



# *COMPANY PROFILE*

## **SPECIAL ECONOMIC ZONE (SEZ) SEI MANGKEI**

**MANAGED BY KAWASAN INDUSTRI NUSANTARA CO., LTD.**



KEK SEI MANGKEI

# VISION

**"Creating a City of Modern Industry is Highly Competitive and Environmentally Friendly Through Optimal Development of Local Natural Resource Processing in 2031."**

# MISSION

Providing modern industrial cities based on processing palm oil, rubber and other local natural resources with an orientation to strengthening added value

Providing the best infrastructure that is integrated and environmentally sound

Actively promoting the region to potential national and multinational investors

Collaborate with relevant government and strategic partners in supporting regional development

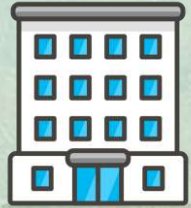
Providing excellent service to all tenants in the region



# ***ABOUT SEZ SEI MANGKEI***



# PROFILE OF SEZ SEI MANGKEI



Developer :  
**PT Perkebunan  
Nusantara III (Persero)**



Total Area :  
**1.933,8 Ha  
(HPL No, 1/2014)**



Main Activities:  
▪ **Palm Oil Processing Industry**  
▪ **Rubber Processing Industry**



Estimated Investment  
(until 2031):  
▪ **Infrastructure : IDR 5,1 Trillion**  
▪ **Investor : IDR 129 Trillion**



Location :  
**Simalungun  
Regency, North  
Sumatera**



Determination :  
**Government Regulation  
No. 29 year of 2012**  
Officialy Opened:  
**Januari 27, 2015**



Direct Labor Projection:  
**83.304 people**  
(until 2031)



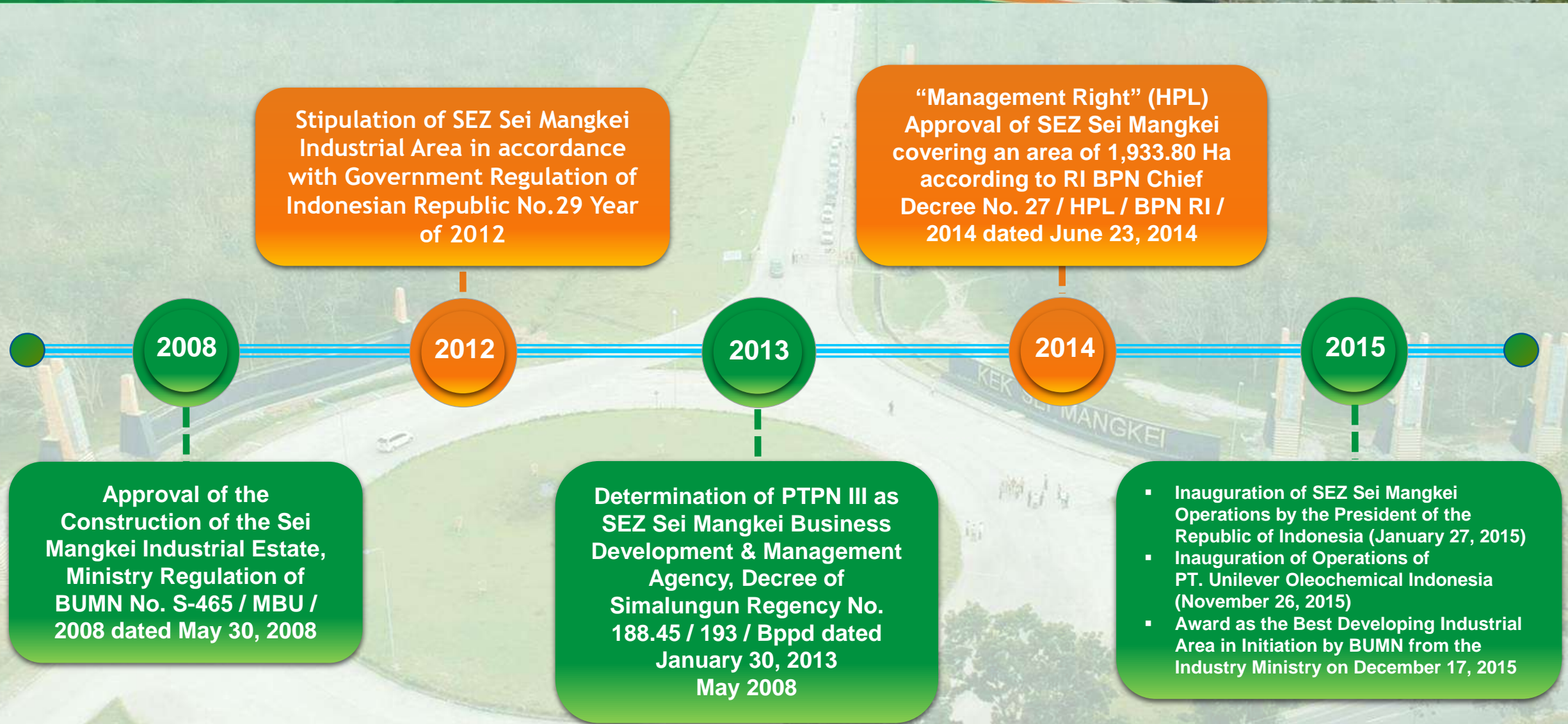
Impact on the Economy:  
▪ **Increased Output of IDR 92,1  
Trillion to the National Economy**

# KEY REGULATION



No.	Law or Regulation Number	Concerning
1	Constitution No.39 Year of 2009	Special Economic Zone (SEZ)
2	Presidential Decree No.8 Year of 2010	National Council of SEZ
3	Government Regulation of Indonesian Republic No.33 Year of 2010	National Council and Regional Council of SEZ
4	Government Regulation of Indonesian Republic No.2 Year of 2011	Implementation of SEZ
5	<b>Government Regulation of Indonesian Republic No.29 Year of 2012</b>	<b>Stipulation of SEZ Sei Mangkei</b>
6	Government Regulation of Indonesian Republic No.100 Year of 2012	Modification of Presidential Decree No.2 Year of 2011 about Implementation of SEZ
7	Government Regulation of Indonesian Republic Simalungun Regency No.10 year of 2012	Country Regional Spatial Plan of Simalungun Regency for The Year of 2011-2031
8	Regent Decision of Simalungun Regency No.188.45/193/Bppd Year of 2012	Stipulation of PTPN III as Developer of SEZ Sei Mangkei
9	Presidential Decree No.3 & President Instruction No.1 Year of 2016	Implementation Acceleration of National Strategic Project

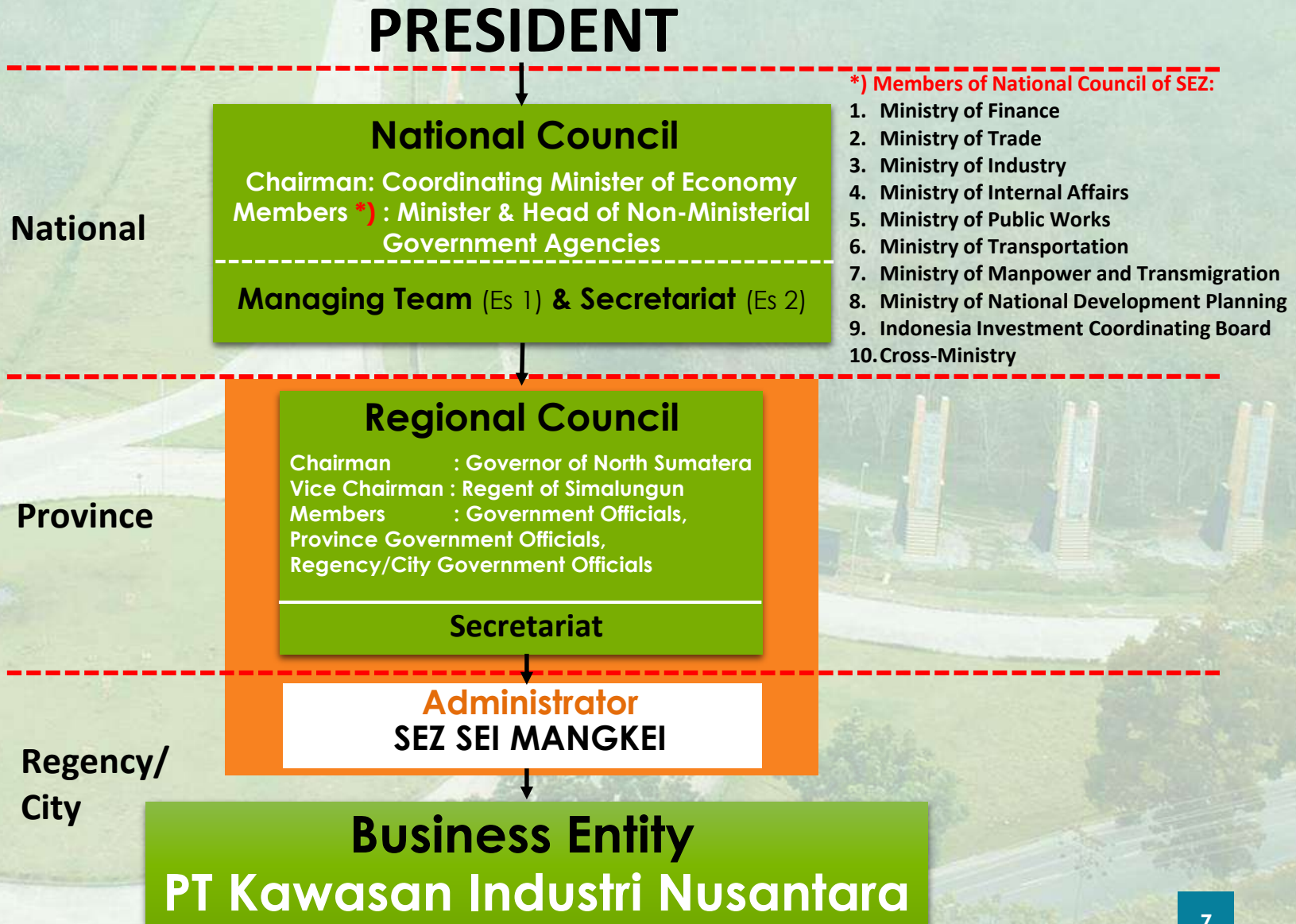
# CHRONOLOGY SEZ SEI MANGKEI



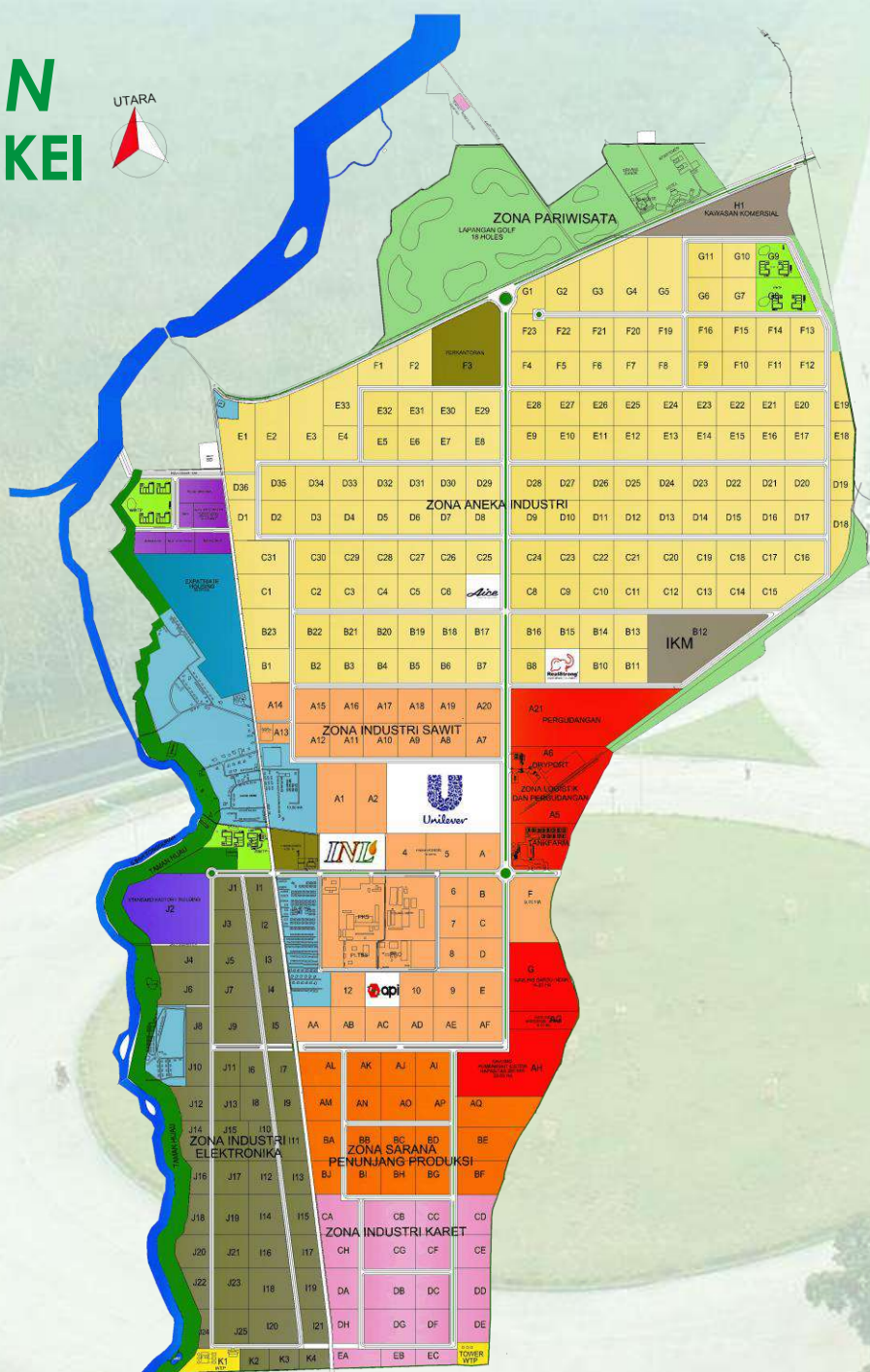
# INSTITUTIONAL OF SEZ SEI MANGKEI



**GROUNDBREAKING SEZ SEI MANGKEI  
JANUARY 27<sup>th</sup>, 2015 BY PRESIDENT**



# MASTER PLAN SEZ SEI MANGKEI



No.	Zones	Width (Ha)	Percentage (%)			
			Indus-try	Facility	Road	Green Area
1	Palm Oil Industry	245,49	12,69			
2	Various Industry	579,50	29,97			
3	Production Supporting Facilities	85,06	4,40			
4	Rubber Industry	84,10	4,35			
5	Electronic Industry	155,40	8,04			
6	Commercial Zones	31,91	1,65			
7	Office Area	42,57	2,20			
8	Logistic and Warehouse	67,67	3,50			
9	Public Facilities	24,50		1,27		
10	Housing	11,80		5,78		
11	Tourism	117,50		0,61		
12	Electricity Industry	38,32	1,98			
13	Standard factory Enterprises	19,40	1,00			
14	Small & Medium Enterprises	16,30		0,84		
15	WWTP	13,24		0,68		
16	WTP	10,90		0,56		
17	ROW Road/Utility	185,10			9,58	
18	Green park	205,04				10,60
<b>Total Area (Ha)</b>		<b>1.933,80</b>				

**Used Land: 12,57% of the total area of SEZ Sei Mangkei**





# ***STRATEGIC LOCATION SEZ SEI MANGKEI***



# STRATEGIC DISTANCE SEZ SEI MANGKEI





# PLANNING OF HIGHWAY

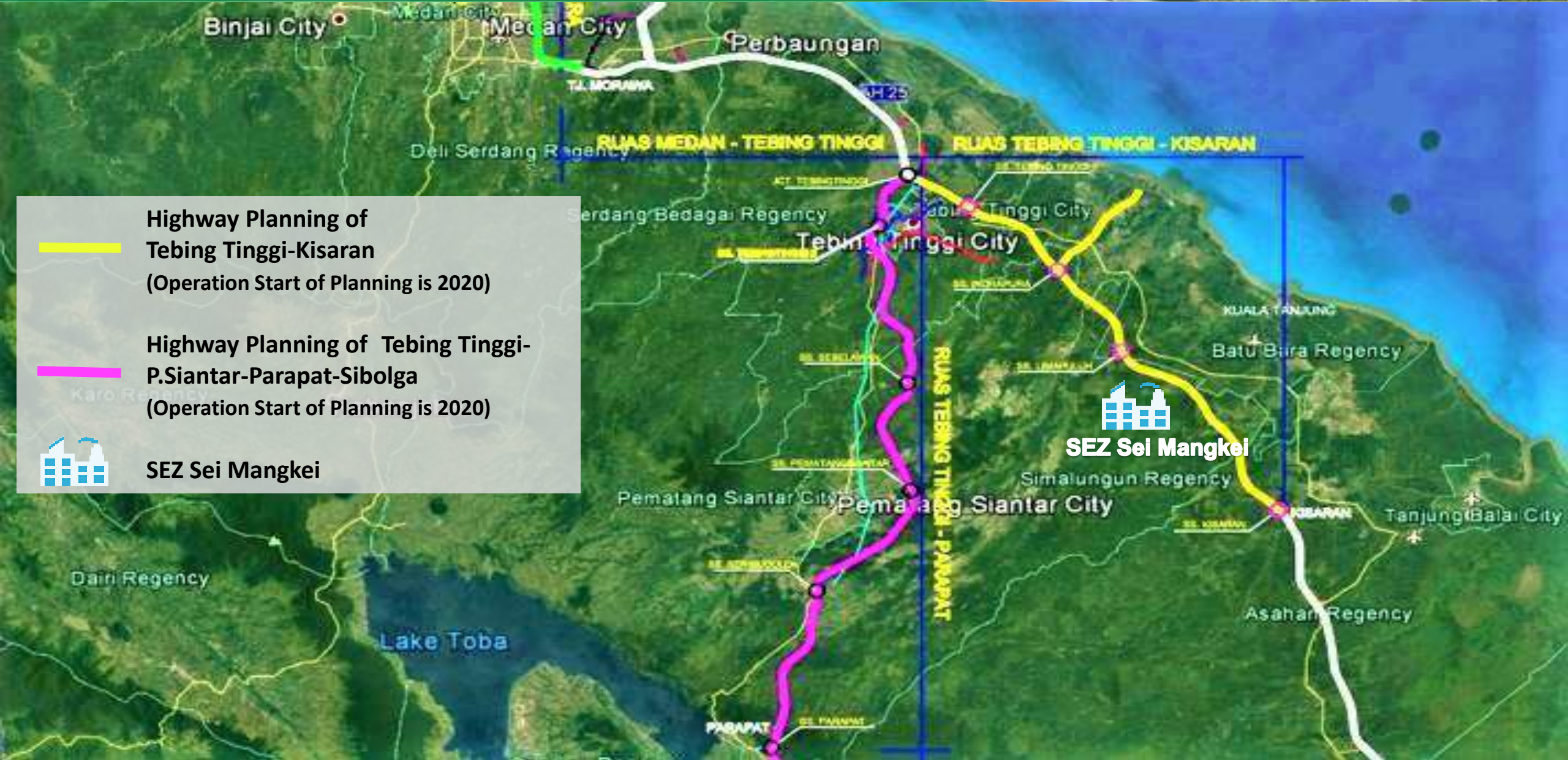


KEK SEI MANGKEI

**Highway Planning of Tebing Tinggi-Kisaran**  
(Operation Start of Planning is 2020)

**Highway Planning of Tebing Tinggi-P.Siantar-Parapat-Sibolga**  
(Operation Start of Planning is 2020)

**SEZ Sei Mangkei**



# RAILWAY STATION



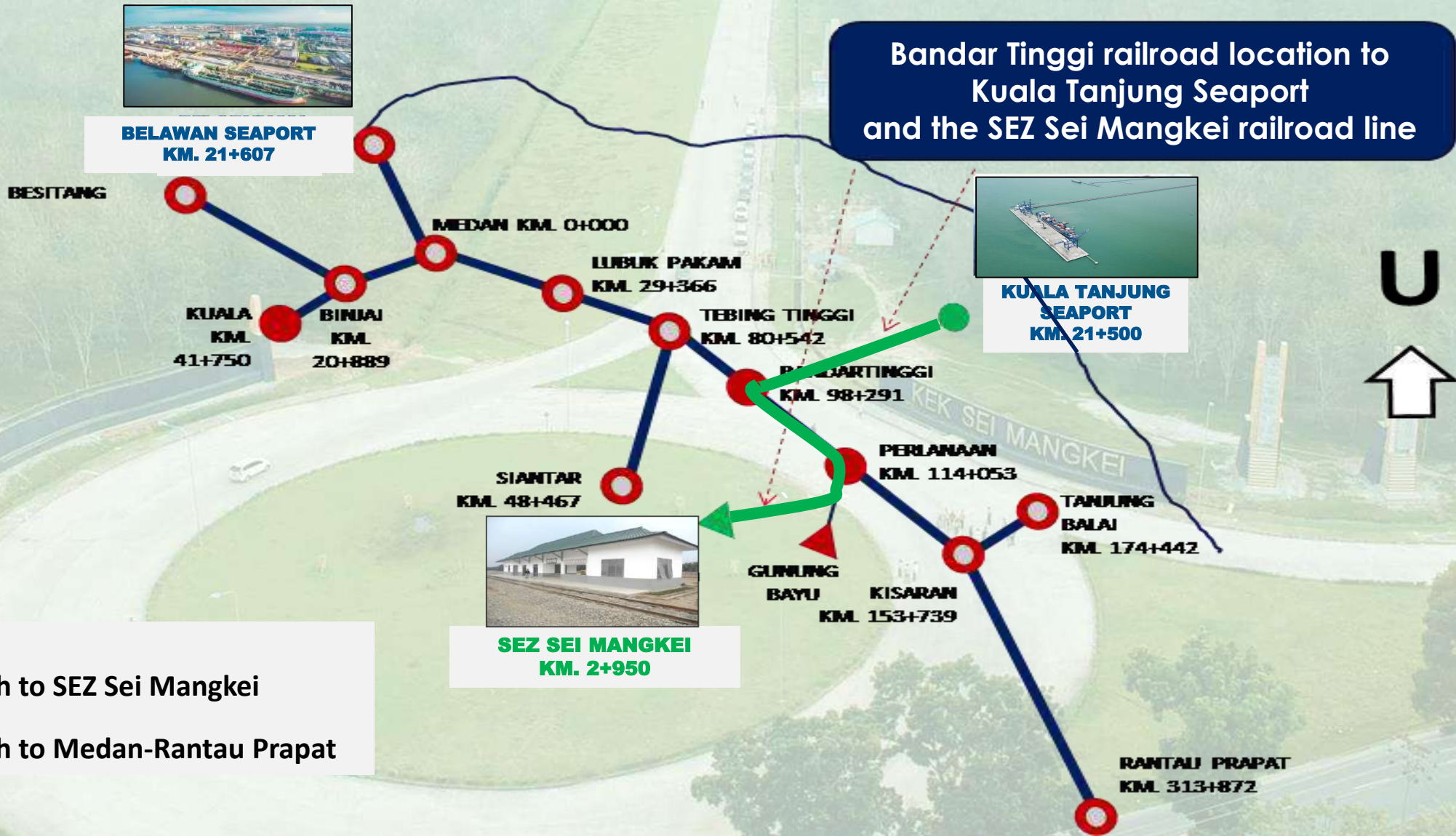
KEK SEI MANGKEI



NO	Railway Station	Width	Times
1	Perlanaan Station – Tanjung Balai Station	65 km	1 hour 44 minutes
2	Perlanaan Station – Kisaran Station	45 km	58 minutes
3	Perlanaan Station – Lima Puluh Station	7,1 km	8 minutes
4	Perlanaan Station – Bandar Tinggi Station	33 km	18 minutes
5	Perlanaan Station – Lubuk Pakam Station	100 km	1 hour 57 minutes
6	Perlanaan Station – Batang Kuis Station	119 km	2 hours 28 minutes
7	Perlanaan Station – Medan Station	126 km	2 hours 52 minutes

**\*Perlanaan Station – SEZ Sei Mangkei = 7,6 km = 10 minutes**

# RAILWAY TO SEZ SEI MANGKEI



# KUALA TANJUNG MULTIPURPOSE TERMINAL



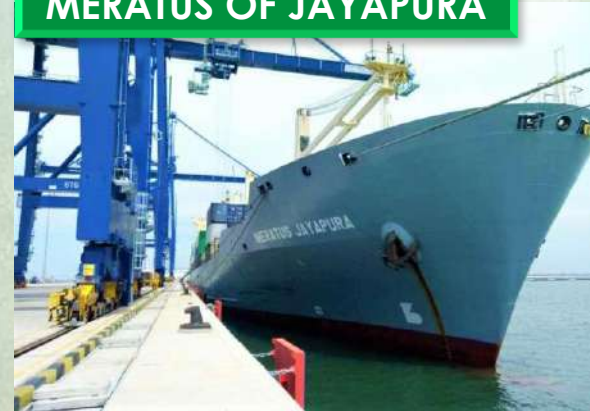
KEK SEI MANGKEI

## SPIL NINGSIH



The Spil Ningsih became the first domestic ship to lean on

## MERATUS OF JAYAPURA



The Meratus of Jayapura ship is the third leaning domestic ship

## TEMAS AND SITU MAS



Temas, Situ Mas, Sendang Mas and Segoro Mas vessels make Kuala Tanjung Seaport an international hub / transit port

## MERATUS OF MEDAN



Ship Meratus of Medan transports cargo ingot raw materials from PT Inalum to Surabaya

Container Ship International:  
(Samin, Wan Hai, etc.)  
Outbound cargo: CPO-derived products  
(PT UOI, MNA, Domas, P&G, etc.)



Domestic container volume from April 2019 until now  $\pm$  6000 Teus



# ***UTILIZATION AND FACILITY SEZ SEI MANGKEI***





# UTILIZATION AND FACILITY SEZ SEI MANGKEI



## Inside SEZ Sei Mangkei :



## Outside SEZ Sei Mangkei



\* MMSCFD= Million Metric Standard Cubic Feet per Day

# ROAD OF SEZ SEI MANGKEI



KEK SEI MANGKEI



# ROAD OF SEZ SEI MANGKEI



NO	NAME OF THE ROAD	P	L	WIDE	P	L	WIDE	P	L	WIDE	P	L	WIDE	LAMP	INFORMATION
		ROAD (m)		ROAD (m <sup>2</sup> )	PAVEMENT (m)		PAVEMENT (m <sup>2</sup> )	CHANNEL (m)		CHANNEL (m <sup>2</sup> )	MEDIAN (m)		MEDIA N (m <sup>2</sup> )	PJU (PCS)	
1	ROW 28	600	10	6000	1200	3	3600	1200	2	2400	-	-	-	11	From the branch of Innovation Building until the bend of PLTBS
2	ROW 28	700	10	7000	1400	3	4200	1400	2	2800	-	-	-	13	From the bend of PLTBS until the bend of PKO
3	ROW 28	600	10	6000	1200	3	3600	1200	2	2400	-	-	-	11	From the bend of PKO until the branch of ROW 43 A
4	ROW 30	500	12	6000	1000	3	3000	500	1	500	-	-	-	-	From the branch of PT. UOI until the edge of PT. UOI
5	ROW 43	1000	20	20000	2000	3	6000	2000	2	4000	900	5	4500	36	From the branch of kelapa sawit road until the branch of ROW 43 A
6	ROW 43 A	400	20	8000	800	3	2400	800	2	1600	400	4,8	1920	18	From the branch of ROW 43 A until the edge of median before the roundabout of Tank Farm
7	ROW 28	300	10	3000	600	3	1800	600	2	1200	-	-	-	-	From the roundabout of Tank Farm until the edge of the road
8	ROW 62	3400	12	40800	3400	2	6800	3400	1	3400	-	-	-	79	From the roundabout of North Gate until the roundabout of Tank Farm
9	Roundabout North Gate	600	4	2400	200	1	200	200	1	200					Sparing right/left 1m border of roundabout road of North Gate
10	Roundabout south	400	4	1600	200	1	200	200	1	200					Sparing right/left 1m border of roundabout road of Tank Farm

# WATER TREATMENT PLANT SEZ SEI MANGKEI



## CLEAN WATER

Capacity	=====	250 m <sup>3</sup> /hour
Demand	=====	125 m <sup>3</sup> /hour
Rates		IDR 7500/m <sup>3</sup>



# WASTE WATER TREATMENT PLANT SEZ SEI MANGKEI



## SEWAGE / LIQUID WASTE

Capacity	—————	250 m <sup>3</sup> /hour
Demand	—	20 m <sup>3</sup> /hour
Rates		IDR 6425/m <sup>3</sup>



# SUBSTATION ELECTRICITY DISTRIBUTION



KEK SEI MANGKEI



## POWER

Capacity



60 MVA

Demand



7 MVA

Rates

IDR 1551/kWh



Frequency	Voltage	Duration of Flicker	Tolerance
50 Hertz	20.000 Volt	<1000 milliseconds	-10% s/d +10%

# GAS PIPE SEZ SEI MANGKEI



**GAS**

Capacity



75 MMSCFD

Demand



4 MMSCFD



# DUMP TRUCK SEZ SEI MANGKEI



## SOLID WASTE

Capacity	=====	24 m <sup>3</sup>
Demand	=====	12 m <sup>3</sup>
Rates		IDR 725/Kg

PT KINRA serves transportation service for the solid waste by using *Dump Truck* vehicle for all tenant in SEZ Sei Mangkei



BRAND	: TOYOTA
TYPE	: DYNA 130 HT
MODEL	: ARM ROLL
CYLINDER	: 4009
FUEL CAPACITY	: 100
FUEL	: SOLAR





# FIRE FIGHTERS SEZ SEI MANGKEI



## FIRE FIGHTERS

Capacity  5 m<sup>3</sup>  
Demand  When incident occurred



BRAND : HINO  
TYPE : FL8JN1A – BGJ  
MODEL : FIRE FIGHTERS  
CYLINDER : 7684  
FUEL CAPACITY : 200  
FUEL : SOLAR  
CONSIST OF 3 SEGMENT: 1. WATER  
2. FOAM  
3. DRY CHEMICAL POWDER

PT KINRA also serve fire trucks service for always be standby if the fire incident occurred at around SEZ Sei Mangkei



# HOUSE AND BUILDING SEZ SEI MANGKEI



## HOUSE

Type G1



IDR 130,400/m<sup>2</sup>/year (USD 8,5)

Type G2



IDR 119,800/m<sup>2</sup>/year (USD 7,8)



## BUILDING SPACE

Rates

IDR 134,000,-/m<sup>2</sup>/year (USD 8,7)



## PARKING

Rates

IDR 2,000/hour

# TANK FARM SEZ SEI MANGKEI



## TANK FARM

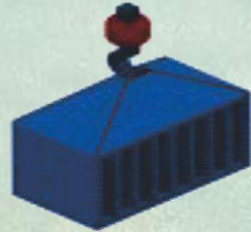
Capacity



6000 Tons of PKO  
10000 Tons of CPO



# DRY PORT SEZ SEI MANGKEI



## DRY PORT & RAILWAY STATION

Capacity	—————	2300 TEUs
Demand	———	200 TEUs



### The Relief, such as:

1. Tax Relief
2. Free Export and Import Tax
3. Licensing Relief
4. Property Taxes Relief



# ***WATER TREATMENT PLANT***



# WATER TREATMENT PLANT PROCESS



## 1 WATER INTAKE



In the Water Intake area there is a reservoir that serves to maintain the availability of raw water flow that will be processed in the WTP unit. This raw water comes from the flow of the Bah Tongguran River, the son of the Bah Bolon River.

## 2 WATER SETTLING PIT



Water flow will flow in gravitational flow through inlet and outlet holes in each section. The deposits formed at the bottom of the tub will be removed periodically through the blow down path in the tub.

## 3 CLARIFIER



The method of clarifier water settler tube is a tube arrangement (sleeve) with a slope of 60 degrees and is used to increase clarifier capacity (settling pond).

## 4 WATER SETTLER TUBE



Clean water that still contains a small amount of colloid enters into the channel (like a settler tube) with downstream flow direction. To the bottom of the tube settler, an upstream flow occurs into the tube.

## 5 RESERVOIR



Reservoir clean water is distributed by centrifugal pump (capacity 250 m<sup>3</sup>/hour) to the tenants in SEZ Sei Mangkei through installed water supply pipes.

## 6 WATER BASIN

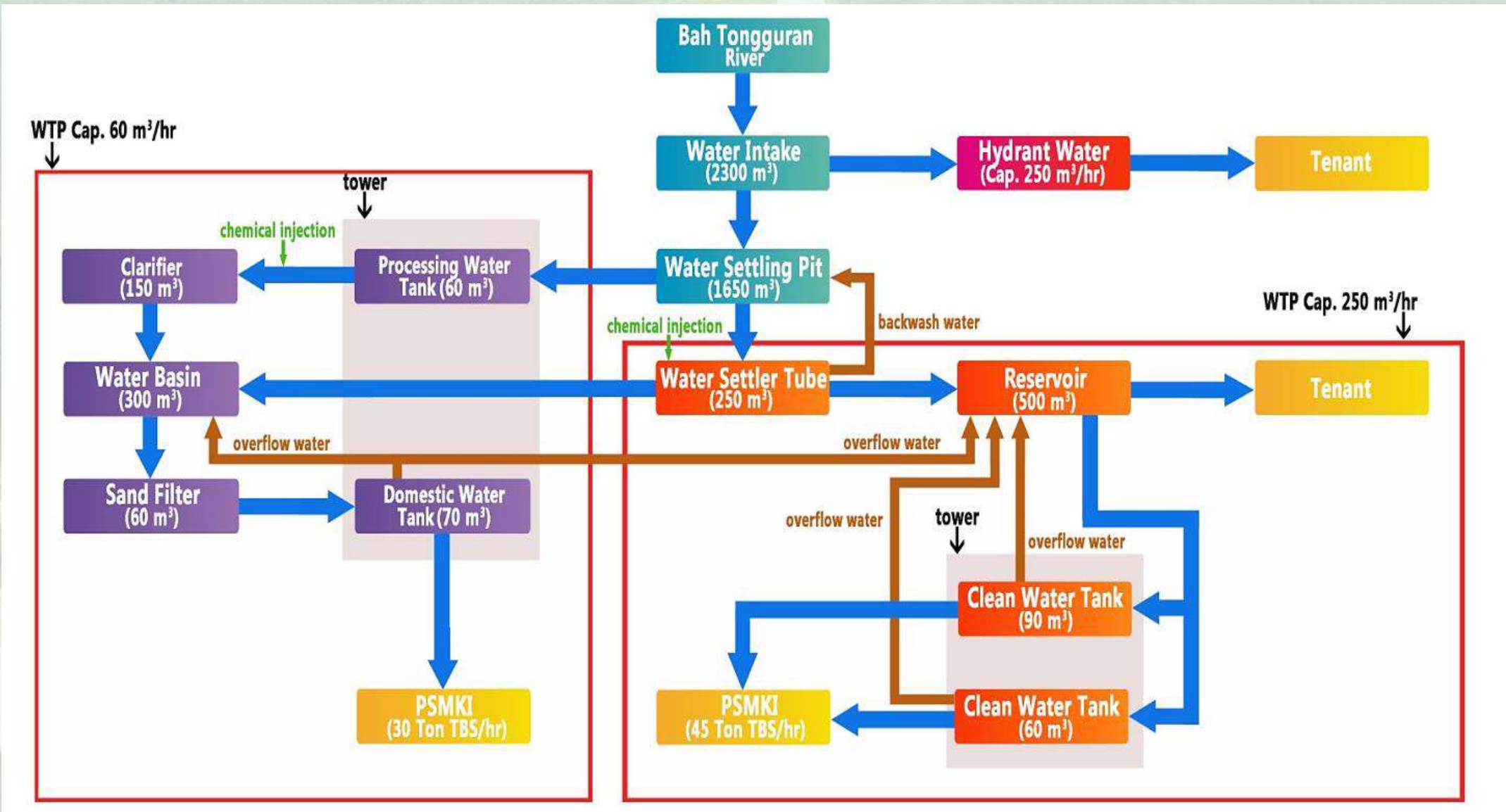


Clean water in the water basin, its designation for PTPN III (Persero) Palm Oil Mill (PKS). Clean water in the water basin is pumped by a centrifugal pump towards the sand filter.

# WATER TREATMENT PLANT FLOW DIAGRAM



KEK SEI MANGKEI



# CLEAN WATER QUALITY SEZ SEI MANGKEI



KEK SEI MANGKEI

Description	Unit	Norm*	Lab Analysis		
			RAW WATER	WATER BASIN	RESERVOIR
pH		6,5 – 9,0	7,0	6,4	6,5
Total Dissolved Solid (TDS)	Ppm	Max. 1.500			
Total Hardness	Ppm	500	28	20	24
Turbidity	FAU	Max. 25	96	16	18
Color	PtCo	50,0	521	24	29
Iron (Fe)	Ppm	1,0	1,37	0,21	0,56
Taste	-	Tasteless	-	Tasteless	Tasteless
Temperature	°C	Temperature ± 3°C	25	25	25

\*REGULATION OF HEALTH MINISTER RI NO.32 YEAR OF 2017



# CLEAN WATER QUALITY SEZ SEI MANGKEI



Sertifikat No. 04131/CLACAM  
Tanggal: 24 Juni 2019

## LAPORAN ANALISIS

PARAMETER	SATUAN	HASIL	NILAI MAKSIMUM	METODA *
<b><u>FISIKA</u></b>				
Bau	-	Tdk Berbau	Tdk Berbau	2150 B
Total Padatan Terlarut	mg/l	43	1000	2540 C
Kekeruhan	NTU	3,72	25	2130 B
Rasa	-	Tdk Berasa	Tdk Berasa	2160 C
Suhu di Laboratorium	°C	25,3	± 3 °C Suhu Udara	2550 B
Warna	Pt.Co	<3,70	50	2120 C
<b><u>KIMIA</u></b>				
<b><u>a.An organik</u></b>				
Air Raksa (Hg)	mg/l	<0,001	0,001	3112 B
Arsen (As)	mg/l	<0,002	0,05	3114 B, 3030 F
Besi (Fe)	mg/l	0,05	1,0	3111 B, 3030 E
Flourida (F)	mg/l	0,24	1,5	4500-F-D
Cadmium (Cd)	mg/l	<0,002	0,005	3111 B, 3030 E
Kesadahan sbg CaCO <sub>3</sub>	mg/l	15,60	500	2340 B
Krom Valensi Enam (Cr <sup>+6</sup> )	mg/l	<0,04	0,05	3500-Cr-B
Mangan (Mn)	mg/l	0,03	0,5	3111 B, 3030 E
Nitrat (NO <sub>3</sub> )	mg/l	1,05	10	4500-NO <sub>3</sub> -B
Nitrit (NO <sub>2</sub> )	mg/l	<0,004	1,0	4500-NO <sub>2</sub> -B
pH di Laboratorium		6,84	6,5 – 8,5	4500-H <sup>+</sup> -B
Selenium (Se)	mg/l	<0,005	0,01	3114 C, 3030 F
Seng(Zn)	mg/l	0,04	15	3111 B, 3030 E
Sianida (CN)	mg/l	<0,01	0,1	4500-CN-E
Sulfat (SO <sub>4</sub> )	mg/l	4,83	400	4500-SO <sub>4</sub> <sup>2-</sup> -E
Timbal (Pb)	mg/l	<0,05	0,05	3111 B, 3030 E
<b><u>b.Organik</u></b>				
Deterjen sbg MBAS	mg/l	<0,05	0,05	5540 C
Zat Organik sbg KMnO <sub>4</sub>	mg/l	4,81	10	SNI 06-6989.22-2004
<b><u>MIKROBIOLOGI**</u></b>				
Total Coliform	CFU/100ml	2	50	9222 B
<i>E.coli</i>	CFU/100ml	0	0	9222 G

\* : Standard methods, 23<sup>rd</sup> edition 2017, APHA-AWWA-WEF

\*\* : Sub Kontrak ke Laboratorium BTKL

< : lebih kecil

# CONSTRUCTION COSTS CLEAN WATER



Water Treatment Plant (m <sup>3</sup> /day)	Construction Costs Index (m <sup>3</sup> /day)
0-200	IDR 1.500.000
201-1000	IDR 1.350.000
>1000	IDR 1.250.000

## Example Construction Costs:

### Tenant Clean Water :

Clean Water Volume : 1.920 m<sup>3</sup>/day

Construction Costs Index : IDR 1.250.000/ m<sup>3</sup>

### Construction Costs :

1.920 m<sup>3</sup>/day x IDR 1.250.000/ m<sup>3</sup> = IDR 2.400.000.000,-



# ***WASTE WATER TREATMENT PLANT***



# WASTE WATER TREATMENT PLANT PROCESS



## 1 INFLUENT CHAMBER



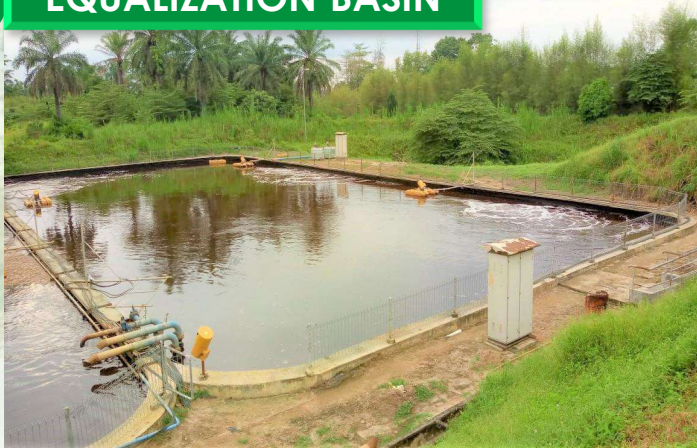
All sources of waste water originating from tenants are collected in one basin and equipped with screening (fine screen and gate screen)

## 3 AERATION BASIN



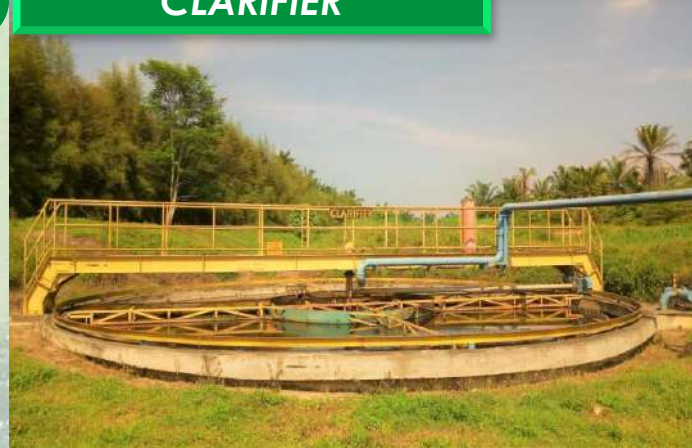
Dissolve oxygen into wastewater to increase the level of dissolved oxygen in water and support the formation of bacterial characters, and bacterial growth

## 2 EQUALIZATION BASIN



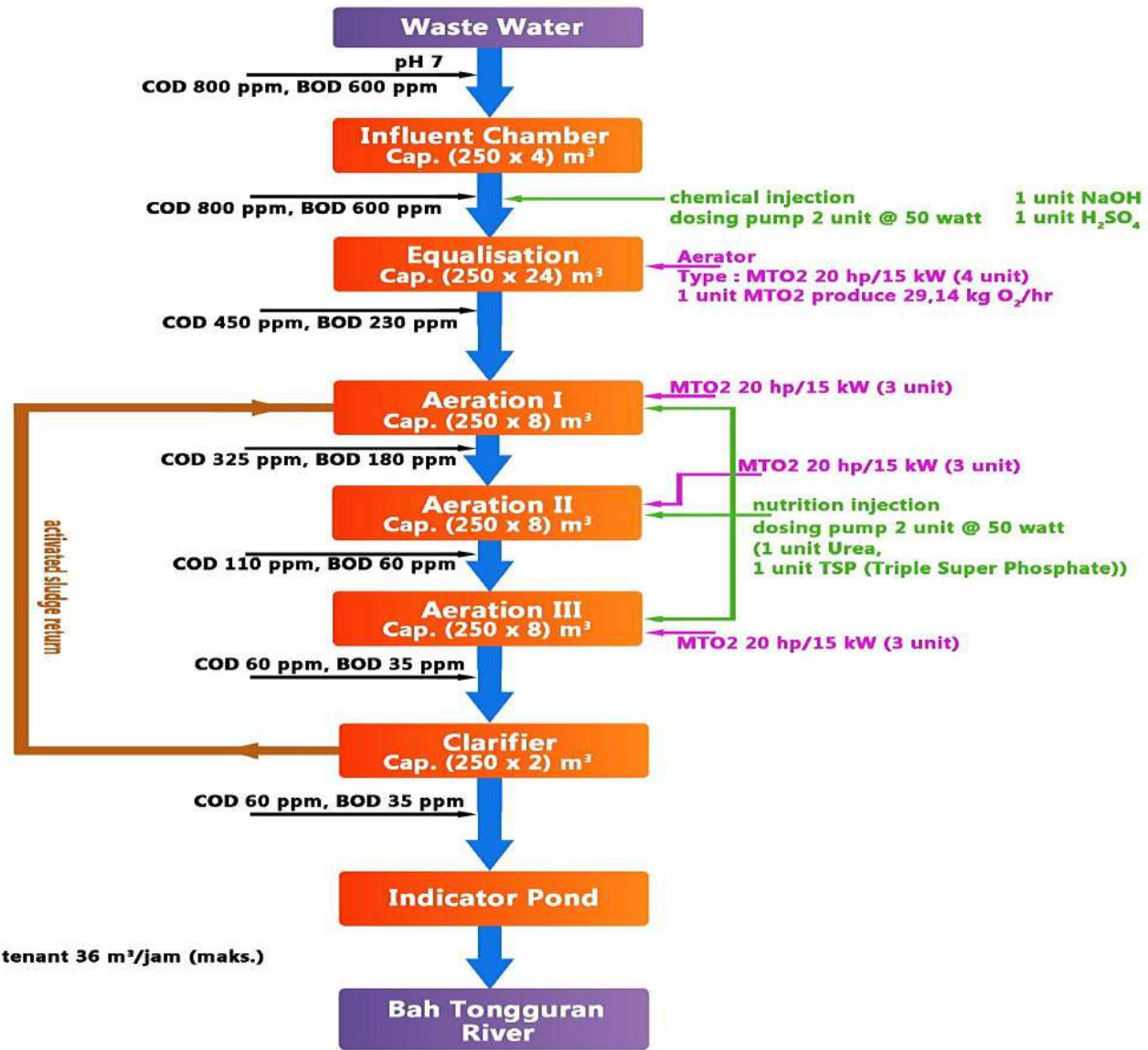
This basin is used to maintain operational problems, the variation of debits, and to maintain the problem of handling the quality of wastewater that will enter waste treatment units

## 4 CLARIFIER



In this tub the activated sludge formed in the aeration basin containing a mass of microorganisms is deposited and pumped back to the first aeration basin

# WASTE WATER TREATMENT PLANT FLOW DIAGRAM



asumsi : aliran air limbah untuk setiap tenant 36 m<sup>3</sup>/jam (maks.)  
 battery :  
 min. : 2000 mg/Ltr  
 maks. : 2600 mg/Ltr

# WASTE WATER SPECIFICATION STANDARD



## Chemical:

No	Parameter	Standard Maximum Level
1	BOD	600 mg/l
2	COD	800 mg/l
3	pH	6~9
4	Total Amoniac	10 mg/l
5	Detergen	5 mg/l
6	Fenol	0,5 mg/l
7	Vegetable Oil	5 mg/l
8	Mineral Oil	15 mg/l
9	Nitrat	30 mg/l
10	Itrit (N02)	2 mg/l
11	Sulfida	0,1 mg/l
12	Arsenik	0,1 mg/l
13	Barium	2 mg/l
14	Cadmum	0,05 mg/l
15	Total Cromium	0,5 mg/l

No	Parameter	Standard Maximum Level
16	Cromium Hexavalen	0,1 mg/l
17	Cobalt	0,4 mg/l
18	Copper	2 mg/l
19	Cyanide	0,05 mg/l
20	Fluorida	5 mg/l
21	Iron	5 mg/l
22	Lead	0,5 mg/l
23	Manganese	2 mg/l
24	Mercury	0,002 mg/l
25	Nickel	0,2 mg/l
26	Zinc	5 mg/l
27	Stannum	2 mg/l
28	Selenium	0,05 mg/l
29	Radioactive	National Atomic Energy Agency

## Physics :

No	Parameter	Standard Maximum Level
1	Temperature	40°C
2	The amount of suspended solids	400 mg/l
3	The amount of dissolved solids	2000 mg/l
4	Color	300 Scale Pt. C

**\*MINISTER REGULATION LH NO.03 YEAR OF 2010**

**For the waste water specifications, the Tongguran River is in accordance with the **Class II River Group****

# WASTE WATER CONSTRUCTION COSTS



Waste Water Treatment Plant (m <sup>3</sup> /day)	Construction Costs Index (m <sup>3</sup> /day)
0-200	IDR 1.500.000
201-1000	IDR 1.350.000
>1000	IDR 1.250.000

## Construction Costs Example :

### Tenant Waste Water :

Waste Water Volume : 480 m<sup>3</sup>/day  
Construction Costs Index : IDR 1.350.000/ m<sup>3</sup>

### Construction Costs :

480 m<sup>3</sup>/day x IDR 1.350.000/ m<sup>3</sup> = IDR 648.000.000,-



# ***ELECTRICITY MANAGEMENT***





# LICENSE OF ELECTRICITY BUSINESS SEZ SEI MANGKEI



PT Perkebunan Nusantara III (Persero) received **Letter from Minister of Energy and Mineral Resource (ESDM) No. 966/K/20/DJL.3/2014** dated October 31, 2014 regarding **"PT Perkebunan Nusantara III (Persero) Electricity Power Supply Operational Area Arrangement"**. Operational area refers to Sei Mangkei Special Economy Zone. In carrying out electricity power supply business for public needs, PT Perkebunan Nusantara III (Persero) is regulated to comply with following regulation:  
Supply electricity power or installation with good quality and reliability level.



MENTERI ENERGI DAN SUMBER DAYA MINERAL  
REPUBLIK INDONESIA

KEPUTUSAN MENTERI ENERGI DAN SUMBER DAYA MINERAL

NOMOR : 966 K/20/DJL.3/2014

TENTANG

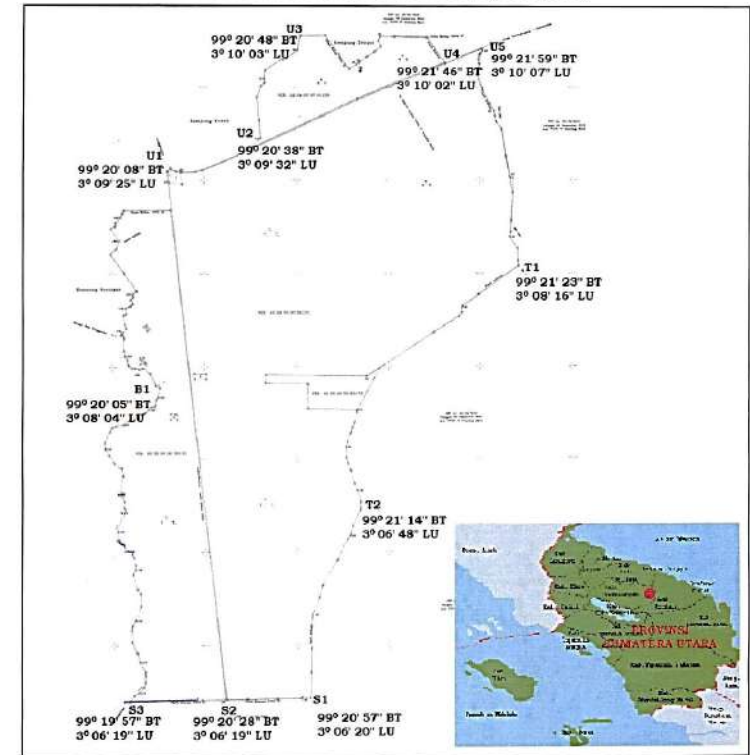
PENETAPAN WILAYAH USAHA PENYEDIAAN TENAGA LISTRIK  
PT PERKEBUNAN NUSANTARA III (PERSERO)

MENTERI ENERGI DAN SUMBER DAYA MINERAL,

- Membaca** : 1. Surat Direktur Utama PT Perkebunan Nusantara III (Persero) Nomor 3.11/X/53/2014 tanggal 30 Juni 2014 dan Surat Direktur SDM dan Umum PT Perkebunan Nusantara III (Persero) Nomor 3.11/X/75/2014 tanggal 29 Agustus 2014;  
2. Surat Kepala Badan Pelayanan Perijinan Terpadu dan Penanaman Modal Kabupaten Simalungun 503/1100/BPPT-PM/2013 tanggal 27 Desember 2013;  
3. Surat Direktur Utama PT PLN (Persero) Nomor 2880/101/DIRUT/2014 tanggal 27 Oktober 2014;
- Menimbang** : bahwa dalam rangka meningkatkan penyediaan pasokan tenaga listrik di Kawasan Ekonomi Khusus Sei Mangkei Kabupaten Simalungun Provinsi Sumatera Utara dan untuk melaksanakan ketentuan Pasal 3 ayat (1) Peraturan Menteri Energi dan Sumber Daya Mineral Nomor 28 Tahun 2012 tentang Tata Cara Permohonan Wilayah Usaha Penyediaan Tenaga Listrik Untuk Kepentingan Umum, perlu menetapkan Keputusan Menteri Energi dan Sumber Daya Mineral tentang Wilayah Usaha Penyediaan Tenaga Listrik PT Perkebunan Nusantara III (Persero);
- Mengingat** : 1. Undang-Undang Nomor 30 Tahun 2009 tentang Ketenagalistrikan (Lembaran Negara Tahun 2009 Nomor 133, Tambahan Lembaran Negara Nomor 5052);  
2. Peraturan Pemerintah Nomor 24 Tahun 2009 tentang Kawasan Industri (Lembaran Negara Republik Indonesia Tahun 2009 Nomor 47, Tambahan Lembaran Negara Republik Indonesia Nomor 4987);  
3. Peraturan Pemerintah Nomor 14 Tahun 2012 tentang Kegiatan Usaha Penyediaan Tenaga Listrik (Lembaran Negara Republik Indonesia Tahun 2012 Nomor 28, Tambahan Lembaran Negara Republik Indonesia Nomor 5281) sebagaimana telah diubah dengan Peraturan Pemerintah Nomor 23 Tahun 2014 (Lembaran Negara Republik Indonesia Tahun 2012 Nomor 28, Tambahan Lembaran Negara Republik Indonesia Nomor 5281);

Lampiran Keputusan Menteri Energi dan Sumber Daya Mineral  
Nomor : 966 K/20/DJL.3/2014  
Tanggal : 31 Oktober 2014

WILAYAH USAHA PENYEDIAAN TENAGA LISTRIK  
PT PERKEBUNAN NUSANTARA III (PERSERO)

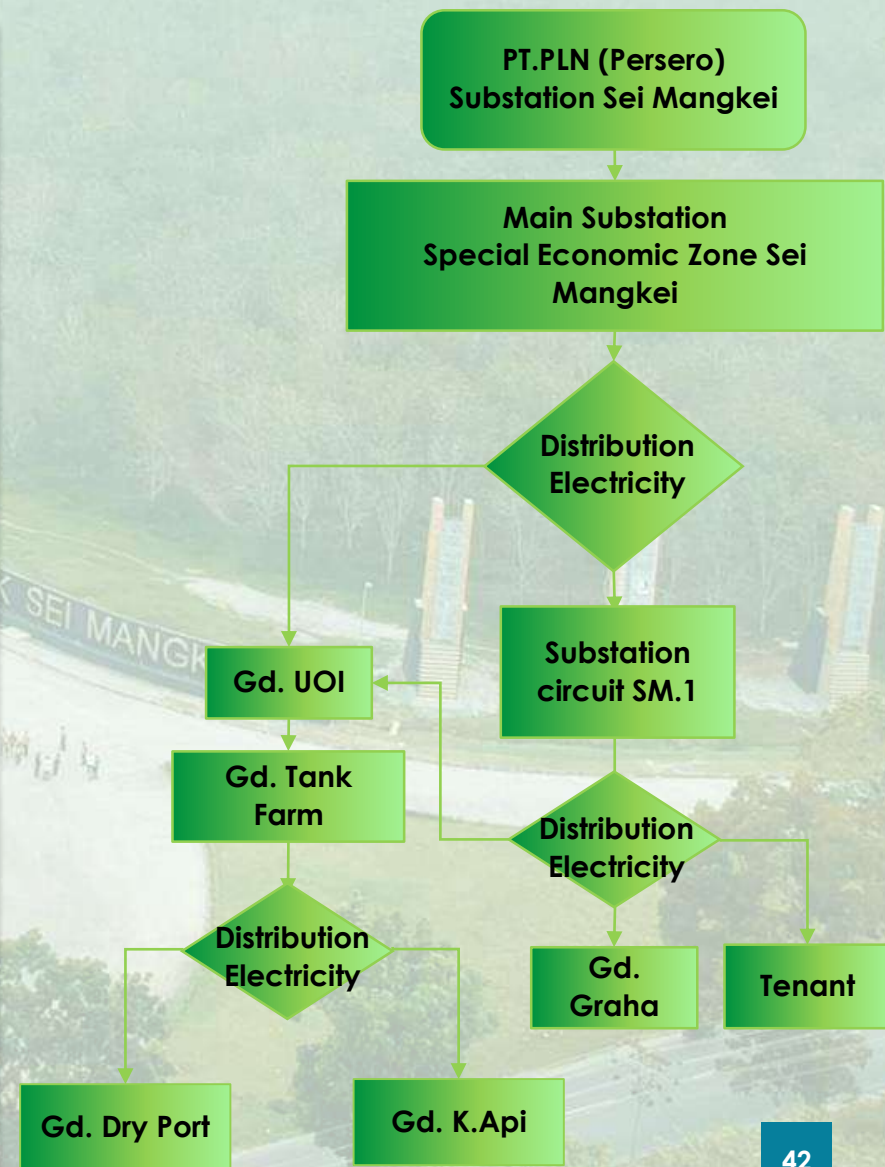
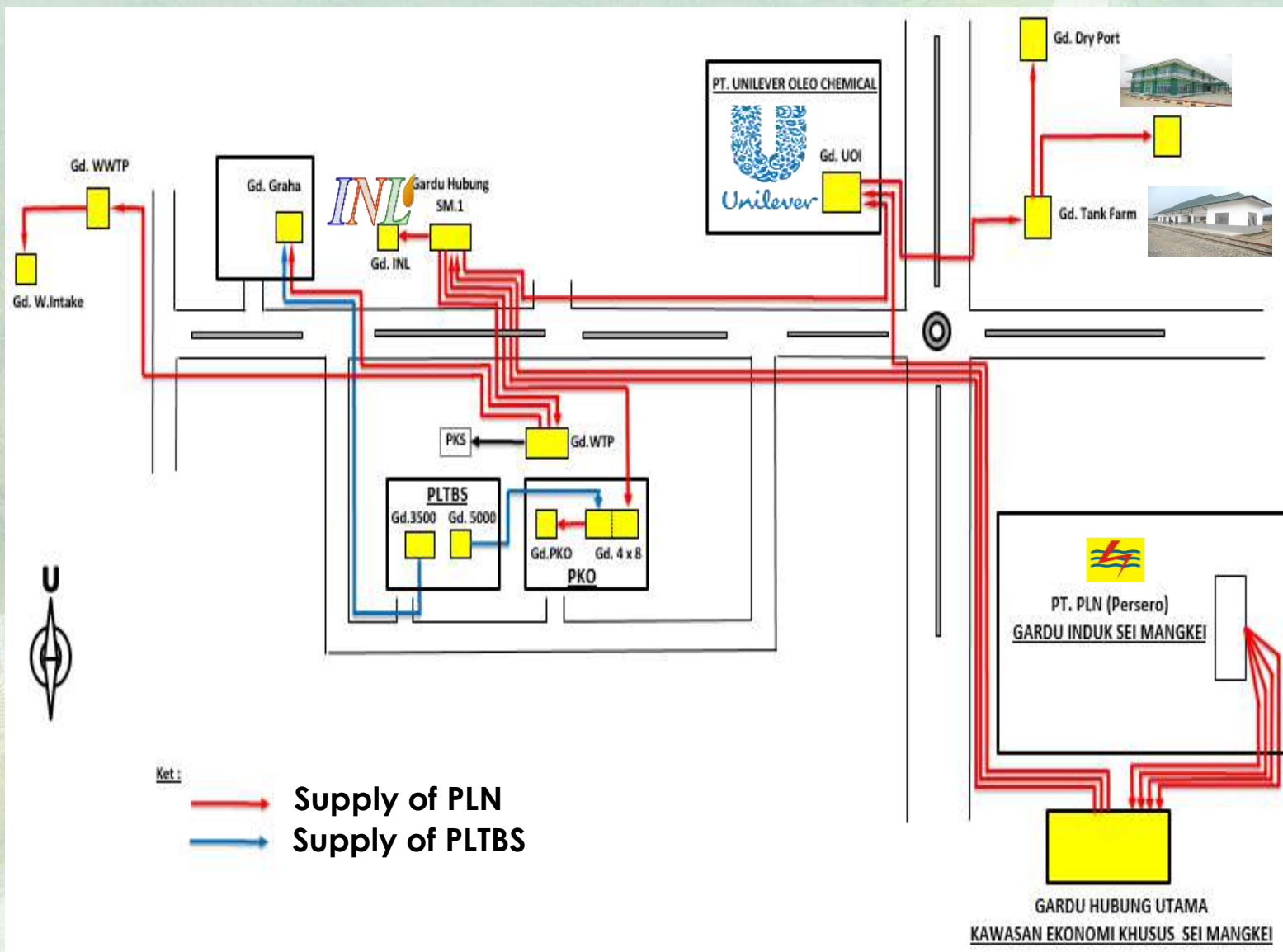


D. N. MENTERI ENERGI DAN SUMBER DAYA MINERAL  
DIREKTUR JENDERAL KETENAGALISTRIKAN,

# ELECTRIC DISTRIBUTION SUBSTATION FLOWCHART



KEK SEI MANGKEI



# ELECTRICITY CONSTRUCTION COSTS



KEK SEI MANGKEI

No	Electricity Type Group	Cost Amount In (IDR)
1	1 phase or 3 phase connection with power restrictions and low voltage measurements	
	a. Connected power 450 VA	421.000
	b. Connected power 900 VA	843.000
	c. Connected power 1.300 VA	1.218.000
	d. Connected power 2.200 VA	2.062.000
	e. Additional power up to 2,200 VA	937/VA
	f. Connected power or added power above 2,200 VA up to 100 kVA	969/VA
	g. Connected power or added power households R-3 class	969/VA
	h. Connected power or added power above 100 kVA up to 200 kVA	775/VA
2	3 phase connection or added power with power restrictions and Medium Voltage measurements	631/VA
3	3 phase connection or added power with power restrictions and High Voltage measurements	535/VA
4	1 phase connection with power restrictions and low voltage measurements in customer buildings	
	a. Special Rates S-1/TR up to 220 VA	60.000/connection
	b. For additional power from the S-1 / TR (Without Meters) rates group to 450 VA	Free Construction Costs

Note: Directors of PT PLN (Persero) can set a factor K (multiplier factor) at a maximum of 1.5 in accordance with regional conditions

# ELECTRICITY CONSTRUCTION COST EXAMPLE



## Tenant Electricity Needs :

**Volt : 3.800.000 VA**

**Construction Group : 3 phase connection or added power with power restrictions and medium voltage measurements**

## Construction Costs :

**3.800.000 VA x IDR 631,-/VA = IDR 2.397.800.000**

## Subscription Guarantee:

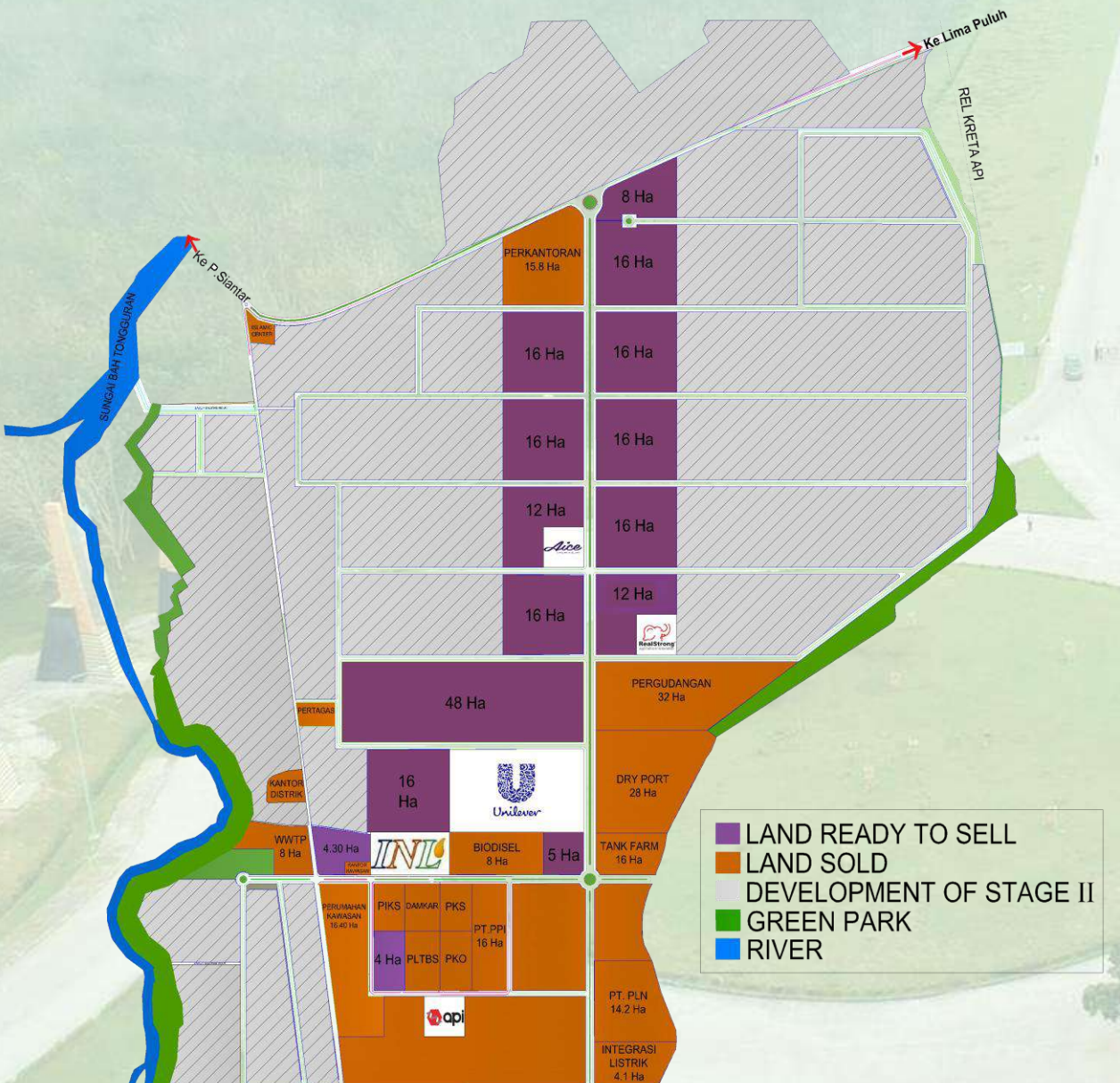
**3.800.000 VA x IDR 212,-/VA = IDR 805.600.000**



# ***LAND READY TO SELL & INVESTMENT MECHANISM***



# LAND READY TO SELL



## LAND

Capacity Demand  1.933 Ha  
 212 Ha

(ROW-62) Rates (30 Years) IDR 1000.000/m<sup>2</sup> (USD 71,4)

(Outside ROW-62) Rates (30 Years) IDR 850.000/m<sup>2</sup> (USD 60,7)

Rental Rate IDR 50.000/m<sup>2</sup>/year

# GROUND DATA SEZ SEI MANGKEI

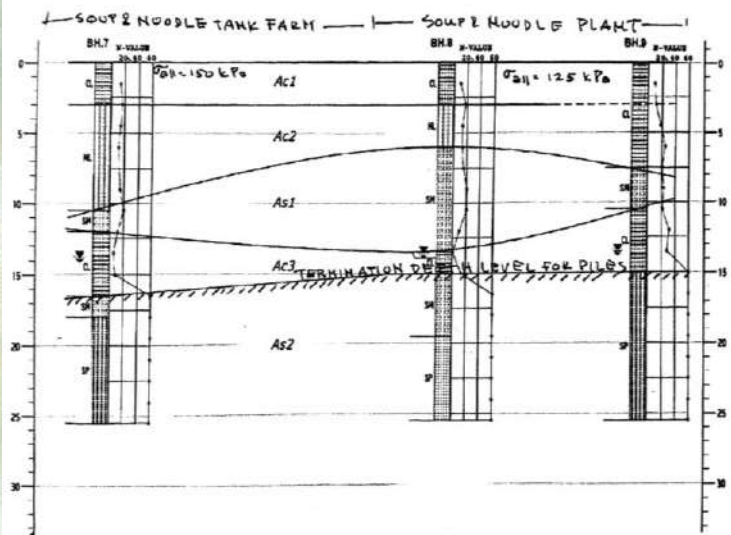


**Depth of Hard Ground:**  
14,80 m - 17,20 m

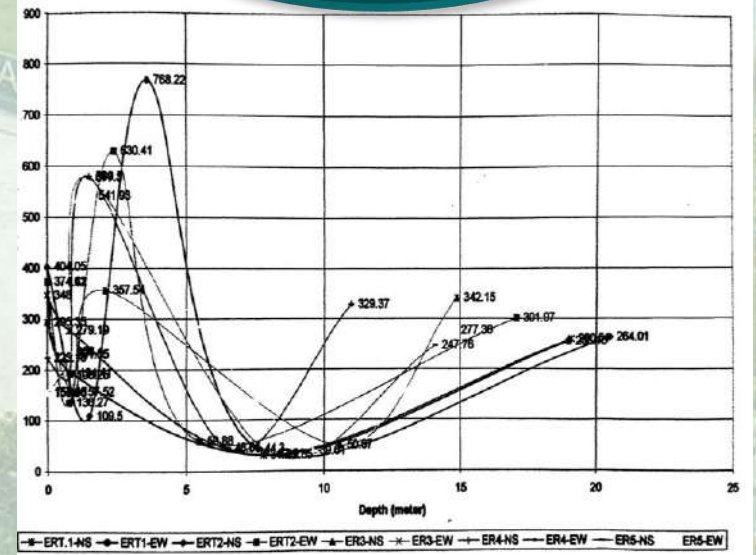
**Ground Support Capacity ( $\sigma$ ):**  
75 - 175 kN/m<sup>2</sup> =  
0,76 - 1,78 kg/cm<sup>2</sup>  
(for shallow foundation)

**Lowest Electrical Resistivity From Ground:**  
6 m - 12 m or  
average 8 m

CROSS SECTIONAL PROFILE



No.	Plant / Structure	Borehole No.	N-SPT at 1.0m below GL	CPT No.	qc values at 1.0m below GL (in MPa)	Est. Allowable Bearing Capacity at 1.5m below FGL (kPa)	Length/Depth of Pile from GL to to hard layer (CPT > 20 MPa)	Suitable Foundation
1	Main Tank (11)	BH.5/ BH.6/ DH.1	12-15	S.16/ S.17	1.5 - 2.0	150	15	Mat Foundation
2	Dove Plant (20)	BH.8/ BH.9	9-10	S.22/ S.23/ S.25/ S.28	1.0 - 1.5	125	15	Pad Foundation
3	Tank Farm -3 (8)	BH.7	13	S.20/ S.21/ S.24	1.5	150	16	Mat Foundation
4	Tank Farm -1&2 (10)	BH.4	18	S.1/ S.2/ S.10 / S.11/ S.14/ S.15	1.5 - 2.0	175	15	Mat Foundation
5	Raw & FF water Tank (17)	BH.11	8	S.33/ S.34/ S.35	1.0 - 2.0	90	15	Pad/Mat Foundation
6	Ware House (5) & (19)	BH.12 / SNH.9/ SBH.7 / BH.13	12-18	S.29/ S.29/ S.31/ S.32 / S.30		150	14	Pad Foundation
7	Main Office (3)	BH.14	6	S.36/ S.37/ S.38	1.0 - 1.2	75	18	Pad / Continuous Footing
8	Bio Mass (13)	BH.3/ SBH.1	18	S.3/ S.4/ S.5	2	175	15	Pad / Mat Footing



# INVESTMENT MECHANISM SEZ SEI MANGKEI



## Investment Interest Statement

- Type of industry / business to be built
- Wide Ground Area Requirements / area (m2 / ha)
- Utility Needs: Electricity, Clean Water, Gas.

## Finalization & Signing of Agreement

- Draft Agreement Negotiations
- The Notary Process for Engagement Compensation of Land Use

## Land Compensation Payment

- Land Clearing & Formation of Land Elevation by PTPN III.
- The Process of Arranging BUR Certificates (Building Use Rights) by Investors through SEZ Sei Mangkei Administrator (One Gate Integrated Service)

**PT. KAWASAN INDUSTRI NUSANTARA**  
Kawasan Ekonomi Khusus (KEK) Sei Mangkei

Kantor Pusat : Jl. Kelapa Sawit No. 1, Sei Mangkei, Kec. Buaran Muljana, Simalungun  
Kantor Perwakilan : Jl. Sei Batanghari No. 2 Medan 20132  
Email : kinra@email.atic3.co.id

**LETTER OF INTENT**  
Invest in Special Economic Zone (SEZ) Sei Mangkei

Date : November the 2<sup>nd</sup>, 2017

To :  
Direktur  
PT. Kawasan Industri Nusantara  
Jl. Sei Batanghari No. 2 Medan 20132  
Email : kinra@email.atic3.co.id

Dear Sir,

We hereby inform you that we are very interested in investing in the Special Economic Zone (SEZ) Sei Mangkei located in Buaran Muljana Sub-Regency, Simalungun Regency, North Sumatera Province, Indonesia, based on the following terms and conditions:

No.	Description	Data
1.	Company Name	PT Energy Uniresourcen Nusantara
2.	Address	Tower Treasury, District 8 Level 25 <sup>th</sup> , Unit D-E-F SCBD Sudirman, Lot 2B, Kel. Serayan, Kec. Kebayoran Baru, Jakarta Selatan 12190. Phone: 081319607783. Email: VincentW@urad.com
3.	Industry type that will be built (Please select one option)	<input type="checkbox"/> Palm Oil Industry (Oleochemical, Refinery, Biodiesel, Cattle Feeds, Fertilizer) <input type="checkbox"/> Rubber Industry (Tyre, Latex Goods, automotive spare part, General Rubber Goods) <input checked="" type="checkbox"/> Electronic Industry (Electronic component, Household equipment) <input type="checkbox"/> Electricity industry (Power Plant from Biomass or Biogas) <input type="checkbox"/> Various Industry (Pharmacy, Paper, Food & Beverages, Batching Plant) <input type="checkbox"/> Supporting Industry (Packaging, Pellet) <input type="checkbox"/> Others [ _____ ]
4.	Approximate Area Needed (Please select one option)	<input type="checkbox"/> < 1,0 ha <input checked="" type="checkbox"/> 1,0 – 5,0 ha <input type="checkbox"/> > 5,0 – 10,0 ha <input type="checkbox"/> > 10,0 ha
5.	Utilities Needed (Please fill the data below:	
	a. Electricity	400 kWh
	b. Water	8 m <sup>3</sup> /hour
	c. Gas	150 MMBTU/hour

Other Remarks : \_\_\_\_\_

We look forward to hearing your reply at your earliest convenience time. Thank you for your kind attention.

Sincerely Yours,  
In the presence of \_\_\_\_\_

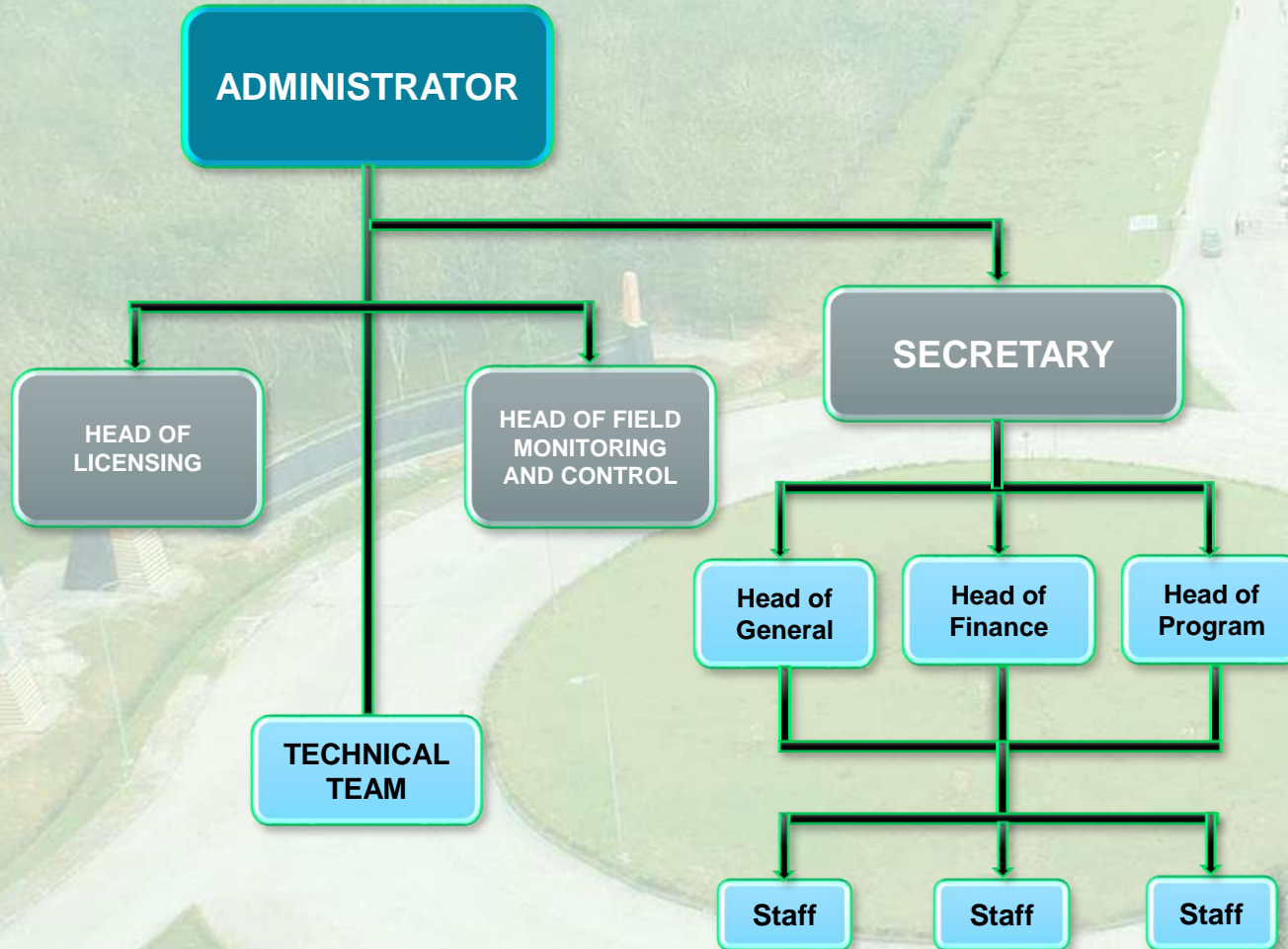




# ADMINISTRATOR SEZ SEI MANGKEI



Attachment to Simalungun Regency Regional Regulation Number 4 year of 2014



To speed up the process of investment activity, SEZ Sei Mangkei is supported by a One Stop Service system carried out through the Administrator Board SEZ Sei Mangkei



# ***FACILITY AND EASINESS***



# FISCAL INCENTIVES

## (GOVERNMENT REGULATION NO.96 YEAR OF 2015)



KEK SEI MANGKEI

No.	Scope	Facility and Easiness
1	Income Taxes	<ul style="list-style-type: none"> <li>▪ <b>Main Activity (Tax Holiday):</b> <ul style="list-style-type: none"> <li>- Income tax reduction by 20-100% for 10-25 years with total investment more than IDR 1 Trillion</li> <li>- Income tax reduction by 20-100% for 5-15 years with total investment more than IDR 500 Billion</li> </ul> </li> <li>▪ <b>Exclude Main Activity (Tax Allowance):</b> <ul style="list-style-type: none"> <li>- Reduction of Net Income by 30% for 6 years</li> <li>- Accelerated Depreciation</li> </ul> </li> <li>▪ <b>Income tax on dividend for 10%</b></li> <li>▪ <b>Compensation for loss of 5-10 years</b></li> </ul>
2	VAT and Luxury Sales Taxes	<ul style="list-style-type: none"> <li>▪ Import: not levied</li> <li>▪ Input from other places in the customs area to SEZ, not levied</li> <li>▪ Output from SEZ to other places in the customs area, not levied</li> <li>▪ Transaction among enterprises in SEZ: not levied</li> <li>▪ Transaction with enterprises in other SEZ: not levied</li> </ul>
3	Customs	From SEZ to domestic market: import duty using Certificate of Origin (CoA)
4	Property Ownership for Foreigner	<ul style="list-style-type: none"> <li>▪ Foreigners / foreign enterprises may have residential / property in SEZ (house site or apartment unit)</li> <li>▪ Owner occupancy / property is given residence permit with a guarantee from Managing Enterprises of SEZ</li> <li>▪ Exempted for VAT and luxury Sales Taxes</li> </ul>
5	Main Activity: Tourism Sector	<ul style="list-style-type: none"> <li>▪ May be granted for tax reduction by 50-100% on the first development</li> <li>▪ May be granted for entertainment tax reduction by 50-100%</li> </ul>

# NON FISCAL INCENTIVES (GOVERNMENT REGULATION NO.96 YEAR OF 2015)



KEK SEI MANGKEI

No.	Scope	Facility and Easiness
6	Employment	<ul style="list-style-type: none"> <li>▪ In SEZ will be established wage council and tripartite cooperation institution</li> <li>▪ Only one worker union in every company</li> <li>▪ Ratification and extension planning of foreign worker utilization in SEZ</li> <li>▪ Permit extension using foreign workers in SEZ</li> </ul>
7	Immigration	<ul style="list-style-type: none"> <li>▪ Facility visit visa upon arrival for 30 days and can be extended five (5) times each 30 days</li> <li>▪ Multiple visa valid for 1 year</li> <li>▪ Residence permit for foreigners that have property in SEZ</li> <li>▪ Residence Permits elderly foreigners living in SEZ tourism</li> </ul>
8	Land	<ul style="list-style-type: none"> <li>▪ SEZ that is proposed by private enterprises, is given Building Using Rights and the extension is given directly with the process of granting rights</li> <li>▪ SEZ's Administrator can give land service</li> </ul>
9	License	<ul style="list-style-type: none"> <li>▪ Administrator responsible for issuing licenses and permits through the principle of one stop service in SEZ</li> <li>▪ Permit publishing acceleration, not later than (in case of all requirements are completed)</li> <li>▪ Implementation of the licensing and non licensing requirement compliance (check list)</li> <li>▪ Process and completion of licensing and non-licensing of immigration, labor and land on in SEZ's Administrator</li> </ul>



# ***DEVELOPMENT PLAN***



# STAGE OF DEVELOPMENT SEZ SEI MANGKEI



**STAGE I**  
2011 – 2015

**01**

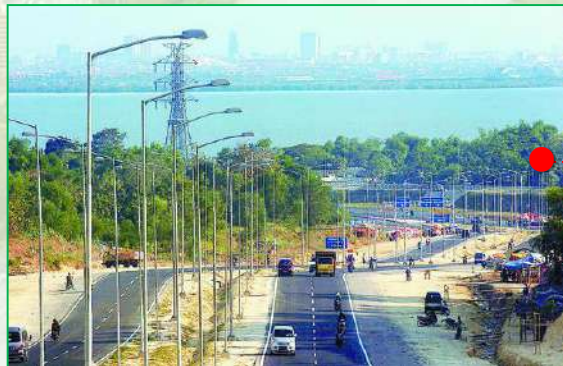
The Development of **104 Ha** SEZ Sei Mangkei **Stage I**, supported by infrastructure development inside & outside the region.



**STAGE II**  
2016 – 2020

**02**

The Development of **640 Ha** SEZ Sei Mangkei **Stage II**, supported by infrastructure development inside & outside the integrated area.



**STAGE III**  
2021 – 2031

**03**

The Development of **1933,8 Ha** SEZ Sei Mangkei **Stage III**, supported by a complete range of integrated infrastructure facilities and infrastructure to service SEZ Sei Mangkei operations.

\*Strategic Plan for SEZ Sei Mangkei Development, Ministry of Industry, 2011.

# ZONE DIVISION SEZ SEI MANGKEI (GOVERNMENT REGULATION NO.29 YEAR 2012)



**Industry  
Zone**

70%

**Logistic  
Zone**

15%

**Tourism  
Zone**

15%



## INDUSTRY ZONE

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



## LOGISTIC ZONE

- *Dry Port*
- Tank Farm
- Warehouse
- Packaging Area



## TOURISM ZONE

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



# PALM INDUSTRY ZONE



KEK SEI MANGKEI

Derivative CPO Product	Derivative PKO Product	Derivative Product of Solid Waste
Cooking Oil	Fatty Acid	Boiler Fuel (Palm Shell)
Margarine	Surfactant	Source of Calcium Fertilizer
Biodiesel	Glycerine	Compost
Shortening	Soap Noodle	Furniture raw material
Ice Cream	Shampoo	<i>Fiber Board</i> (as raw material of furniture)
Bakery Fats	Biscuits cream fats	Fiber material as car seat filler and mattresses
Soap	Coffee Whitener	etc
Emulsifier	Cocoa Butter Substitute	
Chocolate & coatings	Specialty Fats	
Dry Soaps	Sugar Confectionary	
Lubrications	Detergen	
Textiles	Ice Cream	
Plastics	Shortening	
Cosmetics, etc.	etc	





# RUBBER & VARIOUS INDUSTRY ZONE



## Rubber Industry Zone

- **Tyres Product**  
(Inner & Outer tyres for bicycle, motorcycle, cars)
- **Automotive Products**  
(Dockfender, coveyor belt, rol karet, bridge bearing, rail pad)
- **Latex Goods**  
(gloves, condom, rubber thread, balloon, foam)
- **General Rubber Goods**  
(footwear, sport apparels, household appliances)

## Various Industry Zone

- ❑ **Electrical Appliances & Metal Industries**  
(Air Conditioner, refrigerator, sewing machine, television, etc)
- ❑ **Chemical Industry**  
(Medicine, pharmacy)
- ❑ **Food & Beverage Industry**  
(flour, sugar, tea, coffee, salt, food packaging)
- ❑ **Building Materials and General Industry**  
(sawn timber, plywood, marble)
- ❑ **Textiles Industry**  
(yarn, clothes, etc)



# REGIONAL MINIMUM WAGES

## GOVERNMENT REGULATION NO.78 YEAR 2015



No	Province	2019 Minimum Wage	
		In IDR	USD*
1	DKI Jakarta	3,940,972	280
2	Papua	3,128,170	223
3	North Sulawesi	3,051,076	217
4	Bangka Belitung	2,976,705	212
5	South Sulawesi	2,860,382	204
6	West Java	1,668,372	119
7	West Papua	2,881,160	205
8	South Sumatera	2,805,751	200
9	Riau Islands	2,769,754	197
10	North Kalimantan	2,765,463	197
11	East Kalimantan	2,747,560	196
12	Aceh	2,935,985	209
13	Riau	2,662,025	189
14	South Kalimantan	2,651,781	189
15	Central Kalimantan	2,615,735	186
16	Jambi	2,423,888	172
17	Gorontalo	2,384,020	170

No	Province	2019 Minimum Wage	
		In IDR	USD*
18	West Sulawesi	2,369,670	169
19	Southeast Sulawesi	2,351,869	167
<b>20</b>	<b>North Sumatera</b>	<b>2,303,402</b>	<b>164</b>
21	Bali	2,297,967	163
22	West Sumatera	2,289,228	163
23	Banten	2,267,965	161
24	Moluccas	2,400,664	171
25	Lampung	2,241,269	159
26	West Kalimantan	2,211,266	157
27	North Moluccas	2,319,427	165
28	Central Sulawesi	2,123,040	151
29	Bengkulu	2,040,406	145
30	West Nusa Tenggara	1,971,547	140
31	Yogyakarta	1,570,922	112
32	East Nusa Tenggara	1,793,298	128
33	East Java	1,630,058	116
34	Central Java	1,605,396	114

# PERCENTAGE OF CAPITAL INVESTMENT NORTH SUMATERA



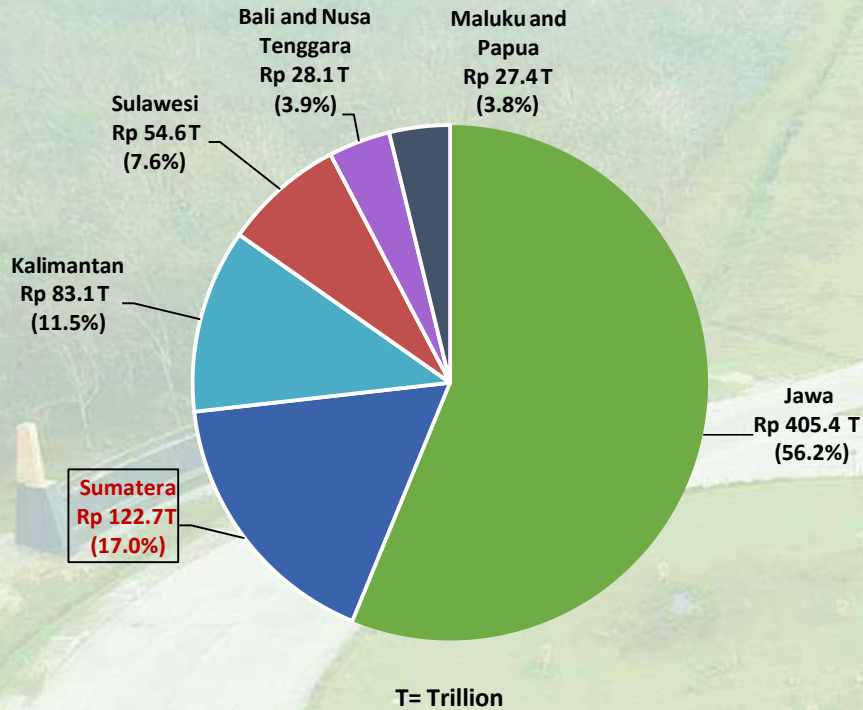
PMDN			
No	Location	Invest (Rp. Billion)	Project
1	Daerah Khusus Ibukota Jakarta	49,097.42	666
2	Jawa Barat	42,278.21	1,661
3	Jawa Timur	33,333.13	1,679
4	Jawa Tengah	27,474.89	1,478
5	Kalimantan Timur	25,941.96	309
6	Banten	18,637.56	718
7	Kalimantan Tengah	13,091.61	195
8	Lampung	12,314.71	91
9	Kalimantan Selatan	9,975.24	170
10	Sumatera Selatan	9,519.81	270
11	Riau	9,056.40	393
12	Sulawesi Tengah	8,488.88	130
13	<b>Sumatera Utara</b>	<b>8,371.82</b>	<b>356</b>
14	Kalimantan Barat	6,591.38	330
15	Daerah Istimewa Yogyakarta	6,131.71	148
16	Bengkulu	4,902.80	99
17	Kepulauan Riau	4,385.98	319
18	Sulawesi Utara	4,320.13	82
19	Nusa Tenggara Timur	4,246.06	82
20	Nusa Tenggara Barat	4,135.07	92
21	Sulawesi Selatan	3,275.88	318
22	Sulawesi Barat	3,144.24	20
23	Kepulauan Bangka Belitung	3,112.92	123
24	Jambi	2,876.52	190
25	Gorontalo	2,666.82	30
26	Sumatera Barat	2,309.45	210
27	Maluku Utara	2,276.27	23
28	Sulawesi Tenggara	1,603.41	54
29	Bali	1,548.85	183
30	Kalimantan Utara	1,356.80	83
31	Maluku	1,013.49	36
32	Aceh	969.98	242
33	Papua	104.62	23
34	Papua Barat	50.86	12
TOTAL		328,604.92	10,815

PMA			
No	Location	Invest (US\$. Million)	Project
1	Jawa Barat	5,573.52	4,713
2	Daerah Khusus Ibukota Jakarta	4,857.73	6,499
3	Banten	2,827.28	1,895
4	Jawa Tengah	2,372.70	801
5	Jawa Timur	1,333.38	1,441
6	<b>Sumatera Utara</b>	<b>1,227.61</b>	<b>491</b>
7	Papua	1,132.27	102
8	Sumatera Selatan	1,078.55	239
9	Riau	1,032.88	252
10	Bali	1,002.46	1,490
11	Kepulauan Riau	831.25	804
12	Kalimantan Tengah	678.52	179
13	Sulawesi Tenggara	672.93	77
14	Sulawesi Tengah	672.42	154
15	Sulawesi Selatan	617.19	191
16	Kalimantan Timur	587.50	275
17	Kalimantan Barat	491.94	305
18	Maluku Utara	362.79	47
19	Sulawesi Utara	295.85	139
20	Papua Barat	286.86	70
21	Nusa Tenggara Barat	251.55	651
22	Sumatera Barat	180.80	137
23	Bengkulu	136.61	39
24	Lampung	132.29	121
25	Kalimantan Selatan	129.15	99
26	Jambi	101.87	103
27	Nusa Tenggara Timur	100.37	175
28	Daerah Istimewa Yogyakarta	81.34	184
29	Aceh	71.21	91
30	Kalimantan Utara	67.33	56
31	Kepulauan Bangka Belitung	46.28	79
32	Gorontalo	40.82	30
33	Sulawesi Barat	24.70	17
34	Maluku	7.96	26
TOTAL		29,307.91	21,972

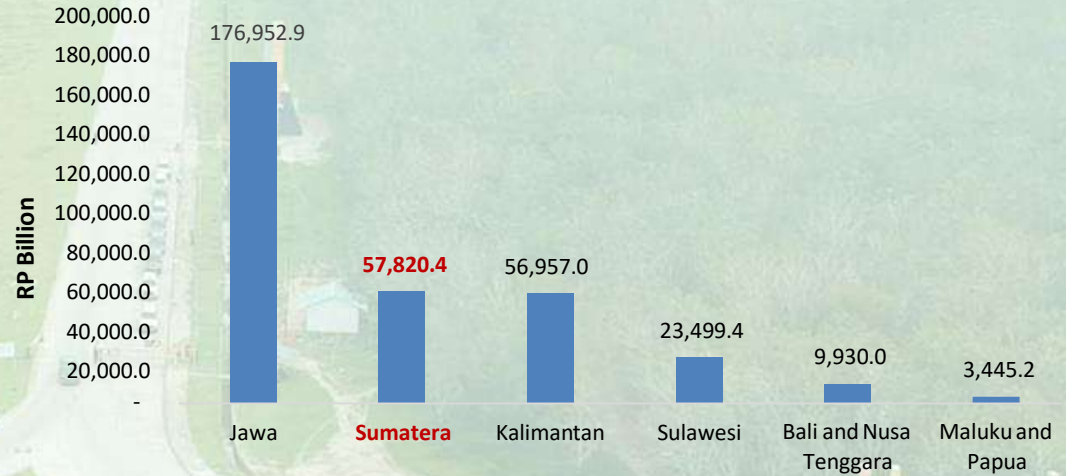
# PERCENTAGE OF CAPITAL INVESTMENT NORTH SUMATERA



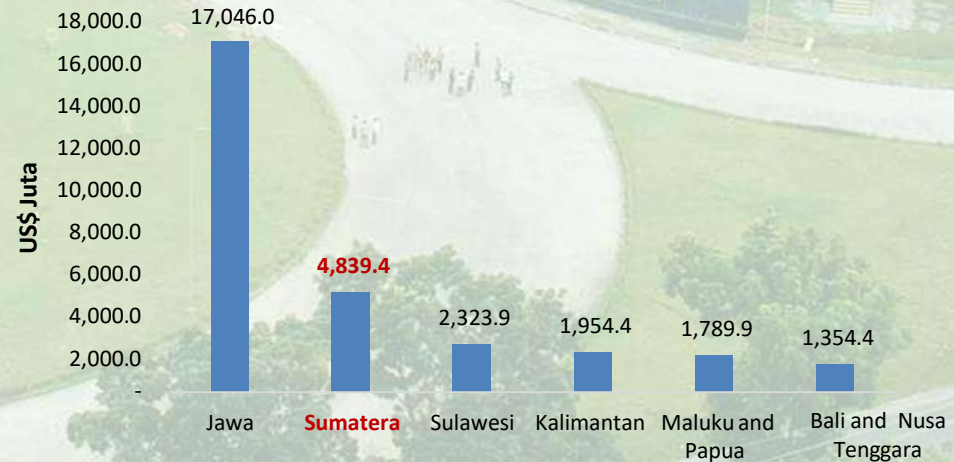
**PMDN and PMA**



**PMDN**

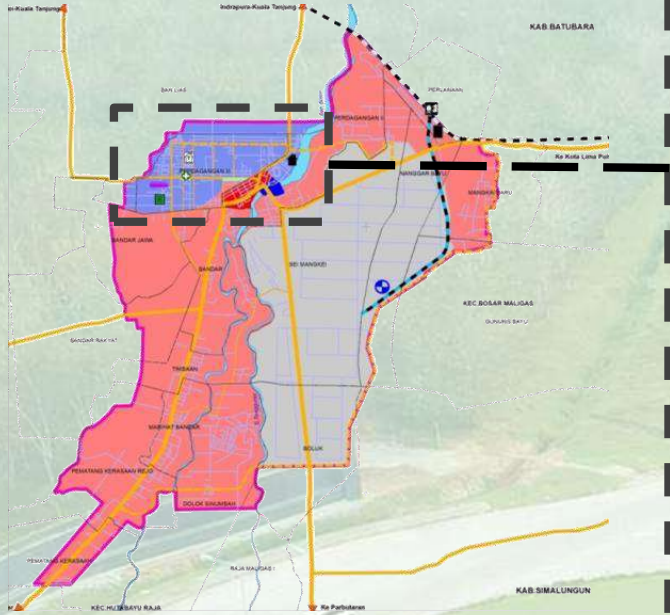


**PMA**





# THE NEW SEI MANGKEI CITY (PLANNED OF PUPR MINISTRY)



## Location



The new Sei Mangkei City is in **Simalungun Regency** (**Bosar Maligas** District, and **Bandar** Subdistrict, and a view of village in **Huta Bayu Raja**)

## Extensive Development



Extension Development of The New Sei Mangkei City is **± 5.566,04 Ha**

## Population



Currently around **± 63.671** people (2015) are estimated to be **333.703 jiwa** in 2035.



# POPULATION DATA SIMALUNGUN REGENCY



Age Group	Male	Female	Total
0-4	43.714	42.351	86.065
5-9	45.347	43.208	88.555
10-14	44.053	41.847	85.900
15-19	38.747	35.705	74.452
20-24	30.121	26.896	57.017
25-29	29.375	27.911	57.286
30-34	29.337	28.943	58.280
35-39	29.148	29.344	58.492
40-44	28.007	28.937	56.944
45-49	26.073	28.513	54.586
50-54	24.660	27.143	51.803
55-59	21.955	24.047	46.002
60-64	16.456	17.922	34.378
65-69	9.819	11.526	21.345
70-74	5.742	7.695	13.437
75+	5.551	9.135	14.686
<b>Simalungun</b>	<b>428.105</b>	<b>431.123</b>	<b>859.228</b>

## POPULATION DATA ABOVE 15 YEARS OLD

Type	Male	Female	Total
<b>Population above 15 years old</b>	295.543	304.544	600.087
<b>Workforce</b>	248.878	167.756	416.634
-Work	235.889	157.329	393.218
-Open unemployment	12.989	10.427	23.416
-Ever Worked	4.316	2.279	6.595
-Never Work	8.673	8.148	16.821
<b>Not Workforce</b>	46.665	136.788	600.087
-In School	25.464	26.085	51.549
-taking Care of Household	5.917	99.028	104.945
-etc	15.284	11.675	26.959
<b>Workforce Participation Rate (%)</b>	84,21	55,08	69,43
<b>Open Unemployment Rate (%)</b>	5,22	6,22	5,62

Source: Kabupaten Simalungun Dalam Angka 2018

# POPULATION DATA BASED ON EDUCATION



Type of Activity	Worker	Unemployment	Total
No/have never been to school/ haven't graduated	120.258	3.291	123.549
Junior High School	87.468	2.536	90.004
Senior High School	96.797	9.517	106.314
Vocational High School	59.250	7.037	66.287
Diploma I/II/III	9.855	279	10.134
University	19.590	756	20.346
<b>Simalungun</b>	<b>393.218</b>	<b>23.416</b>	<b>416.634</b>

*Source: Kabupaten Simalungun Dalam Angka 2018 (BPS - National Workforce Survey)*



# TOURISM OBJECT IN SURROUNDING SEZ SEI MANGKEI



**WHITE CRATER**  
(3 hours 50 minutes)



**LAKE TOBA**  
(2 hours 32 minutes)



**SIDAMANIK TEA GARDEN**  
(1 hours 53 minutes)



**ARUNG JERAM ANCOL**  
(1 hours 42 minutes)



**AEK NAULI PROTECTED FOREST**  
(1 hours 21 minutes)



**RAYA TIGARAS BEACH**  
(2 hours 37 minutes)



**SINGAPORE LAND**  
(44 minutes)



**SALAHNAMO ISLAND**  
(3 hours)




# ***TENANT OF SEZ SEI MANGKEI***




# CLIENT AND TENANT OF PTPN III



## CLIENT:






	Client	Land	Address	Kind of Production
	PT Pertamina Gas (Pertagas)	1 Ha	SEZ Sei Mangkei, Bosar Maligas Distric, Simalungun Regency 21184	✓ 75 MMSCFD
	PLTBg PT Pertamina Power Indonesia	1,9 Ha	SEZ Sei Mangkei, Bosar Maligas Distric, Simalungun Regency 21184	✓ 2,1 MW
	PT Perusahaan Listrik Negara (PLN)	14,20 Ha	SEZ Sei Mangkei, Bosar Maligas Distric, Simalungun Regency 21184	✓ Substation 150 KV ✓ Capacity of 60 MVA

## TENANT:

	Tenant	Land	Address	Kind of Production	Employment Total
	Palm Oil Mill PTPN III	13,40 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	✓ Crude Palm Oil ✓ Palm Kernel	192 people
	Palm Kernel Oil Mill PTPN III	3,26 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	✓ Crude Palm Kernel Oil ✓ Palm Kernel Milk	77 people
	Biomass Power Plant	5,00 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	✓ 2 x 3,5 MW	80 people

# TENANT OF SEZ SEI MANGKEI



Tenant	Land	Address	Kind of Production	Employment Total
 <b>PT Unilever Oleochemical Indonesia</b>	27,28 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> <li>✓ Fatty Acid</li> <li>✓ Surfactant</li> <li>✓ Glycerine</li> <li>✓ Soap Noddle</li> </ul>	600 people
 <b>PT Industri Nabati Lestari</b>	7,46 Ha	SEZ Sei Mangkei Kav. 2-3 Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> <li>✓ Salvaco Cooking Oil</li> <li>✓ Purined Fatty Acid (PFAD)</li> <li>✓ Stearin</li> </ul>	124 people
 <b>PT Alternative Protein Indonesia</b>	51 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> <li>✓ Chitine</li> <li>✓ Protein</li> <li>✓ Lipid</li> </ul>	25 people
 <b>PT All Cosmos Biotek</b>	4 Ha	SEZ Sei Mangkei Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> <li>✓ Fertilizer</li> <li>✓ Biotechnology</li> <li>✓ Industrial Solutions</li> </ul>	50 people
 <b>PT Aice Sumatera Industry</b>	4 Ha	SEZ Sei Mangkei Kav C No.7 Bosar Maligas Distric, Simalungun Regency 21184	<ul style="list-style-type: none"> <li>✓ <i>Ice Cream</i></li> </ul>	50 people



**THANK YOU**



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