



Member of  Danareksa

# Invest in Trust, Invest in WIJAYAKUSUMA INDUSTRIAL PARK

State-owned Enterprise Industrial Park member of Danareksa



# VISION & MISSION

## **VISI** | VISION

**Terwujudnya Perusahaan sebagai Pengembang dan Pengelola Kawasan Industri, Properti dan Bisnis yang Andal dan Modern**

*“Become a reliable and modern developer and management of an industrial estate, property, and business”*



## **MISI** | MISSION

- 01 **PT KIW adalah BUMN yang menjalankan bisnis pengembang dan pengelola Kawasan Industri, Properti dan Bisnis secara terintegrasi**  
*PT KIW is a state-owned enterprise (SOE) that manages and develops integrated industrial estate, property & business*
- 02 **Menumbuhkembangkan korporasi serta memberi kontribusi positif terhadap perekonomian Daerah dan Nasional**  
*Enabling the corporation to give a positive contribution to the regional and national economy*
- 03 **Konsisten menjaga kesinambungan usaha dengan menjaga harmoni sosial dan kelestarian lingkungan hidup**  
*Consistently maintaining business continuity and maintaining social harmony and environmental sustainability*
- 04 **Menkonsolidasikan anak perusahaan sebagai penopang induk perusahaan**  
*Consolidating subsidiaries to support the holding Company*

# COMPANY HISTORY TIMELINE



1988

PT KIW (Persero) yang dulu disebut dengan nama PT Kawasan Industri Cilacap (KIC) adalah sebuah kawasan industri yang berdiri di Kabupaten Cilacap, Jawa Tengah.

*PT KIW (Persero) once was named PT Kawasan Industri Cilacap (KIC), IT was Established at Cilacap Regency, Central Java*



1998

PT Kawasan Industri Cilacap kemudian direlokasi ke lokasi baru, di Kota Semarang, Provinsi Jawa Tengah dengan nama baru PT Kawasan Industri Wijayakusuma (Persero) atau disingkat menjadi PT KIW.

*Relocated to a new location at Semarang, Central Java with a brand-new name "PT Kawasan Industri Wijayakusuma (Persero)" abbreviated as PT KIW*



2018

PT KIW mendirikan sebuah anak perusahaan yang disebut PT Putra Wijayakusuma Sakti (PT PWS).

*PT Putra Wijayakusuma Sakti (PWS) was established as a subsidiary company of PT KIW (Persero)*



2020

PT KIW mendirikan anak perusahaan yang disebut PT Kawasan Industri Terpadu Batang (KITB) sebagai salah satu Proyek Strategis Nasional (PSN) bersama dengan PT PP (Persero), PTPN IX, dan Perusda Barang.

*PT Kawasan Industri Terpadu Batang (KITB) is a joint venture company of PT KIW (Persero), PT PP (Persero), PTPN IX, and Perusda Batang That develops and manages Batang Integrated Industrial Estate as one of the National Strategic Project.*



2024

PT KIW memulai ekspansi lahan baru di Kota Semarang.

*PT KIW starts the new land banking in Semarang city.*



2022

Pembentukan Holding Danareksa oleh Menteri BUMN dan PT KIW bergabung menjadi salah satu Anggota Holding Danareksa.

*The official establishment of Holding Danareksa by the Minister of State-Owned Enterprise, and PT KIW becoming member of Holding Danareksa.*



2021

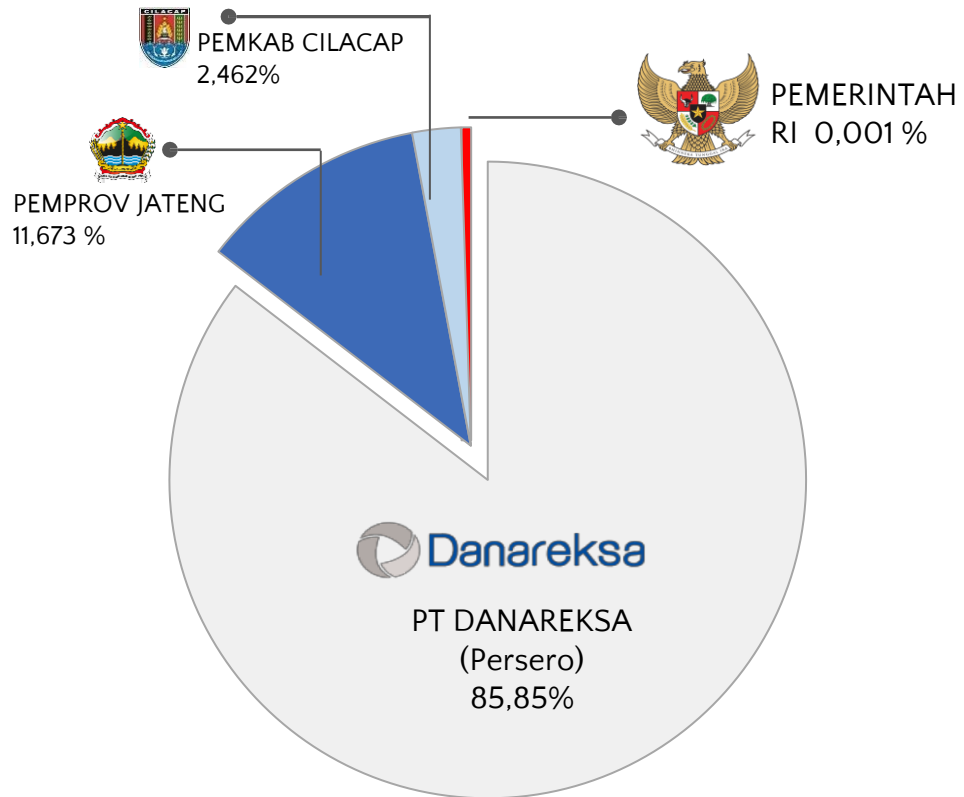
Pemerintahan Republik Indonesia memberikan tambahan Pernyataan Modal Negara (PMN) kepada PT KIW untuk pengembangan PT KITB sebagai salah satu Proyek Strategis Nasional (PSN).

*The Government of the Republic of Indonesia granted the Additional Paid-in Capital for PT KIW for the development of PT KITB as one of the National Strategic Projects.*

# KIW GROUP COMPANY SHAREHOLDER



## PT KAWASAN INDUSTRI WIJAYAKUSUMA

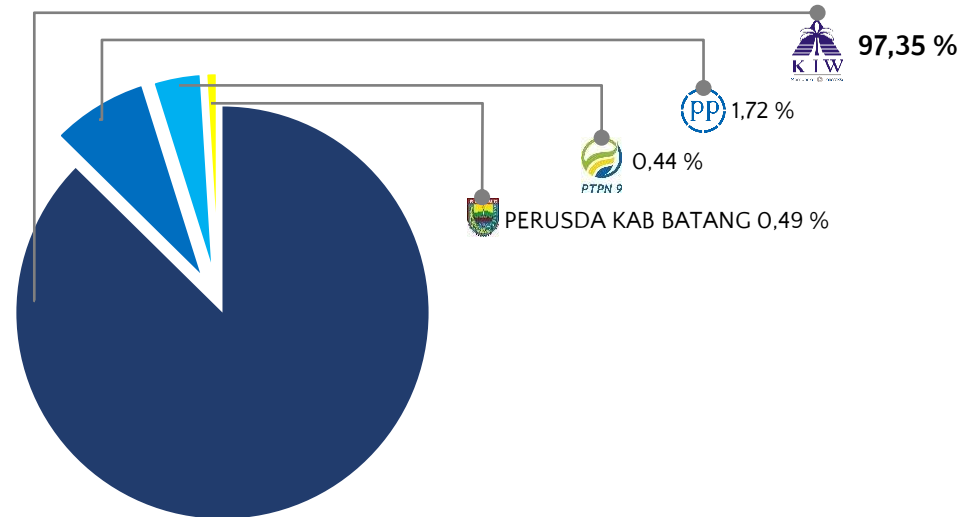


Per 31 Desember 2025

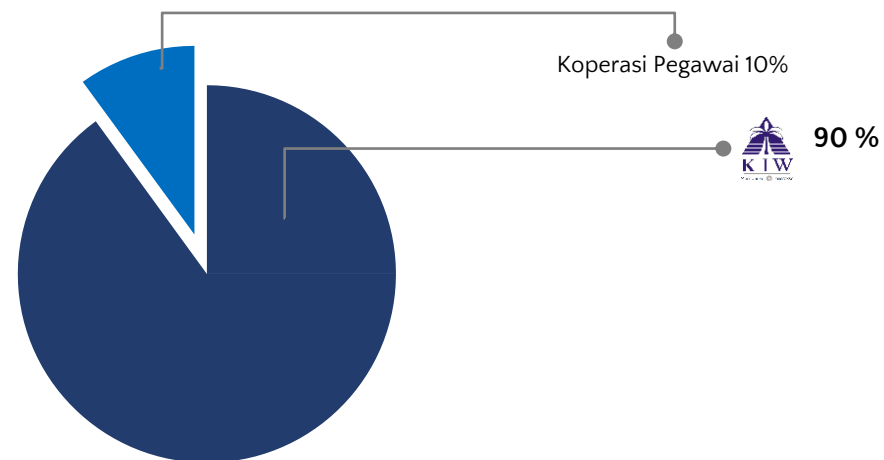
AKHLAK – Amanah, Kompeten, Harmonis, Loyal, Adaptif, Kolaboratif



### KIW Subsidiary



### KIW Subsidiary





# LOCATION & CONNECTIVITY



-  **26 Minutes (13 km)** drive to Ahmad Yani Airport
-  **15 Minutes (7,1 km)** drive to Krapyak/Kaliwungu highway gate
-  **27 Minutes (15 km)** drive to Tawang Station
-  **28 Minutes (17 km)** drive to Tanjung Mas International Seaport

 Bus Station    
  Hospital    
  Train Station    
  International Port    
  Airport

 Jalan Pantura/Main Street  
 Jalan Tol / Trans Java Toll Road

# LOGISTIC HUB READINESS



Road Logistic



Sea Port



Air Freight



Railway Logistic



Krapyak Toll Gate



Tanjung Mas Sea Port



Ahmad Yani Airport



Development Project



Kaliwungu Toll Gate

# HUMAN RESOURCES



## Pekerja yang Terampil dan Produktif Skilled & Efficient Employees

- Sopan (*Polite*)
- Pekerja keras (*Hard worker*)
- Setia (*Loyal*)
- Disiplin (*Discipline*)

Lingkungan industri yang ramah investasi dan hubungan kerja yang harmonis antara perusahaan dengan karyawan.

Investment-friendly environment and harmonious employee relations ensuring seamless operations



## Jumlah Universitas & Sekolah Kejuruan Lots of University & Vocational School

- Universitas  
University : 15
- Sekolah Menengah Kejuruan  
Vocational School : 130
- Sekolah Menengah Atas  
Senior High School : 100



## UMR yang kompetitif: Competitive Wages

**Rp3.701.709 per bulan**  
( USD220,87 per month)

Jakarta	Rp 5.729.876	USD 341,88
Tangerang	Rp 5.399.405	USD 322,16
Bekasi	Rp 5.999.443	USD 357,96
Bandung	Rp 4.737.678	USD 282,68
Surabaya	Rp 5.288.796	USD 315,56
Gresik	Rp 5.129.000	USD 309,67

# COMPANIES IN KIW



1. Artama Sentosa Indonesia, PT
  2. Beton Perkasa Wijaksana, PT
  3. Bintang Mitra Semestaraya, PT
  4. Delta Kreasi Semarang, PT
  5. Excosindo Citra Persada, PT
  6. Gajah Mandiri, CV
  7. Gotrans Logistic, PT
  8. Growell Indo Metal, PT
  9. Indomarco Prismatama, PT
  10. Indomina Cipta Agung, PT
  11. Intidaya Rajawali Mulya, PT
  12. Laju Sinergi Metalindo, PT
  13. Mandiri Timber Pratama, PT
  14. Pandowo Utomo Food, PT
  15. Philnesia International, PT
  16. Sumber Alfaria Trijaya, PT
  17. Tilapia Nusantara, PT
  18. Wahana Solusi Limbah Indonesia, PT
  19. Teknotama Lingkungan Internusa, PT
  20. Sandang Asia Maju Abagi, PT
- And 43 other Companies



1. MAS arya, PT
2. MAS Silueta Indonesia, PT

Per 31 Desember 2025



1. AST Indonesia, PT
2. Intac Brass, PT
3. Java Agaritech, PT
4. Masuya, PT
5. Nihon Novelica Food, PT
6. Nippon Indosari Corpindo, PT
7. Semeru Karya Buana, PT
8. Suryamulya Bangun Indo, PT



1. Handsome Glue Indonesia, PT
2. Indonesia Benxing Material, PT
3. Loka Jaya Boga, PT
4. Ying Rui Indonesia, PT
5. Zhong Tuo Trade, PT
6. Forestama Kayu Lestari, PT
7. Yuhan New Materials, PT
8. Excellent Apparel Semarang, PT
9. Taimei Acrylic Indonesia, PT
10. Kelong New Material Indonesia, PT



1. Tri Eka Investama Makmur, PT
2. Sino Textile Group Indonesia, PT
3. Sino Textile Technology Indonesia, PT
4. Aegis Jaya Metalindo, PT



1. Inakosa Plastic, PT
2. Java Color Tech, PT
3. TpinC Trading Jakarta, PT
4. CSK Chunshin, PT



1. Hanchen Industri Indonesia, PT
2. Jumpwin Sport Indonesia, PT
3. King Da Marine, PT
4. Lucky Textile Semarang, PT
5. Elite Bags & Hats Indonesia, PT



1. Country Form Furniture, PT
2. Jati, PT



1. Aptiv Components Indonesia, PT



1. Cipta Mortar Utama, PT



1. Promanufacture Indonesia, PT



1. Prym Intimates Indonesia, PT



1. Pacific Furniture, PT

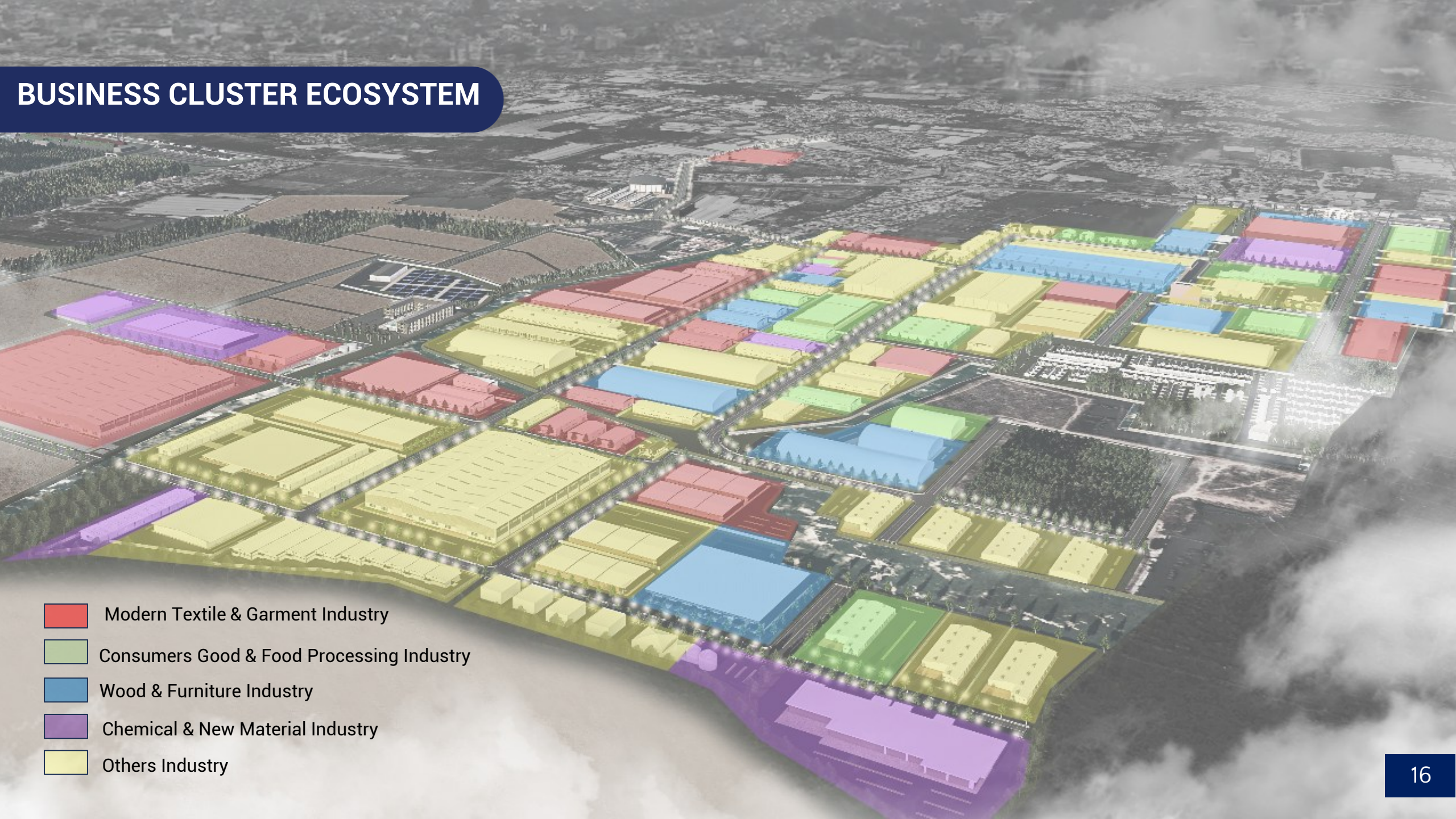


1. Apparel One Indonesia, PT



1. Macleods Pharmaceuticals Indonesia, PT

# BUSINESS CLUSTER ECOSYSTEM



-  Modern Textile & Garment Industry
-  Consumers Good & Food Processing Industry
-  Wood & Furniture Industry
-  Chemical & New Material Industry
-  Others Industry

# BUSINESS CLUSTER ECOSYSTEM

Selama 37 tahun beroperasi, sudah ada lebih dari 110 perusahaan yang tergabung di KIW. Beberapa di antaranya telah membentuk ekosistem bisnis yang terintegrasi dari hulu ke hilir, sehingga mampu memberikan efisiensi biaya produksi yang sangat tinggi. Saat ini telah terbentuk 4 klaster ekosistem bisnis besar dan ekosistem bisnis lainnya yang akan segera menyusul.

During the 37 years of KIW operation, it has joined more than 110 companies. Several companies have formed a business ecosystem from upstream to downstream so that they can provide very high efficiency values in production costs. Currently, 4 clusters large business ecosystems have been formed, and other business ecosystems will follow.

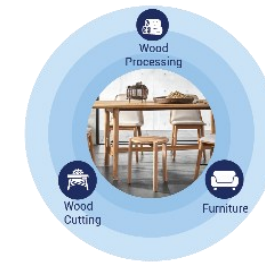
Cluster	Member of Cluster
Modern Textile & Garment	13
Consumers Good & Food Processing	10
Chemical & New material	6
Wood Processing & Furniture	5



Modern Textile & Garment Industry



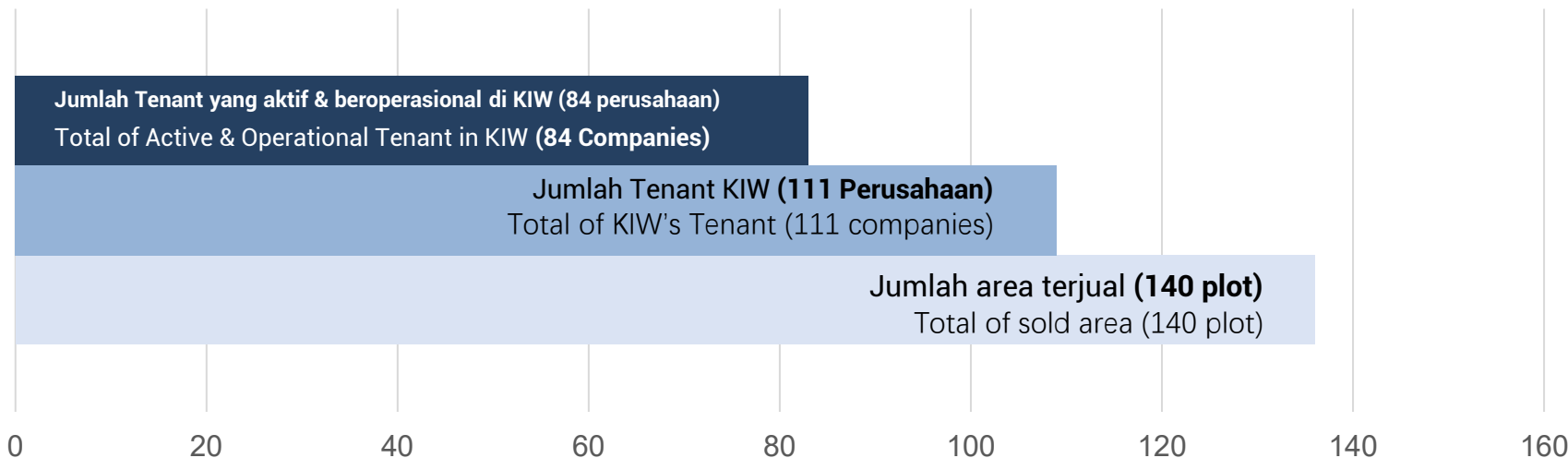
Consumers Good & Food Processing Industry



Wood Processing & Furniture Industry



Chemical & New Material Industry



# TOP 5 TYPE OF INDUSTRY

## MODERN GARMENT & TEXTILE

Apparel One  
INDONESIA



BINABUSANA INTERNUSA

MAS ARYA

SILUETA



印尼东方纺织集团有限公司  
PT SINO TEXTILE GROUP INDONESIA



TP



SINO TEXTILE TECHNOLOGY  
INDONESIA

## WAREHOUSE, DISTRIBUTION, & EXPEDITION

interfood  
DO THE BEST



PT. JAKARTA SEREAL



BSR Group



PUNINAR  
LOGISTICS



TLI



MITRA  
TRADING & DISTRIBUTION

## WOOD PROCESSING & FURNITURE

cvp.



PROPERTY<sup>A</sup>



PT. MATAHARI  
TERBIT ELOK



## FOOD & BEVERAGE

WINGSFOOD



Diamond



PANDOWO UTOMO FOOD



novelica



Indomina

PT. LOKA JAYA BOGA

PT. TILAPIA  
NUSANTARA JAYA



JALA  
SEMBILAN

## CHEMICAL & NEW MATERIAL



INAKOSA

KCS  
YOUR PACKAGING PARTNER



展辰涂料

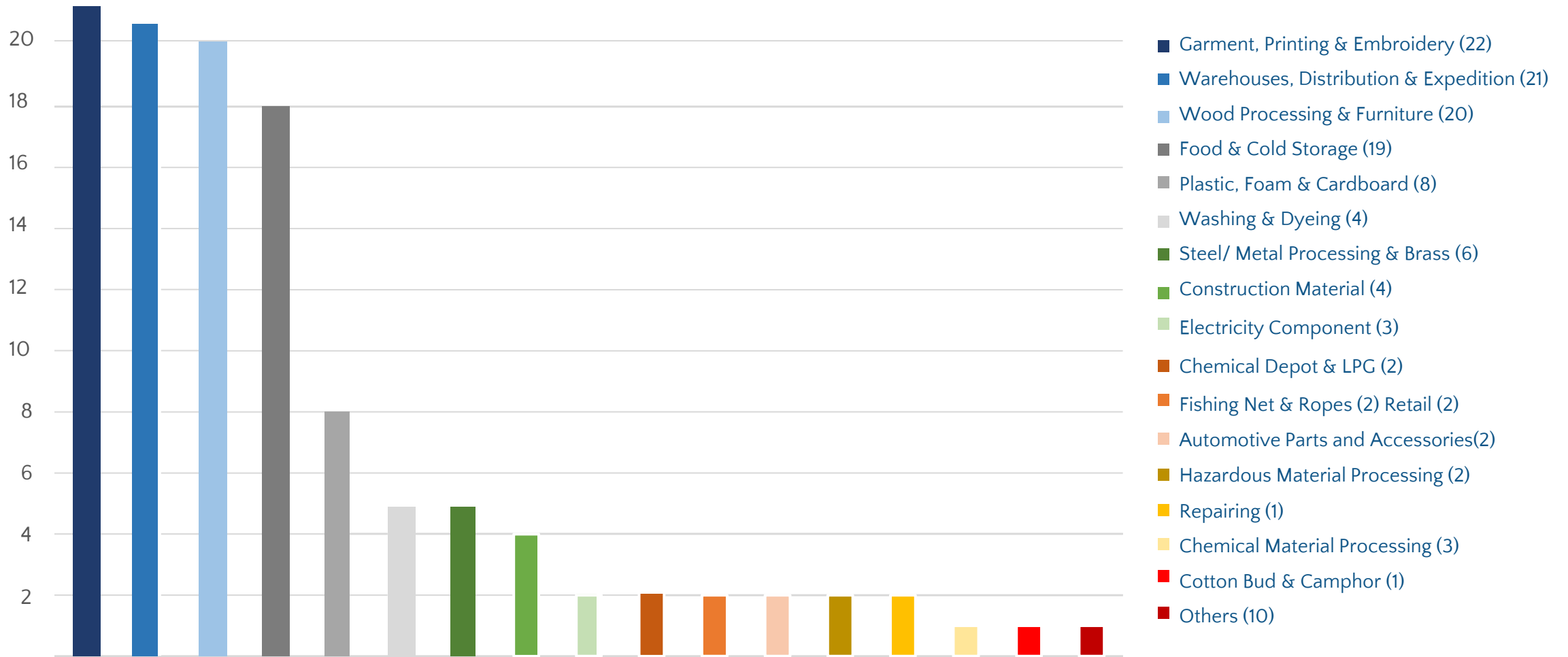


科隆  
KELONG  
PT KELONG NEW MATERIAL INDONESIA

EXCO

Per Januari 2025

# TYPE OF INDUSTRIES



# WHY KIW?

## Tanah Hak Guna Bangun (HGB) Build of Right Land



Sertifikat HGB dengan masa berlaku 80 tahun (30 tahun, 20 tahun, 30 tahun dan dapat diperbarui).

Certificate renewal :  
30 years, 20 years, 30 years

## Analisis Mengenai Dampak Lingkungan Hidup (AMDAL)

Environmental License for various Industry



Environmental licence Addendum No.  
696/6601/BI/III/2022 in March 15th 2022:

Textile, food processing, bevarege,  
Hazardous Material Processing, Raw  
material oriented including Chemical, etc.

## Services management



Mengelola kawasan industri sejak tahun 1998, menangani berbagai permasalahan dan keluhan tenant, serta secara konsisten meningkatkan fasilitas & layanan.

Managed the industrial estate since 1998, resolving tenant issues and complaint, improving facilities and services continuously.

# WHY KIW?



**Lokasi yang strategis**  
*Strategic Location*



**Harga yang kompetitif**  
*Very Competitive Price*



**Fasilitas lengkap**  
*Full facilities*





**Bebas banjir**  
*Flood-free Environment*



**Perizinan Lingkungan & Lokasi**  
*Environmental & Location Licenses*



**SDM Unggul**  
*Human Resources*

	<b>Listrik PLN</b> <i>Electricity - PLN</i>	<b>Tersedia kapasitas saat ini 60 MVA</b> <i>Available for 60 MVA (Upgradable)</i>
	<b>Jaringan Gas</b> <i>Liquefied Natural Gas</i>	<b>Tersedia sebesar 1.000 – 1.500 MMBTUD</b> <i>Available for 1,000 - 1,500 MMBTUD (Upgradable)</i>
	<b>Air Bersih Industri</b> <i>Industrial Clean Water</i>	<b>Tersedia kapasitas 120.000 m<sup>3</sup>/ bulan</b> <i>Available for 120,000 m<sup>3</sup>/month (Upgradable)</i>
	<b>Pengolahan Limbah Cair</b> <i>Wastewater Treatment Plan</i>	<b>Tersedia kapasitas 3.000 m<sup>3</sup>/ hari</b> <i>Available for 3,000 m<sup>3</sup>/day (Upgradable)</i>
	<b>Jaringan Internet</b> <i>Internet Service Provider</i>	<b>Tersedia berbagai pilihan</b> <i>Available Various Provider</i>
	<b>Keamanan 24 Jam</b> <i>24-hour security system</i>	<b>Tersedia Ambulance dan Pemadam Kebakaran</b> <i>Available for Ambulance and Firefighter</i>
	<b>Bank</b> <i>Bank</i>	<b>Tersedia berbagai pilihan</b> <i>Available Various Provider</i>

# COMPREHENSIVE INDUSTRIAL PARK FACILITIES

## Infrastruktur Utama Main Infrastructures



Industrial Street & Public Lightning System



Water Treatment Plant



Waste-water Treatment Plant



Natural Gas provide by PGN



Electricity provide by PLN



Internet Service by Various Provider

## Layanan Lainnya Other Services



Tenant Service Support



Fire Brigade



Security Guard and Nursery



Security Patrol



Ambulance



CCTV



Command Center



Electronic Gate



Bank



Composting House



Mosque



Food Court

# INDUSTRIAL FACILITIES



**Jalan Standar Kawasan Industri**  
*Industrial Standard Street*



**Pengolahan Air Bersih**  
*Water Treatment Plan*



**Instalasi Pengolahan Air Limbah (IPAL)**  
*Waste Water Treatment Plan*



**Listrik**  
*Electricity*



**CCTV**  
*CCTV*



**Tempat Pengolahan Sampah Terpadu (TPST)**  
*Integrated Waste Processing Facility*



**Ambulance 24/7**  
*Ambulance 24/7*



**Pemadam Kebakaran 24/7**  
*Fire Brigade 24/7*



**Mobil patrol 24/7**  
*Security patrolcar 24/7*



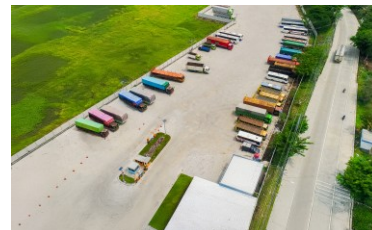
**Masjid**  
*Mosque*



**Foodcourt**  
*Foodcourt*



**Electronic Gate**  
*Electronic Gate*



**Transit Point**



**KIW Edge**

# ONE-STOP-SERVICE SOLUTION PROVIDED BY KIW GROUP



Perizinan



Konstruksi

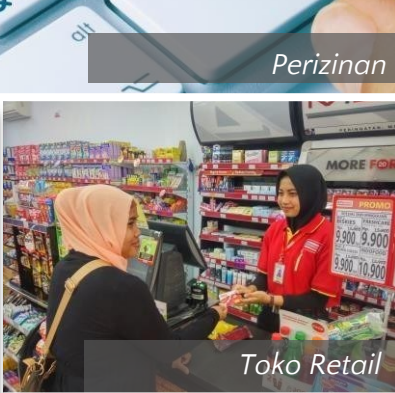


Batching Plant



Bank

**Pengelolaan & Pengembangan Kawasan Industri Baru / Management and Development New Industrial Estate.**



Toko Retail



Transportasi Logistik



Bangunan Pabrik Siap Pakai



Pusat Logistik Berikat



Supply chain - Trading



Property management



Facilities Service



Maintenance Service

# WIJAYAKUSUMA INDUSTRIAL PARK

Development Area

**KIW I**

**KIW II**

**KIW III**

Total area  
 KIW I : 250 Ha  
 KIW II : 50 Ha  
 KIW III : 360 Ha

FUTURE DEVELOPMENT

KIW Main Gate

Railway

Trans Java National Road

**Notes:**

- Garment & Textile Business Cluster
- Wood & Furniture Business Cluster
- Consumer Goods & Retail Business Cluster
- Chemical Clusters
- Others

Per 31 Desember 2025

 15 Minutes from Ahmad Yani Airport	 24 Minutes from Tawang Train Station	 Crossed by Java main road, Pantura Street
 7 Minutes from Krapiyak Toll Gate and 10 Minutes from Kaliwungu Toll Gate	 25 Minutes from Tanjung Mas International Seaport	 32 Minutes from Semarang City Center

\*Last Updated on January 7, 2026

# INDUSTRIAL PARK FACILITIES DEVELOPMENT



WWTP Phase 2



WTP Phase 2



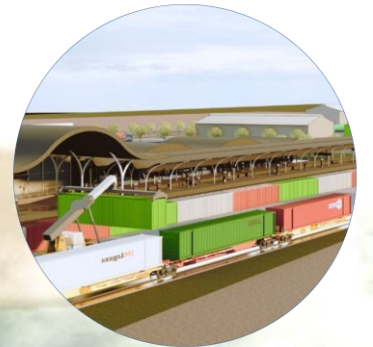
Dormitory



Logistic Bonded Zone



Truck Parking Zone



Railway Dryport



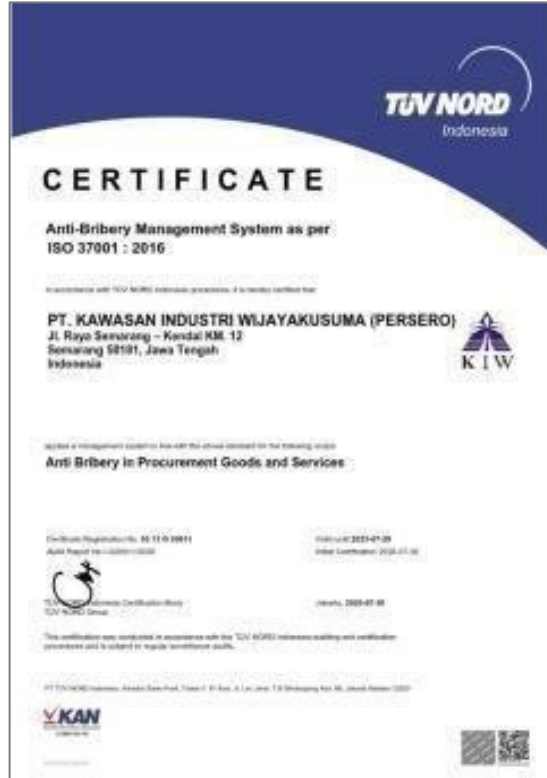
# ISO CERTIFICATE



**ISO 14001: 2015**  
 Management of Industrial Estate that is Environment-Friendly with Sustainable Improvement in Environment Quality Standards of Office and Industrial Estate



**ISO 9001: 2015**  
 Management of Industrial Estate with Customer-Satisfaction Oriented through Continual Improvement in Service and Product Quality Standards



**ISO 37001: 2016**  
 Management of Industrial Estate with Anti Bribery in Procurement of Goods and Services



**ISO 31000: 2018**  
 Risk Management in Organization's Management System for the Provision

# ACHIEVEMENT

2024

- 1 Penghargaan Platinum Champion State Owned Enterprise (The Best Financial Performance in 13 Consecutive Years 2011 - 2023 dalam Ajang BUMN Business Forum 2024 oleh The Asia Post (Infobank Media Group).  
Platinum Champion Award for State-Owned Enterprises (The Best Financial Performance for 13 Consecutive Years, 2011–2023, at the 2024 BUMN Business Forum by The Asia Post (Infobank Media Group)
- 2 Best BUMN Awards 2024 for Implementing Corporate Strategy to Attract New Investors oleh WartaEkonomi.co.id.  
Best BUMN Awards 2024 for Implementing Corporate Strategy to Attract New Investors by WartaEkonomi.co.id.

2023

- 1 Penghargaan *Best Liquidity in Category of Non-Infrastructure Industry* pada TOP BUMN Awards 2023 dari Bisnis Indonesia pada 30 November 2023.  
Best Liquidity Award in the Category of Non-Infrastructure Industry at the 2023 TOP BUMN Awards from Bisnis Indonesia on November 30 2023.
- 2 Pengelolaan *Drainase* Terbaik se Kota Semarang dalam Kategori Kawasan Industri pada 17 November 2023.  
Best Drainage Management in Semarang City in the Industrial Area Category on 17 November 2023.
- 3 *The Best of All of BUMN Director by Audience, Activity, Engagement* untuk Kategori Pimpinan BUMN pada BUMN Track Digital 5.0 Keterbukaan Informasi Publik Awards 2023 di Bali pada 27 Oktober 2023;  
The Best of All of BUMN Director by Audience, Activity, Engagement for the BUMN Leadership Category at the BUMN Track Digital 5.0 Openness of Public Information Awards 2023 in Bali on 27 October 2023;

2022

- 1 Penghargaan Program Penilaian Peringkat Kinerja Perusahaan dalam Pengelolaan Lingkungan Hidup: **Proper Peringkat Biru**, Periode 2021-2022, dari Kementerian Lingkungan Hidup dan Kehutanan RI;  
Company Performance Rating Program Award in Environmental Management: Proper Blue Rank, 2021-2022 Period, from the Indonesian Ministry of Environment and Forestry;

2020

- 1 Sertifikat Sistem Manajemen ISO 37001: 2015, pada 2020, dari Tuv Nord Indonesia;  
ISO 37001: 2015 Management System Certificate, in 2020, from Tuv Nord Indonesia;

2019

- 22 Penghargaan 2th Revolusi Mental Awards 2019 **"Bronze Winner"** Kategori Indonesia Tertib.  
2nd Revolution Mental Awards 2019 "Bronze Winner" Orderly Indonesia Category.
- 23 Penghargaan dari Jawa Pos Radar Semarang 2019 *category Environmentally Friendly Integrated Industrial Areas*.  
Award from Jawa Pos Radar Semarang 2019 in the Environmentally Friendly Integrated Industrial Areas category.



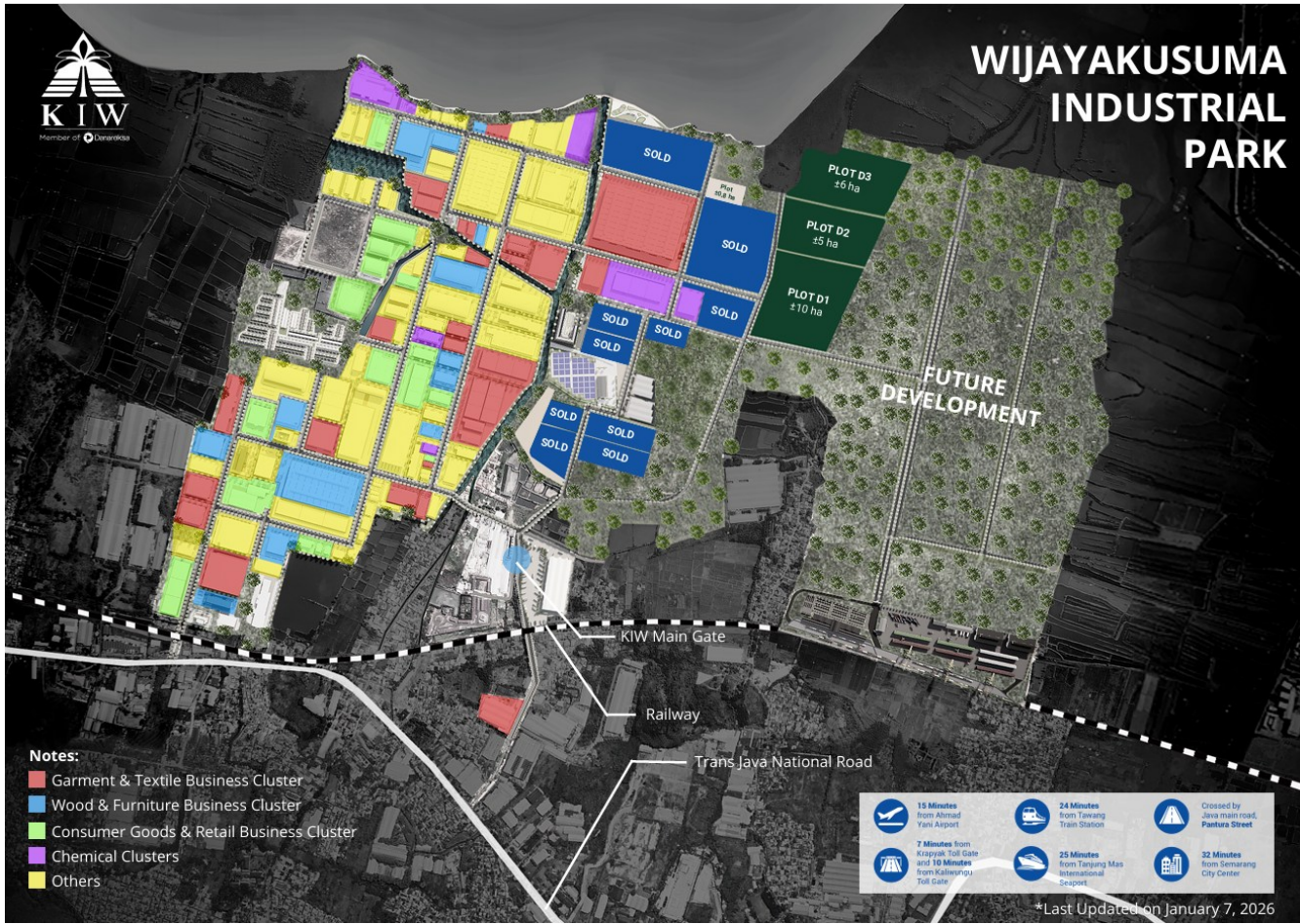
PENGHARGAAN SELAMA 5  
TAHUN TERAKHIR



Ketersediaan Lahan

*Industrial land availability*

# AVAILABLE INDUSTRIAL LAND



Per Januari 2025

Plot	Total Area (Ha)
Plot B	0,8 Ha
Plot D1	10 Ha
Plot D2	5 Ha
Plot D3	6 Ha

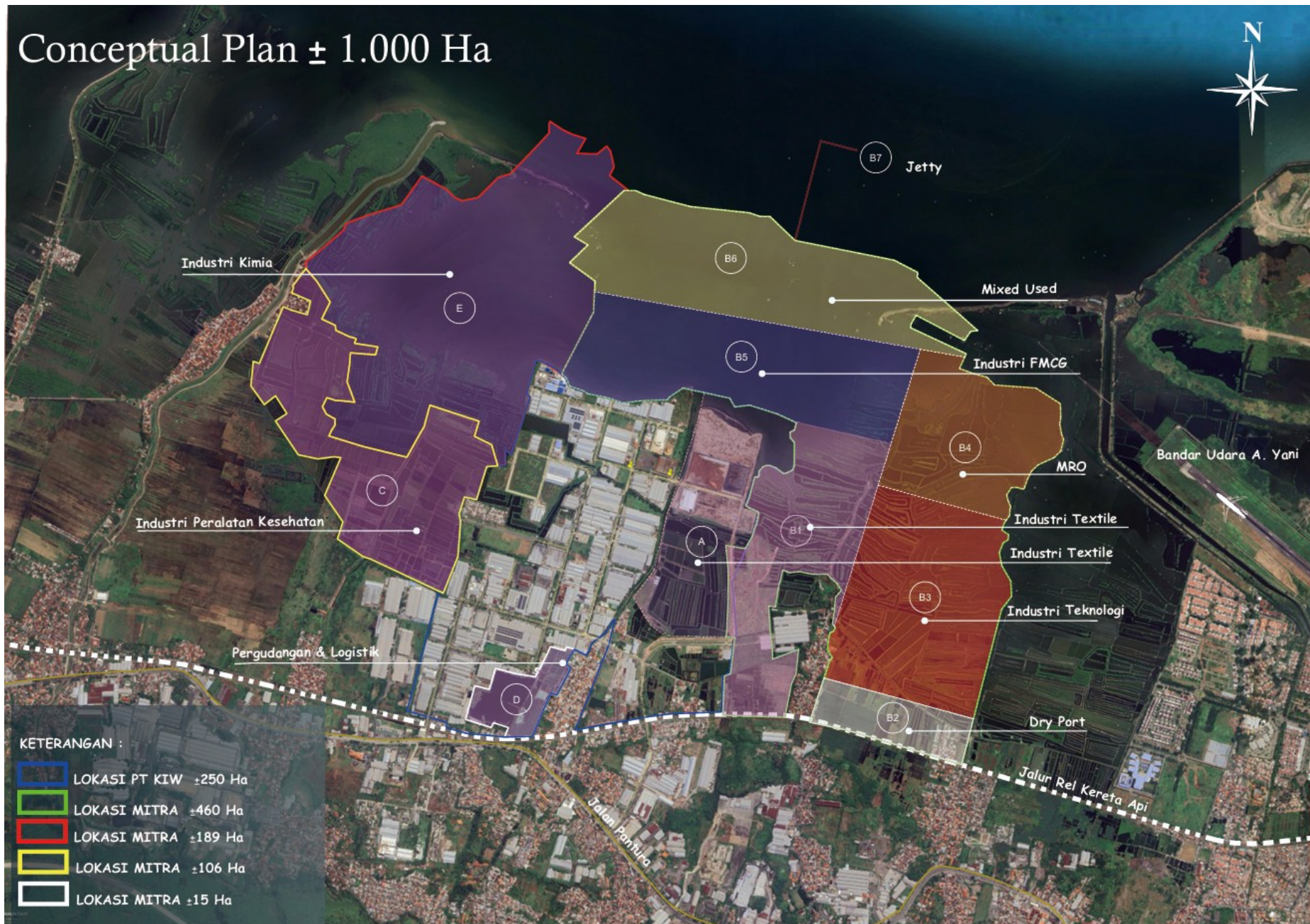


Terima kasih

*Thank You*

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# Conceptual Plan ± 1.000 Ha



# CASE STUDY: PT KIW & PT KITB DEVELOPMENT

*The development of PT KIW 1.020Ha (3D Version)*



# VISUAL RENDERING

