



**JAVA INTEGRATED
INDUSTRIAL AND PORTS ESTATE**



吉配保税港工业园

Java Integrated Industrial and Ports Estate

JIPE



JIPE

JAVA INTEGRATED
INDUSTRIAL AND PORTS ESTATE

吉配保税港工业园

JIPE is the first integrated estate in Indonesia, with total area of 3,000 hectares, consisting of industrial estate, multipurpose port, logistic center, bonded logistic center, leisure, commercial and residential township. Located in Gresik, JIPE will be the most strategic industrial HUB in Indonesia.

吉配保税港工业园是印尼国家级战略基建项目，为印尼首个综合配套工业区，总占地3000公顷，由工业区，港口产业区，保税物流中心，娱乐休闲区，商业区及住宅区组成。园区位于东爪哇省泗水市锦石县，将成为印尼最具战略性的工业中心

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EAST JAVA at Glance 东爪哇省概况



Area 面积 : 48.039 Km², 爪哇岛最大省份
Position 位置 : 111,0' - 114,4' EL, 7,12' - 8,48' S
Topography 地形 : Lowland, Mountains, Coast
低地, 山脉, 海岸

Population 人口 : 39,847,561 people (2017)
Religion 宗教 : 90% Moslem, 10% Others
Language 语言 : Javanese, Madurese, Bahasa
Gender 性别 : 49% Male, 51% Female
Capital City 首府 : Surabaya, 印尼第二大城市
Number of Regencies/Cities 县/城市 :
29 Regencies/ 9 Cities

EAST JAVA NATURAL RESOURCES

东爪哇自然资源

MINING 矿业

- > Petroleum 石油
- > Coal 煤炭
- > Solar Energy 柴油能源

AGRICULTURE 农业

- > Crops Planted 经济作物种植
- > Paddy 水稻

PLANTATION 种植园

- > Palm Oil 棕榈油
- > Cashew 腰果
- > Melon 哈密瓜/小波罗蜜

FISHING 渔业

- > Rich Fish Seeds 福鱼籽
- > Baronang Fish 鲑鱼

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Corporate Structure 经营模式



A public listed company, leading in integrated logistic services and bulk chemical & energy distribution in Indonesia

爱凯尔集团-印尼上市公司，
领衔综合物流，化工和能源
等领域



PELINDO III

A state owned enterprise handling all the public ports in Central Java, east Java, Bali, South Kalimantan, Central Kalimantan and Nusa Tenggara
第三港务公司-国营港口管理企业，
分管东部六省港口



PT.Usaha Era Pratama Nusantara,
Logistic Services provider
爱凯尔下属子公司，提供物
流服务



BJTI PORT

Forwarding services provider at
Tanjung Perak Port Surabaya
第三港务公司下属子公司，负
责泗水丹戎佩拉港管理服务

60%



40%

PT BERKAH KAWASAN MANYAR SEJAHTERA

由PT. Usaha Era Pratama Nusantara (60%) 及PT. Berlian Jasa Terminal Indonesia (40%) 合资构成，负责开发、管理工业园区

40%

BMS

60%



PT.BERLIAN MANYAR SEJAHTERA

由PT. Usaha Era Pratama Nusantara (40%) 及 PT. Berlian Jasa Terminal Indonesia (60%) 合资构成，负责开发、管理港口产业区

At Glance

RESIDENTIAL ESTATE
800 ha
住宅区 800公顷

PORTS ESTATE
400 ha
港口产业区 400公顷

INDUSTRIAL ESTATE
1761 ha
工业区 1761公顷



AKR Land



Located strategically in the mouth of Madura Straits, our attached port will be the deepest in East Java (-16 LWS). With 4 jetties and 6,200 meter total berth area, JIPE could cater capesize vessels until 100,000 DWT.

园区位于马都拉海峡的战略位置，自有港口将成为东爪哇最深的港口（-16LWS）下设4大码头，拥有长达6200米的泊位，可停靠载重量为10万吨的好望角型货轮

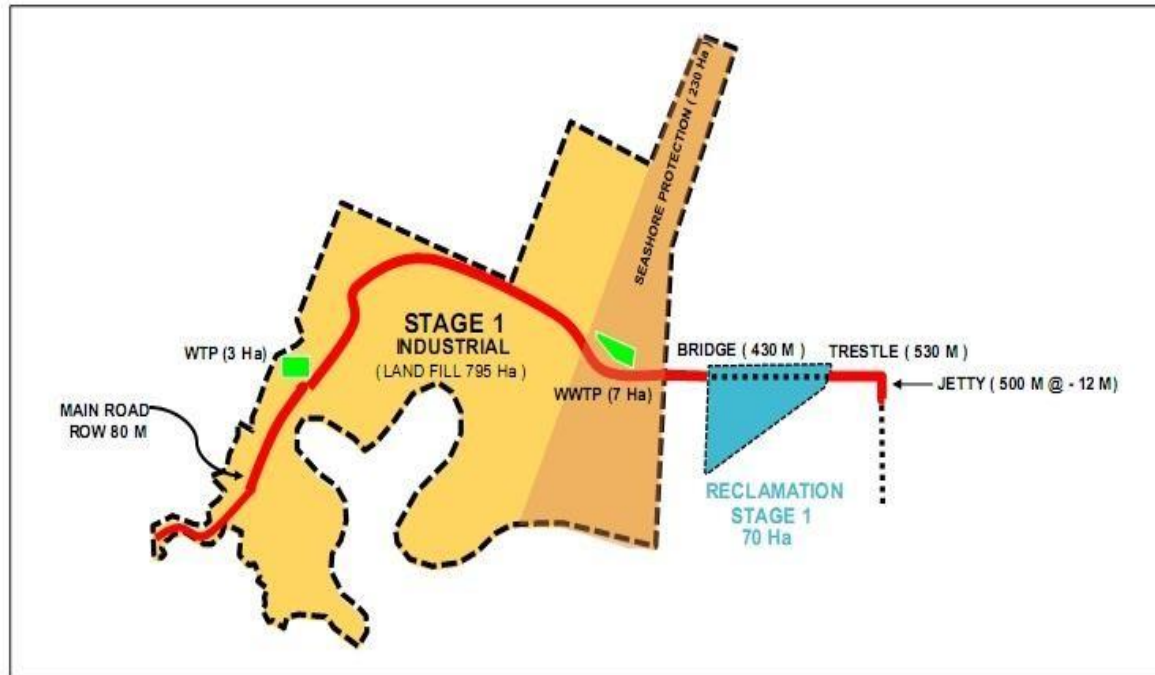
Logistics cost for incoming raw materials and distribution of finished goods will be minimized with utilization of JIPE 3 modes of sea and land connectivity.

通过三位一体的陆路-海路连接，吉配保税港工业园可使原材料运输进港以及

JIPE

Development Stage 发展规划

2013 – 2018 (一期)

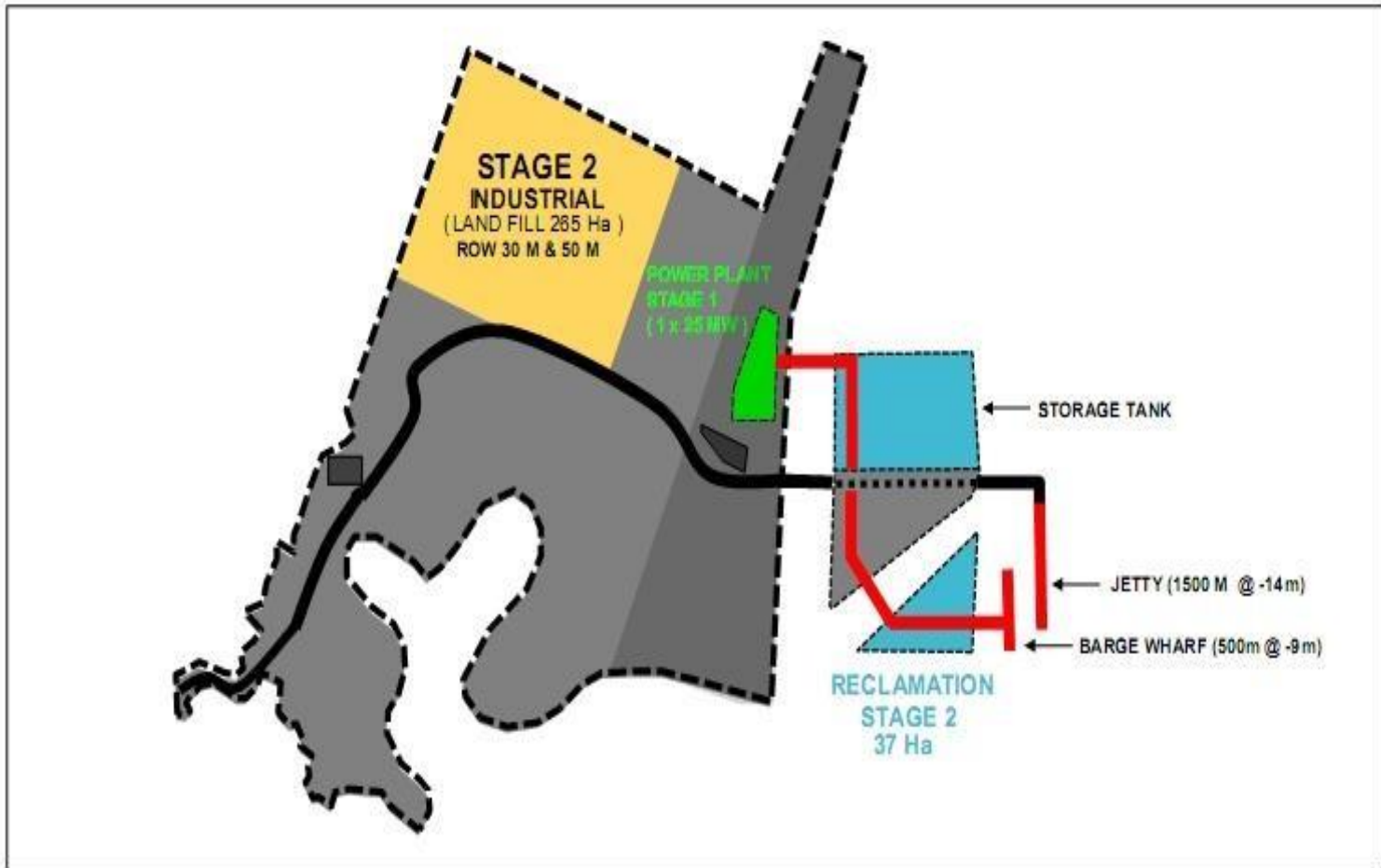


印尼战略基建项目吉配保税港工业园一期落成

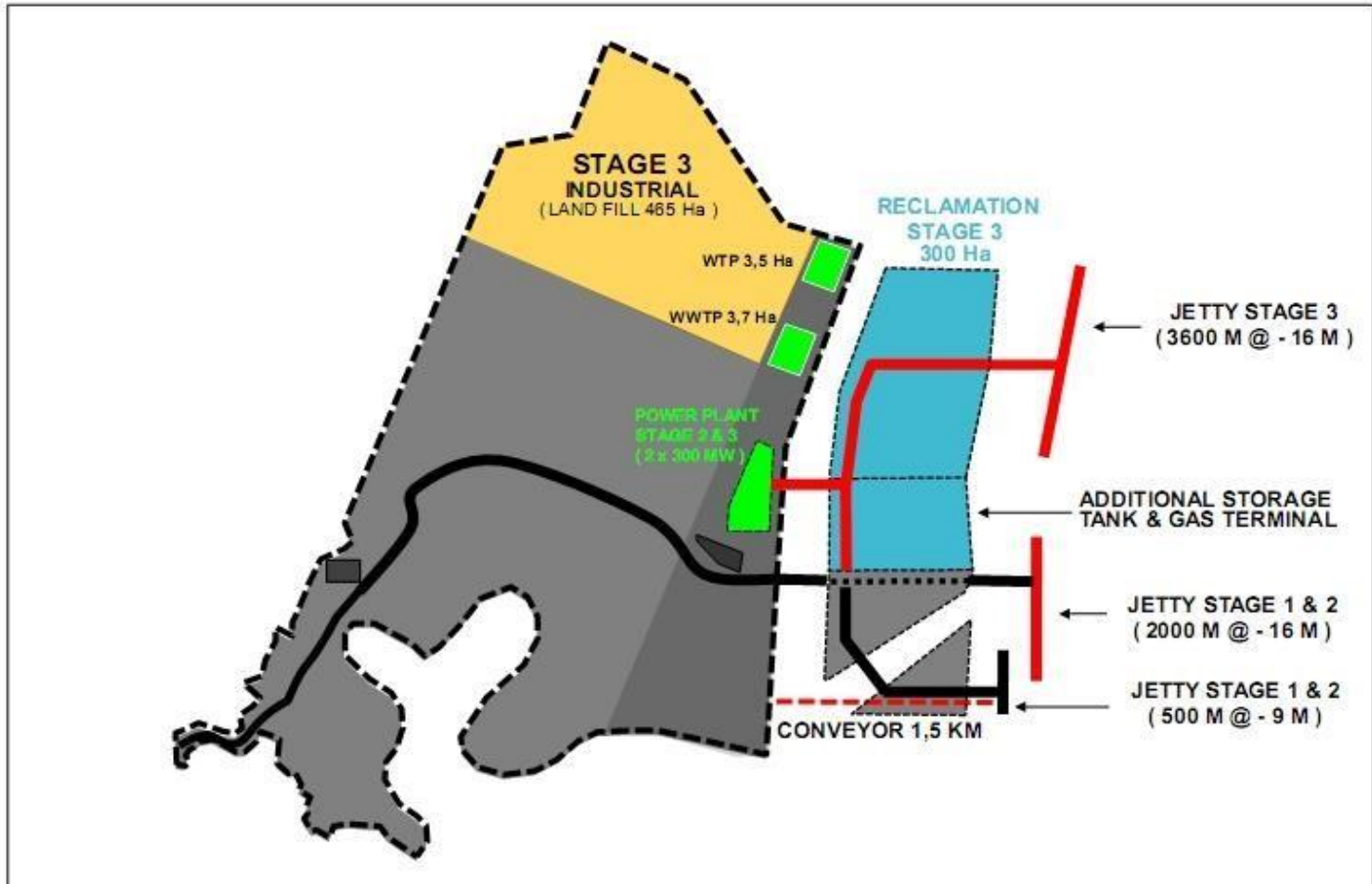
2018年03月10日 15:00 来源：经济日报-中国经济网

http://intl.ce.cn/sjjj/qy/201803/10/t20180310_28420015.shtml

Development Stage 2 2019– 2022(二期)



Development Stage 3 2023 – 2028 (三期)



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3 Modes of Transportation

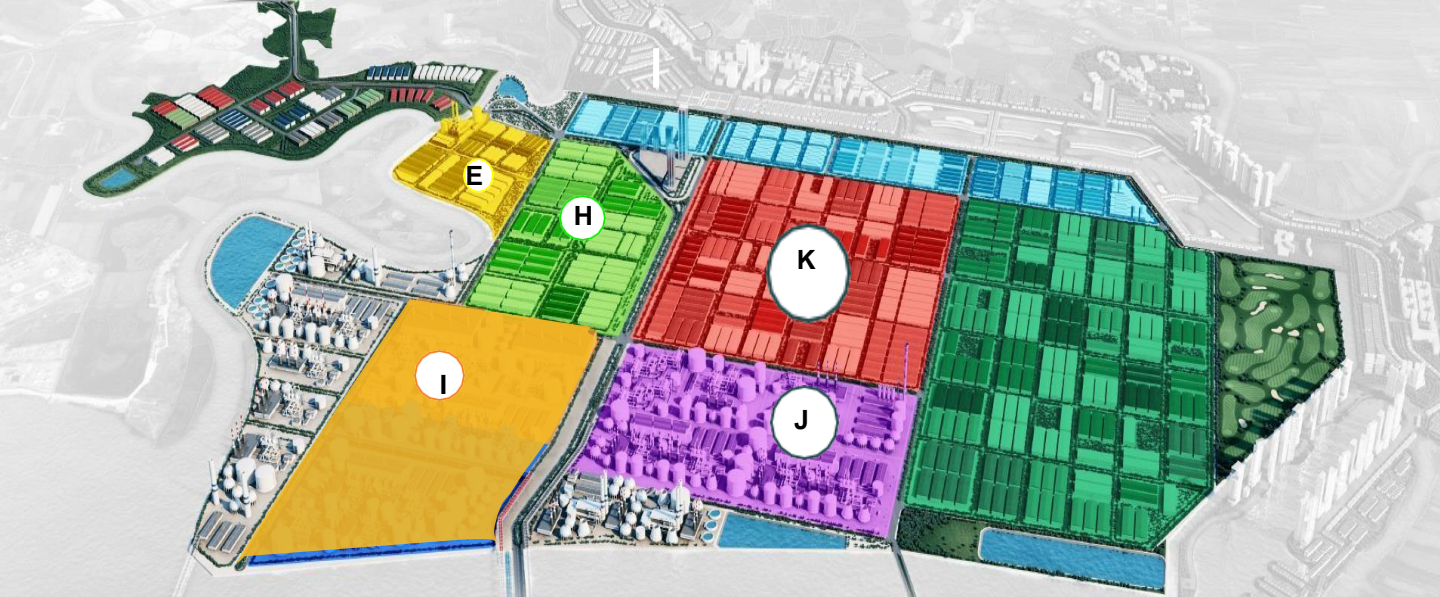
三大运输模式



JIPE

Industrial Clustering

产业组团



BLOCK. E

Multipurpose I - 45 Ha
多功能一区-- 45公顷
(已完成招标)

Tenants 客户:

1. PT. Unichem Candi Indonesia (Salt Refinery)
2. PT. Clariant Adsorbent Indonesia (Bleaching Earth)
3. PT. Hextar Fertilizer (Blending Fertilizer)
4. PT. Tirta Bahagia (Mineral Water Bottling)
5. PT. Adhmix Precast Indonesia (Precast & Concrete)
6. PT. Clariant Indonesia (Speciality Chemical)

BLOCK. H

Clean Block – 80 Ha
清洁区-- 80公顷
食品及制药 Food & Pharmacy

Tenants 客户:

1. PT. Nippon Indosari Corpindo (Bread - Sari Roti Brand)
2. PT. Cahaya Maju Lestari - HPI AGRO (Castor Oil & Essential Oil)

BLOCK. I

I区 --100公顷

CPO Refinery & Liquid Cluster 60 Ha
天然棕榈油精炼及液体产群--60公顷
Glass Industry 40 Ha
玻璃工业--40公顷

BLOCK. J

Smelter -100 Ha
冶炼区-- 100公顷

BLOCK. K

Multipurpose II - 120 Ha
多功能二区 -- 120公顷

Packaging, Paper and Carton Box, Fertilizer, Concrete, Plastic, Other Manufacturing
包装、纸和纸箱、肥料、混凝土、塑料及其他制造业

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Tenants 入驻客户

No	Company 企业	Area 面积	Product 产品	Status 进度	Worker 劳动力
1	PT. Unichem Candi Indonesia	6,5 HA	Salt Refinery & Washing 盐精练厂	Operational in July 2016 2016年7月开始运营	500 500人
2	PT. Clariant Adsorbent Indonesia	2,3 HA	Bleaching Earth 漂白剂化学品	Operational in April 2017 2017年4月开始运营	100 100人
3	PT. Clariant Indonesia	8,7 HA	Speciality Chemical 化学品	Purchasing in September 2017 for expansion 2017年9月购买, 用以拓展	N/A 无
4	PT Mitra International Tunggal (Hextar Fertilizer Indonesia)	5,3 HA	Fertilizer 化肥	Construction Phase 正在建设中	500 500人
5	PT. Adhimix Precast Indonesia	10 HA	Precast and Concrete 预制建筑混凝土制品	Construction Phase 正在建设中	400 400人
6	PT. Tirta Bahagia	5 HA	Warehouse 仓库	Construction plan in 2018 将于2018年建设计划	N/A 无
7	PT. Nippon Indosari Corpindo	4,1 HA	Bread - Brand "Sari Roti" 面包厂 - Sari Roti 品牌	Construction Phase 正在建设中	400 400人
8	PT. Cahaya Maju Lestari (HPI Agro Group)	10 HA	Castor Oil & Essential Oil 蓖麻油和精油	Construction Phase 正在建设中	100 100人

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Ports Estate 港口产业区



Port & Logistics multi service for Freight, Container, Car/vehicles, General cargo, Container yard, Multi purpose, Fishing Industry, Liquid & Bulk Cargo,

Bonded Logistic Center, Offshore Maintenance

集货运、集装箱、汽车、干散货、集装箱堆场、综合渔业、液体及散货、保税物流中心及离岸维护为一体的多功能港口及物流服务产业区

Operating license received on 28th December 2015.

港口于2015年12月28日取得营业执照

- In **2016** had catered **450,000 tons** of 25 vessels In dry bulk and general cargo

2016年，停靠25艘次干散货船，吞吐量达450,000吨

- In **2017** had reach **1.300,000 tons** , mostly for wheat, fertilizer, rock salt, bentonite, and soda ash.

2017年，吞吐量达1,300万吨，主要货物有小麦、化肥（肥料）、岩盐、膨润土和纯碱

First jetty, 250 m length and 30 m wide, 2 side function, already in operation for dry bulk and general cargo. Natural -14 LWS for loading and unloading, capacity 60,000 DWT. In 2018, equipments-cranes installment, 1000 m jetty extension for multipurpose and oil & gas.

一号码头，全长250米，宽30米，左右双侧均可停靠，目前已投入使用。用于装卸干散货物与一般货物。码头天然水深14米（-14LWS），可停靠60000吨级货船
2018年将安装起重机，拓宽多功能油气码头至1000米



AKR
GEM CITY
爱凯尔
海滨城

7 Wonders District 七大板块

- ① West Gate District 西门区
- ② East Gate District 东门区
- ③ Central Business District CBD区
- ④ University District 大学城
- ⑤ Park District 休闲区
- ⑥ Golf District 高尔夫球场
- ⑦ Marina District 滨海区



JIPE Utility Center 公共设备站



UTILITY CENTER PHASE 1 一期

ELECTRICITY 电力
3 X 7.65 MW 兆瓦
DUAL FUEL POWER PLANT (GAS & MARINE FUEL OIL) →
COMMISSIONING AUGUST 2017
双燃料发电厂 (天然气及柴油)
→ 2017年8月调试

WATER TREATMENT PLANT 供水
100 m3/hour - (Sea Water River Osmosis)
100 m3 /小时 - (海河水净化)

WASTE WATER TREATMENT PLANT
废水处理厂
2500 m3/day

GAS PIPELINE (under construction)
输气管道 (正在建设中)

UTILITY CENTER PHASE 2 二期

ELECTRICITY 电力
2 X 250 MW 兆瓦
COMBINED CYCLE GAS TURBINE
POWER PLANT
燃气轮机发电厂

WATER TREATMENT PLANT 供水
1000 l/sec - (fresh water)
1000 l/秒 - (淡水)

UTILITY PHASE 3 三期

ELECTRICITY 电力
660 MW 兆瓦
COAL FIRED ULTRACRITICAL POWER
PLANT 燃煤发电厂

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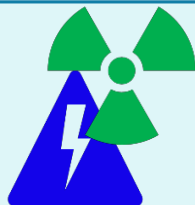
Why Invest In JIPE

吉配保税港工业园-您的最佳商旅伙伴



INTEGRATED 综合性能 统筹结合

- ✓ Deep Sea Ports
深海港口
- ✓ Direct Toll Road
Connection
高速公路直达
- ✓ Direct Rail Road
Connection
铁路直达
- ✓ International Standard
国际化标准
- ✓ Infrastructure
基础设施



COMPETITIVE ENERGY 优势能源配给

Utilities 公共设施

- ✓ Power Plant
发电厂
- ✓ Water Treatment Plant
水厂
- ✓ WWTP 废水处理厂
- ✓ Provision of Gas
天然气供应

Energy Supply

能源供给便捷

- ✓ Coal Terminal
煤炭码头
- ✓ Oil & GAS Terminal
油气码头
- ✓ Cold Storage
冷库



SIMPLE & EFFICIENT PROCESS

简单高效的审批流程

- ✓ 3 Hour Service from BKPM for Foreign Direct Investment
投资协调署为外国直接投资方提供三小时审批服务
- ✓ Direct Construction (KLIK) – tenant can start construction work while proceeding the building permit, to save time and speed the investment timeline (the only estate in East)
直接施工许可 (KLIK) --租户可以在办理建筑许可证的同时开始动工，便于省时和加速投资进度（东爪哇唯一获此特权的项目）
- ✓ One Stop Service (Administration approval, Licensing, etc)
一站式服务（行政审批，准字许可等）
- ✓ Bonded Logistics Center, Bonded Warehouse, Bonded Zone for production
保税物流中心、保税仓库、工业区
- ✓ Ready for use factory and warehousing buildings
可直接使用的工厂与仓库

相关媒体报道



中国贸促会

http://www.ccpit.org/Contents/Channel_4173/2018/0312/976082/content_976082.htm

联合早报

<http://beltandroad.zaobao.com/beltandroad/news/story20180311-841682>

中央电视台

<http://www.zmzgtv.com/xinwenzixun/2018/0612/2995.html>

中国新闻网

<http://www.chinanews.com/gj/2018/04-24/8499094.shtml>

印尼美都中文台

<https://www.youtube.com/watch?v=oDYxGbXqVTY>

THANK YOU



**Integrating Industry, Logistic, Utilities & Energy
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PT. Berkah Kawasan Manyar Sejahtera

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