

Special Economic Zone & Industrial Estate

1 of 2

Gresik Special Economic Zone – Java Integrated Industrial and Port Estate



► Project Description

JIIPE has been designated as a Gresik Special Economic Zone (SEZ) by President of Indonesia through Government Regulation no. 71 of 2021. JIIPE as a Gresik SEZ is a National Strategic Project that will meet the needs of Industry 4.0. providing superior connectivity with multimodal transportation, connected deep seaports, one-stop complete utilities, environmental permits, and fast construction permits. SEZ status provides fiscal incentives for investors including income tax and customs tax. While non-fiscal incentives include one door approval and licensing, ease of delivery of goods, and flexibility in work. The integration of JIIPE facilities, strategic locations, and SEZ status will encourage the achievement of the government's target of reducing logistics and other operational costs and making Indonesia an attractive investment destination. The availability of utilities needed by industry such as power generation, clean water, waste management, gas supply, and telecommunications networks has made JIIPE one of the investment destinations in Indonesia. JIIPE brought in 20 tenants, including PT Xinyi Glass Indonesia, PT Xinyi Solar Indonesia, and PT Ambercycle Advanced Material Indonesia as the newest tenants.

Key Investment Highlight

Location	Raya Manyar St. Km 11, Manyar, Gresik
Total Area/Land Status	2,967 Ha (consist of 1,761 Ha industry area; 406 Ha port area; 800 Ha residential estate)
Business Scheme	Land Ownership (Rent or Sale)
Project Owner	PT Berkah Kawasan Manyar Sejahtera



Project Owner Profile

PT AKR Corporindo Tbk, a leading logistics and supply chain company, is engaged in the trading and distribution of Petroleum and Basic Chemicals with an extensive network of liquid and dry bulk storage, facility transportation, and port operations. PT Pelabuhan Indonesia (Pelindo) is a world-class port service provider, integrated services between ports in Indonesia. Pelindo is an integrated company of 4 port SOEs 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.

JIIPE'S Facilities for Gresik SEZ



Custom &
Excise
Taxation



Infrastructure



Freight Traffic



Immigration



Employment



DNI &
Positive List



Land &
Spatial
Planning



Helpdesk



Business License



SEZ as PSN

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2 Of 3



► Project Description

Java Integrated Industrial and Ports Estate is the integrated Industrial Estate in Indonesia, with total area of 3,000 Ha consisting of Industrial estate, seaport, commercial and residence area. The logistic cost of raw materials and products distributions will be minimized with JIPE 3 connectivity modes which is sea and land transportation.





With the concept of an industrial area that supports upstream to downstream industries and the transformation towards industry 4.0, JIPE is a modern and sustainable industrial area that an area of 1,761 ha, that uses cluster system. There are 5 (five) clusters dedicated to certain industries.

> METAL CLUSTER Mineral processing industry and metal industry including downstream.	> ENERGY CLUSTER Energy industry to fulfill huge energy demand in the area.
> CHEMICAL CLUSTER Chemical industry and the downstream.	> ELECTRONIC CLUSTER Electronic industry and the supply chain.
> LOGISTIC CLUSTER & SUPPORTING Supporting industry and capital including logistic center to support the industry activities including logistic center to support the industry activities.	

GENERAL INFORMATION

Existing Tenants

- | | |
|---|---|
| <ul style="list-style-type: none"> • PT Fertilizer Inti Technology • PT Waskita Beton Precast • PT Unichem Candi Indonesia • Bank Indonesia • PT Adhimix PCI Indonesia • PT Pangansari Food U.D • PT Cahaya Maju Lestari • PT Rodamas • PT Clariant Adsorbents Indonesia • PT Tirta Bahagia | <ul style="list-style-type: none"> • PT Freeport Indonesia • PT Nippon Indosari Corporindo Tbk • PT Hailiang Nova Material Indonesia • PT Sumber Baja Sejati Abadi • PT Ambercycle Advanced Material Indonesia • PT Xinyi Glass Indonesia • PT Xinyi Solar Indonesia • PT Clariant Indonesia • AKR Corporindo • Berlian Jasa Terminal Indonesia |
|---|---|

Existing Tenants

For more information, please contact us through www.jiipe.com

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2 of 3

INFRASTRUCTURE

Road	Utilities
<ul style="list-style-type: none">• Main Road (width) : 80 m• Secondary (width) : 50 m• Tertiary (width) : 30 m	<ul style="list-style-type: none">• Electricity : 523 MW• Natural Gas : Available• Clean Water : 3,900 m3/day• Wastewater : 2,500 m3/day• Telecommunication: Fiber Optic Connectivity



DEEP SEAPORT

One of the deepest seaport in East Java with the natural draught -14m LWS and 4 jetty with total berth length reach 6,200 m. JIPE port could cater the large ship with total 100,000 DWT.

JIPE BENEFITS

- JIPE has been designated as Gresik Special Economic Zone.
- Flood free area for 100 years rain cycle with a natural environmental levee protection system.
- Connected to toll road access to Surabaya city and Juanda International.
- Will connect to freight railway access for distribution access to whole Java Island.
- Direct construction with the “KLIK” system (Ease of Direct Construction for Investment) and BAST policy (Construction is allowed after paying down payment).
- Fiscal and Non-fiscal Incentives including taxation, customs & excise, goods traffic, immigration, employment, and land.
- The availability of skilled workforces (Gresik, Surabaya and surrounding areas).
- Ease of permit and licensing with one-stop service.

BUSINESS SCHEME

Land Ownership (Rent or Sale)

