



**INVESTMENT
FORUM 2024**

Business Forum & Market Sounding

“Engage with Urban Transformation Projects in Jakarta’s Prominent Transit Areas ”

April 25th – 26th, 2024

Embassy of the Republic of Indonesia in Tokyo

MRT Jakarta is hosting the TOD Forum 2024, where Japanese companies are invited to explore extensive business prospects associated with the future of Transit Oriented Development within the MRT Jakarta framework. This forum offers Japanese enterprises the opportunity to gain direct insights into upcoming commercial prospects and engage in one-on-one sessions with delegates to pursue their potential ventures.

Background

Since MRT Jakarta’s first commercial operation in 2019, Japan has played a significant role in the MRT Jakarta project, with MRT Jakarta embracing Japanese railway culture and incorporating best practices from Japan to establish a new standard of urban mobility. Thus far, MRTJ has secured five Urban Design Guideline TOD Areas in the city center from the Provincial Government. MRT Jakarta’s next strategic initiative approach not only ensures progress for TOD Areas along the North-South Line, but also propels ongoing East-West Line developments with significant investments from both public and private sectors.

The TOD Forum 2024 aims to provide a comprehensive overview of MRT Jakarta’s TOD potential and cultivate partnership opportunities for Japanese companies. The Indonesian delegation comprises officials and decision-makers spearheading the promotion of TOD initiatives within MRT Jakarta, including representatives from the Ministry of Transportation of the Republic of Indonesia, the Government of DKI Jakarta, MRT Jakarta, and several Indonesian private companies who are experienced in the TOD projects. They will brief participants on priority areas, project visioning, project investment schemes, timelines, and cost calculations.

Why you should attend

- Gain direct access to insights of MRT Jakarta’s Transit-Oriented Development (TOD) areas, enabling you to stay ahead of the curve in the quickly changing urban development scene and Indonesian market.
- Meet in one-on-one market-sounding sessions with key decision-makers, and build valuable connections and partnerships.
- Explore collaboration opportunities with MRT Jakarta and other stakeholders involved in the development of Transit-Oriented Zones.
- Acquire valuable market intelligence that can help you navigate the complexities of doing business in Indonesia.
- Connect with prospective partners, including government officials, to participate in MRT Jakarta’s TOD projects.
- Be the first to get the future images of MRT Jakarta’s line expansion development plan.

Business Opportunities

- Project investor
- Land developer
- Urban design/ architecture services
- Construction services
- Commercial areas operation (master lease & regular tenancy)
- Complementary transportation-related services

**RSVP and
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MRT Jakarta at a Glance

MRT Jakarta is a regional government-owned enterprise under the jurisdiction of the Provincial Government of DKI Jakarta. Established its first operation in 2019 as part of a collaborative mass rapid transit initiative between the Government of the Republic of Indonesia and the Government of Japan, MRT Jakarta’s mission is to provide network expansion infrastructures, foster urban regeneration, and promote sustainable city development through Transit Oriented Development projects.

Blok M Mixed Use

Executive Summary

In the heart of South Jakarta's bustling Blok M district, renowned for its vibrant shopping centers, diverse dining options, and lively nightlife, a groundbreaking transformation is on the horizon. The MRTJ (Mass Rapid Transit Jakarta) is spearheading a visionary mixed-use development in the vibrant Kebayoran Baru neighborhood area. This innovative project is set to redefine urban living, featuring a harmonious blend of upscale residential apartments, a stylish hotel, dynamic commercial spaces, public areas, and most importantly, a state-of-the-art transportation center. Together, these elements create a dynamic and integrated urban hub, promising a fresh and exciting chapter for the vibrant Blok M district.



*This drawing is an image, and the shape and other details may change in the future detailed study.

General Overview

Project Cost (Total)

USD 190 Mio
(USD 1 = Rp15,190/ IDR 3 T)

Status

Asset Permit Approval

Land Area

13,000 m²

Gross Floor Area (GFA); Building Coverage Ratio (BCR); Floor Area Ratio (FAR)

147,119 m²; 55%; 9.0*

Business Opportunities

Investor

Operator

Retail

Architect/Designer

Contractor

Dukuh Atas Pedestrian Deck

The Sudirman Dukuh Atas Pedestrian Deck is a visionary project focused on seamlessly integrating public transportation systems, including MRT, LRT, Commuter Train, and Airport Train in Jakarta’s busiest business district. This initiative aims to significantly enhance commuter connectivity and accessibility, transforming Sudirman Dukuh Atas into a modern, interconnected district. The project's centerpiece, the Elevated Pedestrian Interconnection, plays a pivotal role in connecting the four quadrants of Dukuh Atas. This innovative structure not only facilitates smooth transit but also introduces a dynamic commercial retail experience and social space, elevating the area into a vibrant urban hub where convenience meets social interaction.



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General Overview

Project Cost (Estimated)

USD 14 Mio
(USD 1 = Rp15,190/ IDR 200 Bio)

Status

Design Proposal

Land Area

25,183.43 m²

Gross Floor Area (GFA); Building Coverage Ratio (BCR); Floor Area Ratio (FAR)

14,280.89 m²; 32%; 0,57*

Business Opportunities

Investor

Operator

Retail

Architect/Designer

Contractor



Revitalization of Sudirman Commuter Train Station

Executive Summary

Embark on an exciting journey as Sudirman Station undergoes a vibrant revitalization. Recognized as a strategic gateway to travel between the city center and the suburbs, the station is poised for transformation by expanding its current retail space. This initiative aims to elevate Sudirman Station into a dynamic destination, exceeding its role as a transportation hub. The primary objective is to enhance convenience for public transport passengers in the lively Dukuh Atas district, promising a revitalized and energetic experience at Sudirman Station.



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General Overview

Project Cost (Estimated)

USD 9.2 Mio
(USD 1 = Rp15,190/ IDR 145 Bio)

Status

Asset Permission
from PT KAI

Land Area

6,000 m²

Gross Floor Area (GFA); Net Leaseable Area (NLA)

12,186 m²; 4,630 m²

Business Opportunities

Investor

Retail Operator

Architect/Designer

Contractor

Extended Concourse Development (Bundaran HI Station & Fatmawati Station)

The Bundaran HI development project presents an enticing opportunity to transform areas around MRT Bundaran HI station into a sophisticated commercial area. With a focus on retail expansion, this venture offers diverse partnership opportunities, welcoming investors, operators, and landowners seeking equity participation. By integrating interconnection and refined landscapes, Bundaran HI Development promises to redefine urban commerce and community engagement in Indonesia's bustling capital, offering a curated selection of captivating retail experiences.



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General Overview

Project Cost (Total)

USD 17 Mio
(USD 1 = Rp15,500/ IDR 265 Bn)

Status

Financial Close

Gross Floor Area (GFA); Net Leaseable Area (NLA)

Bundaran HI : 3,179 m²; 1,811 m²
Fatmawati : 2,464 m²; 1,187 m²

Business Opportunities

Retail Operator





West Setiabudi Reservoir

The West Setiabudi Reservoir project presents a visionary approach, blending ecology and social-economic strategies to create a dynamic and sustainable destination. The project aims to rejuvenate the area while offering incentives for commercial development around the reservoir. Inspired by successful international models, we imagine the area to transform into outdoor spaces for public activities, floating restaurants/ stores, and an active promenade featuring amenities such as seating areas, jogging tracks, and commercial spaces. This project embodies a forward-thinking approach to urban revitalization, promising to enrich the community and enhance the natural landscape.



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Proposed Program

Sewage Treatment & Nano Bubble Technology

Active Public Space

Commercial Area & Event Activation

Financing Scheme

Public Works

(G2G scheme on ecological approach)

Public Private Partnership

(external Funding with incentives for developing commercial areas around reservoir)

Private Investment

(funded by investor with incentives of reclaiming some part of reservoir to be developed as commercial area)

West Ancol Reclamation Project

Executive Summary

Participate in an exhilarating journey with the West Ancol development project, a visionary Transit-Oriented Development (TOD) initiative poised to redefine North Jakarta's coastal skyline. Seamlessly integrating residential, commercial, and recreational elements, this project serves as a beacon of urban innovation, intricately connected to the MRT Jakarta Station and Ancol Marina, establishing a dynamic transportation hub in the middle of a recreational park with an active esplanade. With opportunities for investors, architects/designers, operators, and contractors to engage in shaping this vibrant urban landscape, West Ancol development promises a harmonious blend of leisure and connectivity, setting a new standard for sustainable and community-centric urban development.



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General Overview

Project Cost (Total)

USD 485 Mio
(USD 1 = Rp15,500)

Status

Asset Permit Approval

Land Area

90 Ha

Net Leaseable Area (NLA)

52 Ha

Business Opportunities

Investor

Operator (Retail, Hotel, Apartment)

Architect/Designer

Contractor



Overview of TOD Investment Forum 2024

Date and Time

Thursday, April 25th, 2024 at 9 AM to 2 PM

Friday, April 26th, 2024 starts from 9 AM to 3 PM (optional time)

Venue

Embassy of the Republic of Indonesia in Tokyo
(5-2-9 Higashigotanda, Shinagawa Ward, Tokyo 141-0022)



← Scan to
find the location

bit.ly/KBRITokyo

Main Contents

Thursday, April 25th, 2024

- Opening Remarks and Keynote Speeches from the Government of Indonesia and the Government of Japan Officials
- Signing Ceremonies
- Plenary Sessions
- Panel Sessions

Friday, April 26th, 2024

- 1 on 1 Market Sounding Sessions
- Available in 1-hour appointments

Meeting Options

- MRT Jakarta
- Pembangunan Jaya Ancol Tbk

