



COMPANY PROFILE

SEI MANGKEI SPECIAL ECONOMIC ZONE (SEZ)

MANAGED BY KAWASAN INDUSTRI NUSANTARA CO., LTD.

PROFILE OF SEI MANGKEI SEZ



KEK SEI MANGKEI



Developer & Management :
**PT Perkebunan Nusantara
III (Persero) & PT KINRA**



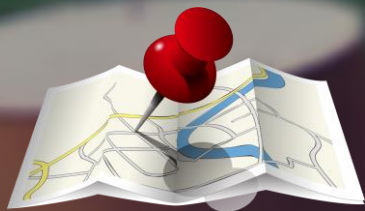
Total Area :
**1.933,8 Ha
(HPL No, 1/2014)**



Main Activities:
▪ **Palm Oil Processing Industry**
▪ **Rubber Processing Industry**



Estimated Investment
(until 2031):
▪ **Infrastructure : IDR 5,1 Trillion**
▪ **Investor : IDR 129 Trillion**



Location :
**Simalungun
Regency, North
Sumatera**



Determination :
**Government Regulation
No. 29 year of 2012**
Officialy Opened:
Januari 27, 2015



Direct Labor Projection:
83.304 people
(until 2031)



Impact on the Economy:
▪ **Increased Output of IDR 92,1
Trillion to the National Economy**

STRATEGIC DISTANCE SEI MANGKEI SEZ(Toll Roads & Train Tracks)



Belawan Seaport
(146 Km)

Kualanamu International Airport
(106 Km)

Medan City
(125 Km)

Kuala Tanjung Seaport
(40 Km)

- Highway of Medan-Kualanamu-Tebing Tinggi (63,5 Km)
- Highway of Belawan-Medan-Tanjung Morawa (34,4 Km)
- Highway Plan of Tebing Tinggi-Kuala Tanjung-Lima Puluh

- Train Tracks Information**
- Medan-Indrapura-Limapuluh Train Tracks
 - K.Tanjung-Perlanaan-Sei Mangkei Train Trackx

**SEZ SEI MANGKEI
KM. 2+950**

40 Minutes

To Thailand, Asia, Europe, etc

To Malaysia

To Singapore, Jakarta dan Pacific

MASTER PLAN SEI MANGKEI SEZ

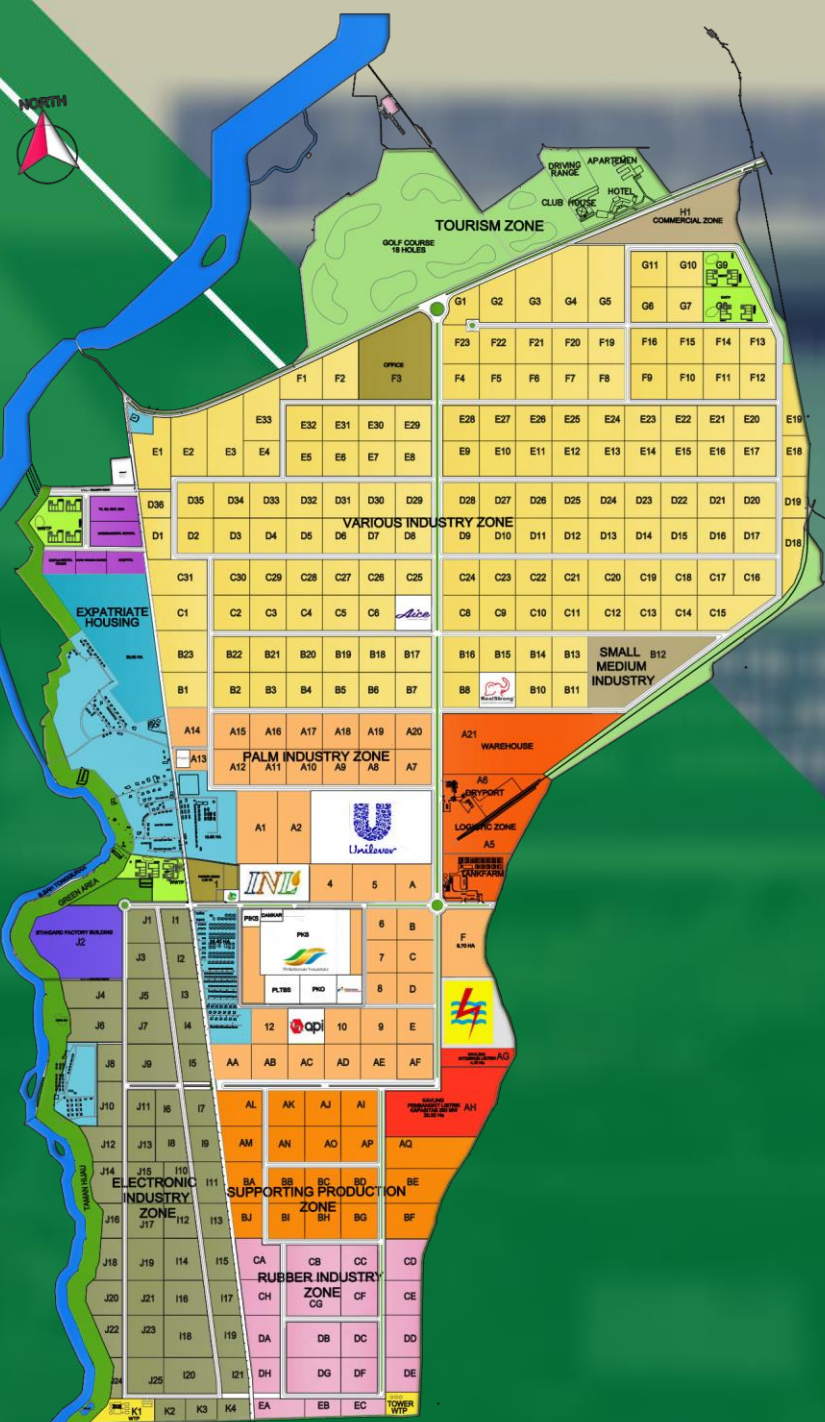
“The Green Zone Industry”

Industry
Zone
70%

Logistic
Zone
15%

Tourism
Zone
15%

Total Land Area: 1933,8 Ha



WHY SEI MANGKEI SEZ

- The First SEZ in Indonesia which proposed a new industrial zone concept: Strategic Location in the Heart of Agriculture based raw Material (Palm Oil & Rubber Plantation)
- Supported by three fundamental connectivity: Train, Toll Roads, Seaport
- Unique business core activity: Palm Oil and Rubber downstream products
- Eco-Industrial Park: low carbon content, clean products, and contain elements of reduce, reuse and recycle (3R) in the operation.
- Selected as Rubber City of Indonesia: under IMT-GT working group supervision, Numerous of growth opportunities, primarily in rubber downstream product sectors.

PALM INDUSTRY ZONE



KEK SEI MANGKEI

Derivative CPO Product	Derivative PKO Product	Derivative Product of Solid Waste
Cooking Oil	Fatty Acid	Boiler Fuel (Palm Shell)
Margarine	Surfactant	Source of Calcium Fertilizer
Biodiesel	Glycerine	Compost
Shortening	Soap Noodle	Furniture raw material
Ice Cream	Shampoo	Fiber Board (as raw material of furniture)
Bakery Fats	Biscuits cream fats	Fiber material as car seat filler and mattresses
Soap	Coffee Whitener	etc
Emulsifier	Cocoa Butter Substitute	
Chocolate & coatings	Specialty Fats	
Dry Soaps	Sugar Confectionary	
Lubrications	Detergen	
Textiles	Ice Cream	
Plastics	Shortening	
Cosmetics, etc.	etc	



RUBBER & VARIOUS INDUSTRY ZONE



KEK SEI MANGKEI

Rubber Industry Zone

- **Tyres Product**
(Inner & Outer tyres for bicycle, motorcycle, cars)
- **Automotive Products**
(Dockfender, coveyor belt, rol karet, bridge bearing, rail pad)
- **Latex Goods**
(gloves, condom, rubber thread, balloon, foam)
- **General Rubber Goods**
(footwear, sport apparels, household appliances)

Various Industry Zone

- ❑ **Electrical Appliances & Metal Industries**
(Air Conditioner, refrigerator, sewing machine, television, etc)
- ❑ **Chemical Industry**
(Medicine, pharmacy)
- ❑ **Food & Beverage Industry**
(flour, sugar, tea, coffee, salt, food packaging)
- ❑ **Building Materials and General Industry**
(sawn timber, plywood, marble)
- ❑ **Textiles Industry**
(yarn, clothes, etc)



UTILITIES AND FACILITY SEI MANGKEI SEZ



Inside SEZ Sei Mangkei :



Outside SEZ Sei Mangkei



* MMSCFD = Million Metric Standard Cubic Feet per Day

FISCAL INCENTIVES

(GOVERNMENT REGULATION NO.96 YEAR OF 2015)



KEK SEI MANGKEI

No.	Scope	Facility and Easiness
1	Income Taxes	<ul style="list-style-type: none"> ▪ Main Activity (Tax Holiday): <ul style="list-style-type: none"> - Income tax reduction by 20-100% for 10-25 years with total investment more than IDR 1 Trillion - Income tax reduction by 20-100% for 5-15 years with total investment more than IDR 500 Billion ▪ Exclude Main Activity (Tax Allowance): <ul style="list-style-type: none"> - Reduction of Net Income by 30% for 6 years - Accelerated Depreciation ▪ Income tax on dividend for 10% ▪ Compensation for loss of 5-10 years
2	VAT and Luxury Sales Taxes	<ul style="list-style-type: none"> ▪ 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
3	Customs	From SEZ to domestic market: import duty using Certificate of Origin (CoA)
4	Property Ownership for Foreigner	<ul style="list-style-type: none"> ▪ 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
5	Main Activity: Tourism Sector	<ul style="list-style-type: none"> ▪ May be granted for tax reduction by 50-100% on the first development ▪ May be granted for entertainment tax reduction by 50-100%

NON FISCAL INCENTIVES (GOVERNMENT REGULATION NO.96 YEAR OF 2015)



No.	Scope	Facility and Easiness
6	Employment	<ul style="list-style-type: none"> ▪ 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
7	Immigration	<ul style="list-style-type: none"> ▪ Facility visit 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
8	Land	<ul style="list-style-type: none"> ▪ 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
9	License	<ul style="list-style-type: none"> ▪ 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

TOURISM OBJECT SURROUNDING SEI MANGKEI SEZ



KEK SEI MANGKEI



WHITE CRATER
(3 hours 50 minutes)



LAKE TOBA
(2 hours 32 minutes)



SIDAMANIK TEA GARDEN
(1 hours 53 minutes)



ARUNG JERAM ANCOL
(1 hours 42 minutes)



AEK NAULI PROTECTED FOREST
(1 hours 21 minutes)



RAYA TIGARAS BEACH
(2 hours 37 minutes)



SINGAPORE LAND
(44 minutes)





SALAHNAMO ISLAND
(3 hours)


CLIENT AND TENANT OF MANGKEI SEZ



CLIENT:

	Client	Land	Address	Kind of Production
	PT Pertamina Gas (Pertagas)	1 Ha	SEZ Sei Mangkei, Bosar Maligas Distric, Simalungun Regency 21184	✓ 75 MMSCFD
	PLTBg PT Pertamina Power Indonesia	1,9 Ha	SEZ Sei Mangkei, Bosar Maligas Distric, Simalungun Regency 21184	✓ 2,1 MW
	PT Perusahaan Listrik Negara (PLN)	14,20 Ha	SEZ Sei Mangkei, Bosar Maligas Distric, Simalungun Regency 21184	✓ Substation 150 KV ✓ Capacity of 60 MVA






TENANT:

	Tenant	Land	Address	Kind of Production	Employment Total
	Palm Oil Mill PTPN III	13,40 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	✓ Crude Palm Oil ✓ Palm Kernel	192 people
	Palm Kernel Oil Mill PTPN III	3,26 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	✓ Crude Palm Kernel Oil ✓ Palm Kernel Milk	77 people
	Biomass Power Plant	5,00 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	✓ 2 x 3,5 MW	80 people

TENANT OF SEI MANGKEI SEZ



KEK SEI MANGKEI

Tenant	Land	Address	Kind of Production	Country of Origin
 <p>PT Unilever Oleochemical Indonesia</p>	27,28 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> ✓ Fatty Acid ✓ Surfactant ✓ Glycerine ✓ Soap Noddle 	England/Netherland
 <p>PT Industri Nabati Lestari</p>	7,46 Ha	SEZ Sei Mangkei Kav. 2-3 Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> ✓ Salvaco Cooking Oil ✓ Purined Fatty Acid (PFAD) ✓ Stearin 	Indonesia
 <p>PT Alternative Protein Indonesia</p>	51 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> ✓ Chitine ✓ Protein ✓ Lipid 	England
 <p>PT All Cosmos Biotek</p>	4 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> ✓ Fertilizer ✓ Biotechnology ✓ Industrial Solutions 	Malaysia
 <p>PT Aice Sumatera Industry</p>	4 Ha	SEZ Sei Mangkei Kav C No.7 Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> ✓ Ice Cream 	Singapore



THANK YOU



 Kek_seimangkei

 Sei Mangkei SEZ

 marketing@seimangkeisez.co.id

 www.seimangkeisez.com