

Wijayakusuma Industrial Estate



ST. RAYA SEMARANG - KENDAL KM 12, SEMARANG
CENTRAL JAVA, INDONESIA
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WWW.KIW.CO.ID

July 2020

AGENDA

- OVERVIEWS
- BUSINESS LINES
- WHY KIW?
- STRATEGIC PARTNERS
- AWARDS
- GROWING TOGETHER WITH KIW





RACHMADI NUGROHO
President Director



AHMAD FAUZIE NUR
Director of Operations

OVERVIEWS

Historical Milestones



OCTOBER 7, 1988

PT Kawasan Industri Wijayakusuma (KIW), previously named PT Kawasan Industri Cilacap (KIC), established in Cilacap, Central Java.



AUGUST 14, 1998

Relocated to new location in Semarang, with new brand, which is PT Kawasan Industri Wijayakusuma (Persero)- (KIW)

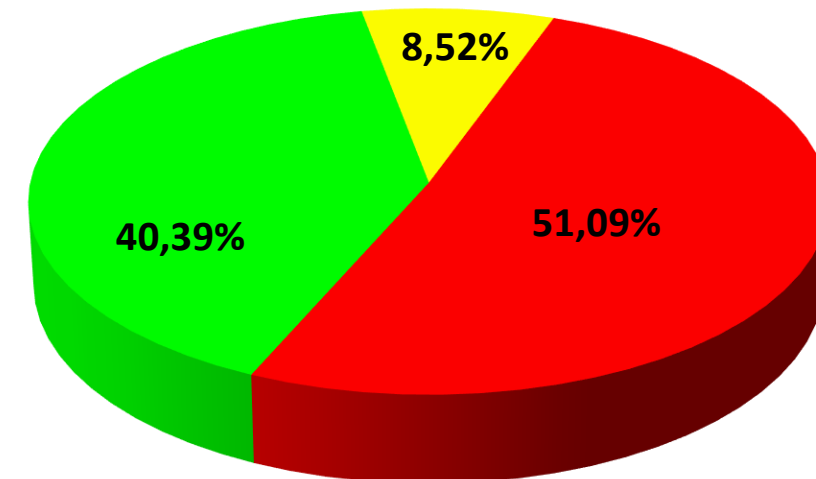


OCTOBER 1, 2018

PT Putra Wijayakusuma Sakti (PWS) established as a subsidiary of PT Kawasan Industri Wijayakusuma (Persero)



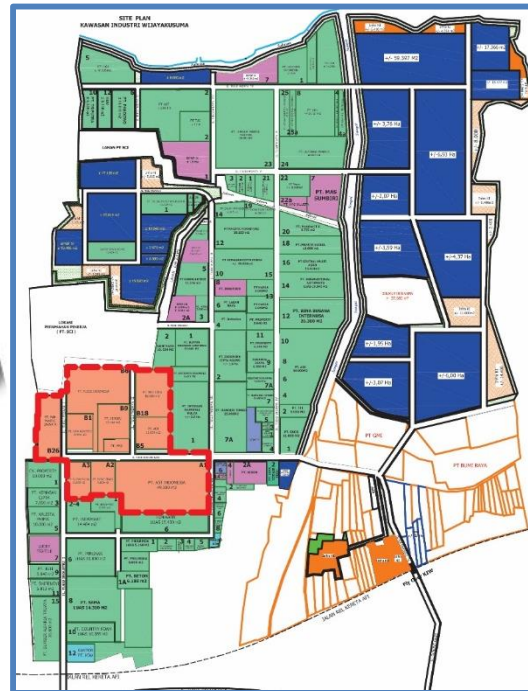
Shareholders of
PT KIW (Persero) *



- Government of Republic Indonesia
- Government of Central Java Province
- Government of Cilacap Regency

* As of December 31, 2019

KIW has a **STRATEGIC LOCATION** in Central Java with an area of 250 Ha



Connectivities

- Ahmad Yani International Airport : 13 Km
- Tanjung Mas Port : 16 Km
- Trans Java Highway : 06Km
- Tugu Rejo Hospital : 05 Km
- Semarang Poncol Rail Way Station : 11 Km
- Center of Semarang City : 10 Km
- Mangkang Bus Station : 06 Km

VISION

"To become a reliable-and-modern company focused on development management of industrial estate, property and business district"

MISSIONS

Running business developers and Property Management, Industrial Estate and Business in an integrated manner

To develop the corporation and make a positive contribution to the regional and national economy

Consistently maintaining business continuity by maintaining social and environmental sustainability

Consolidates PT PWS as a subsidiary holding Company

BUSINESS LINE

CORE BUSINESS

1. Parcel land available for sale
2. Standard Factory Building (SFB) for rent

SUPPORTING BUSINESS

1. Water Treatment Plant (WTP)
2. Waste Water Treatment *Plant* (WWTP)
3. Maintenance Fee/ Service Charge
4. Parking Management
5. Office Building for rent

Business Line
Core Business: Industrial Parcel Land



KIW provides READY-TO-BUILT PARCEL LAND in total area 250 Ha at very COMPETITIVE price.
KIW has a STRATEGIC location and located in FLOOD-FREE environment



Core Business

Standard Factory Buildings (FFB)

KIW provides MODERN and INTERNATIONAL Standard Factory Buildings in total area of 48.388 m², which can be use for industry, factory or warehouse.



BUSINESS LINE Supporting Business

WATER TREATMENT PLANT (WTP)

KIW is supported by WTP with water distribution capacity up to 5.000 m³/day* using hydrant network.

WASTE WATER TREATMENT PLANT (WWTP)

KIW is the only industrial estate in Central Java which has an integrated waste water treatment plant (WWTP).

MAINTENANCE FEE

KIW commit to give best services and supported by investor-friendly maintenance fee

PARKING MANAGEMENT

KIW commit to ensure the availability of parking lots with competitive charge

OFFICE BUILDING FOR RENT

KIW is providing office buildings for lease

KLIK Facility



PT KIW (Persero) is one of Industrial Estate in Indonesia which has KLIK facility. Your company can start construction fast, with conditions the documents are complete to processed based on Decree of the Head of the Investment Coordinating board of the Republic of Indonesia (BKPM) Number 17 of 2017.

BUSINESS EASE

- Strategic Location
- Competitive Price
- One-Stop Services
- Lingkungan Nyaman
- Flood-Free Environment
- Comprehensive Licenses, include:
 - a) Location permit
 - b) Site Plan Approval
 - c) Hinder Ordonantie (HO)
 - d) AMDAL (Except for toxic hazardous materials processing)



WHY KIW?

Facilities & Complete Infrastructures (existing)



Water Treatment Plant (WTP)



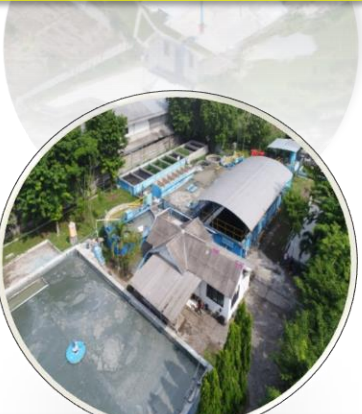
Office Buildings



Energy Supply



Roadway Access



Waste Water Treatment Plant (WWTP)



Firefighters



KLIK Facilities



Fly Over



Estate CCTV

WHY KIW? Business Development



**Waste Water Treatment
Plant (WWTP)**



**Water Treatment
Plant (WTP)**



**Standard Factory
Buildings (SFB)**



Warehouse



**Logistic
Bonded Zone**



Property



Parcel Land



Developer and Construction



Trading



Logistic



Transportation



Batching Plan

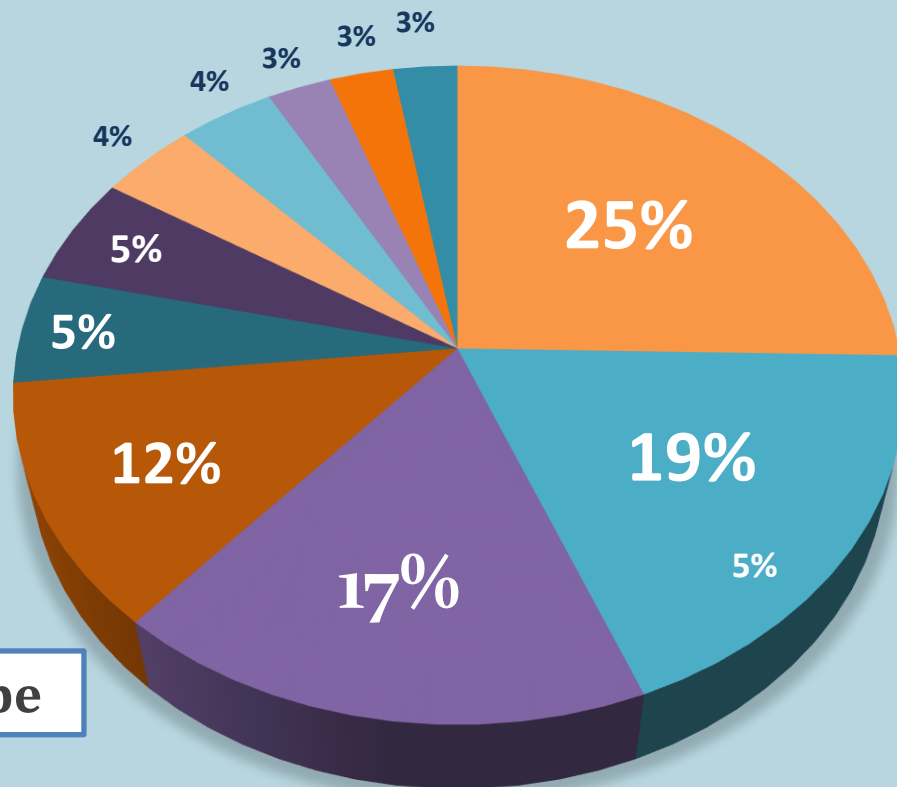


E-Commerce



**New Industrial
Estate**

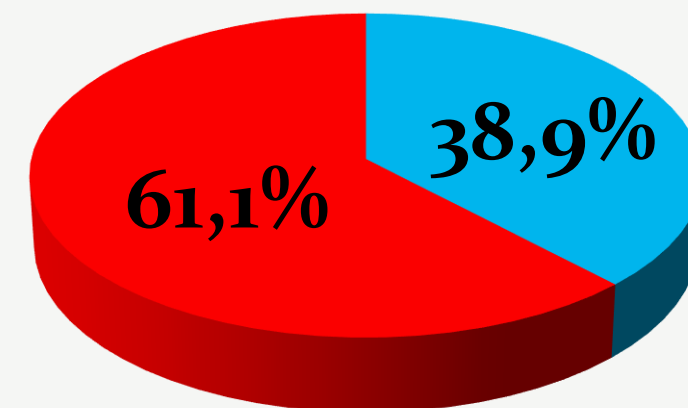




Tenant Industry Type

- Garment and Border (19)
- Wood Processing & Furniture (14)
- Warehouse, Distribution & Expedition (13)
- Food & Cold Storage (12)
- Iron, Metal & Brass Processing (4)
- Electronic Component (4)
- Chemical & LPG Depo (3)
- Washing (3)
- Fish Nets (2)
- Repair (2)
- Building Construction (2)

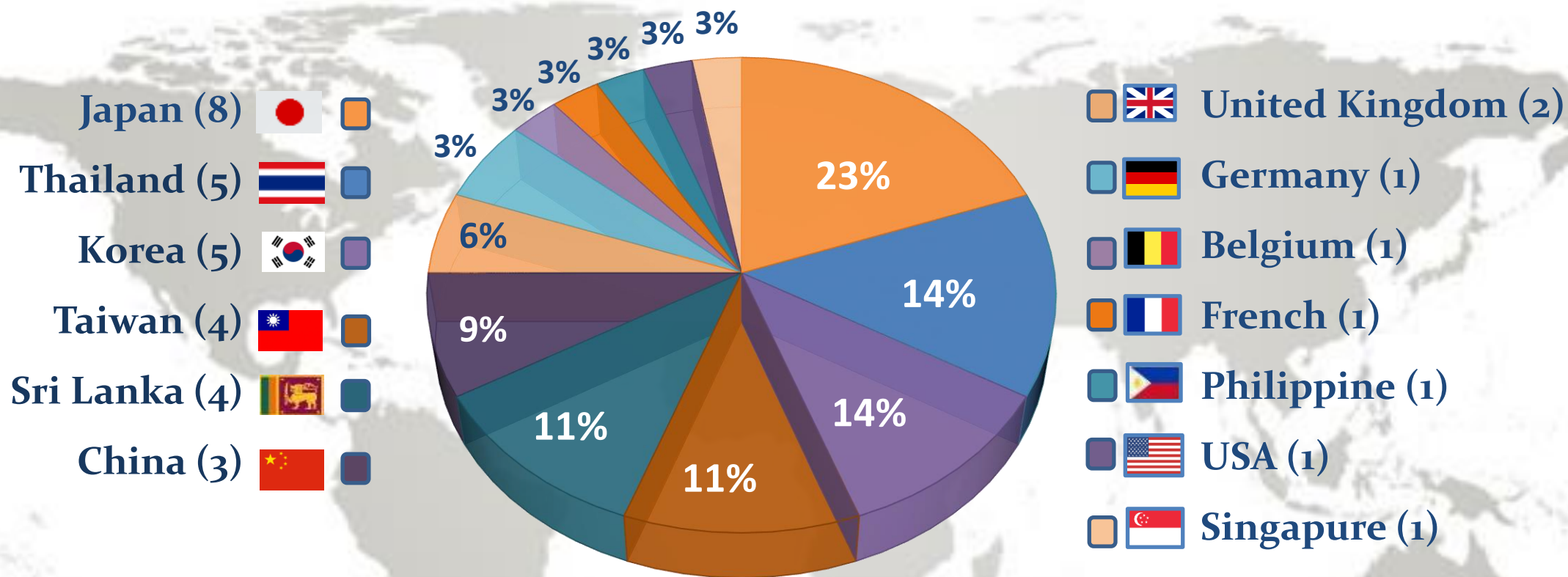
Investment Origin



■ Foreign Investors: **37**
 ■ Domestic Investors: **58**

95 Investors
21.451 Employees

INVESTMENTS from all around the WORLD



WHY KIW?

Competitive Minimum Wage

No	City	Minimum Wage/Month (2020)	
		IDR (Rp)	(USD)*
1	Karawang	4,594,325	317
2	Bekasi	4,589,708	316
3	DKI Jakarta	4,267,349	294
4	Depok	4,202,105	290
5	Surabaya	4,200,479	289
6	Gresik	4,197,030	289
7	Sidoarjo	4,193,581	289
8	Pasuruan	4,190,133	288
9	Bogor	4,169,806	287
10	Tangerang	4,119,029	284
11	Bandung	3,623,778	250
12	Malang	3,081,275	213
13	Sukabumi	3,028,531	209
14	Subang	2,965,468	205
15	SEMARANG	2,715,000	187



Semarang dan Jawa Tengah memiliki UMK yang sangat kompetitif dibandingkan kota industri di **Jakarta, Jawa Barat, dan Jawa Timur**. Selain itu, Semarang memiliki kondisi yang **kondusif** untuk **INVESTASI**

Asumsi 1 USD = Rp 14.515
On July, 1st 2020



**PT KING DA MARINE
TECHNICAL INDONESIA**



PT AST INDOENSIA



PT. INTI DAYA RAJAWALI MULYA



PT. PLN (PERSERO)



BINABUSANA INTERNUSA



LAJU SINERGI METALINDO



PT Hanchen Industri
Indonesia



PT BETON PERKASA WIJAKSANA
Formwork Scaffolding Engineering



PT SANDANG ASIA MAJU ABADI



PT Indomina Cipta Agung



PT. KIW (Persero) won 1st Place of the Best of 118 SOEs (Infobank Magazine) with the best financial performance and business growth in 2018.



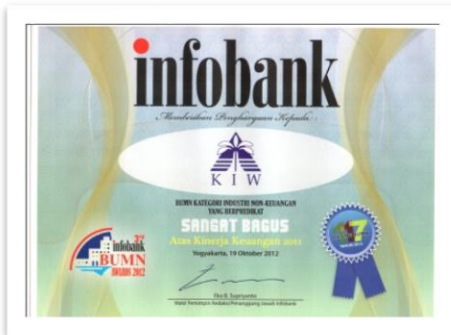
KIW has ISO 14001: 2015 for Parcel Land Sales & Standard Factory Building Rent Valid: 2022-01-10



KIW has ISO 14001: 2015 for Management of Industrial Estate with Customer-Satisfaction Oriented through Continual Improvement in Service and Product Quality Standard Valid: 2022-01-10



KIW has ISO 9001: 2015 for Management of Industrial Estate with Customer-Satisfaction Oriented through Continual Improvement in Service and Product Quality Standard Valid: 2023-05-12



KIW has won awards from Infobank Magazine for 7 (seven) consecutive years from 2012 to 2018 as the Company with the Best Financial Performance



Ministry of Environment and Forest awarded the Company Performance Rating Program Award (Proper) to PT KIW (Persero) for 5 (five) consecutive years from 2013 to 2018

**PT KIW (Perseo) won 5 Award Categories at
BUMN Mareketeers Award 2019 Held by Markplus.Inc (April, 24 2019)**



**The Most Promising Company in Entrepreneurial SOEs
(Silver Winner)**

**The Most Promising Company in Tactical Marketing
(Silver Winner)**

**The Most Promising Company in Branding Campaign
(Bronze Winning)**

**The Most Promising Company in Marketing 3.0
(Bronze Winner)**

**The Most Promising Company in Strategic Marketing
(Bronze Winner)**



**Award From Jawa Pos
Radar Semarang 2019
Award at category of
Integrated Eco-
Friendly Industrial
Estate (Sept, 10 2019)**

**Program
Kemitraan dan
Bina Lingkungan
Tahun 2019 by
Warta Ekonomi
(Mei, 27 2019)**





Award from
Investor Magazine
as the Best SOEs
in non-finance
category of
Industrial Estate
and Housing
Sector (2014, 2017)



Award from BUMN Track as Bronze
Winner of SOE with “Indonesia
Tertib” category (19 Sept 2019)



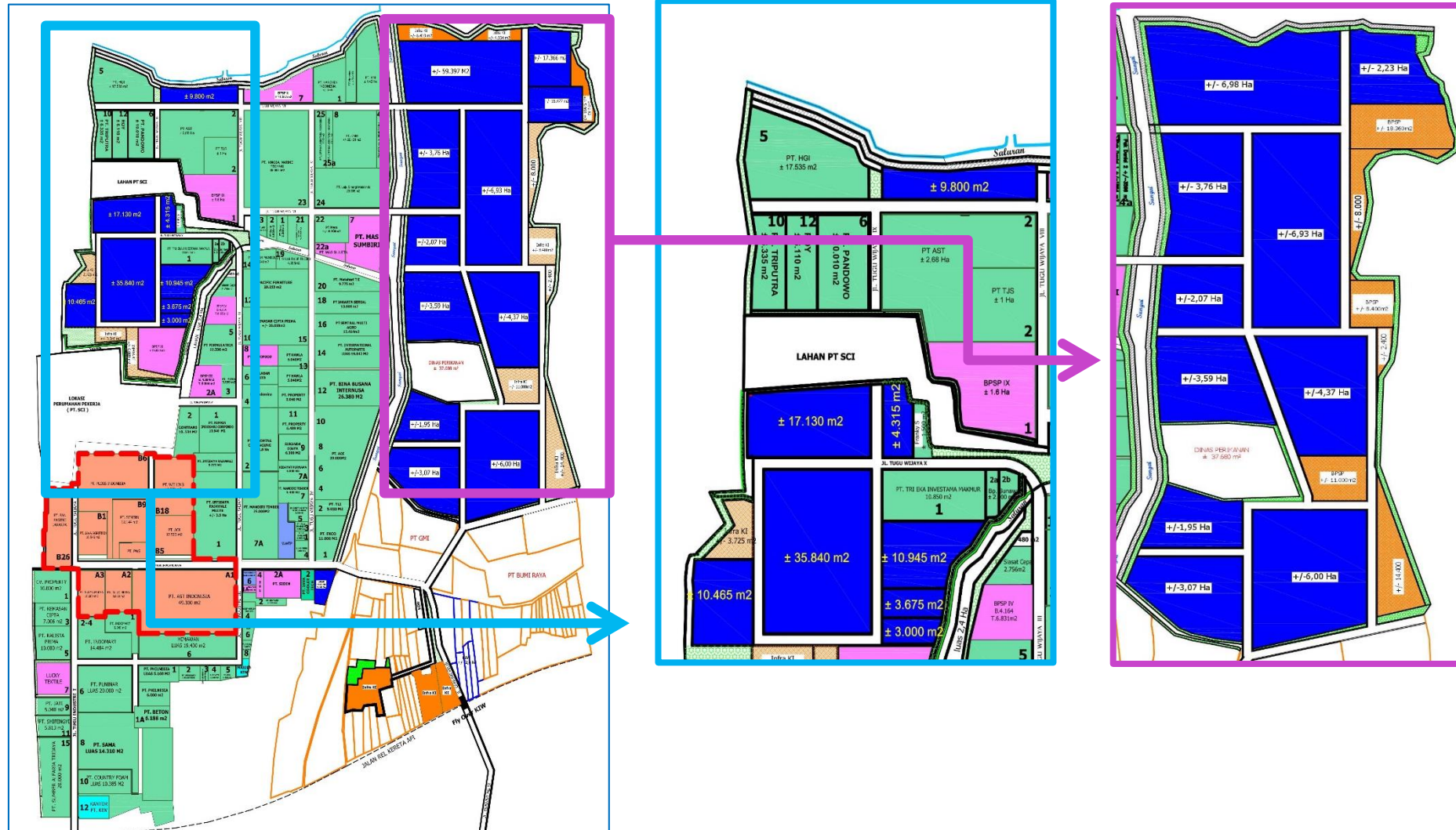
Award from BUMN Branding and Marketing as The Best Marketing The Innovation Corporate Marketing BUMN in SOEs Corporate Marketing of Business Sector in Construction and Transportation Infrastructure (Nov, 5 2019)

Award for Director of Operations of PT KIW (Persero) as CMO Marketing Teamwork in SOEs CMO category of Business Sector in Construction and Transportation Infrastructure (Nov, 5 2019)



GROWING TOGETHER WITH KIW

The Best Investment Choice



GROWING TOGETHER WITH KIW

The Best Investment Choice

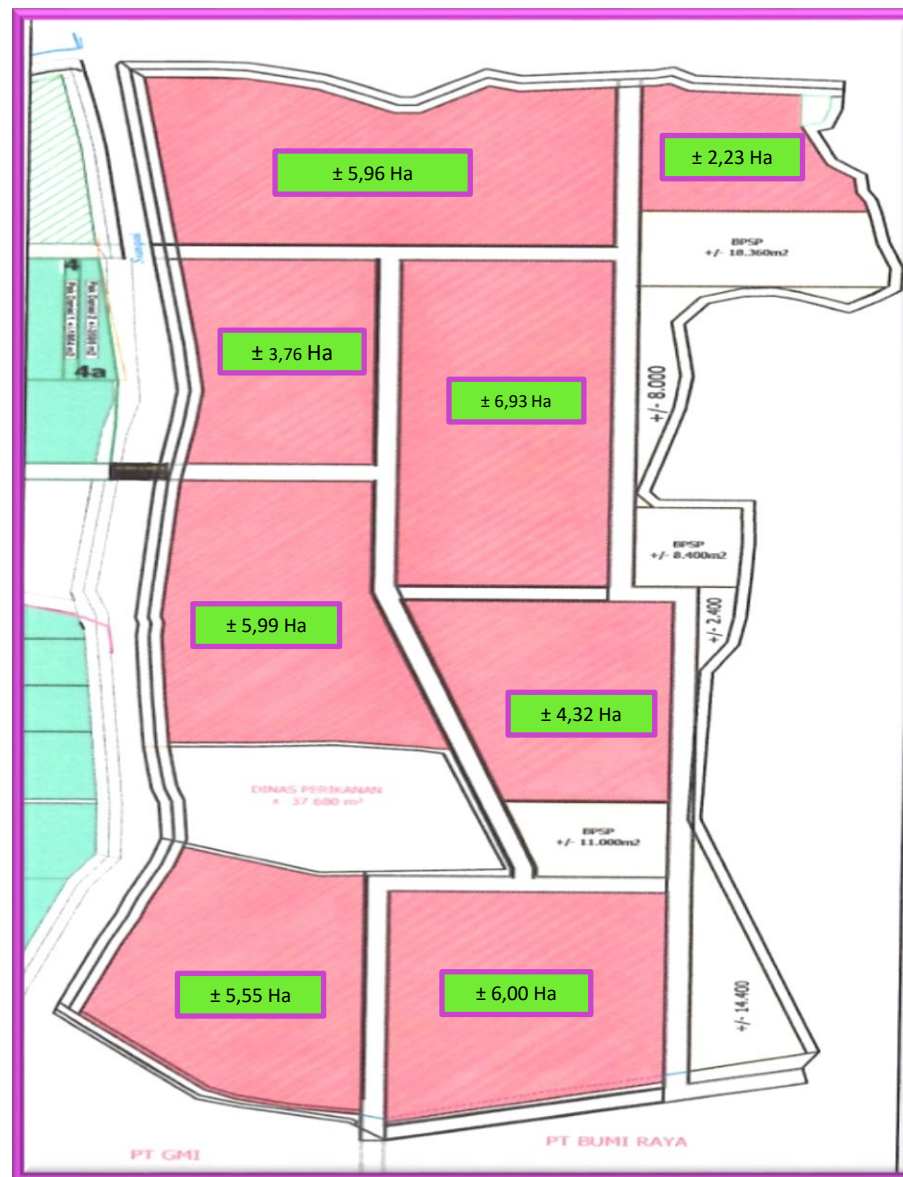
Note:



: Sold



: Available for Sale



the Best Location for Better Investment



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