

Tourism and Estate

## Tirta Wisata Transit Park



### › Scope of Project Investment

the scope of the project investment covers the physical development, financial planning, legal and regulatory requirements, social and environmental factors, and partnership models that are necessary to establish and maintain the Tirta Wisata Transit Park as a sustainable tourism hub in Jombang.



> Project Description

The Tirta Wisata Transit Park project in Jombang, East Java, aims to transform a 3.5 hectares area into a sustainable tourism destination. The park will offer a mix of water attractions, recreational areas like a mini zoo and flying fox, food courts, and accommodation options. It targets domestic tourists, especially families, young people,

and schools. The project includes infrastructure development, legal compliance, and market analysis, alongside a financial model with significant capital investment and operational costs. The park also aims to have a positive social and environmental impact by creating jobs, boosting local businesses, and ensuring sustainability through eco-friendly practices.

| Key Investment Highlight   |                                                                                                                                        |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Location                   | Keplaksari, Peterongan, Jombang                                                                                                        |
| Total Area/<br>Land Status | 3.5 hectares / Owned by the Jombang Regency Government                                                                                 |
| Business Scheme            | KSP Scheme (Cooperation Utilization Scheme)                                                                                            |
| Est. Investment<br>Value   | Rp. 39.98 Billion                                                                                                                      |
| Project Owner              | Jombang Regency Government                                                                                                             |
| Financial<br>Feasibility   | <div><div>• Concession Period:</div><div>• IRR : 19,51%</div><div>• PP : 8,4 Years</div><div>• NPV : Rp. 30,012,156,236.35</div></div> |

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| This investment project has been profiled by banking institutions i.a. |  |
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