



**Nusantara  
National Capital  
Authority**

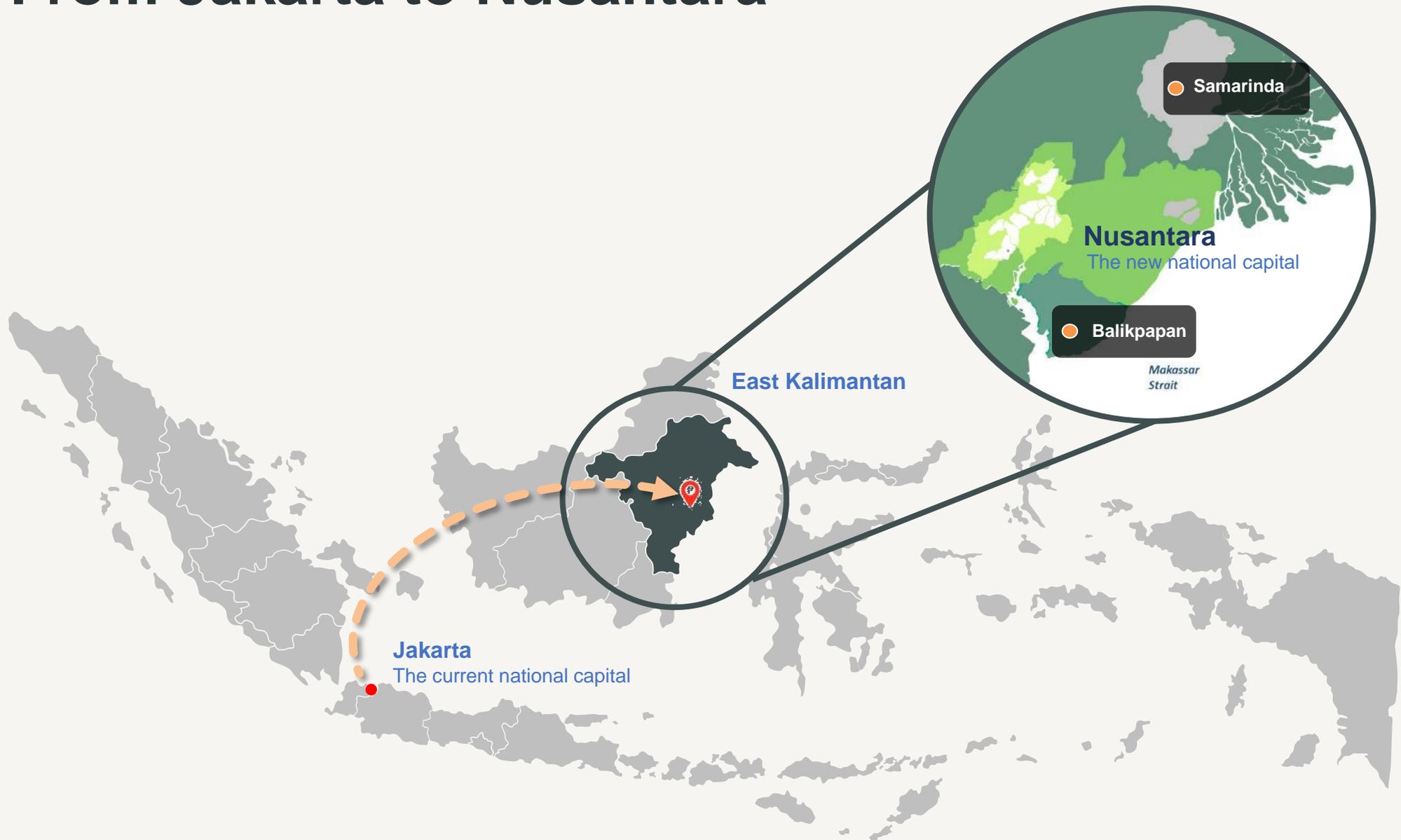
# Nusantara Indonesia's Smart and Sustainable Forest City

**Bambang Susantono, Ph.D.**  
Chairman, Nusantara National  
Capital Authority

*Incheon, Republic of Korea  
1 April 2023*

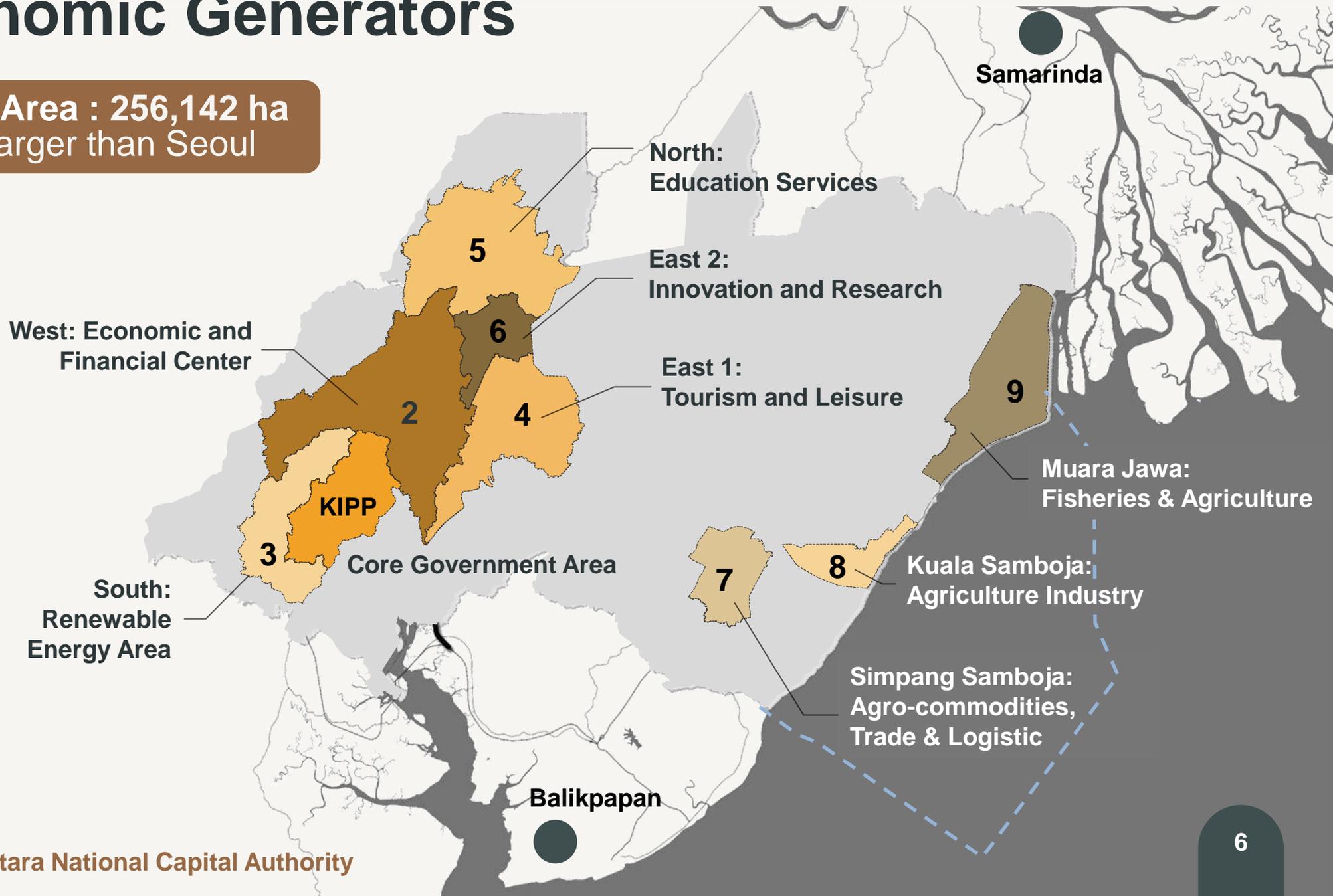


# From Jakarta to Nusantara



# Nusantara's Nine Economic Generators

Land Area : 256,142 ha  
4x larger than Seoul



# Nusantara in 2024

A fully-functioning city ecosystem in 1A

Center of government supported by key infrastructure and facilities to support the livelihood of its residents



Presidential Palace

Co-working office  
for Ministries

Co-working office  
for Ministries

Central Bank  
and Financial  
Authorities

Offices and Business Area  
(SOEs and Private)

Point Zero

NATIONAL AXIS

High-density mixed use  
(trade, services,  
such as shopping area)



# Nusantara's Development Principles

**Green**



**Smart**



**Inclusive**



**Resilient**



**Sustainable**



# Clean Energy Development in Nusantara



## ENERGY FOCUS

### ENERGY SECURITY

Energy resiliency with minimal power system disturbance to achieve zero down time

### AFFORDABILITY

Ensuring that all residents has access to affordable and reliable energy sources to meet their basic needs without causing undue financial burden

### SUSTAINABILITY

Prioritizing the use of sustainable energy sources to eliminate potential environmental damage and mitigate impacts of climate change

# Nusantara's Energy Management Strategy



## KEY PERFORMANCE INDICATORS

**100% Renewable Energy by 2045**

The primary energy from renewable sources will be backed by energy storage system

**Net-zero Emission by 2045**

Utilization of electricity supply from Kalimantan's electricity system, including renewable-based generators from around the island

Shifting to a new paradigm on energy → Smart grid system to optimize energy usage and change people's behavior



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# Investing in Nusantara

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# Samples of Investment Opportunities in Nusantara



**Healthcare facilities**



**Education and research facilities**



**Offices and mixed-use complex**



**Housing**



**Transit-oriented development**



**Toll roads, immersive tunnels**



**Airport and port expansion**



**Financial center development**



**Renewable energy area development**



**Eco-leisure and wellness areas**

## Areas of investment

- **Hardware:** Physical infrastructures
- **Software:** Digital operating system and ecosystem
- **Brainware:** Capacity building, capacity supplement

## Scale of investment

- **Project-specific investment**
- **Area developer:** Developing a large-scale investment “bundle” consisting of multiple projects

## Types of investment

- **Direct investment**
- **Public-private partnership:** User payment or availability payment schemes (with government’s support e.g. guarantee, viability gap fund, partial construction support, etc.

# Investors' Interest: A Snapshot

Per 15 April 2023

16

Companies' countries of origin

Around 50% are foreign companies  
(Top 5: Singapore, Malaysia,  
USA, France, China)

182

Letter of Intents received,  
consisting of the following  
sectors:

4

Connectivity

15

Consultancy

15

Education

21

Energy

7

Health

15

Housing

3

Industrial Zone

11

Mixed Use

3

Office spaces

28

Other Goods  
and Services

16

Other  
Infrastructures

22

Technology

13

Utility Providers

9

Waste  
Management



# Investing in Nusantara

## Ease of Doing Business and Incentives in Nusantara

(Government Regulation No. 12/2023)

### Highlights:

Up to 100% tax exemption to financial service companies

Tax holidays for up to 30 years for companies operating in priority sector

10-year full tax exemption for global companies moving its regional hubs to Nusantara

Up to 100% tax exemption for investment in priority sectors

Income tax deductible for investors conducting selected R&D activities

0% corporate income tax rate for MSMEs in selected business activities

Up to 95 years of land use permits for selected sectors and up to 80 years of building permit

Income tax exemption for Nusantara-based company employees

Value-added tax and import duties exemptions for priority items

## Establishment of Authority-Owned Enterprise



- A business entity with a similar structure to a state-owned enterprise but reporting directly to the Authority.
- The entity will represent the Authority in commercial venture, designed to expedite business-to-business dealing with the private sector



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