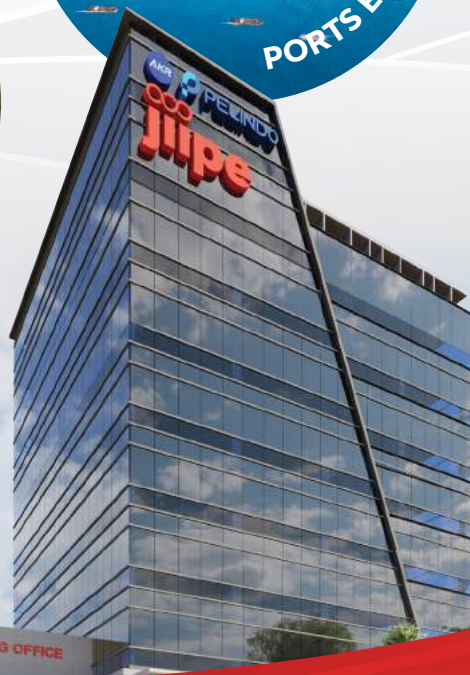




# JAVA INTEGRATED INDUSTRIAL AND PORTS ESTATE

SPECIAL ECONOMIC ZONE  
GRESIK, EAST JAVA



HOTLINE +62 813 8800 0168



WWW.JIPE.COM



JIPE.OFFICIAL



# MASTERPLAN JIPE

## SPECIAL ECONOMIC ZONE

### GRESIK, EAST JAVA

1 METAL CLUSTER (405 HA)

2 ELECTRONIC CLUSTER (200 HA)

3 CHEMICAL CLUSTER (110 HA)

4 ENERGY CLUSTER (110 HA)

5 SUPPORT AND LOGISTIC CLUSTER (443 HA)

6 INFRASTRUCTURE (493 HA)

7 PORTS ESTATE (406 HA)



# JIIPE PROFILE SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA



## INDONESIA'S FIRST INTEGRATED INDUSTRIAL ESTATE

With **World class Infrastructure** in a total area of **3,000 hectares** located in Gresik, East Java-Indonesia. JIIPE is the most strategic investment destination in Indonesia. A mega project jointly developed by PT Pelindo (Persero) & PT AKR Corporindo Tbk

## ADVANTAGES OF JIIPE INTEGRATION 3 IN 1



**Industrial Estate**

Area **1761 HA**  
Supported by Independent  
& Competitive Utilities



**Ports Estate**

Area **406 HA**  
Practical Integration  
& Efficiency of Your Cargo Travel



**Residential Estate**

Area **800 HA**  
Complete Infrastructure,  
Luxurious Facilities for Quality Living

## ESTABLISHED AS A SPECIAL ECONOMIC ZONE (SEZ) PP NO.71 YEAR 2021

## JIIPE'S FACILITY FOR SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA



Customs &  
Excise Taxation



Freight Traffic



Employment



Land and  
Spatial Planning



Business License



Infrastructure



Immigration



DNI & Positive List



Helpdesk



SEZ as PSN

# SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA



**JIPE Inauguration** - March 9, 2018

JIPE according to PP No. 71 of 2021 was determined by the Government as the Gresik Special Economic Zone (SEZ) which was signed by President Jokowi on 28 June 2021

## JIPE BUSINESS LICENSE

SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA



Investor



Investment Registration and  
Business Licensing Settlement



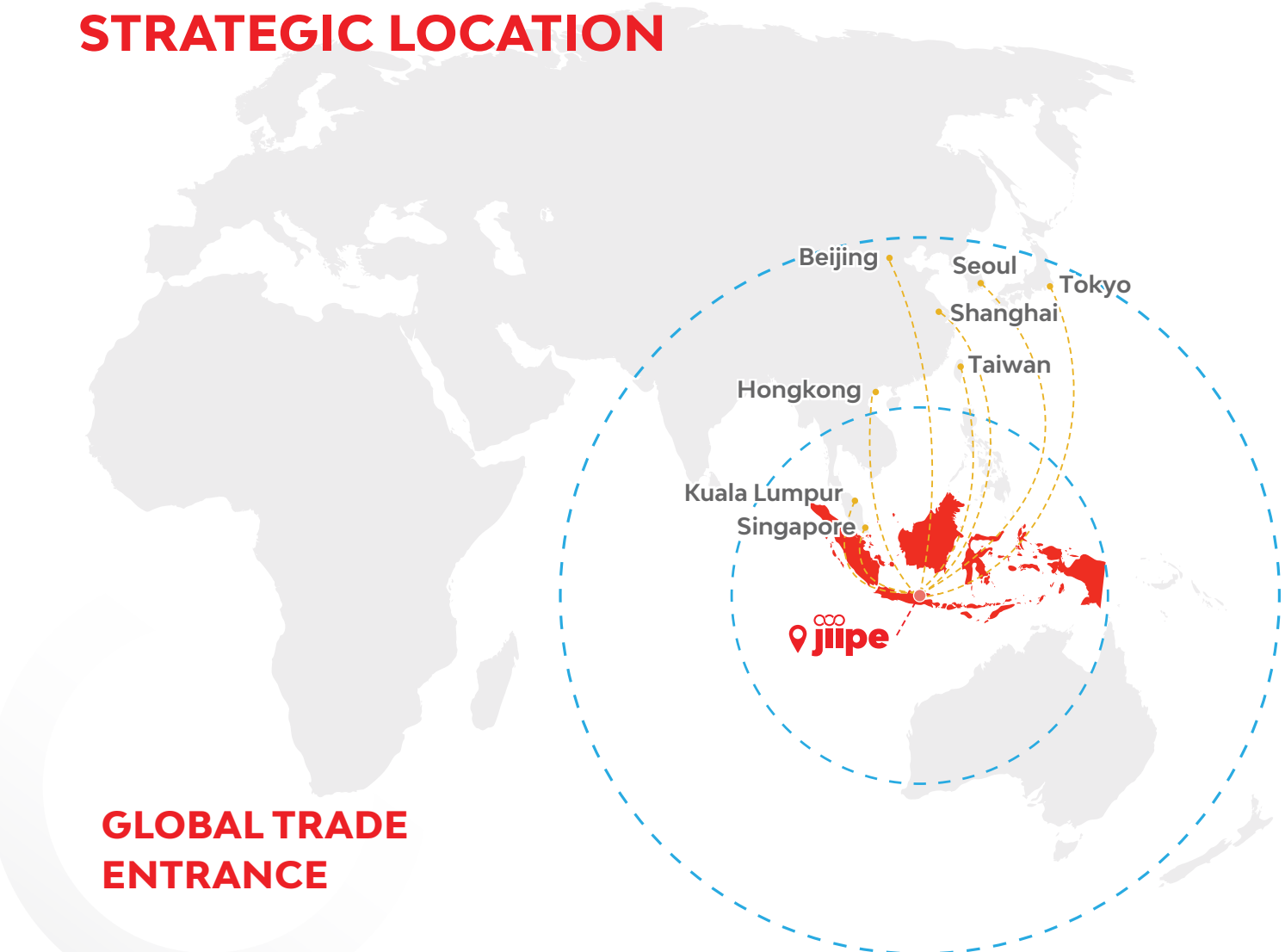
Construction Process



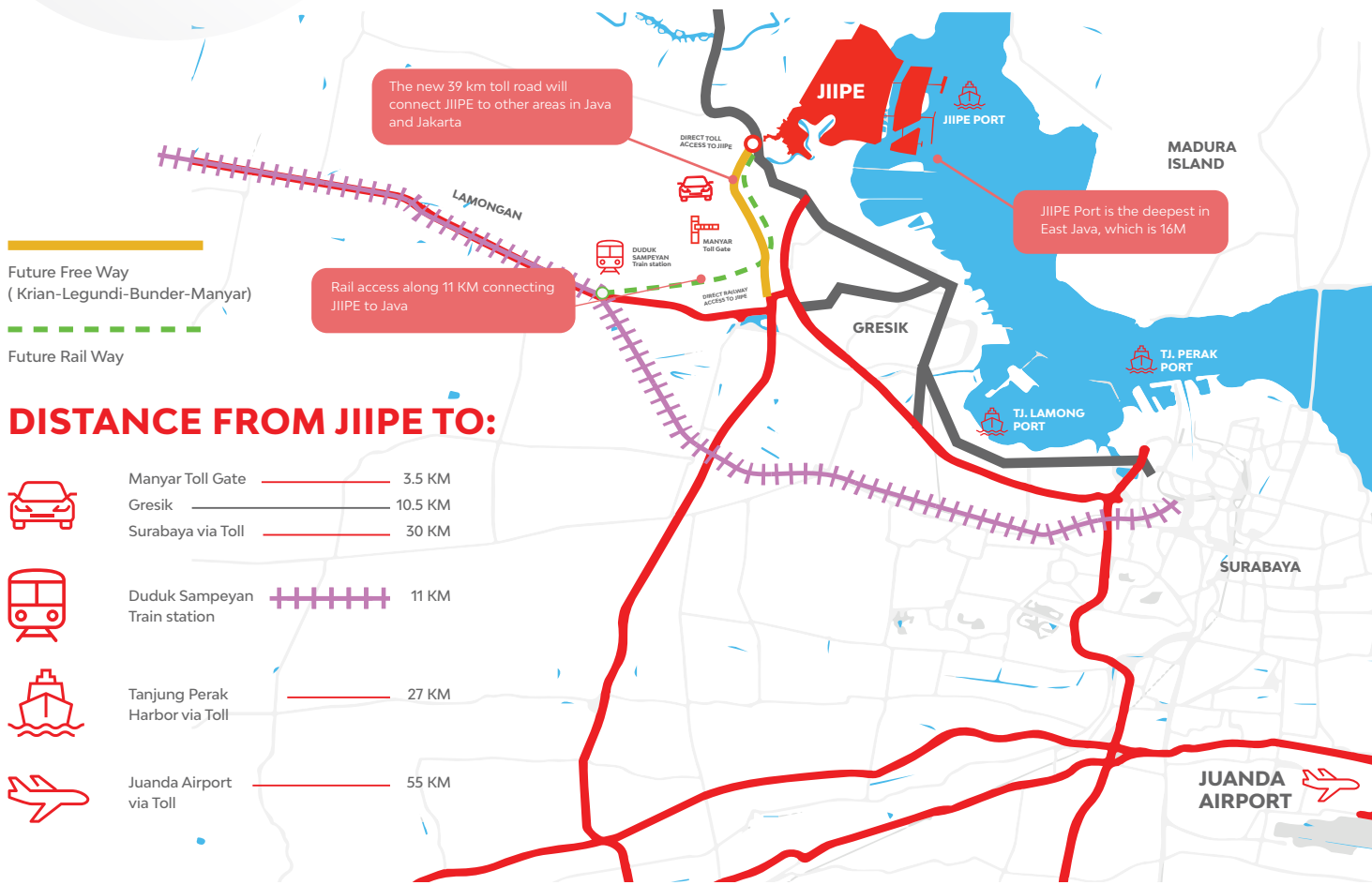
Business in Operation



# STRATEGIC LOCATION



## GLOBAL TRADE ENTRANCE



# ACCESSIBILITY AND CONNECTIVITY



Strategically located at the estuary of the Madura Strait, our port will be the deepest in East Java (-16 LWS).

With 4 docks and a total berth area of 6,200 meters, JIPE can serve large bulk vessels up to 100,000 DWT. Logistics costs for incoming raw materials and distribution of finished goods will be minimized by utilizing 3 JIPE sea and land connectivity models.



## DEEP SEA PORT

JIPE Port is the deepest in East Java (-16 LWS).



## RAILWAY

Railway Access connecting JIPE to other cities in Java island



## DIRECT TOLL ACCESS

Direct KLBK (Krian-Legundi-Bunder-Manyar) toll road connection from Surabaya as the second largest city in Indonesia.

# INFRASTRUCTURE AND UTILITIES



**International Standard Road**  
(80m wide, 50m, 30m wide)



**Location Classification  
For Industry**  
(heavy & medium)



**Various Office &  
Commercial Area Facilities**



**Pipe And Conveyor  
System Efficiency**



**Complete Customs  
Facilities**



**Integrated Licensing System**



**Ease of Direct  
Construction Permit**  
*(Kemudahan Langsung  
Ijin Konstruksi/KLIK)*



**ELECTRICITY**

**WTP/WATER  
TREATMENT FACILITIES**

**WWTP/WASTEWATER  
TREATMENT FACILITIES**

**GAS**

**TELECOMMUNICATION**



# INDUSTRIAL ESTATE

**THE MOST ADVANCED, MODERN AND  
SUSTAINABLE INDUSTRIAL ESTATE IN EAST  
JAVA, INDONESIA**

Industrial Estate covering an area of 1761 HA  
supported by various utilities, energy and logistics



**Metal Cluster**



**Electronic Cluster**



**Chemical Cluster**



**Energy Cluster**



**Support & Logistics Cluster**



# PORTS ESTATE

## WHERE YOUR BUSINESS JOURNEY BEGINS

An integrated inner port area with an area of **406 HA** which is strategically located on the Madura Strait and part of the Greater Surabaya port area, with a total length of 6200 m pier, sea water depth -16 LWS and can serve ships with sizes up to 100,000 DWT.

## FACILITY



Ports, Multipurpose Logistics and Services



Container Area



Multipurpose Fishing Industry



Conveyor System



Water Supply System



General Cargo



Reclamation Area



Pipe Rack



Parking Area



Deep Sea Pier



Grabber



Hopper



Warehouse & Open yard



Long & Wide Pier



Weighbridge 2 Units



Access Road



Forklift



Security Guard 24 Hours



Land Crane



Liquid Cargo Pipe Rack



Dry and Liquid Bulk Cargo Pier



Cooling Room



Offshore Area



Liquid & Gas Storage Room



# AKR GRAND ESTATE MARINA CITY (GEM CITY)



## BUSINESS, COMFORT & LIFESTYLE

**Environmentally friendly real estate covering an area of 800 HA** will support an integrated industrial estate and port with a balance between life and work. Where it aims to realize efficiency and a better quality of life. Real estate consists of commercial areas, residential areas, public facilities equipped with a marina, golf course, and gardens to relax.

### Facility :



Commercial Area



Shophouse and Retail



Bank



Hotel



Apartment and Meeting Hall



Housing Area



School



International Standard Golf Course



Marina



Hospital



Mall



Recreation Areas



Park and Lake



# CORPORATE STRUCTURE PROFILE



**PT AKR Corporindo Tbk** 

**PT AKR Corporindo Tbk**, a leading logistics and supply chain company, is engaged in the trading and distribution of Petroleum and Basic Chemicals with extensive network of liquid bulk and dry bulk storage, transportation facilities, and port operations.



 **PELINDO**

**Pelabuhan Indonesia (Pelindo)** is a world-class port company providing integrated services between ports in Indonesia. Pelindo is an integrated company from 4 BUMN ports, namely PT Pelindo I (Persero), PT Pelindo II (Persero), PT Pelindo III (Persero), and PT Pelindo IV (Persero) which was officially established on **October 1, 2021**.



**PT Usaha Era Pratama Nusantara (UEPN)** is engaged in port or loading and unloading services. PT UEPN, a subsidiary of PT. AKR Corporindo Tbk.



**PT Berkah Kawasan Manyar Sejahtera** is the owner of an Industrial Estate covering an area of 1761 Ha, where the ownership structure is 60% PT Usaha Era Pratama Nusantara, and 40% PT BJTI.



**PT Berlian Jasa Terminal Indonesia (PT BJTI)** is a subsidiary of PT Pelindo III (which is now merged into PT Pelindo)



**PT Berlian Manyar Sejahtera (PT BMS)** is the owner of 406 Ha Ports Estate, where the ownership structure is 60% PT Berlian Jasa Terminal Indonesia (BJTI) and 40% PT Usaha Era Pratama Nusantara.

## JIPE LOCATION



### HEAD OFFICE

#### PT. BERKAH KAWASAN MANYAR SEJAHTERA

Jl. Raya Manyar Km. 11, Manyar-Gresik, Jawa Timur 61151

Telephone : (+62)31 985 409 99

Email : marketing@bkms.jiipe.co.id

### REPS. OFFICE

#### AKR TOWER 25TH FLOOR

Jl. Perjuangan No. 5 Kebon Jeruk, Jakarta Barat 11530

Telephone : (+62) 21 256 745 62

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