



WELCOME ABOARD!

SEI MANGKEI

Special Economic Zone

Success Begins Here



WHO WE ARE

At Sei Mangkei Special Economic Zone, we're building more than just an industrial estate. We are shaping the future of sustainable and high-value industry in Southeast Asia, right here in Simalungun, North Sumatra.

Backed by PT Perkebunan Nusantara III (Persero), we at Kawasan Industri Nusantara (KINRA) are committed to transforming Sei Mangkei into a thriving hub where your business can grow, innovate, and lead in a market that values both economic progress and environmental responsibility.

Since our establishment under Government Regulation No. 29/2012 and our inauguration by the President of Indonesia in January 2015, we have positioned Sei Mangkei SEZ as a catalyst for regional growth. Here, you have the opportunity to be part of an ecosystem where you can grow your business, foster industrial innovation while preserving the environment.



INDUSTRIAL ZONE



COMMERCIAL & PUBLIC ZONE



LOGISTICS ZONE



GLOBAL TRADE ENTRANCE



'02036 - 03018 ' North Latitude and' 98032 - 99035 ' East Longitude
'02036 - 03018 ' Lintang Utara dan' 98032 - 99035 ' Bujur Timur



DIRECT EMPLOYMENT

Projection: Over 83,000 jobs by 2031



CORE INDUSTRIES:

Palm Oil, Rubber, Oleochemicals, Electronics, SMEs



PROJECTED INVESTMENT:

IDR 129 trillion from investors, IDR 5.1 trillion in infrastructure

EFFECT OF SEZ *(Updated December 2025)*



INVESTMENT

• Management : IDR 2,89 T
• Investors : IDR 27,78 T
Total : IDR 30,67 T



Direct Labor

9.138
People



31
COMPANIES

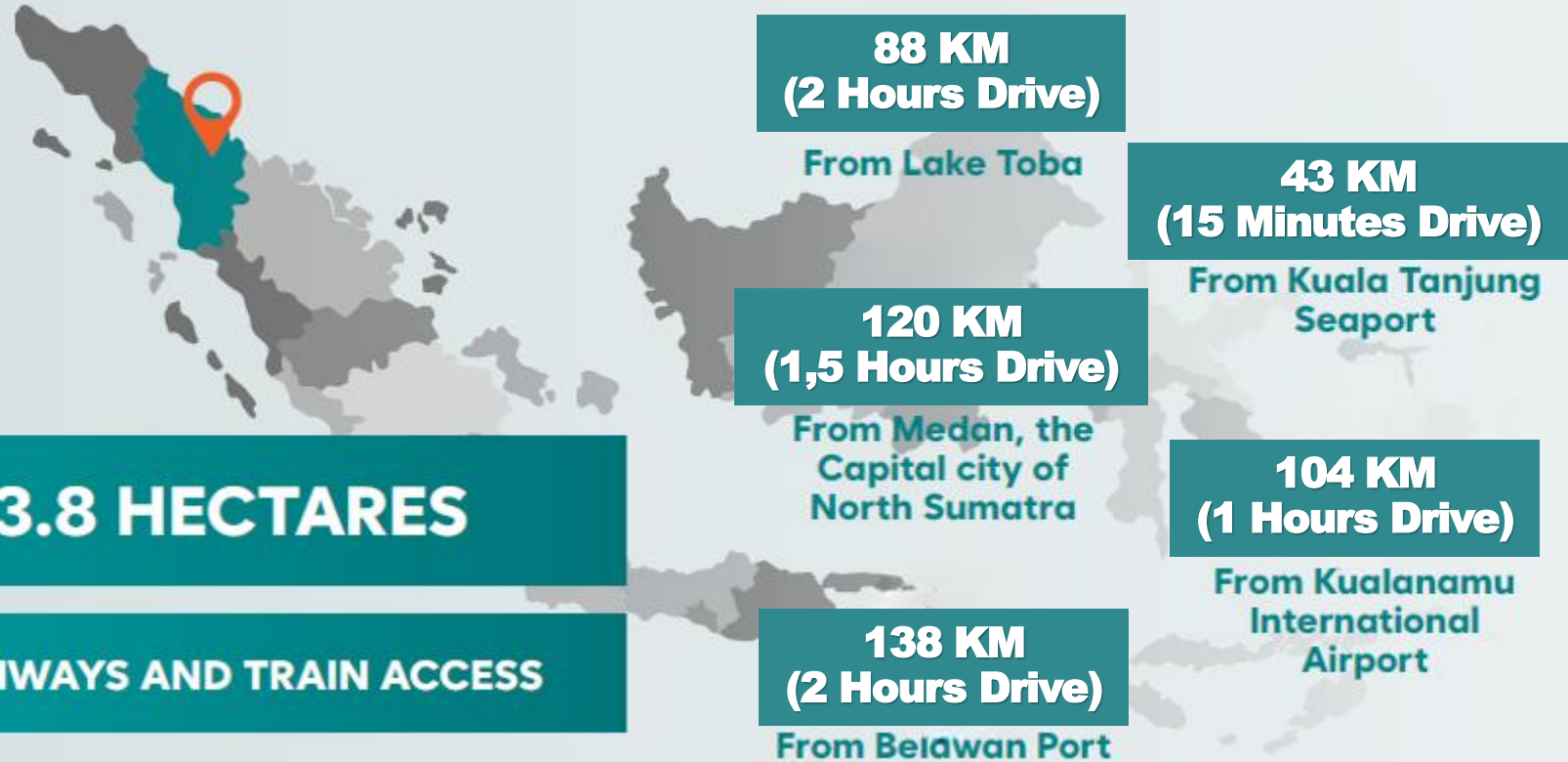
www.seimangkeisez.com

KEY FACTS

Location:
Simalungun
Regency, North
Sumatra, Indonesia

TOTAL AREA: 1,933.8 HECTARES

FULLY INTEGRATED BY HIGHWAYS AND TRAIN ACCESS



Sei Mangkei is ideally located to serve global markets, offering direct access to major sea lanes toward Singapore, Malaysia, Europe, and the Pacific. Its proximity to key transport infrastructure ensures cost-effective logistics and global trade connectivity.

**Primary access to one of
busiest logistics route in the
world, "The Strait of Malacca"**

Connectivity

Rail Track, Toll Road, and Seaport



Close Proximity to Raw Materials

Palm Oil and Rubber Resources



Incentive

Fiscal and Non – Fiscal Incentive



Labor Wage

Very Competitive Labor Wage



National Strategic Project

The administrator functions as the government's extension in overseeing the zone



100% Clean and Clear land status



MASTERPLAN

The zone is thoughtfully divided into areas supporting a range of sectors:



Industrial Zone (70%)

- Palm Oil Downstream Industry Rubber
- Downstream Industry
- Production Support Facilities
- Various Industries
- Small & Medium Industries



Logistics Zone (15%)

- Dry Port
- Tank Farm
- Warehousing



Commercial & Public Amenities (15%)

- Hotel
- Golf Course
- Commercial Zone
- MICE (Meeting, Incentives, Convention & Exhibition)



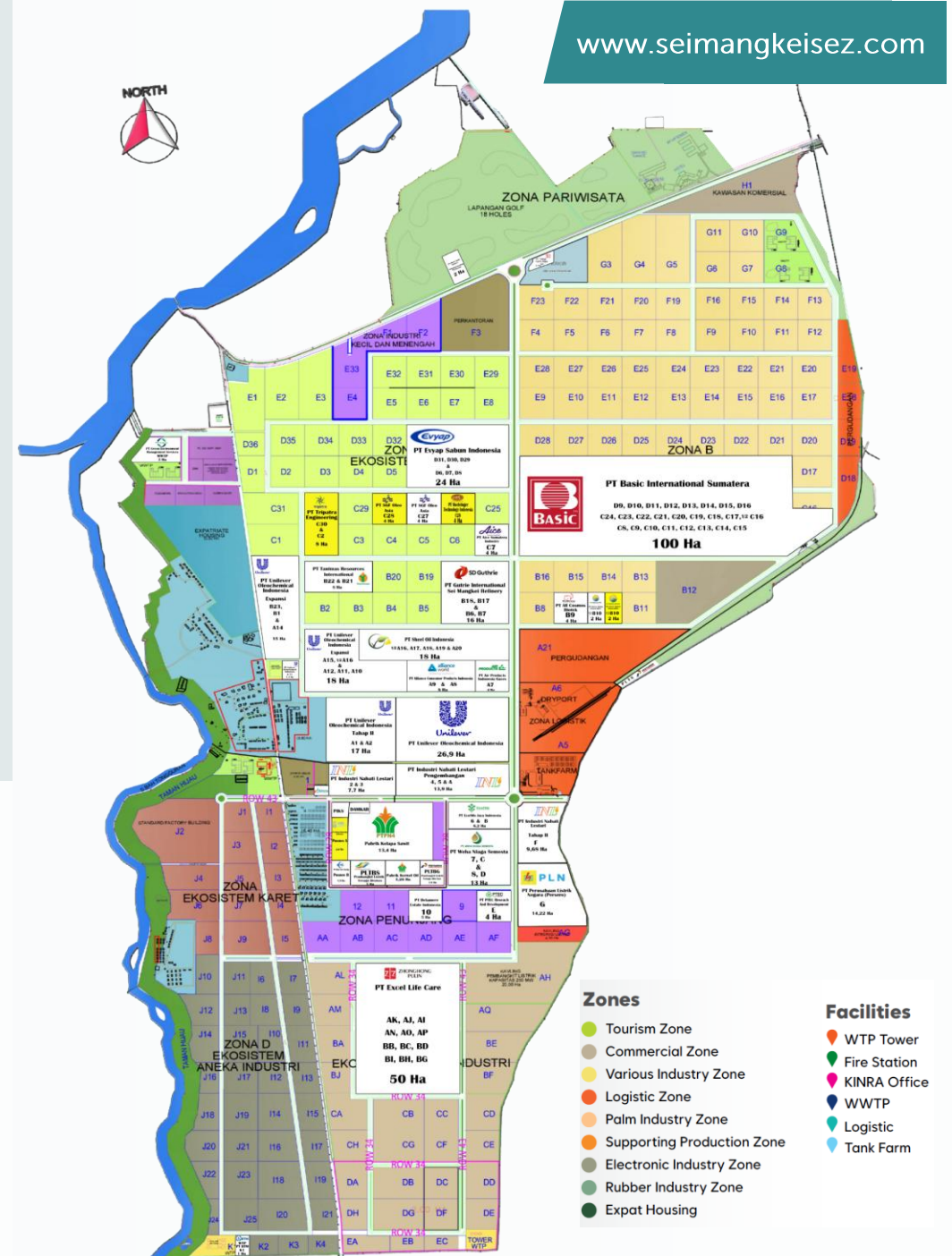
Land Occupancy: **31%**

Total Land Area: **1933,8 Ha** Land Area: **557,8 Ha**

Current Investors Countries



www.seimangkeisez.com



SEI MANGKEI FOCUS INDUSTRY: TARGETTED INDUSTRIES

www.seimangkeizez.com



PALM OIL

Oleochemicals, POME, Biodiesel, all kind of palm oil downstream



RUBBER

Medical Glove, Medical Device, Tire, all kind of rubber downstream



FMCG

Soap, Ice Cream, Detergent, all consumables products



FERTILIZER

Organic and Non-organic Fertilizer



ANIMAL FEED

Livestocks, Poultry, Fish, and Pet Food



COSMETIC

Makeup, Skincare, Fragrance, Personal Care



PROPERTY BUSINESS

MICE, Hotels, Nightclubs, Malls, etc



PRODUCTS & SERVICES

Land Lease



Real Estate & Property




Tank Farm




Clean Water, Waste Water Treatment



Electricity



Renewable Energy



Logistic Services (Dry Port)



On Going



Office



Biomass Power Plant



Integrated Parking



Phase 2 Clean Water Treatment Plant



Residential

INFRASTRUCTURES



WATER TREATMENT PLANT



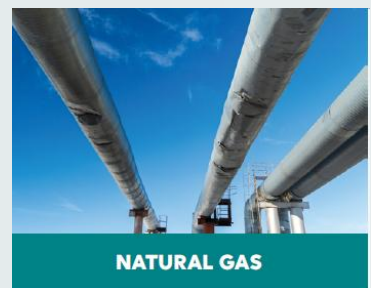
WASTE WATER TREATMENT



DRY PORT



STORAGE TANK



NATURAL GAS



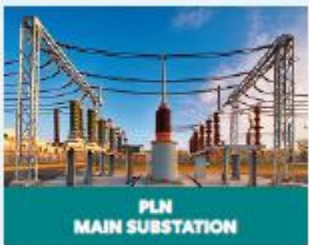
BIO GAS



INTERNET CONNECTION NETWORK





SOLAR PANEL








PLN MAIN SUBSTATION

FISCAL INCENTIVE

Categories	Applied in all SEZ	Remarks
 Value Added Tax	<ul style="list-style-type: none">• Delivery from domestic territory:• VAT and Luxury Tax not collected for:• delivery of taxable goods• delivery of taxable services: constructions, contract manufacturing, and repairs (during development stage)	Applied for all industries

Categories	Applied in all SEZ	Remarks
 Imported Goods	Capital goods: <ul style="list-style-type: none">• <u>Exemption</u> of import duty• VAT import <u>not collected</u>• Luxury tax <u>not collected</u>• Import income tax <u>not collected</u>	Applied for all industries
	Raw materials: <ul style="list-style-type: none">• <u>Deferred</u> import duty• VAT import <u>not collected</u>• Luxury tax <u>not collected</u>• Import income tax <u>not collected</u>	Applied for all industries

NON-FISCAL INCENTIVE

	Categories	Applied in all SEZ	Remarks
	Export obligation	None	Applied for all industries
	Foreign ownership	Full foreign ownership is allowed (negative list are not applied in SEZ)	Applied for all industries
	Domestic market sales	Zero percent duty for products with at least 40% local content	Applied for all industries
	Limitation of goods	Limitation of goods not applied to enter SEZ	Applied for all industries
	One Stop Service	Provided by the SEZ Administrator	All services and business licences

	Categories	Applied in all SEZ	Remarks
	Immigration	Special treatment for foreign workers <ul style="list-style-type: none"> • VOA users could be extended up to 5 times • Temporary resident status for foreign workers and their families • Permanent resident status for Property holder and senior foreigner 	Applied for all industries
	Land Titling	<ul style="list-style-type: none"> • Right to Use Title up to 80 years • Building Right Title up to 80 years • Special accelerated procedures 	Applied for all industries

COST OF DOING BUSINESS & SURROUNDING FACILITIES



Land Lease 2025 Price:

- ROW 62: USD 67/m²
- ROW 43: USD 61/m²
- ROW 34: USD 55,5/m²
(IDR 793.000-950.000/m²)



Waste Water & Clean Water

- **Waste Water:**
USD 0,60 /m³ (IDR 9100/m³)
- **Clean Water:**
USD 0,60 /m² (IDR 8700/m³)



Tank Farm Rent

USD 0,0070/kg (
IDR 100/kg)



Labor Wage

IDR 3.351.403



Electricity

- USD 0,13/Kwh
(IDR 1551/Kwh)



Gas

USD 11,8/MMBTU



Other Utility

- **Service Charge:**
USD 0,056/m² (IDR 200/m²)
- **Garbage:**
USD 0,056/kg (IDR 800/kg)



Hospital



Minimarket



Hotel



Other Facilities




Tenants



Partners



   @kekseimangkei

 www.seimangkeisez.com

GRAZIE
THANK YOU
Terima kasih

감사합니다

Dō Jeh

Xiè Xiè

ARIGATO

DANKE SEHR

MERCI

GRACIAS

Спасибо

Takk

Main Office

Jl. Kelapa Sawit II No.1 KEK Sei
Mangkei, Kec. Bosar Maligas
Kab. Simalungun, Indonesia

Medan Office

Jl. Sei Batanghari,
Kantor PTPN II, Kec.
Medan Sunggal,
Kab. Simalungun,
Indonesia

