



### Project Description

Sei Mangkei Special Economic Zone (SEZ) is the largest industrial estate in North Sumatra province, with a total area of 1,933.8 Ha. Strategically located at the gate of Malacca Strait and centrally located in the center of raw materials (palm oil & rubber plantations) in Simalungun Regency, making the Sei Mangkei SEZ the most appropriate place for the industrial business to invest, especially industries which operates in palm oil & rubber sectors. Sei Mangkei SEZ's is already equipped with a complete infrastructure, utilities (clean & wastewater treatment plant, electricity, gas), and supporting infra's (dryport, tank farm, etc) are ready to support tenant business. Exceedingly, Sei Mangkei SEZ managed to attract several potential investors and operated well in it such as PT. Unilevel Oleochemical Indonesia, PT. Industri Nabati Lestari, PT. Alternative Protein Indonesia, PT. All Cosmos Biotek, and PT. Aice Sumatra Industry, and others. Sei Mangkei SEZ is ready to welcome and develop your business better.

### Key Investment highlight

Location	Bosar Maligas Subdistrict, Simalungun Regency
Estimated Investment Value	- Infrastructure: USD344.59 million or IDR5.1 trillion - Tenant: USD8.71 billion or IDR129 trillion (USD1 = IDR14,800)
Land	1,933.80 Ha, land used 611.08 Ha / 31.6% from total area
Business Scheme	Financing, Direct Investment, and Partnership
Project Owner	PT Kawasan Industri Nusantara (KINRA)
Financial Feasibility	- IRR= 17% and direct investment is allowed to construct and has own buildings or other structures on the land (max. 30 years and extendable to 20 years) - NPV= IDR1.30 Trillion - Payback period= 13 years

### Project Owner Profile

PT Kawasan Industri Nusantara (KINRA) is the subsidiary company of PT Perkebunan Nusantara III (Persero), which specifically operates in the Industrial Estate and Property sector. Est in 2017, KINRA focused on the development, management, and marketing of Sei Mangkei Special Economic Zone (SEZ), the first SEZ in Indonesia.

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