





An aerial photograph of a modern waterfront development, showing a large, curved building complex with multiple wings, a central courtyard, and a waterfront promenade with a curved path and greenery. The development is situated along a body of water, with a bridge visible in the background.

Invest in the Future: Jakarta's Premier Waterfront Destination

INVESTMENT PROPOSAL

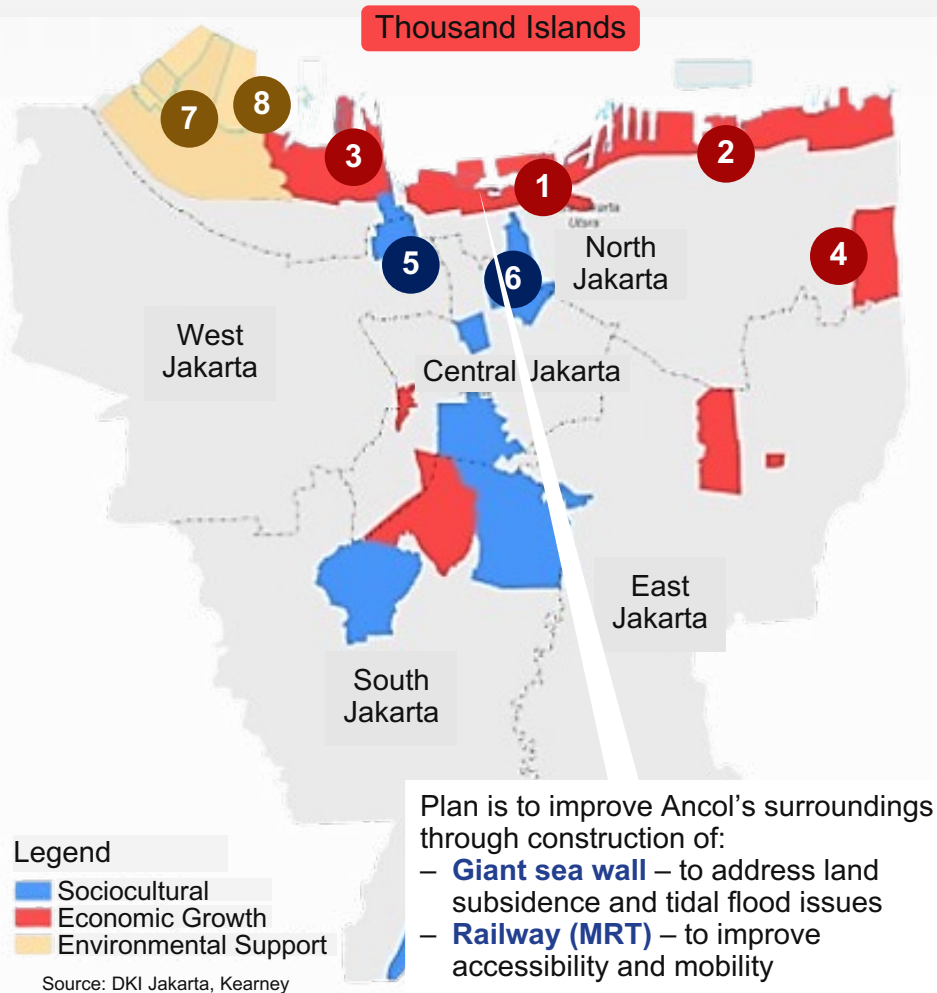
Partnering for Possibilities

<div>Objective</div> <div></div>	<ul style="list-style-type: none">• Partner to create sustainable and world-class waterfront developments in Indonesia, leveraging Aldar’s expertise in iconic projects and PT Pembangunan Jaya Ancol’s market leadership.
<div>Core Focus Area</div> <div></div>	<ul style="list-style-type: none">• Luxury mixed-use properties combining residential, commercial, and recreational facilities.• Eco-friendly parks and tourism hubs to enhance urban appeal and environmental balance.• Innovative, sustainable infrastructure to support long-term growth.
<div>Mutual Benefits</div> <div></div>	<ul style="list-style-type: none">• Revenue Growth: Boost revenue with luxury sales and premium facilities.• Global Appeal: Position Jakarta as a premier destination for luxury waterfront living.• Sustainability: Promote green building practices and environmental conservation.
<div>Next Steps</div> <div></div>	<ul style="list-style-type: none">• Formalize the partnership through an MoU to align goals and execution strategies.

DKI Jakarta Future Plan

Strategic Economic Center

Map of DKI Jakarta



List of strategic centers in North Jakarta

Economic center

- 1 Ancol – JIS
- 2 Northeastern coast
- 3 Pluit – Muara Angke
- 4 Rorotan

Sociocultural center

- 5 Kota Tua and coastal tourism
- 6 Bandar Kemayoran

Environmental support center

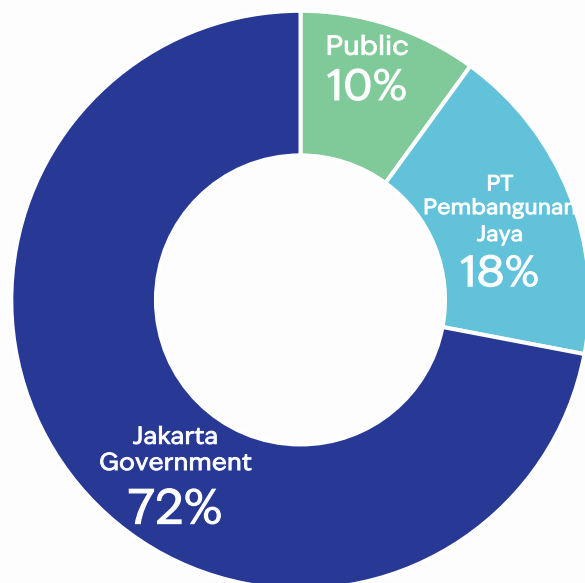
- 7 Western coast
- 8 Pantai Kita, Pantai Maju, and Pantai Bersama area

Key imperatives for strategic economic centers

- Strategic centers are **prioritized regions for planning/ dev't** due to their significant influence on the province's **economy**, **sociocultural**, and **environmental** aspects
- **Strategic economic centers** characterized by 1) national/ regional economic connectivity & 2) significant economic turnover; aimed to strengthen overall DKI Jakarta's economic growth
- For **Ancol – JIS (JKT Int'l Stadium)**, the dev't is targeting to **create a center of recreation, sports, and exhibition** with detailed directions:
 1. Develop **recreation facilities** incl. attractions, sports, MICE, and educational/ conservation activities, with a focus on sustainability
 2. Integrate **public transportation** within and outside the area to ensure seamless connectivity
 3. Develop **a transport system** that meets the needs of disabled users
 4. Provide sufficient and integrated **parking facilities** for motor vehicles and **pedestrian pathways**
 5. Ensure the provision of **high-quality public facilities** for visitors
 6. Revitalize **residential areas** around the Ancol – JIS areas

Ancol Highlights

Shareholders & Management



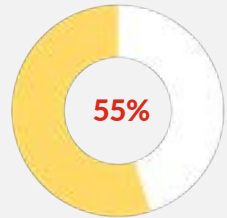
Commissioners



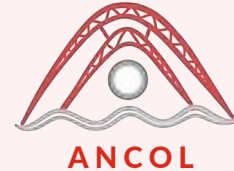
Directors



What Makes Ancol Different?



55% Jakarta Tourism Destination Market Share
Ancol dominates the market for Jakarta's tourism destinations.



>550 Hectares Area
As Indonesia's largest and most integrated recreation area, the development possibilities are endless with Ancol.



Top of Mind Brand Awareness
Ancol has the highest brand awareness among other tourism destinations in Jakarta for the domestic traveler market.



>11 Million Annual Visitors
With a myriad of recreational activity options, Ancol remains the most popular destination in Jakarta, especially for domestic tourists.



Unique Beachfront Location
The only ocean front location in Jakarta, presenting a unique recreational, property and dining opportunities with marina port access to the Thousand islands and beyond.



Wide Array of Attractions and Activities
Starting from the 8 core recreational areas, to the resorts and islands available, up until culinary and property opportunities, Ancol provides a diverse experience to the different visitor segments.

Sources: Ancol (2023), Statistics Indonesia (2018) and Kantar (2021)

Business Segments



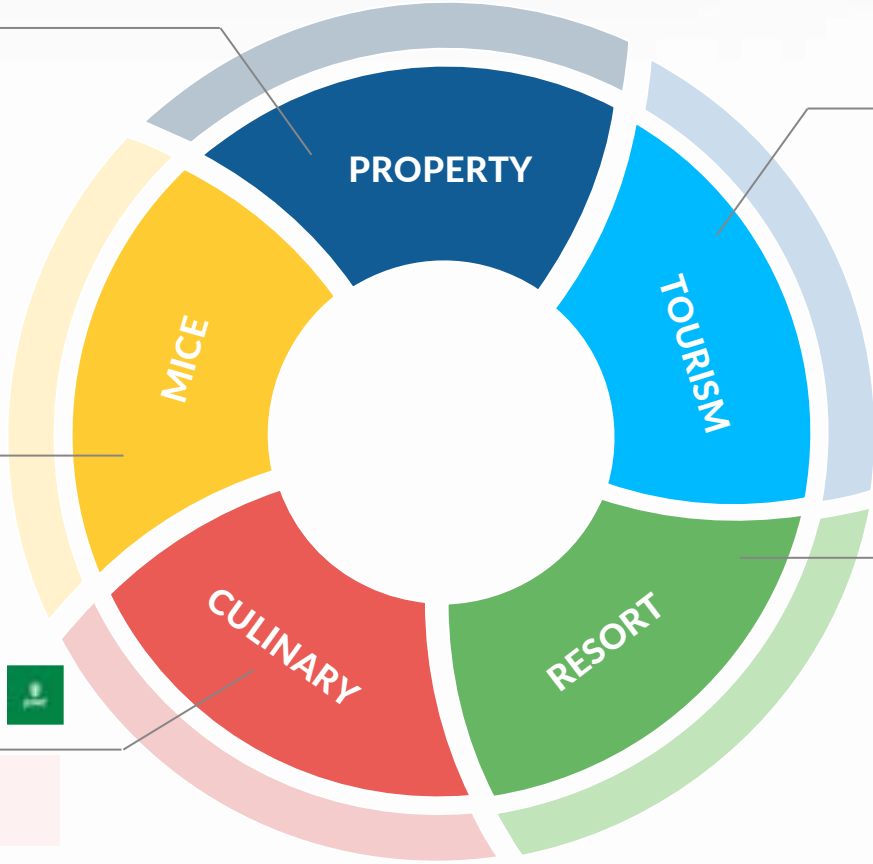
8 property developments with unique and unparalleled ocean coastal views

- Marina Coast Royal Residence
- Marina Coast The Green
- Marina Coast The Bukit
- D'Cove
- Coasta Villa
- Northland Apartment
- Jaya Ancol Seafront
- Town House Puri Marina

Extensive areas and facilities opportunities for multipurpose events



Providing diverse culinary experiences



Indonesia's largest integrated tourism destination with 8 recreational areas



Endless leisure possibilities in a prime location

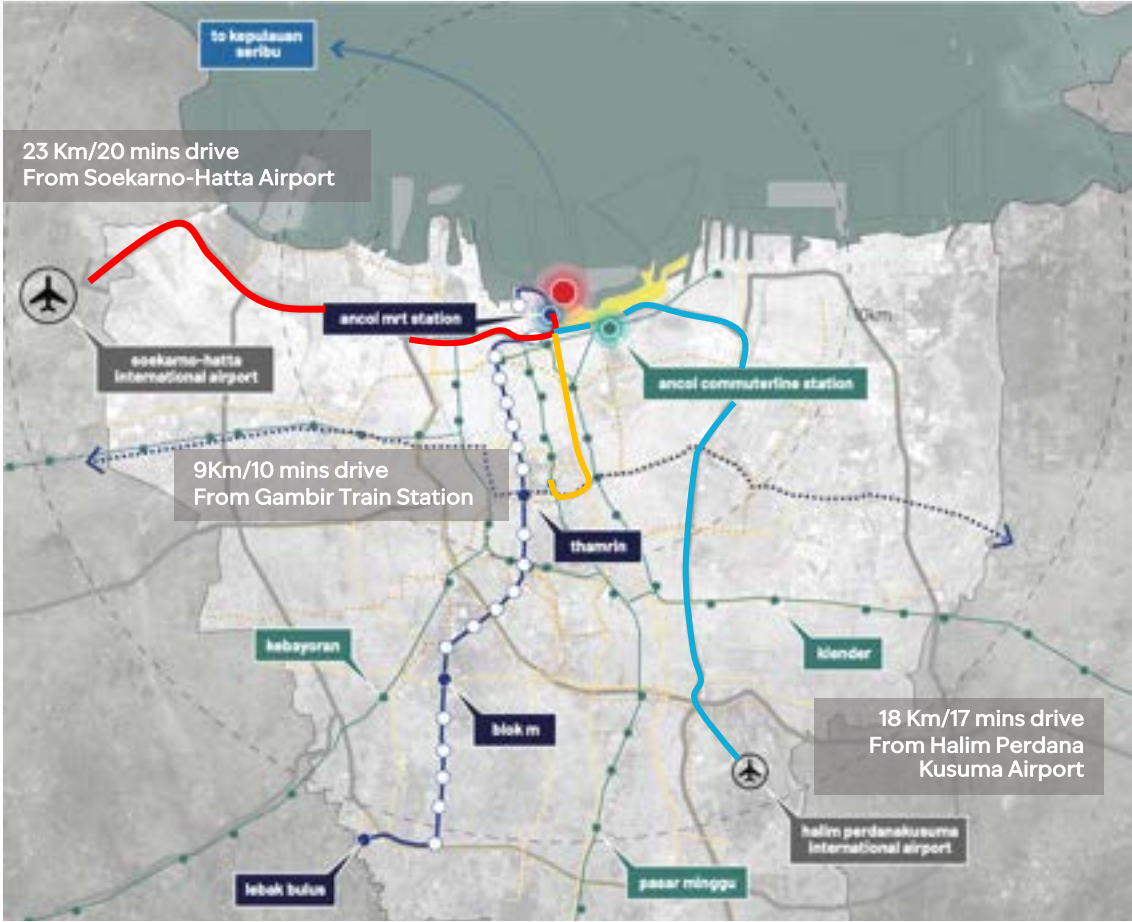


Ancol Masterplan



Coastline Length : 6.25 kilometers
Total Area : 700 hectares

Ancol as Transportation Hub



“Ancol can be accessed through various public facilities and will have better accessibility through future infrastructure development. The area is also a gateway to lots of beautiful islands in “Thousand Islands “























Market Analysis





















Jakarta Property Market Analysis

10 Years Performance & Future Summary





















BEFORE COVID-19 (2012-2019)




PROPERTY SECTOR	SUPPLY	DEMAND	PRICE	OVERALL
Office (non-CBD)	7.31% 	5.49% 	6.76% 	
Hotel	7.07% 	4.47% 	6.60% 	
Retail (Leased)	2.59% 	0.84% 	5.70% 	
Apartment (Strata-Title)	8.80% 	9.72% 	8.54% 	
Apartment (Serviced)	2.86% 	2.97% 	3.68% 	

AFTER COVID-19 (2019-2023)

PROPERTY SECTOR	SUPPLY	DEMAND	PRICE	OVERALL
Office (non-CBD)	1.97% 	-0.37% 	-4.00% 	
Hotel	0.52% 	1.40% 	1.10% 	
Retail (Leased)	0.79% 	-0.96% 	-1.96% 	
Apartment (Strata-Title)	1.66% 	-2.76% 	0.58% 	
Apartment (Serviced)	5.20% 	2.01% 	0.92% 	

FORECAST (2024-2033F)

PROPERTY SECTOR	SUPPLY	DEMAND	PRICE	OVERALL
Office (non-CBD)	4% - 5% 	3% - 5% 	3% - 5% 	
Hotel	4% - 6% 	3% - 4% 	4% - 6% 	
Retail (Leased)	2% - 3% 	2% - 3% 	3% - 5% 	
Apartment (Strata-Title)	5% - 6% 	4% - 7% 	5% - 7% 	
Apartment (Serviced)	3% - 5% 	3% - 4% 	3% - 5% 	

 Low Performance
  Medium Performance
  High Performance

Sources: Colliers International Indonesia (2024)

An aerial architectural rendering of a city development, likely a new urban area or a large-scale renovation project. The image shows a dense cluster of modern, multi-story buildings with various architectural styles, including some with curved facades and others with more traditional rectangular forms. The buildings are surrounded by green spaces, trees, and a network of roads. A large body of water is visible in the foreground, and a bridge or causeway connects the land to the water. The overall scene is presented in a blue-tinted, semi-transparent style, giving it a futuristic or conceptual feel.

Business Scheme

Business Scheme

Strategic Partner



PT Pembangunan Jaya Ancol Tbk is offering an opportunity for a **Strategic Partner** with expertise in **reclamation & environmental project**. The agreement is structured around a **land-sharing model** based on reclamation costs.

Key Details

- **Role of Strategic Partner:**

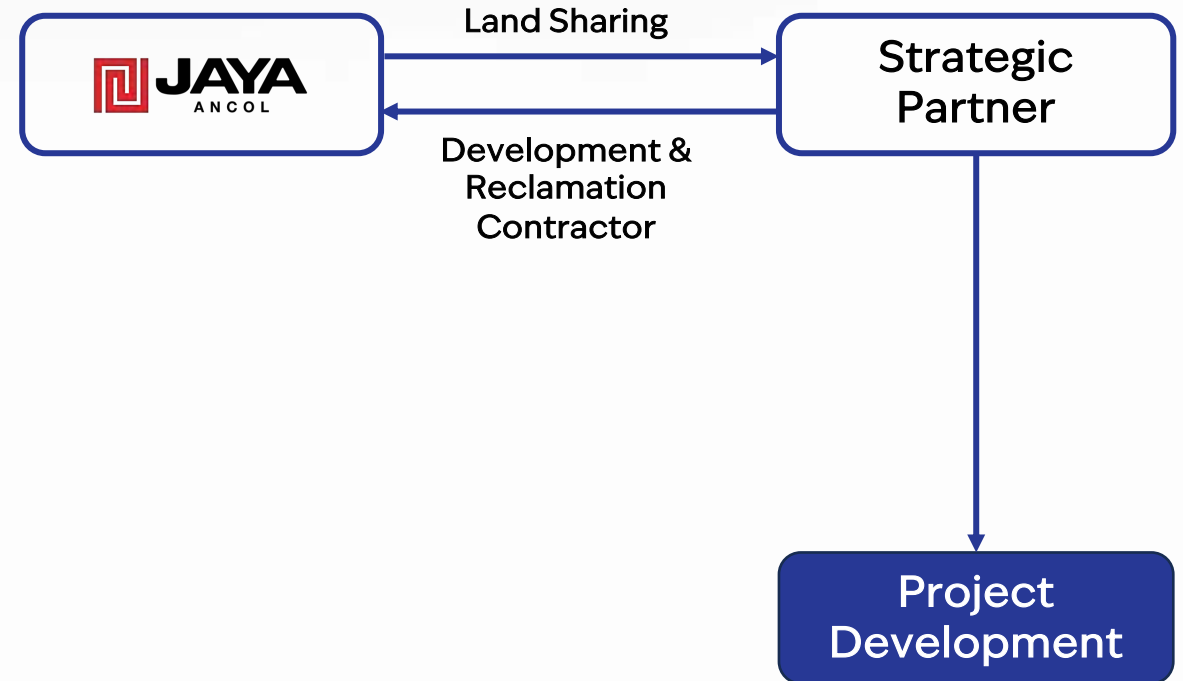
- A strategic partner in development and reclamation projects helps plan, fund, and execute developments while ensuring sustainability and community benefit.

- **Compensation Model:**

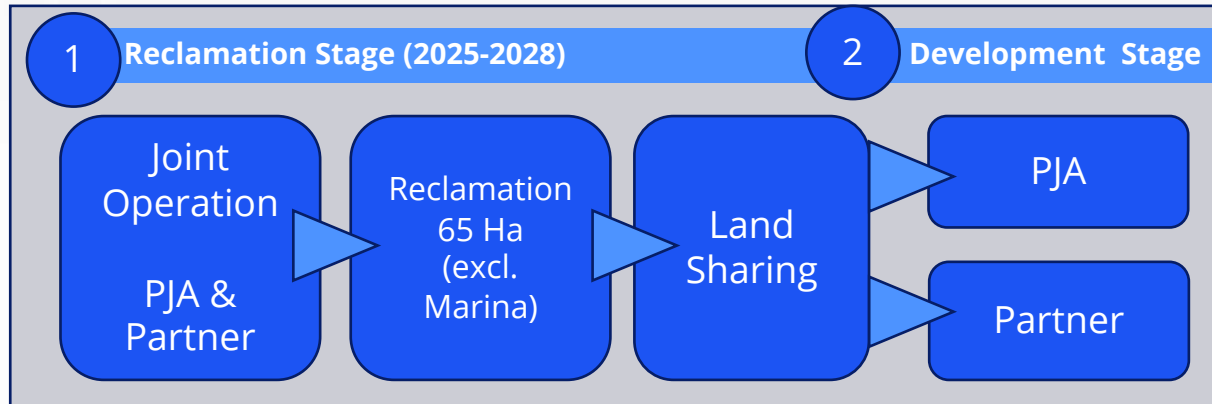
- PT Pembangunan Jaya Ancol Tbk will provide **land in exchange** for the costs incurred during reclamation.
- The **land-sharing portion** will be calculated based on the **total reclamation cost**.

- **Benefits for Strategic Partner:**

- Access to prime real estate in a **high-demand area**.
- Ability to capitalize on the growth of the Ancol region, attracting both locals and tourists.
- Get prime reclaimed land at a discounted price



Partnership Scheme and Land Transfer Benefits



Land Sharing with Partner is located in Area B (within 30 Ha)

BENEFITS:

- **Rare opportunity** → limited land supply in Jakarta
- Located in Ancol, the **largest recreational park in Jakarta**
- **Best view** to Marina and Sea
- **Large area for Development**, unobstructed with MRT Depo Activities
- **Granted for Right to Build (HGB) land title** → min. 30 years
- **Good accessibility** with transportation network (MRT, Transjakarta network, Jakarta Outer Ring Road)
- **High efficiency ratio** for Commercial and Residential Development (FAR 4.0)
- **Lower land price** than other area in North Jakarta



The background of the slide is a dark blue, aerial photograph of a city skyline at night. The city is illuminated with various lights, and a large body of water is visible in the foreground. The text "Investment Opportunities" is overlaid in the center of the image.

Investment Opportunities

Ancol Development Plan



West Ancol

Mixed-Use Development



Project Type
Mixed-Use Development



Total Project Cost
USD 1.34 Billion*
*Reclamation, Infrastructure & Development Cost



Investment Opportunity
Financing, Contractor, Developer



Source of Revenue
Residential, Commercial, Hotel, Marina



Current Status
Permit Process & Seeking a
Strategic Partner



Land Area
+- 90 Ha



Location
[Click Here](#)



Expected Starting Date
2025



East Ancol

Mixed-Use Development



Project Type
Mixed-Use Development



Total Project Cost
USD 645 Million*
*Reclamation Cost



Investment Opportunity
Financing, Contractor, Developer



Source of Revenue
Residential, Commercial, Office
Recreation, Resort



Current Status
Seeking a Strategic Partner



Land Area
+- 120 Ha



Location
[Click Here](#)



Expected Starting Date
2026



Ancol Hotel

Hotel Development



Project Type
Hotel Development



Total Project Cost
USD 36.9 Million



Investment Opportunity
Financing, Contractor, Developer



Source of Revenue
Hotel



Current Status
Seeking a Strategic Partner



Land Area
+- 15.336 m²



Location
[Click Here](#)



Expected Starting Date
2025



Lot A

Ancol Residential Development



Project Type
Residential Development



Total Project Cost
USD 125 Million



Investment Opportunity
Joint Operation



Source of Revenue
Apartment



Current Status
Seeking a Strategic Partner



Land Area
+- 1,7 Ha



Location
[Click Here](#)



Expected Starting Date
2025



Lot B

Ancol Mixed-Use Development



Project Type
Mixed-Use Development



Total Project Cost
USD 195 Million



Investment Opportunity
Joint Operation/Joint Venture



Source of Revenue
Residential, Commercial, Office



Current Status
Feasibility Study & Seeking a Strategic Partner



Land Area
+- 3,1 Ha



Location
[Click Here](#)



Expected Starting Date
2025



An aerial photograph of a modern urban development. In the foreground, there are several multi-story buildings with glass facades. A large, curved waterfront area with a beach and some boats is visible. In the background, a large, circular stadium with a distinctive roof is visible. The entire scene is set against a blue background with wavy lines.

Thank You

Contact Person : Nuri Hermila
Email : nuri.hermila@ancol.com
Mobile Phone : +6281315161819

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