

# KAWASAN INDUSTRI NUSANTARA

SEI MANGKEI SPECIAL ECONOMIC ZONE  
SIMALUNGUN REGENCY

***THE FUTURE OF INDUSTRIAL ZONE***





# The Prospect of Growth Starts Here

SEI MANGKEI SPECIAL  
ECONOMIC ZONE

# HELLO FROM THE DIRECTOR!

**STRIVING TO PRESENT INDUSTRIAL ESTATES THAT EMPOWER COMMUNITIES AS WELL AS BUSINESS GROWTH; THAT'S OUR COMMITMENT**

Indonesia is well known for its abundant and rich variety of natural resources. This has become the key strength point for Indonesia to overcome its upcoming challenges, primarily in global competitiveness. As we are also undergoing rapid urbanization and growth, our strength in resources, plus the expanding population, if synergizely combined, can boost Indonesia's chances to become the seventh-largest economy powerhouse in the world. However those strenght point would not be useful without the existence of infastructure and land development inside Indonesia, which both of it are essential to drive the economy towards growth.

Kawasan Industri Nusantara was born to play a vital role in infrastructure and land development, primarily in the Industrial Estate sector. Even we are part of the new player in the industrial estate services in Indonesia, our commitment, combined with skill and spirit to achieve growth, will become our capital to success in contributing FDI as well as economic growth in Indonesia.

Since 2017, we have been trusted to manage the Sei Mangkei Special Economic Zone, the first SEZ in Indonesia. By collaborating with investors, goverment, and communities, we will strive to achive our goal; delivering sustainable contributions to the economic growth via FDI escalation in Sei Mangkei SEZ



**NEVER STOP  
CONTRIBUTING TO  
GROWTH AND  
ADVANCEMENT**

**Wahyudi Syahrul Ramadhani**  
**DIRECTOR**

# OVERVIEW

## PT KAWASAN INDUSTRI NUSANTARA

PT Kawasan Industri Nusantara (KINRA) is the subsidiary company of PT Perkebunan Nusantara III (persero), which specifically operate in Industrial Estate and Property sector. Established in 2017, KINRA focused on the development, management, and marketing of Sei Mangkei Special Economic Zone, the first SEZ in Indonesia.

PT Kawasan Industri Nusantara proudly aspires to be the pride of Indonesia in increasing domestic investment through optimization of Sei Mangkei SEZ, and playing vital role in bringing prosperity to Indonesia.

### VISION:

To create modern industrial zone that is highly competitive and environmentally friendly through the optimization of local natural resources and synergy with Industrial Revolution 4.0

### MISSION:

1. Providing modern industrial estate based on palm oil, rubber, and other local natural resources optimization with an orientation towards added value empowerment;
2. Providing the best integrated infrastructure based on environmental optimization;
4. Cooperating with relevant governments and strategic partners in supporting regional development;
5. Providing excellent service to all tenants in the area

### CORE VALUES

Trustworthy **Competent** **Harmony** **Loyalty** **Adaptive** **Collaborative**



# A LITTLE INSIGHT OF OUR HISTORY

2012

Sei Mangkei Industrial Estate become Special Economic Zone

2014

Management Right Certificate approval for Sei Mangkei SEZ covering 1993,8 Ha Lands

2015

Inauguration of Sei Mangkei SEZ by the President of Indonesia & Awards as the best developing industrial area by BUMN initiation from Ministry of Industry

2017

PT Kawasan Industri Nusantara establishment as the Management of Sei Mangkei SEZ

2019

PT Kawasan Industri Nusantara's full commitment towards the green energy revolution, marked by the establishment of Bio-Gas Power Plant in Sei Mangkei SEZ.

# MANAGEMENT



## Wahyudi Syahrul Ramadhani

### **DIRECTOR**

An Industrial Estate expert, Mr. Wahyudi Syahrul Ramadhani was appointed as Director since 2018. In his long and distinguished career, he was served in PT Surabaya Industrial Estate Rungkut from 1991 - 2018 with the last position as the Business Development General Manager. Due to his long experience in industrial estate management, he was appointed by the Ministry of State-Owned Company to direct the newly-founded KINRA, which product is the Sei Mangkei SEZ. He holds a civil engineering degree from Institut Teknologi Surabaya, and Master of Industrial Management, also from Institut Teknologi Surabaya.

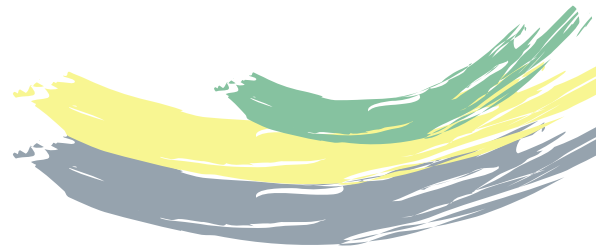


## Anastasia Indriyani

### **Senior Executive Vice President**

Mrs. Anastasia Indriyani was appointed as SEVP of PT KINRA in December 2019. Prior to that, she held a position as the Head of Business Development Division in PT Perkebunan Nusantara III. She holds Industrial Engineering degree from Universitas Sumatra Utara, and Master of Management in Pendidikan dan Pembinaan Manajemen (PPM) Jakarta.





***Achmad Fadly***  
**Finance & GA Manager**

Mr. Achmad Fadly was appointed as Finance & GA Manager since 2017. Prior to that, he once served as Finance Section Head in PT Perkebunan Nusantara III. He holds Economy degree from Universitas Sumatra Utara.

***Widoyoko***  
**Operational Manager**

Mr. Widoyoko was appointed as Operational Manager since 2017. Prior to that, he once served in PT Perkebunan Nusantara III as the Business Development Special Staff. He holds Chemical Engineering degree from Universitas Diponegoro, and Master of Industry Engineering from Universitas Sumatra Utara.



***The Management***

**Finance Legal Marketing GA HR Technical WTP WWTP**

# PRODUCTS & SERVICES



Land Lease



Property & Real Estate



Electricity



Renewable Energy



Waste Water Treatment Plant



Clean Water



Tank Farm



Logistic Services (Dryport)



And Many More

# SEI MANGKEI SPECIAL ECONOMIC ZONE

Sei Mangkei SEZ is the first Special Economic Zone in Indonesia. Inaugurated on 27 January 2015, Sei Mangkei SEZ is the largest industrial estate in North Sumatra with a total area of 1933.8 hectares. Strategically located at the gate of Malacca Strait, and centrally located in the center of raw materials for Palm Oil & Rubber in **Simalungun Regency**, making the Sei Mangkei SEZ the most appropriate Industrial area for industrial businesses to invest, especially industries which operates in the Palm Oil & Rubber sectors

Sei Mangkei SEZ is also appointed as the Rubber City of Indonesia under the supervision of IMT-GT, providing added value to the SEZ Sei Mangkei as a prospective industrial area in Indonesia, especially for the downstream rubber sector.



## GREEN ZONE INDUSTRY

As part of the commitment to fulfill the Paris Agreement and World SDG's program, under the supervision of Ministry of Industry and Global Green Growth Institute (GGGI), Sei Mangkei SEZ was established to be a green zone industrial estate in Indonesia. All activities should refer to three main set of standards of eco-industrial park; low carbon content, clean product, and contain the element of 3R (reduce, reuse, recycle) in the operation.



TOTAL AREA: 1933, 8 HA



ESTIMATED INVESTMENT 2031:

- INFRASTRUCTURE: ID5 5.1 TRILLION
- INVESTOR: IDR 129 TRILLION



ECONOMIC IMPACT:

INCREASED OUTPUT OF IDR 92,1 TRILLION TO NATIONAL ECONOMY

## SEI MANGKEI SEZ

# 1933,8 HA READY TO INVEST

*100% Clean & Clear*

No investment worries. all of the existing land is currently owned by PT Perkebunan Nusantara III (Persero) as the holding company of PT Kawasan Industri Nusantara under the Right to Manage Certificate (HPL No 1/ 2014) registered in the Land Department Of Indonesia.

inside the estates, all of the main utilities (electricity, clean water, waste water treatment, gas) plus the supporting infrastructure are ready to be in service for the investor in needs. Compared with the other 15 SEZ in Indonesia, Sei Mangkei SEZ become the top tier on the list for the most ready to invest SEZ in Indonesia.

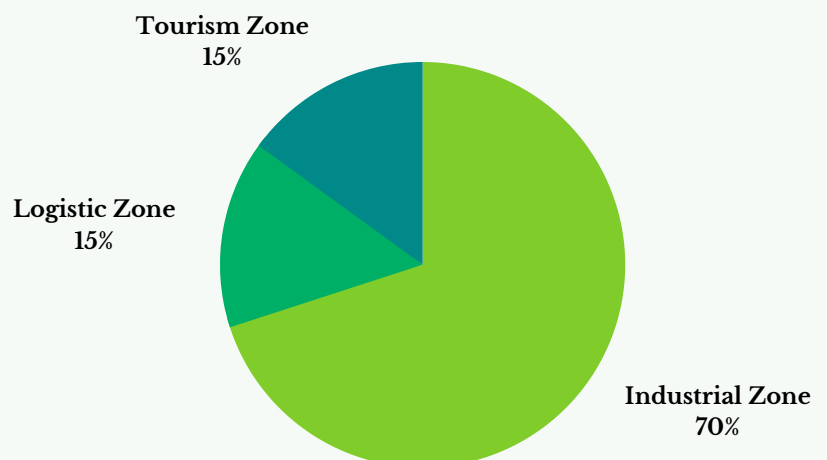
- Sei Mangkei SEZ is situated close to the Kuala Tanjung Seaport. A special seaport for the Sei Mangkei SEZ logistic purposes. Both infrastructure are located in the Gate of Mallaca Strait, thus become a prospect for the future international hub.
- Rich natural resources surrounding the industrial estates (Palm Oil & Rubber)
- Existence of three fundamental connectivity: Toll Road, Train, and Seaport
- Highly competitive wages and large supply of labor
- Ease in license and permits processing due to the existence of Administrator, who provide all type of license only in one door.



## INDUSTRIAL ESTATE ZONING

Sei Mangkei SEZ categorize its design into 3 zones, Industrial Zone, Tourism Zone, and Logistic Zone. Inside Industrial Zone lies 5 type of zoning based on the type of production, which consist of: Various Industry Zone, Palm Industry Zone, Rubber Industry Zone, Supporting Production Zone, and Electronic Industry Zone.

In Tourism Zone, there will be a Golf Park, Hotels, and MICE. Situated in Logistic Zone are a Warehousing and a Dryport to support tenant logistic needs .





Search in Maps: **KEK SEL MANGKEI**

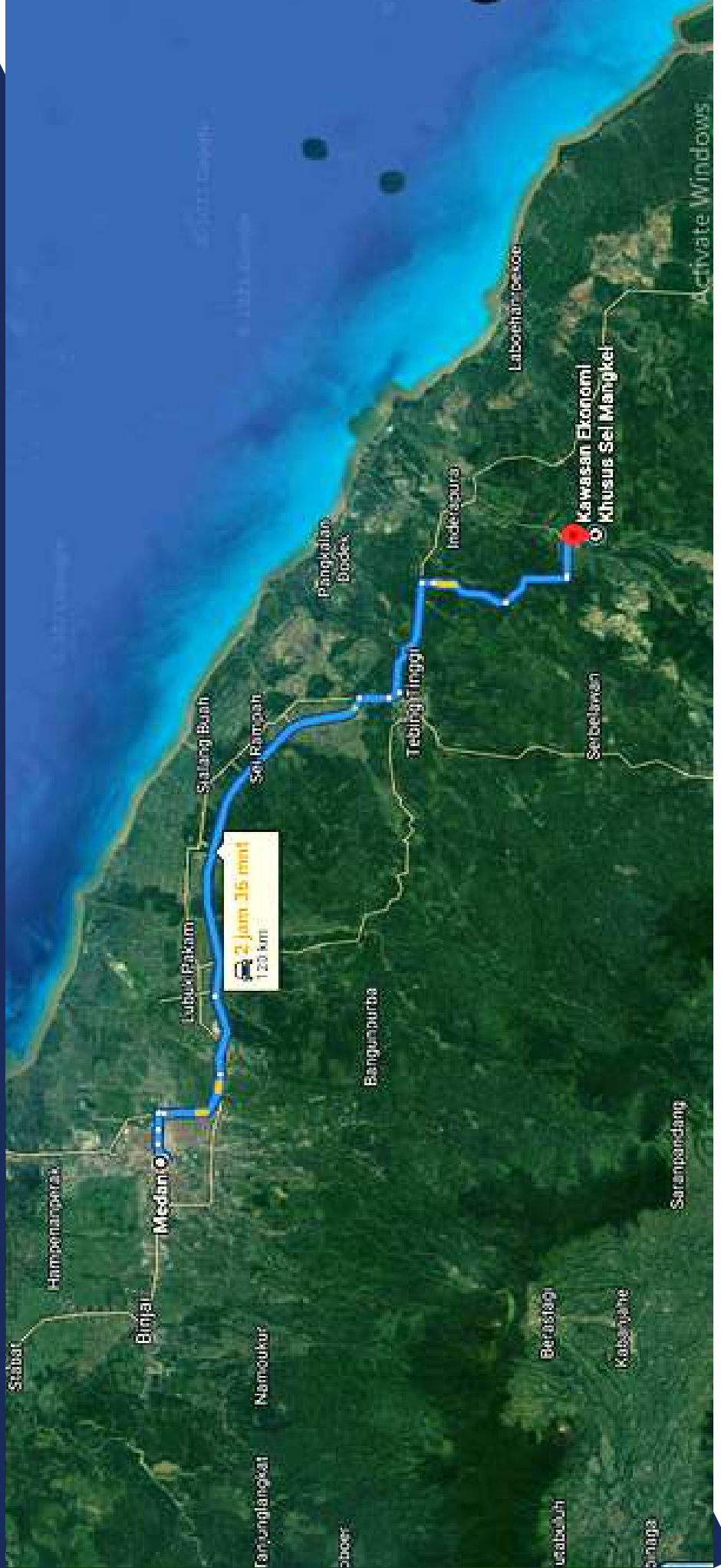


Range : **Approximately 120 Km** from Medan City (Capital City of North Sumatra) **(2,5 Hours driving)**



**North Sumatra Province**  
**Simalungun Regency**

# OUR LOCATION



# UTILITIES & FACILITIES



Bio-Gas Power Plant  
10 MVA



Bio-Mass Power Plant  
15 MVA



Water Treatment  
Plant 250 m<sup>3</sup>/ hour



Waste Water Treatment  
Plant 250 m<sup>3</sup>/ hour



Solar Cell  
2 MVA



Electricity  
150 KV/ 60 MVA



Main Roads



Natural Gas Pipeline  
75 MMSCFD



IT Network

## SEI MANGKEI SEZ MASTERPLAN



Kuala Tanjung  
Seaport



Toll Road



Kuala Namu  
International Airport



Dryport



Tank Farm



Fire Station

# INCENTIVES

(MOF REGULATION NO. 237/PMK.010/2020)

As an SEZ, Sei Mangkei SEZ receives the highest incentives level compared to any other existing industrial zone in Indonesia, the short list of the incentives as follows:

## *Main Activity (Tax Holiday):*

- Income tax reduction up to 100% with minimum investment of Rp 100.000.000.000 (100 Billion) with the duration provisions as follows:
- Income tax reduction for 10 years with total investment of 100 billion – less than 500 billion
- Income tax reduction for 15 years with total investment of 500 billion – less than 1 trillion
- Income tax reduction of 20 years with total investment of 1 trillion and beyond

## *Exclude Main Activity (Tax Allowance):*

- Reduction of Net Income by 30% for 6 years
- Accelerated Depreciation
- Income tax on dividend for 10%
- Compensation for loss of 5-10 years

### Income Taxes:

### VAT & Luxury Sales Taxes

- Import: not levied
- Input from other places in the customs area to SEZ, not levied
- Output from SEZ to other places in the customs area, not levied
- Transaction among enterprises in SEZ: not levied
- Transaction with enterprises in other SEZ: not levied

### Customs

From SEZ to domestic market: import duty using Certificate of Origin (CoA)

### Property Ownership for Foreigner

- Foreigners / foreign enterprises may have residential / property in SEZ (house site or apartment unit)
- Owner occupancy / property is given residence permit with a guarantee from Managing Enterprises of SEZ
- Exempted for VAT and luxury Sales Taxes

### Main Activity: Tourism Sector

- May be granted for tax reduction by 50-100% on the first development
- May be granted for entertainment tax reduction by 50-100%

### Employment

- In SEZ will be established wage council and tripartite cooperation institution
- Only one worker union in every company
- Ratification and extension planning of foreign worker utilization in SEZ
- Permit extension using foreign workers in SEZ

### Immigration

- Visitation facility in form of visa upon arrival for 30 days and can be extended five (5) times each 30 days
- Multiple visa valid for 1 year
- Residence permit for foreigners that have property in SEZ
- Residence Permits elderly foreigners living in SEZ tourism

### Land

- SEZ that is proposed by private enterprises, is given Building Using Rights and the extension is given directly with the process of granting rights
- SEZ's Administrator can give land service

### License

- Administrator responsible for issuing licenses and permits through the principle of one stop service in SEZ
- Permit publishing acceleration, not later than (in case of all requirements are completed)
- Implementation of the licensing and non licensing requirement compliance (check list)
- Process and completion of licensing and non-licensing of immigration, labor and land on in SEZ's Administrator



# PT KAWASAN INDUSTRI NUSANTARA

## HEAD OFFICE:

Jl. Kelapa Sawit II No. 1, Sei Mangkei,  
Kec. Bosar Maligas, Kab. Simalungin  
(Postal Code: 21183)

## REPRESENTATIVE OFFICE:

PT Perkebunan Nusantara III, Jl. Sei  
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