

# JAVA INTEGRATED INDUSTRIAL AND PORTS ESTATE

SPECIAL ECONOMIC ZONE  
GRESIK, EAST JAVA



RESIDENTIAL AREA

INDUSTRIAL ESTATE

PORTS ESTATE

Industrial Estate

Ports Estate

Residential Area



PT Pangansari Food U.D  
(Food & Beverages)

PT Cahaya Maju Lestari  
(Essential Oil)

PT Hailiang Nova Material Indonesia  
(Copper Foil)

PT GEABH Joint Technology  
(Chemical Industry)

PT Freeport Indonesia  
(Smelter & Refinery)

PT Sumber Baja Sejati Abadi  
(Light Metal Roof)

PT Ambercycle Advanced  
Material Indonesia  
(Petrochemical)

PT Xinyi Glass Indonesia  
(Glass Manufacturer)

PT Xinyi Solar Indonesia  
(Photovoltaic Glass)

PT Hebang  
Biotechnology  
Indonesia  
(chemical Industry)

PT Nippon Indosari  
Corpindo Tbk  
(Bread "Sari Roti")

PT Rodamas  
(Food Healthcare & Industrial Supply Chains)

PT Clariant Adsorbents Indonesia  
(Bleaching Earth)

PT Clariant Indonesia  
(Chemical Industry)

Office Center/  
SEZ Administrator  
Office

PT ANTAM Tbk.  
(Gold Industry)

PT Fertilizer Inti Technology  
(Blending Fertilizer)

PT Waskita Beton Precast  
(Precast & Concrete)

PT Unichem Candi Indonesia  
(Salt Refinery)

Bank Indonesia  
(DKUT Wilayah Timur)

PT Adhimix PCI Indonesia  
(Precast & Concrete)

1 INDUSTRIAL ESTATE (1761 HA)

2 PORTS ESTATE (406 HA)

3 RESIDENTIAL AREA (800 HA)

# MASTERPLAN JIPE

## SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA

# JIIPE PROFILE SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA



## INDONESIA'S FIRST INTEGRATED INDUSTRIAL ESTATE

With World class **Infrastructure** in a total area of **3,000 hectares** located in Gresik, East Java-Indonesia. JIIPE is the most strategic investment destination in Indonesia. A mega project jointly developed by PT Pelindo (Persero) & PT AKR Corporindo Tbk

## ADVANTAGES OF JIIPE INTEGRATION 3 IN 1



**Industrial Estate**



**Ports Estate**



**Residential Estate**

Area **1761 HA**  
Supported by Independent  
& Competitive Utilities

Area **406 HA**  
Practical Integration  
& Efficiency of Your Cargo Travel

Area **800 HA**  
Complete Infrastructure,  
Luxurious Facilities for Quality Living

## ESTABLISHED AS A SPECIAL ECONOMIC ZONE (SEZ) PP NO.71 YEAR 2021

## JIIPE'S FACILITY FOR SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA



Customs &  
Excise Taxation



Freight Traffic



Employment



Land and  
Spatial Planning



Business License



Infrastructure



Immigration



DNI & Positive List



Helpdesk



SEZ as PSN

# SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA



JIPE Gresik Special Economic Zone (SEZ) was honored as **“The Best Special Economic Zone 2024”**, a recognition presented by the Government of Indonesia for outstanding performance in investment realization, infrastructure readiness, and industrial ecosystem development.

## JIPE BUSINESS LICENSE

### SPECIAL ECONOMIC ZONE GRESIK, EAST JAVA



Investor



Investment Registration and  
Business Licensing Settlement



Construction Process

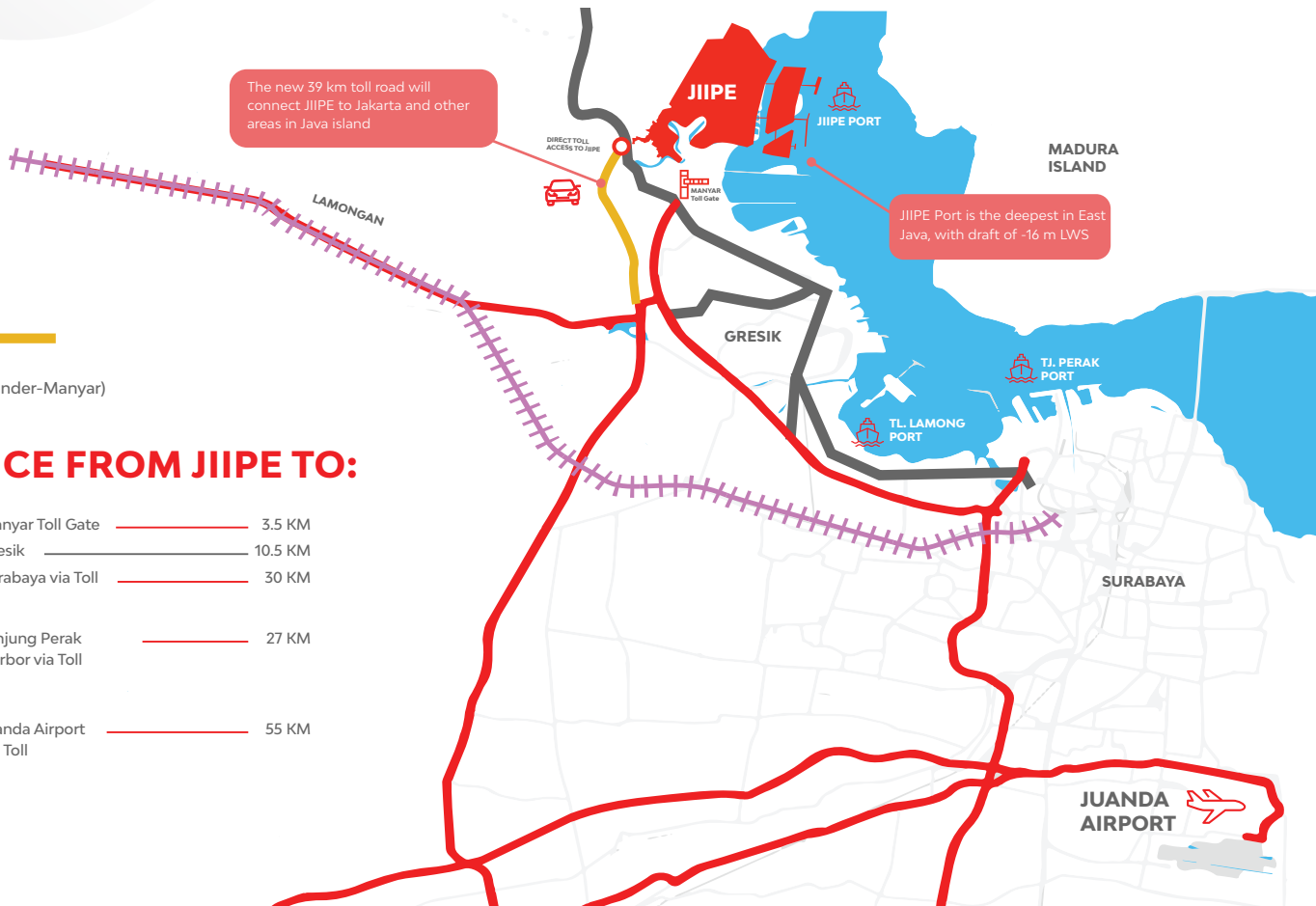


Business in Operation

# STRATEGIC LOCATION



## GLOBAL TRADE ENTRANCE



# ACCESSIBILITY AND CONNECTIVITY

## 2

### TRANSPORTATION MODES FOR COMPETITIVE LOGISTIC COSTS

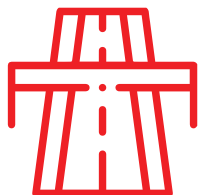
Strategically located at the estuary of the Madura Strait, our port will be the deepest in East Java (-16 M LWS).

With 4 docks and a total berth area of 6,200 meters, JIPE can serve large bulk vessels up to 100,000 DWT. Logistics costs for incoming raw materials and distribution of finished goods will be minimized by utilizing 3 JIPE sea and land connectivity models.



#### **DEEP SEA PORT**

JIPE Port is the deepest in East Java (-16 M LWS).



#### **DIRECT TOLL ACCESS**

Direct KLBM (Krian-Legundi-Bunder-Manyar) toll road connection from Surabaya as the second largest city in Indonesia.

# INFRASTRUCTURE AND UTILITIES



**International Standard Road**  
(80m wide, 49m wide, 30m wide)



**Location Classification For Industry**  
(heavy & medium Industry)



**Various Office & Commercial Area Facilities**



**Pipe And Conveyor System Efficiency**



**Complete Customs Facilities**



**Integrated Licensing System**



**Ease of Direct Construction Permit**  
(Kemudahan Langsung Ijin Konstruksi/KLIK)



**ELECTRICITY**

**WTP/WATER TREATMENT FACILITIES**

**WWTP/WASTEWATER TREATMENT FACILITIES**

**NATURAL GAS**

**TELECOMMUNICATION**

# INDUSTRIAL ESTATE



**THE MOST ADVANCED, MODERN AND SUSTAINABLE INDUSTRIAL ESTATE IN EAST JAVA, INDONESIA**

Industrial Estate covering an area of 1761 HA supported by various utilities, energy, and logistics.

## CLUSTERED EXCELLENCE IN INDUSTRY



Metal Cluster



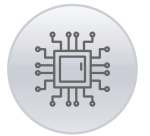
Chemical Cluster



Energy Cluster



Supporting & Logistic Cluster



Electronic Cluster

## OUR TENANTS



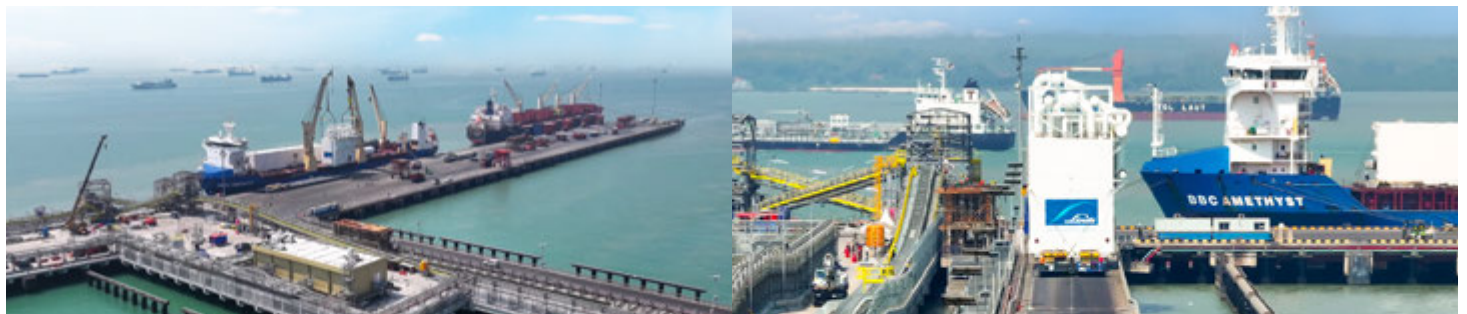
# PORTS ESTATE

























**AN INTEGRATED LOGISTICS GATEWAY, COMBINING DEEP-SEA ACCESS, INDUSTRIAL CONNECTIVITY, AND WORLD-CLASS CARGO HANDLING FACILITIES**

An integrated inner port area with an area of 406 HA which is strategically located on the Madura Strait and part of the Greater Surabaya port area, with a total length of 6200 m pier, sea water depth -16 M LWS and can serve ships with sizes up to 100,000 DWT.

## FACILITY



Ports, Multipurpose Logistics and Services

- |  |                         |   |                           |   |                        |   |                                |
|--|-------------------------|---|---------------------------|---|------------------------|---|--------------------------------|
|  | Container Area          |  | Multipurpose Jetty        |  | Pipe Rack System       |  | Water Supply System            |
|  | General Cargo           |  | Bucket                    |  | Hopper                 |  | Parking Area                   |
|  | Deep Sea Pier           |  | Grabber                   |  | Access Road            |  | Warehouse & Open Yard          |
|  | Long & Wide Pier        |  | Weighbridge               |  | Liquid Cargo Pipe Rack |  | Forklift                       |
|  | Security Guard 24 Hours |  | Rail-Mounted Portal Crane |  | LNG Terminal           |  | Dry and Liquid Bulk Cargo Pier |
|  | Cold Storage            |  | Buffer in & out           |   |                        |   |                                |

# AKR GRAND ESTATE MARINA CITY (GEM CITY)



**BUSINESS, COMFORT & LIFESTYLE**

Environmentally friendly real estate covering an area of 800 HA will support an integrated industrial estate and port with a balance between life and work. Where it aims to realize efficiency and a better quality of life. Real estate consists of commercial areas, residential areas, and public facilities.

Facility :



Commercial Area



Shophouse and Retail



Bank



Hotel



Apartment and Meeting Hall



Housing Area



School



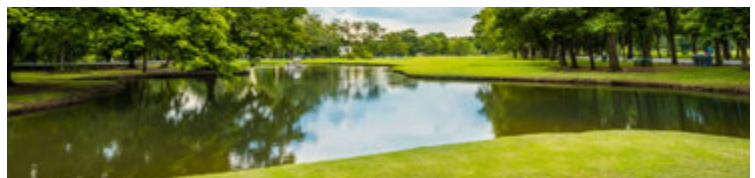
Recreation Areas



Hospital



Mall



Park and Lake

# CORPORATE STRUCTURE PROFILE



**PT AKR Corporindo Tbk** 

PT AKR Corporindo Tbk, A trailblazer in logistics and supply chain solutions, setting new benchmarks for industrial efficiency and sustainability.



 **PELINDO**

**Pelabuhan Indonesia (Pelindo)** Redefines maritime services with cutting-edge port facilities and seamless integration into global trade networks.



**PT Usaha Era Pratama Nusantara (UEPN)** is engaged in port or loading and unloading services. PT UEPN, a subsidiary of PT. AKR Corporindo Tbk.



**PT Berlian Jasa Terminal Indonesia (PT BJTI)** is a subsidiary of PT Pelindo III (which is now merged into PT Pelindo).



**PT Berkah Kawasan Manyar Sejahtera** is the owner of an Industrial Estate covering an area of 1761 Ha, where the ownership structure is 60% PT Usaha Era Pratama Nusantara, and 40% PT BJTI.



**PT Berlian Manyar Sejahtera (PT BMS)** is the owner of 406 Ha Ports Estate, where the ownership structure is 60% PT Berlian Jasa Terminal Indonesia (BJTI) and 40% PT Usaha Era Pratama Nusantara.

## JIPE LOCATION



**HEAD OFFICE**  
**PT. BERKAH KAWASAN MANYAR SEJAHTERA**  
Jl. Raya Manyar Km. 11, Manyar-Gresik, Jawa Timur 61151  
Telephone : (+62)31 985 409 99  
Email : marketing@bkms.jiipe.co.id

**REPS. OFFICE**  
**AKR TOWER 30TH FLOOR**  
Jl. Panjang No. 5 Kebon Jeruk, Jakarta Barat 11530  
Telephone : (+62) 21 256 745 62

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