



# GRAND BATANG CITY

Member of  Danareksa



South East Asia's  
Investment Destination



grandbatangcity

Connect With Us

[grandbatangcity.co.id](http://grandbatangcity.co.id)

## GRAND BATANG CITY

### THE LARGEST SPECIAL ECONOMIC ZONE INDUSTRIAL ESTATE IN CENTRAL JAVA

Discover the world class integrated industrial estate that offers prime land for industrial, retail, and commercial development, reinforced by strong Indonesian government policies as a State-Owned Enterprise (SOE) and National Strategic Project.

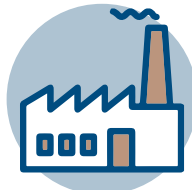
Kawasan Industri Terpadu Batang, the member of the Danareksa Group, fully owned by the Government of Indonesia, provides sustainable growth opportunities for investors. With the strong foundation of PT Danareksa (Persero), established in 1976, ensures a stable, reliable, and strategic partnership for long-term success.



Total Area  
**4300**  
Hectares



Total Companies  
**80**



Industrial Sectors  
**25**



Total Workers  
**60000+++**



Competitive Wages  
**157 USD**

## OUR PRODUCTS

01  
Industrial Land

02  
Standard Factory Building

03  
Retail and Commercial Space

04  
Commercial Land

05  
Residential Spaces

### SUPPORTED BY GOVERNMENT



### TRUSTED BY GLOBAL INVESTORS



Japan



South Korea



United States



Netherlands



Thailand



China



Singapore



Chile



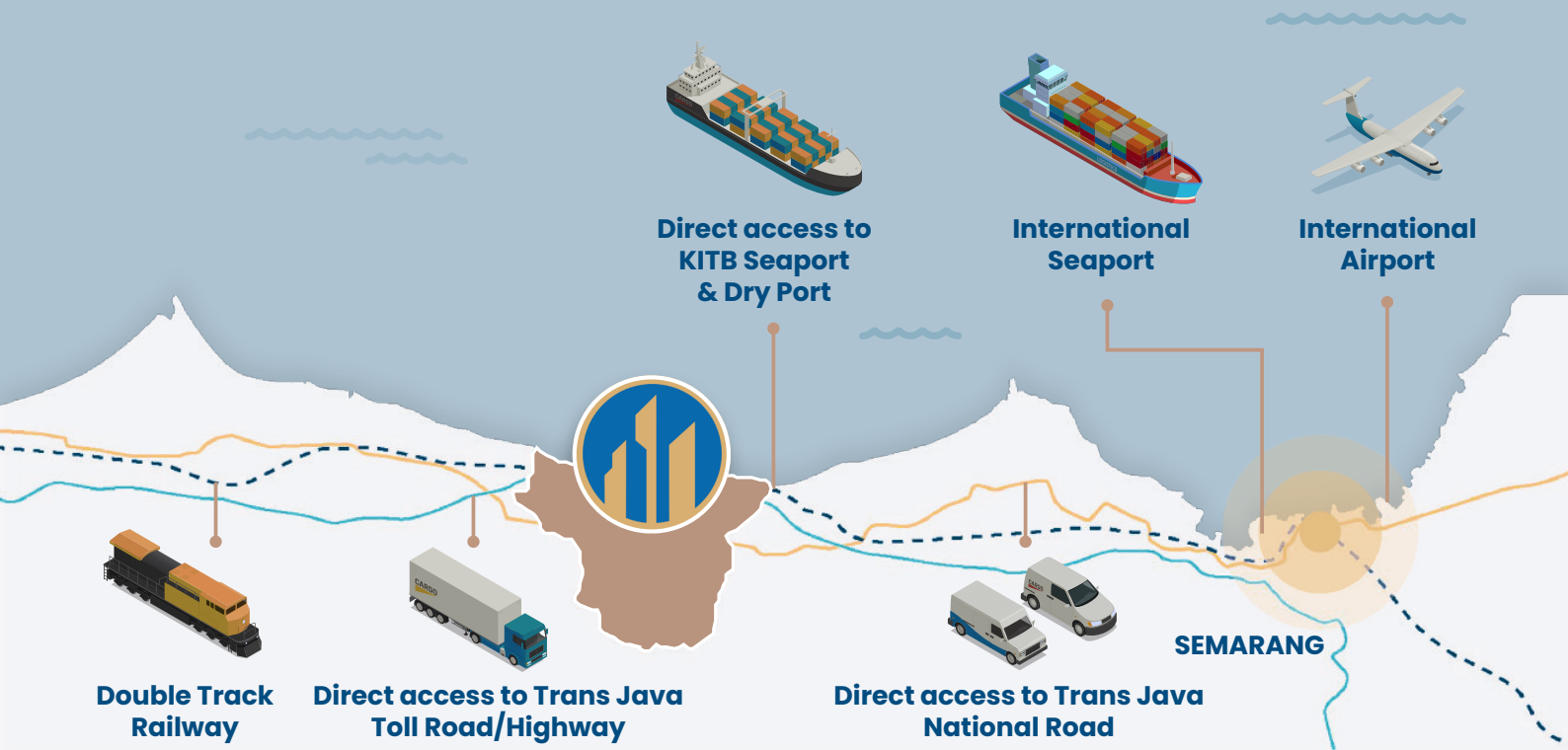
Indonesia



Taiwan



## WE ARE IN STRATEGIC LOCATION



**Central Jakarta**

5 hours drive

394 KM



**Semarang**

1 hour drive

59 KM



**Tanjung Emas International Port in Semarang**

75 minutes drive

63 KM



**Tanjung Priok International Port in Jakarta**

5 hours drive

408 KM



**Ahmad Yani International Airport**

1 hours drive

65 KM



**Tanjung Perak International Port in Surabaya**

5.5 hours drive

306 KM

## ACHIEVEMENTS

**2021**

Top Digital on Industrial Park Development

**Top Digital Awards 2021**

**2021**

Product Services and Solution for Asia-Pacific

**Globe Awards 2021**

**2021**

Gold Business Winner in Product, Services, and Solution in Asia-Pacific

**Globe Business Excellence Awards**

**2021**

Winner in Industrial Park Development Category

**Top Digital Awards 2021**

**2021**

Silver Stevie Winner in Communication of PR Campaign of The Year

**International Business Award**

**2023**

Gold Business Winner in Marketing Team of The Year

**Globe Business Excellence Awards**

**2023**

Mitra Strategis Pendukung Asesmen Ekonomi dan Keuangan Daerah Terbaik

**Bank Indonesia**

**2023**

Top CSR Bintang 4

**Top Business**

**2023**

Best Township Masterplan Design

**Indonesia Property Award 2023**

**2024**

Best Innovative Solution Award

**Marketers Award**

**2024**

Best Breakthrough Industrial Estate Development

**Indonesia Property Award 2024**



## 76 YEARS THE LONGEST LEASE PERIOD IN INDONESIA

**Competitive Lease Rate**

**Favorable Payment Terms**

## Enjoy SEZ Incentives

### FISCAL BENEFITS

- ★ Tax Holiday up to 20 Years
- ★ Tax Allowance
- ★ Exemption of Value Added Tax (VAT)
- ★ Exemption of Import Duty

### NON-FISCAL BENEFITS

- ★ Immigration
- ★ Employment

### Platinum GreenShip Certified



Land Ecological Enhancement (LEE)



Water Management and Conservation (WMC)



Building and Energy (BAE)



Movement and Connectivity (MAC)



Community Wellbeing Strategy (CWS)



Innovation and Future Development (FDI)

### Industrial Priority Category



Foreign Direct Investment



Downstream Industry



Local Workforce Empowerment



Industry 4.0 and Smart Manufacturing



Sustainable Import Substitution



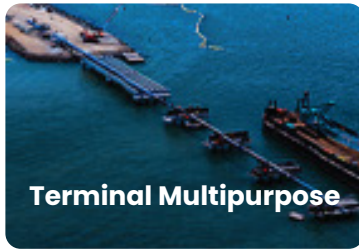
Green Technology and Clean Energy



Export-Driven Industries



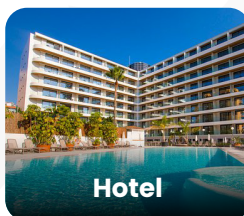
## SEAMLESS CONNECTIVITY



## WORLD CLASS FACILITIES



## SUPPORTING FACILITIES



## TENANCY JOURNEY



Letter of Intent (LOI)



SHIELD Form



Order Confirmation (SKP)



Land Utilization



# STANDARD FACTORY BUILDING

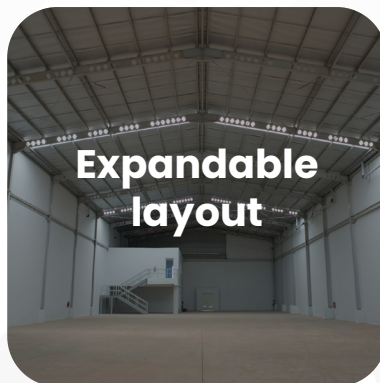


Our **Standard Factory Buildings (SFBs)** at Grand Batang City provide the perfect solution for manufacturers, logistics providers, and industrial businesses seeking a fast and cost-effective setup. Located in a prime industrial hub with direct access to highways, ports, and key infrastructure.

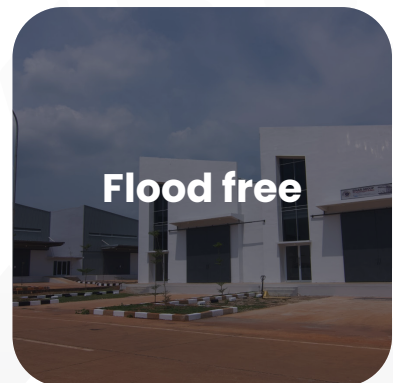
## OUR ADVANTAGES



**World class facilities**



**Expandable layout**



**Flood free**



**Modern & Functional Design**



**Sustainable & Eco-Friendly**



# BUILDING TYPE



Type A



Type C



Type D

## Type A

### Building

|   |                       |
|---|-----------------------|
| 1st Floor                               | 1176,8 m <sup>2</sup> |
| Mezzanine                               | 108,2 m <sup>2</sup>  |
| Total Area                              | 1285 m <sup>2</sup>   |
| Main Building (Length x Width x Height) | 57 x 20 x 9,1-11,3 m  |
| Floor Load Capacity                     | 2 ton/m <sup>2</sup>  |
| Loading Dock Area                       | 36,8 m <sup>2</sup>   |
| Loading Dock Height                     | 90 cm                 |

### Electrical

|                  |         |
|------------------|---------|
| Electrical Power | 131 kVA |
|------------------|---------|

## Type C

### Building

|   |                       |
|---|-----------------------|
| 1st Floor                               | 1770 m <sup>2</sup>   |
| Mezzanine                               | 115,7 m <sup>2</sup>  |
| Total Area                              | 1885,7 m <sup>2</sup> |
| Main Building (Length x Width x Height) | 57 x 30 x 7,6-11,3 m  |
| Floor Load Capacity                     | 2 ton/m <sup>2</sup>  |
| Loading Dock Area                       | 60 m <sup>2</sup>     |
| Loading Dock Height                     | 90 cm                 |

### Electrical

|                  |         |
|------------------|---------|
| Electrical Power | 197 kVA |
|------------------|---------|

## Type D

### Building

|   |                      |
|---|----------------------|
| 1st Floor                               | 480 m <sup>2</sup>   |
| Mezzanine                               | 122 m <sup>2</sup>   |
| Total Area                              | 602 m <sup>2</sup>   |
| Main Building (Length x Width x Height) | 30 x 15 x 6,9-8,7 m  |
| Floor Load Capacity                     | 2 ton/m <sup>2</sup> |
| Loading Dock Area                       | 30 m <sup>2</sup>    |
| Loading Dock Height                     | 64 cm                |

### Electrical

|                  |        |
|------------------|--------|
| Electrical Power | 53 kVA |
|------------------|--------|



Type E



Warehouse

## Type E

### Building

|   |                       |
|---|-----------------------|
| 1st Floor                               | 231,25 m <sup>2</sup> |
| Mezzanine                               | 71,6 m <sup>2</sup>   |
| Total Area                              | 302,9 m <sup>2</sup>  |
| Main Building (Length x Width x Height) | 16,5 x 12,5 x 5,8-7 m |
| Floor Load Capacity                     | 2 ton/m <sup>2</sup>  |
| Loading Dock Area                       | 25 m <sup>2</sup>     |
| Loading Dock Height                     | 70 cm                 |

### Electrical

|                  |        |
|------------------|--------|
| Electrical Power | 23 kVA |
|------------------|--------|

## Warehouse

### Building

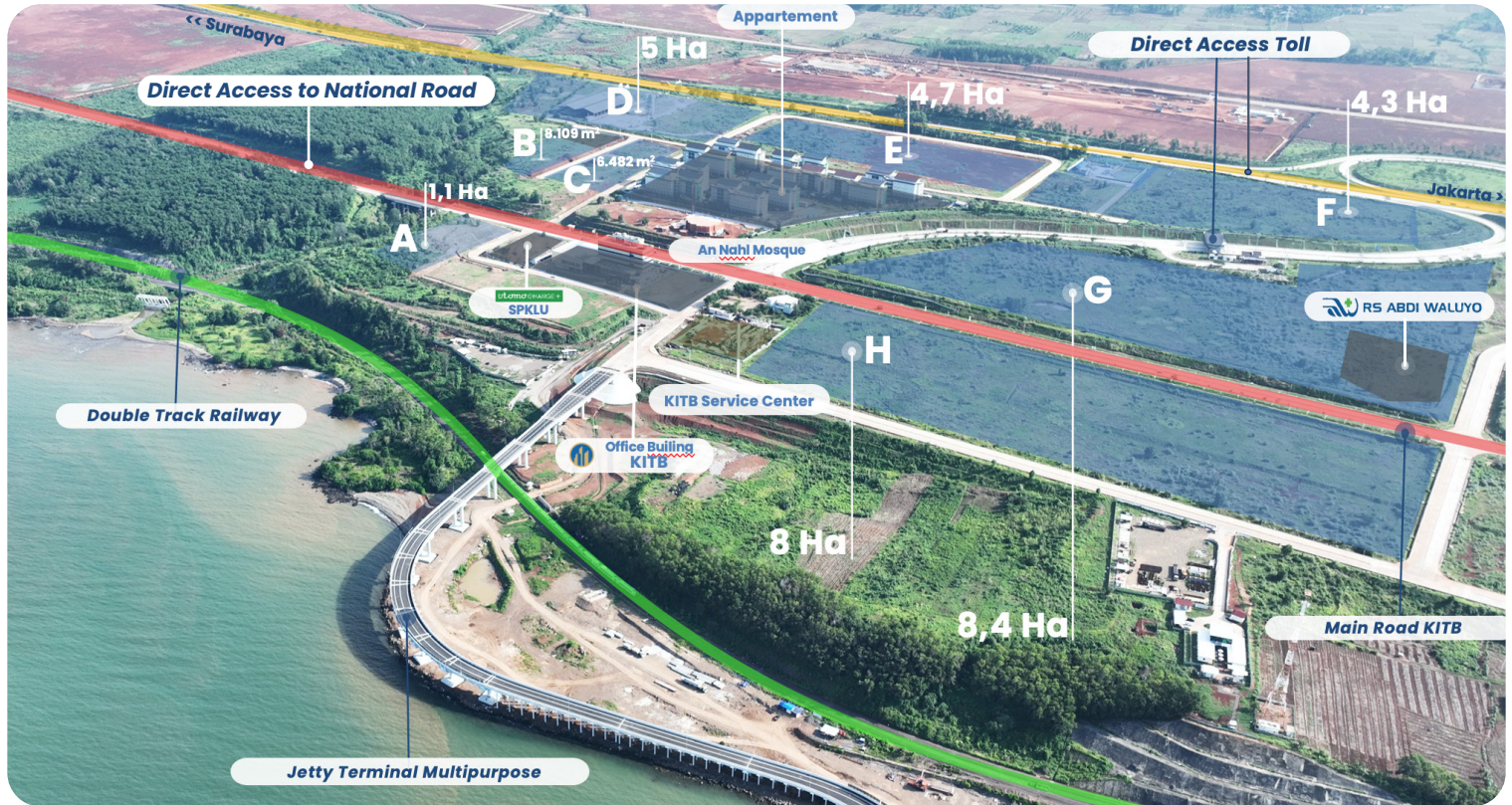
|   |                      |
|---|----------------------|
| 1st Floor                               | 1180 m <sup>2</sup>  |
| Mezzanine                               | -                    |
| Total Area                              | 1180 m <sup>2</sup>  |
| Main Building (Length x Width x Height) | 57 x 20 x 9,3-11,5 m |
| Floor Load Capacity                     | 2 ton/m <sup>2</sup> |
| Loading Dock Area                       | 40 m <sup>2</sup>    |
| Loading Dock Height                     | 90 cm                |

### Electrical

|                  |         |
|------------------|---------|
| Electrical Power | 105 kVA |
|------------------|---------|



# COMMERCIAL LAND



Experience the perfect blend of **business, leisure, and convenience** at our Retail & Commercial Hub. Enjoy a luxurious hotel, diverse retail & F&B options, a transit hub, park & ride, a worship area, and more—all in one seamless, connected destination.



**>1 Million/year**  
Existing KAI Passengers  
in Pekalongan-  
Semarang  
**Growth 3.44%**



**>11.000 Million/year**  
Existing Trans Jawa Toll  
Road Traffic  
**Growth 5-8**

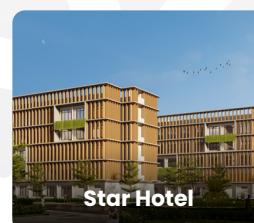
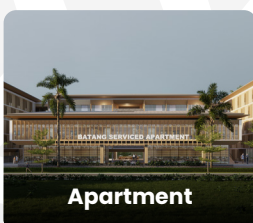


**1.7 Million**  
GRDP in  
Central Java  
**Growth 6.6%**

**25 Million**  
GRDP in Batang  
Regency  
**Growth 6.7%**



**848.486**  
Population in  
Batang Regency  
**Growth ~1.2%**





## RESIDENTIAL



Foodcourt



Minimarket



Klinik



Green open space



Sport Center



Laundry Area



Parking Area

## FUTURE DEVELOPMENT GOLF COURSE

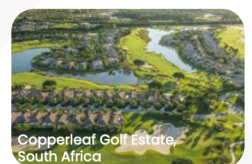
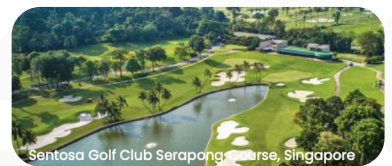
Land Area  
**120.2 HA**

### LEGEND

- |                                 |             |
|---------------------------------|-------------|
| A. Golf Course                  | (120.20 Ha) |
| B. Fairway Golf Residence       | (21.8 Ha)   |
| C. Aurora Hills Estate          | (28.2 Ha)   |
| D. Havenwoof Park Residence     | (28.30 Ha)  |
| E. Cedarwood Residence          | (44.00 Ha)  |
| F. Greenfield Harmony Residence | (42.00 Ha)  |
| G. Light Medium Industry        |             |
| H. Centralized Solid Waste      |             |
| I. Waste Management Plan        |             |
| J. Government Office            |             |
| K. Substation                   |             |
| L. Exhibition & Shopping Center |             |
| M. Hi-Tech & Green Industry     |             |
| N. Private Hospital             |             |
| O. Theme Park                   |             |
| P. Tourist Park "Sri Gunung"    |             |



### Benchmark





**GRAND BATANG CITY**

Member of  Danareksa

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## Company

PT Kawasan Industri Terpadu Batang

## Head Office

Jl. Tol Semarang – Batang KM 371 +800  
Ketanggan, Gringsing, Batang, Central Java,  
Indonesia

## Representative Office

Gedung Menara Danareksa Lt.16  
Jl. Merdeka sel. No 14, Gambir,  
Jakarta Pusat, Indonesia



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