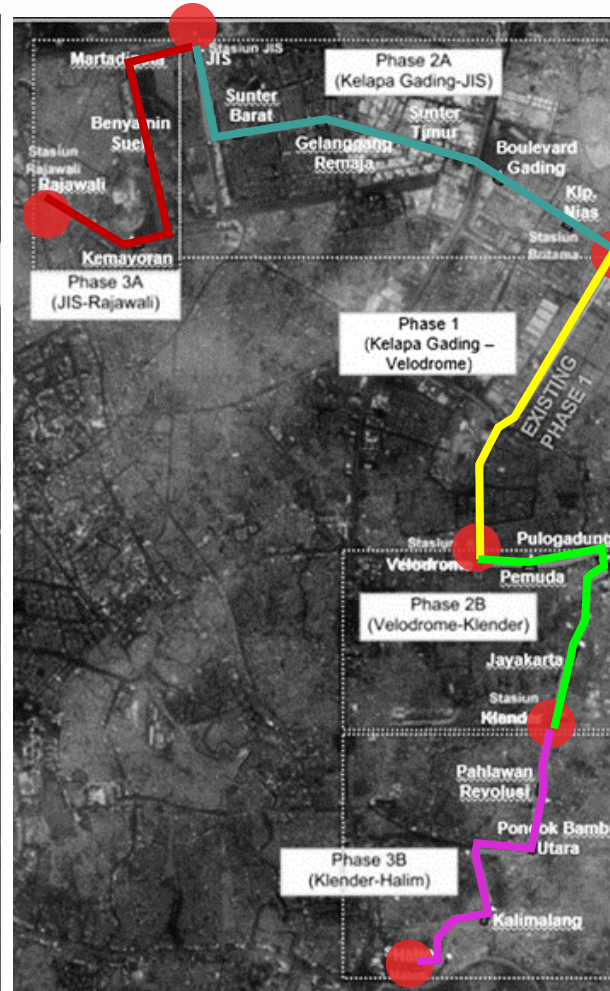


TOD PEGANGSAAN DUA

CONNECTING THE CITY HUBS



Central station on Jakarta's transit network in 2020



LRT Jakarta Development in 2032

Future transport improvements will enhance the accessibility of Pegangsaan Dua.

With these improvements, Pegangsaan Dua could be suitable for housing, employment locations, and also a complement for other nearby city centers especially in North and East Jakarta.

“interconnecting North Jakarta and East Jakarta for future development”



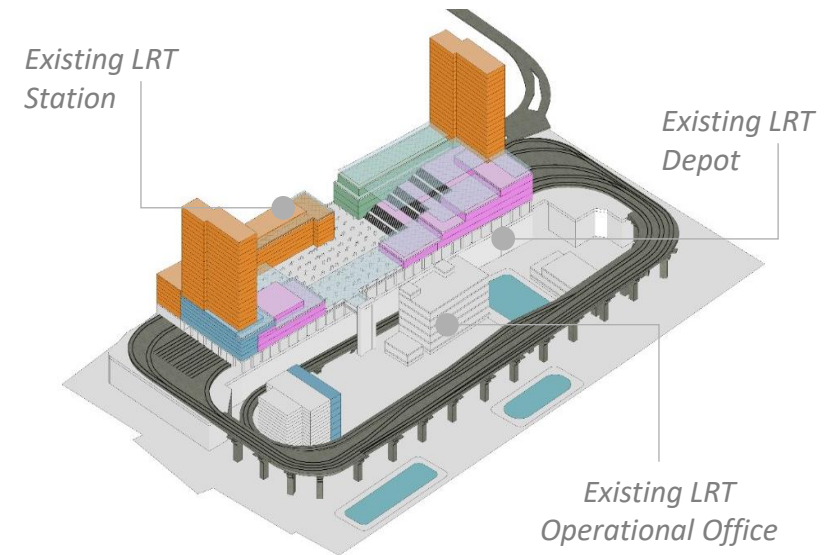


TOD PEGANGSAAN DUA DEVELOPMENT CONCEPT



Pegangsaan Dua TOD is a series of land development projects, which comprises two stages, the Depot and the Wider Area. The Depot is a multistory mixed-use development while the Wider Area is 160 Hectares of integrated and livable urban renewal.

The Depot development will be built above the LRT Depot in Pegangsaan Dua. It will be the new commercial and urban residential center in North Jakarta with ease of commute.



TOD PEGANGSAAN DUA

VISION

“A livable, connected community anchored by a distinctive landmark Depot”



The Vision for Pegangsaan Dua is underpinned by seven main principles, each supported by several more specific objectives. The three main objectives of Pegangsaan Dua are a contribution to the city, ingredients of a high-quality district, and ensuring successful delivery.

Contribution to the City

1. New housing for Northeast Jakarta
2. Potential to maintain the industrial economy

Ingredients of a high-quality district

3. High-quality of place and amenities
4. Good internal and external connections
5. Turning the Depot into a destination
6. A safe and resilient district

Ensuring successful delivery

7. A practical, flexible strategy to unlock delivery





1.7 Million m2
GFA



62.000
new population



18.000 m2
new offices



8.600
new employment

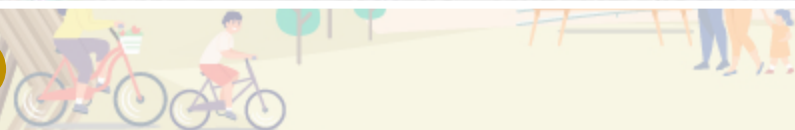


18.000 m2
new housing



35%
affordable housing

- Landed House
- Vertical residential
- Mixed-use
- Office and retail
- Open space






TOD PEGANGSAAN DUA DEPOT CONCEPT DESIGN

The main vision from Depot Development is to transform Depot into a destination by improving pedestrian accessibility, environment, and security.


There are some potential meanwhile uses in Depot that can be a good way of testing the demand for different activities while producing incomes such as canopy market and flexible entertainment venues.

The permanent development of Depot could blend residential, commercial, cultural and community spaces functionally integrated into the district, enabling land-use synergies.

Considering the things above, Jakpro is open for partner to offer new ideas including the stages of Depot development and the preparation of the Depot feasibility study.


±10 Ha
Land Area


123.700 m2
Recommended GFA


5.0
FAR

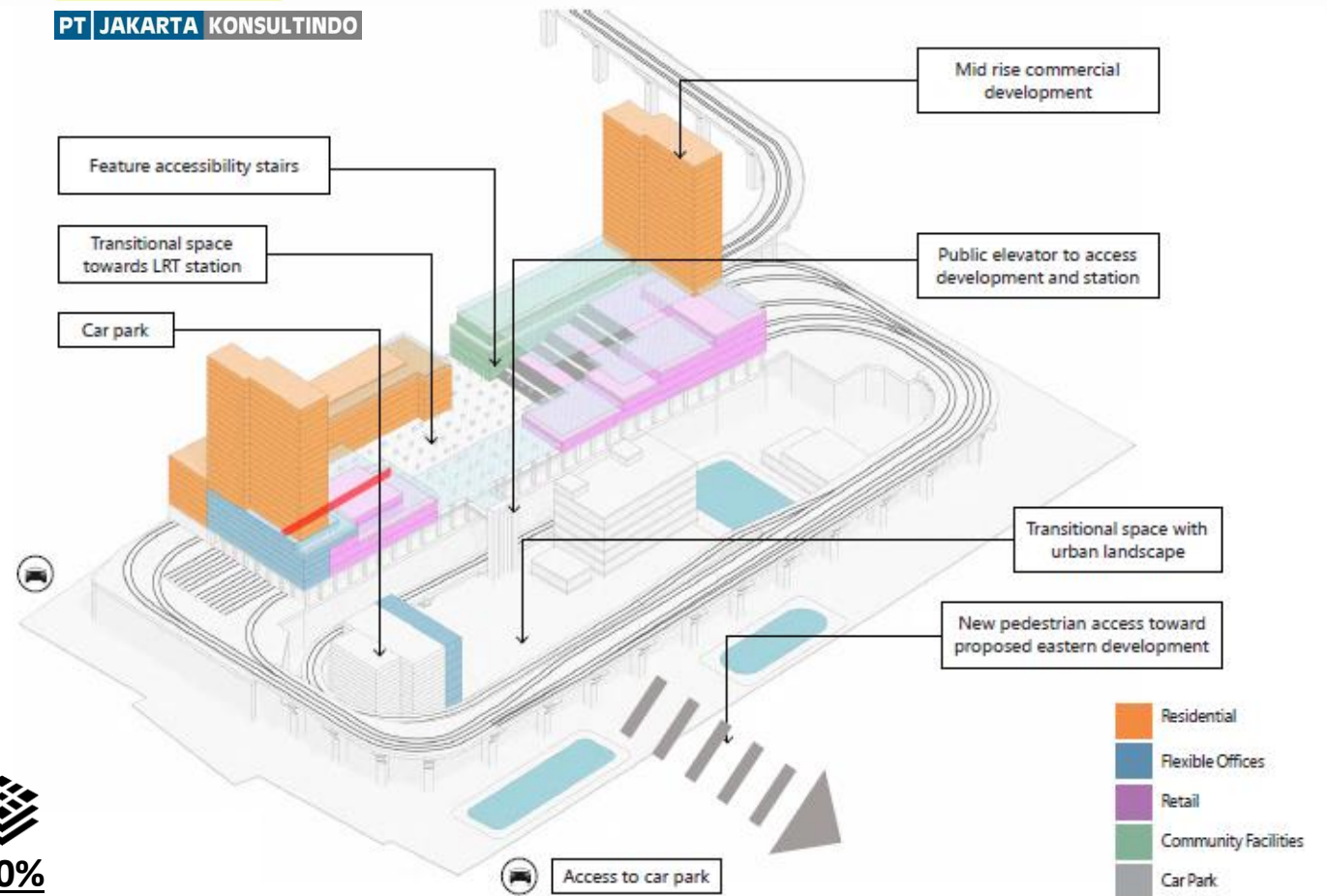

40%
BCR



Initial Design by

BURO HAPPOLD

PT JAKARTA KONSULTINDO





TOD PEGANGSAAN DUA

DEPOT – FINANCIAL ANALYSIS



		Scenario 1 Base case	Scenario 2 Higher affordable housing	Scenario 3 Balanced blend of residential grades
FAR		5.0	5.0	5.0
GFA	sqm	123.700	123.700	123.700
Construction years	years	5	5	5
Residential	% of GFA	68%	68%	68%
Dwellings	No. of units	1.051	1.218	967
Affordable and social dwellings	No. of units	491	818	327
- Upper middle	% of units	0%	0%	17%
- Middle		53%	33%	25%
- Lower middle		0%	0%	25%
- Affordable		47%	67%	34%
- Social		0%	0%	0%
Office (Grade B)	% of GFA	15%	15%	15%
Retail	% of GFA	17%	17%	17%
Total Capex	USD, 2020 prices	104.941.198	103.246.592	105.364.832
Total Revenue for 30 years	USD, 2020 prices	293.029.156	278.567.416	293.812.084
IRR 30 years	&	17,2%	13,7%	17,3%
NPV 30 years	USD	16.052.520	6.046.325	16.298.047
Payback Period	years	4	7	4



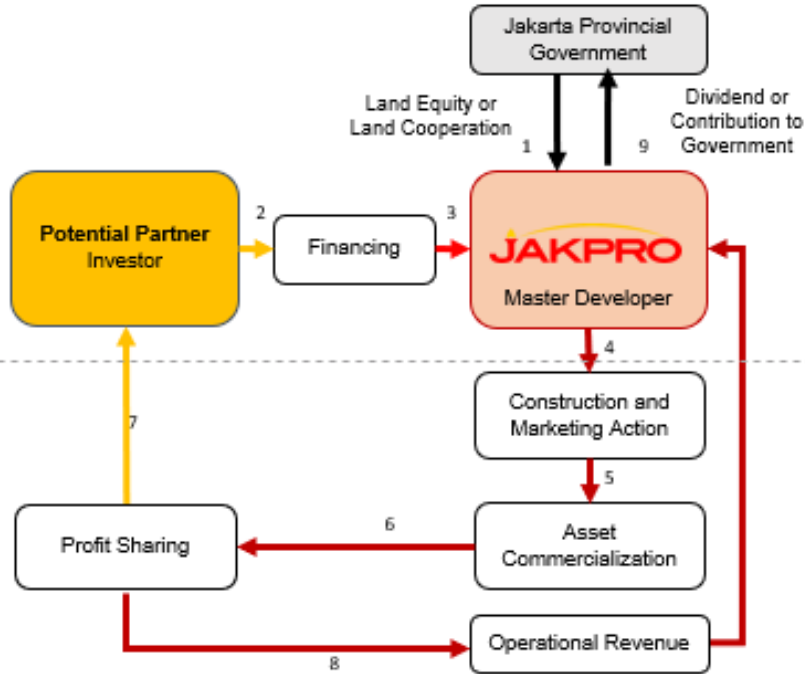


TOD PEGANGSAAN DUA

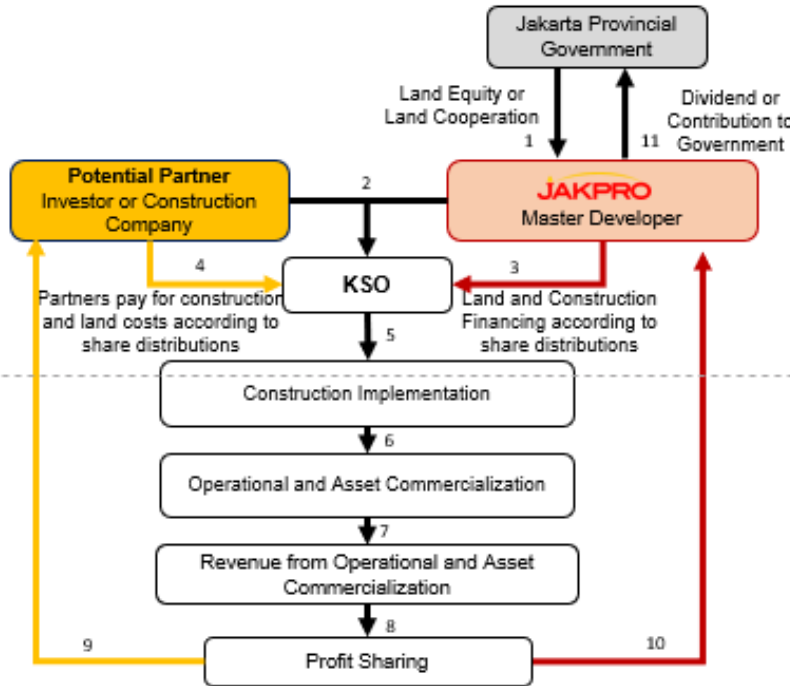
PROJECT STRUCTURE OPTIONS



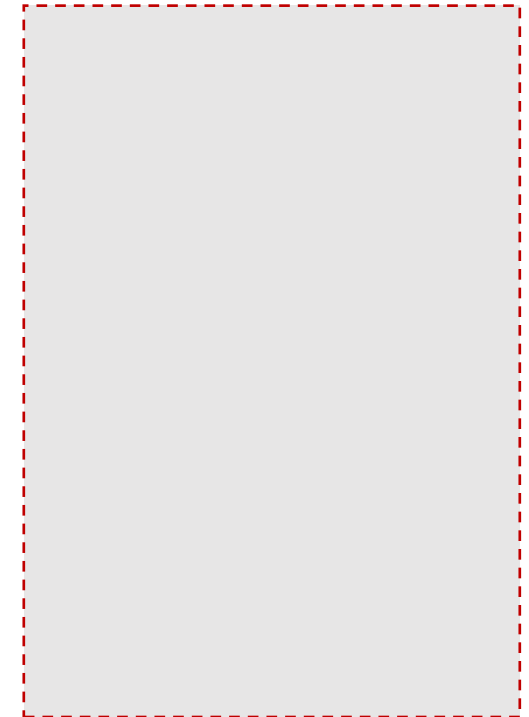
1. Direct Financing



2. Joint Operations (KSO)



3. To Be Discussed With Partner



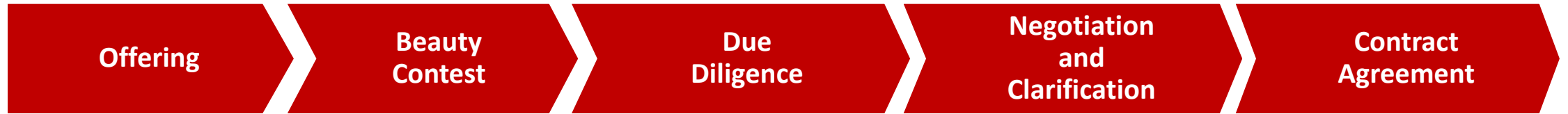
* INDICATING INITIAL OPTIONS





TOD PEGANGSAAN DUA

PARTNER SELECTION PROCESS



Potential Partner give Letter of Interest and other Documents to Jakpro.

If there is more than one potential partner, Jakpro will commence a selection process.

Jakpro will conduct a due diligence process in several aspects such as legality, financial, and business.

Potential Partner and Jakpro negotiate about the scope of cooperation, business model, project timeline, etc.

Potential Partner and Jakpro sign a partnership agreement.

This agreement will be announced publicly.





TOD PEGANGSAAN DUA

WHAT TO DO NEXT



Should you have further queries or would like to sent Letter of Interest, please reach us through:

Mr. Tedy Sitepu

Business Development Senior Manager

- **Email:** busdev@jakarta-propertindo.com
- **Address:** Gedung Thamrin City Lantai 1, Lobby Timur, Jl. M.H. Thamrin Boulevard, RT.8/RW.4, Kb. Melati, Kec. Menteng, Kota Jakarta Pusat, Daerah Khusus Ibukota Jakarta 10340
- **Phone:** [\(021\) 2962 5700](tel:(021) 2962 5700)



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