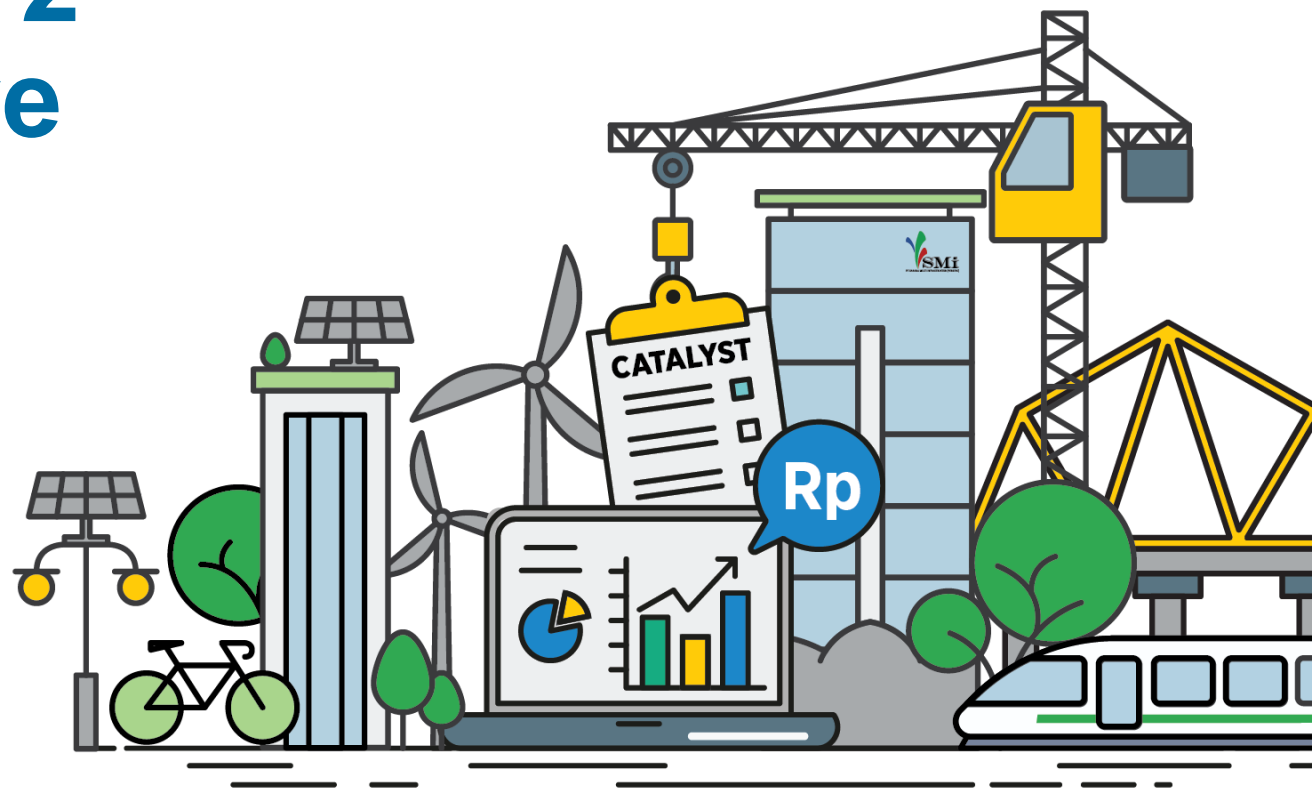


Asian Infrastructure Forum (AIF) 2024

Project Discussion 2 Urban Infrastructure in Indonesia

Singapore
June 4th, 2024



PT SMI's Mandate as a Development Finance Institution



1. Trustworthy institution with mandate and strong government support,

where its shares owned 100% by the Government through Ministry of Finance. PT SMI is appointed as the Country Platform Manager to support the energy transition in Indonesia.

2. Innovative, unique and flexible financing products

to close the gap and be complementary of banking products

3. Acts as an enabler that accelerates infrastructure development by

providing advisory services and project development through project development facility and capacity building



6. The first private institution in Southeast Asia accredited by Green Climate Fund (GCF)

to support Sustainable Development Goals (SDGs) achievement and Climate Change program

5. A pioneer in issuing corporate green bond in Indonesia,

be the first company in the capital market using global standard (Green Bond Principles dan ASEAN Bond Standard), which certified by CICERO

4. Optimization of Strategic Partnership and Technical Assistance

from bilateral/multilateral organizations to accelerate infrastructure development in Indonesia

PT SMI's Business Model



Visi

"A leading catalyst in the acceleration on the national infrastructure development"



Misi

- To become a strategic partner who provides added value in infrastructure development in Indonesia.
- To establish flexible financing products.
- To provide quality services which comply with good corporate governance.

PT SMI's Business Pillars



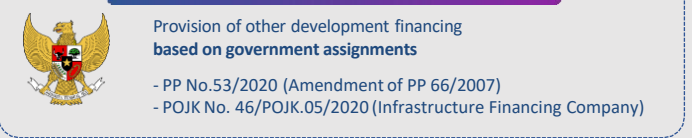
INFRASTRUCTURE SECTORS



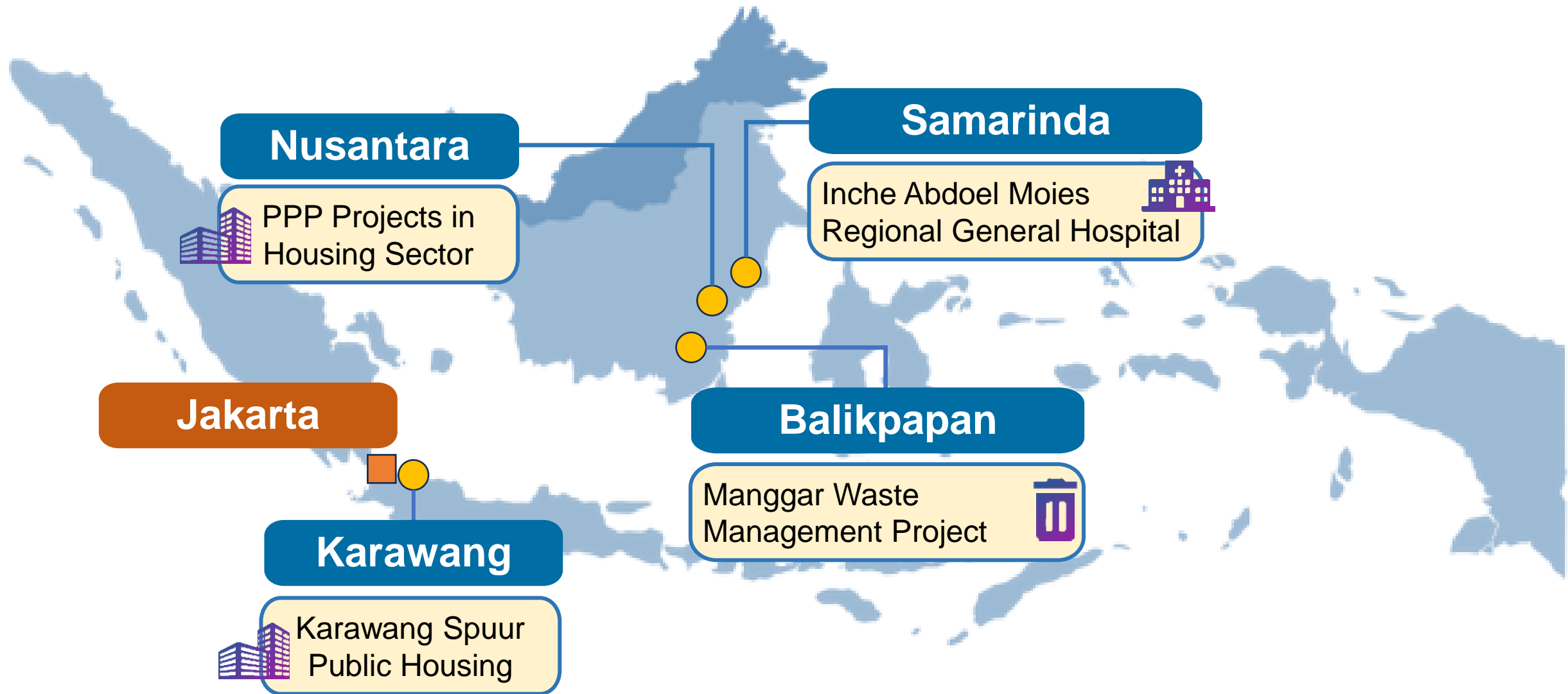
SOCIAL INFRASTRUCTURE



MANDATE EXPANSION



PT SMI's Project Showcase



01. Manggar Waste Management Project, Balikpapan

02. Inche Abdoel Moies Regional General Hospital, Samarinda

03. Karawang Spuur Public Housing

04. Nusantara Capital City Unsolicited PPP Housing





LOCAL GOVERNMENT OF BALIKPAPAN

TPA SAMPAH MANGGAR
KOTA BALIKPAPAN

**Public-Private Partnerships Project (“PPP”)
Manggar Municipal Waste Management Project, Balikpapan**

Singapore, May 2024

Project Profile

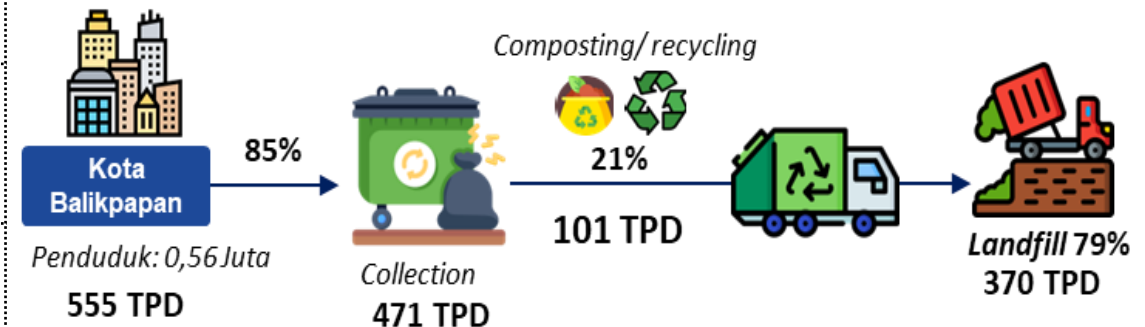
Manggar Waste Management Project, Balikpapan

General Information

GCA	Mayor of Balikpapan
Project Location	Manggar, City of Balikpapan, East Kalimantan
Investment Return	Tipping Fee (11,8 – 27,6 USD / ton of waste)
Project Status	Preparation of Final Business Case
Technology Option	<ul style="list-style-type: none"> • T1: MRF + Anaerobic Digestion (by-product: BioCNG) + SLF • T2: MRF + Anaerobic Digestion (by-product: Electricity) + SLF • T3: MRF + Compost + SLF
Waste Input	370 ton per day (TPD)
Concession Period	15 Years
CAPEX	Rp. 379 – 578 Billion (23,3 – 35,5 Million USD) (depend on chosen option on technology combination and government support)
Indication of Gov't Support	<ul style="list-style-type: none"> • Project Development Facility • Viability Gap Fund • Government Guarantee



Balikpapan Waste Chain Existing Condition



Site Condition

Manggar Waste Management Project, Balikpapan



Landfill Zone VII

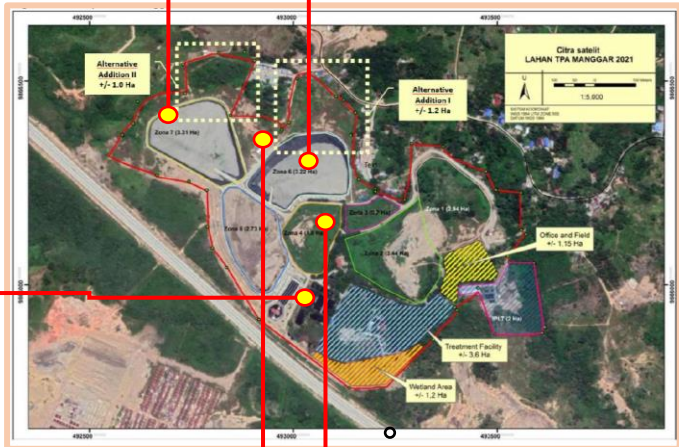
Area Size 39,9 Ha
(divided into 7 landfill areas)



Landfill Zone VI & Biogas
(Grant from PT. Pertamina)



Leachate Management Area



Landfill Zona IV

Biogas Conversion Equipment
(from methane to electricity with internal usage only)



National Achievement for Manggar TPA

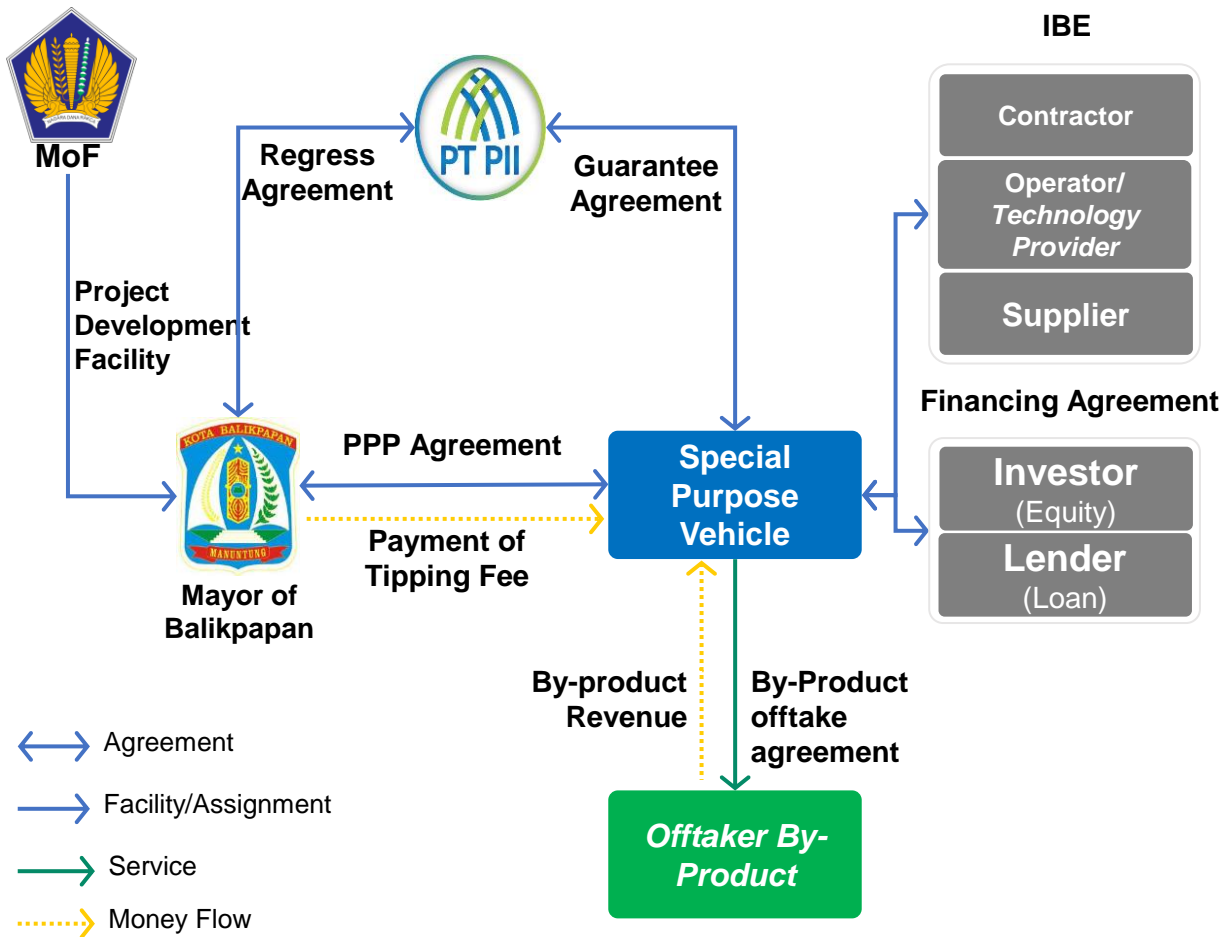


TPA Manggar, Tempat Sampah Terbaik
 SELASA, 31 DESEMBER 2019 | 06:40 WIB | OLEH: ADMINISTRATOR
 Tempat Pembuangan Akhir (TPA) di Manggar, Balikpapan, Kalimantan Timur, disebut Presiden Jokowi sebagai lokasi TPA terbaik. Selain sampah bisa diolah hingga menghasilkan gas metane, pola Pemerintah Balikpapan menangani sampah warganya juga patut diapresiasi.

Indicative Project Scope and Structure

Manggar Waste Management Project, Balikpapan

Indicative Project Structure*



Indicative Project Scope*

The scope of IBE is **Design - Build - Finance Operate - and Maintain (DBFOM)** of the following:



Design, Build, Finance, Operate and Maintain new facilities and technologies related to solid waste management to extend life usage of TPAS Manggar;



Operate and Maintain the existing landfill in TPAS Manggar;



Collect and Transport waste from households and/or temporary storage to landfill (optional, will be studied further in the Final Business Case); and



To comply with Government Regulation related to solid waste management.

Additional Information

Manggar Waste Management Project, Balikpapan



Indicative Project Timeline

No.	Activities	Timeline
1.	Preparation of Final Business Case	Q1 – Q3 2024
2.	Pre-Qualification	Q4 2024
3.	Request for Proposal	Q1 – Q3 2025
4.	Bid Award	Q3 2025
5.	PPP Agreement Signing	Q4 2025
6.	Financial Close	Q2 2026
7.	Construction Phase	2026 - onwards

Government Contracting Agency (Information and Contact)

Name : Drs. Sudirman Djayaleksana, M.M
Position : Head of Environment Agency of Balikpapan City
Phone : 08121338136
Email : dlh@balikpapan.go.id

01. Manggar Waste Management Project, Balikpapan

02. Inche Abdoel Moies Regional General Hospital, Samarinda

03. Karawang Spuur Public Housing

04. Nusantara Capital City Unsolicited PPP Housing





LOCAL GOVERNMENT OF SAMARINDA



**Public-Private Partnerships Project (“PPP”)
Inche Abdoel Moeis Regional General Hospital (“RSIAM”)**

Singapore, May 2024



Project Profile

RSIAM PPP Public Hospital Project

General Information

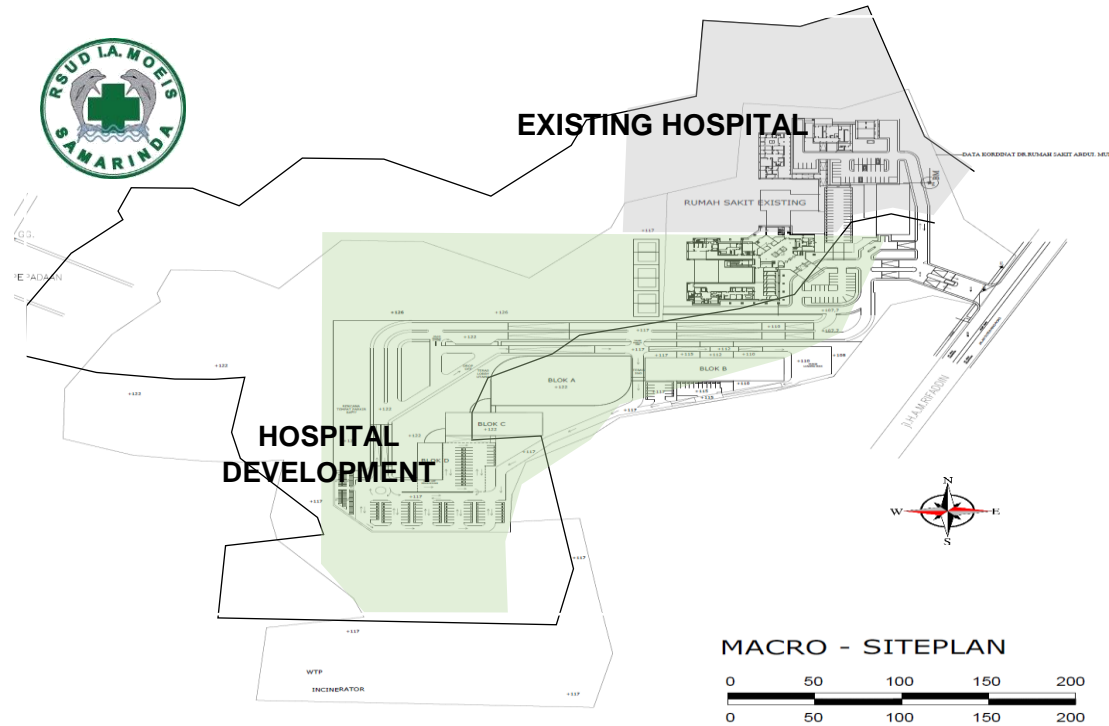
GCA	Mayor of Samarinda
Project Location	Samarinda City, East Balikpapan, Indonesia
Hospital Type	Currently Type C Hospital (137 Beds)
Capex	Rp.753,6 billion (USD 46,7 million)
Concession Period	20 Years (exclude 1,5 Years of Construction Period)
Indication of Gov't Support	<ul style="list-style-type: none"> • Land Provision by GCA (fully owned by GCA) • Project Development Facility • Local Government Support • Government Guarantee
Revenue Structure	<ol style="list-style-type: none"> 1. User Payment (“UP”) 2. Fixed Payment (“FP”) 3. Volume Payment (“VP”) 4. Commercial Area Revenue (“CA”)
Land Area	11,9 Hectare (Ha)
Project Status	Preparation Stage (Final Business Case)



Development Plan and Indicative PPP Scope

RSIAM PPP Public Hospital Project

Hospital Development Plan



Development Plan

Upgraded into type B Hospital (333 Beds)

There will be 4 Blocks (A, B, C, and D) of 4 storeys high to facilitate services including the CoE as well as services managed by the Implementing Business Entity (“IBE”)

Indicative PPP Project scope for IBE



Construction of Building and provision of Medical Equipment (Partly)



Maintenance of Hospital Buildings and Medical Equipment



Management of commercial areas (Existing Building) and parking areas



Medical Services on Center of Excellence (“CoE”), which include:



Cardiac



Cancer



Medical Rehabilitation



Dental



Skin

Indicative Project Timeline

No.	Activities	Timeline
1.	Preparation of Final Business Case	Q2 2024
2.	Pre-Qualification	Q2 - Q3 2024
3.	Request for Proposal	Q3 2024 – Q1 2025
4.	Bid Award	Q1 2025
5.	PPP Agreement Signing	Q2 2025
6.	Financial Close	Q4 2025
7.	Construction Phase	Q1 2026 - onwards

Government Contracting Agency (Information and Contact)

Name : dr. Osa Rafsodia
Position : Director of Inche Abdoel Moeis Public Hospital Samarinda
Phone : 0811547333
Email : osarafsodia@rsiamoeis.com

01. Manggar Waste Management Project, Balikpapan

02. Inche Abdoel Moies Regional General Hospital, Samarinda

03. Karawang Spuur Public Housing

04. Nusantara Capital City Unsolicited PPP Housing





MINISTRY OF PUBLIC WORKS AND HOUSING



**Public-Private Partnerships Project (“PPP”)
Karawang Spuur Public Housing**

Singapore, May 2024



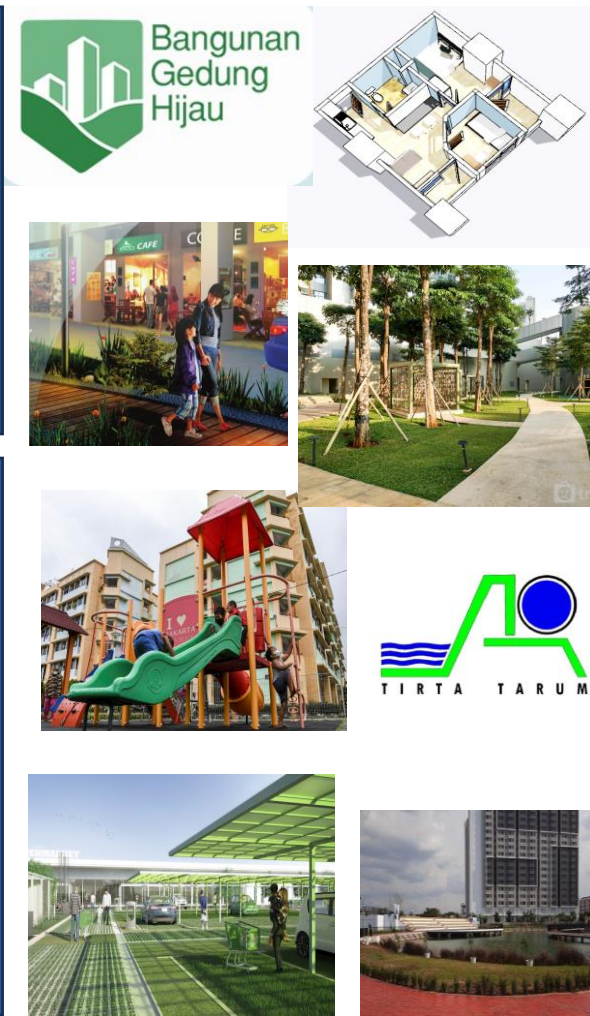
Project Profile

Karawang Spuur Public Housing

General Information	
GCA	Ministry of Public Works and Housing (PUPR)
Project Location	Karawang Regency, West Java, Indonesia
Market Segmentation	Low Income Community (MBR)
Apartment Capacity	580 units of Rental Apartment (1 tower) Retail/kiosks and public/social facilities
Investment Cost	Rp. 300 Billion
Concession Period	10 Years (including 2 years of construction period)
Indication of Gov't Support	<ul style="list-style-type: none"> Land Provision by GCA (fully owned by GCA) Project Development Facility Local Government Support Government Guarantee
Return of Investment	<i>Availability Payment</i>
Land Area	State owned by PUPR 1.5 Ha
Project Status	Preparation for Transaction (Prequalification)

Project Features

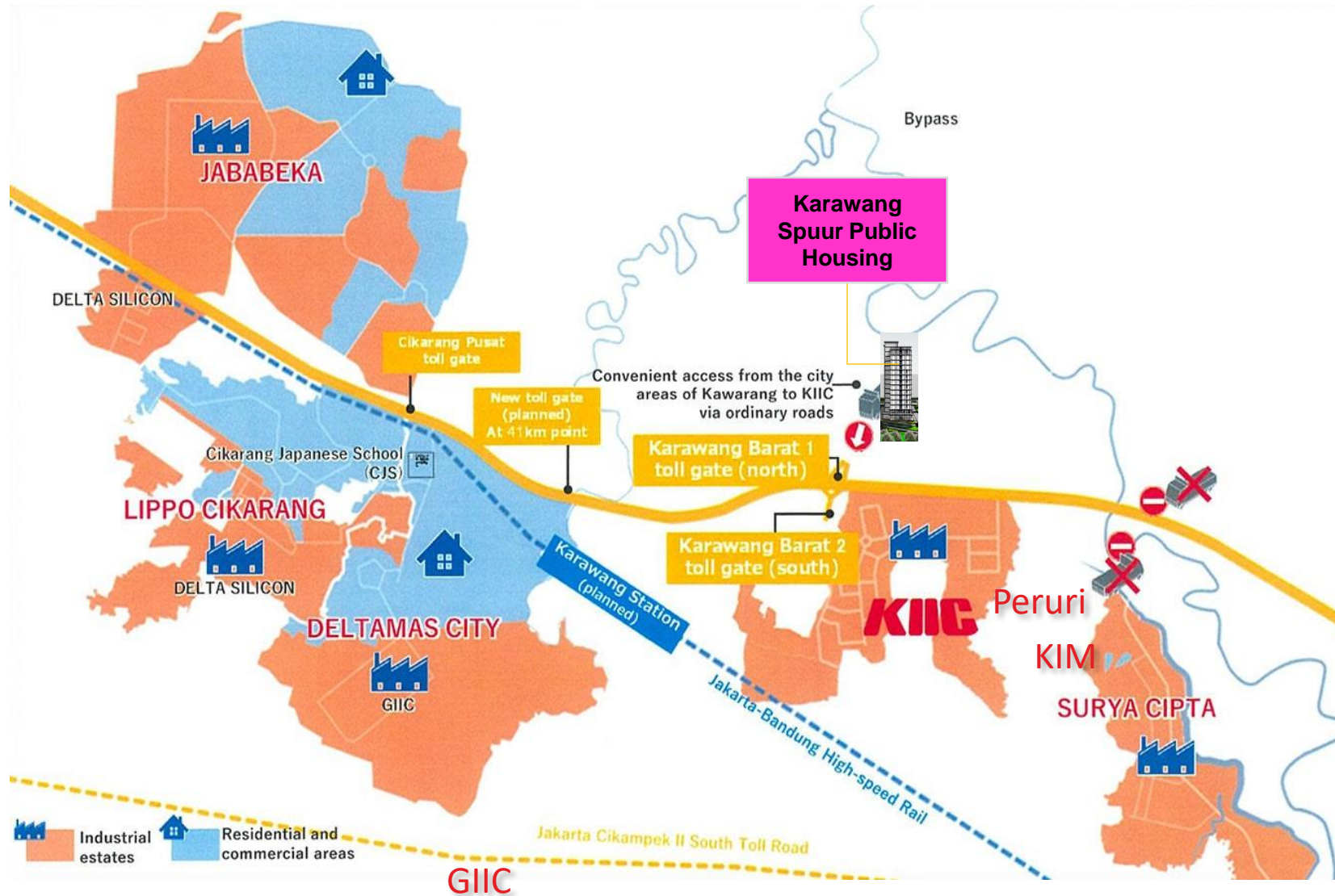
- Green Building Certificate
- Full-furnished
- Kiosk/Retail
- Greenspace Area
- Recreational Park



- Clean Water PDAM & Water Recycle
- Flood Resistant Infrastructure
- Building Security and Safety System
- Parking Space
- Residents' Application

Project Location

Karawang Spuur Public Housing

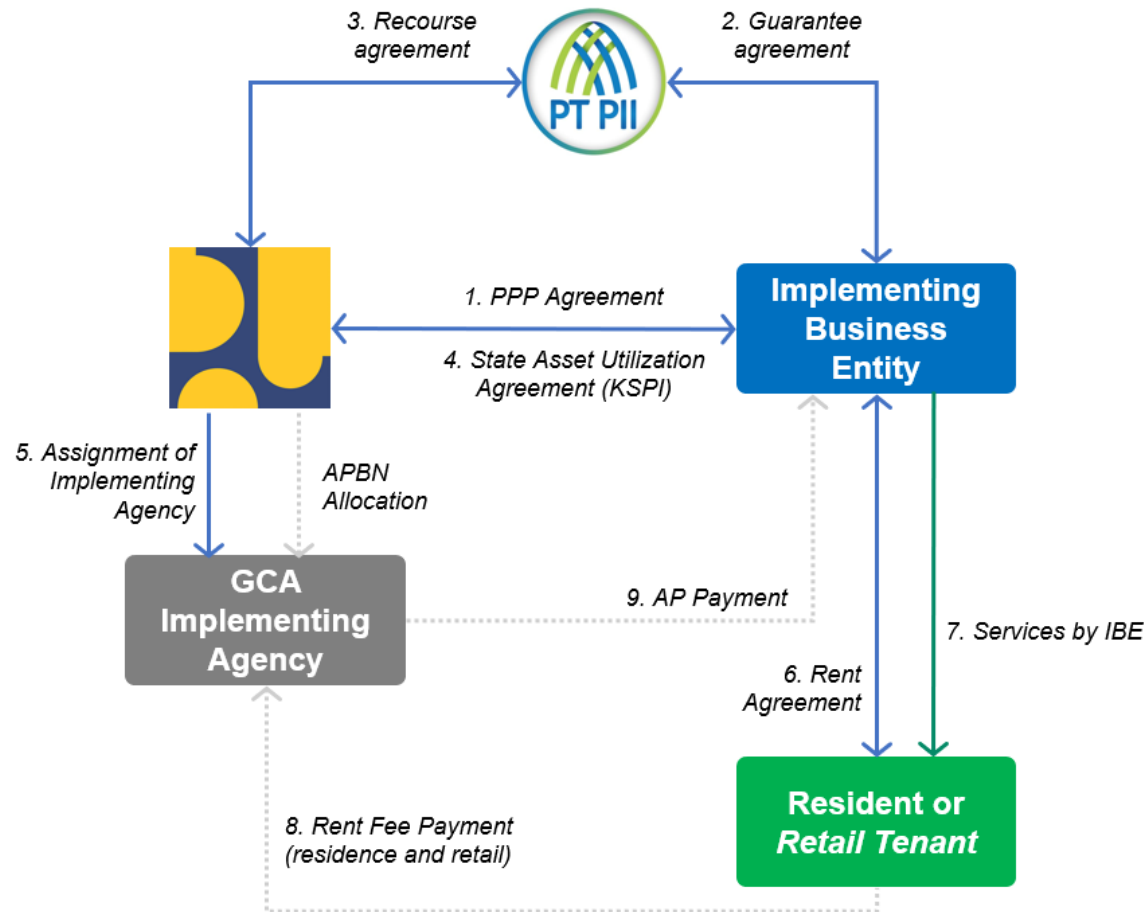


- **Within a 20 km radius** of the location of Karawang Spuur flat, there are **5 main industrial** areas with an estimated number of workers of around 163.000 workers.
- It is located **2 km away from the Karawang Barat toll gate and the city center (alun-alun)** and commercial area.
- **Educational and healthcare facilities** are within a radius of less than 1 km.

Indicative Project Scope and Structure

Karawang Spuur Public Housing

Indicative Project Structure*



Indicative Project Scope*

The scope of IBE is **Design - Build - Finance Operate - Maintain – Transfer (DBFOMT)** of the following:

- Financing
- Construction (Residential, Commercial and Facilities/Supporting Infrastructure)
- Operation and Maintenance
- Handover after cooperation period;

Indicative Project Timeline

No.	Activities	Timeline
1.	Preparation of Final Business Case	Q1 – Q2 2024
2.	Pre-Qualification	Q3 2024
3.	Request for Proposal	Q4 2024 – Q1 2025
4.	Bid Award	Q1 2025
5.	PPP Agreement Signing	Q2 2025
6.	Financial Close	Q2 – Q3 2025
7.	Construction Phase	Q3 2025 – onwards

Government Contracting Agency (Information and Contact)

Name : Mr. R.Haryo Beki Martoyoedo, S.T., M.Sc.
Position : Director of Housing Finance Implementation, Directorate General of Infrastructure Financing,
Ministry of Public Works and Housing
Phone : 0816-132-9845
Email : haryo.beki@pu.go.id

01. Manggar Waste Management Project, Balikpapan

02. Inche Abdoel Moies Regional General Hospital, Samarinda

03. Karawang Spuur Public Housing

04. Nusantara Capital City Unsolicited PPP Housing





NUSANTARA CAPITAL AUTHORITY

**Public-Private Partnerships Project (“PPP”)
in Housing Sector in Nusantara Capital City**

Singapore, May 2024

Unsolicited Public Private Partnerships

Housing PPP in Nusantara Capital City



The Housing Sector PPP Project in the Nusantara Capital City is a project proposed by the Implementing Business Entity (Unsolicited).

Unsolicited IKN PPP Criteria:

Included in the IKN Master Plan and Detailed IKN Master Plan	Economically and financially viable
Value add in the form of innovation and technology	Implementing Business Entity has adequate financial capacity

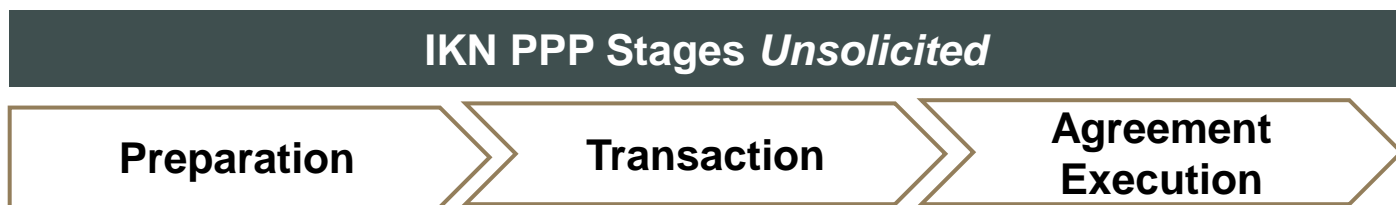
Notes: The above criteria also consider the support of potential financiers to finance the implementation of IKN infrastructure provision.

Form of Compensation:

1. Additional 10% point.
2. Right to Match
3. Initiative Purchase

Method of Implementing Business Entity Procurement:

1. One-Stage Tender Through Prequalification
2. Combination of Prequalification and Tender
3. Swiss Challenge
4. Direct Appointment



In the IKN PPP, OIKN acts as GCA in the framework of preparation, construction, and relocation of the National Capital City, as well as the implementation of the IKN Special Regional Government.

Summary Profile

Housing PPP in Nusantara Capital City

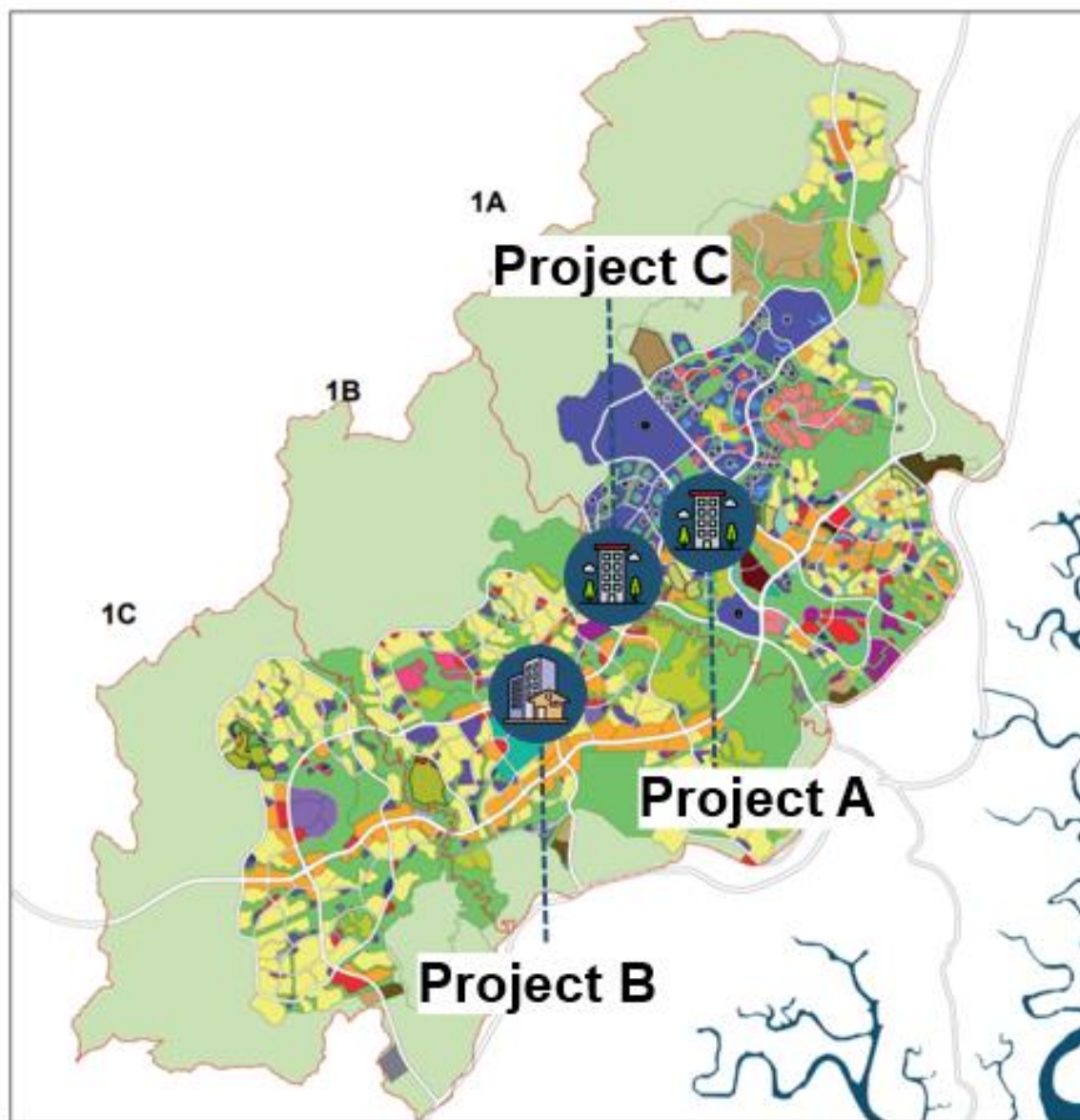


Project	Project A	Project B	Project C
Description	8 Apartment Towers (266 Units)	109 Landed House Units	8 Apartment Towers (208 Units)
Destination	Provide housing for the transfer of State civil servants, Army, and Police to IKN		
Location	Planning Area ("WP") 1A	WP 1B	WP 1A
Concession Period¹	11 Years 3 Months	10 Years	16 Years 6 Months
Construction Period	1 Year 3 Months	2 Years	1 Year 6 Months
Operation Period	10 Years	8 Years	15 Years
Capex Value (Indicative)	~ IDR 2.2 Trillion	~ IDR 2.3 Trillion	~ IDR 2.5 Trillion
Status	Feasibility Study Development		
PPP Project			
Government Contracting Agency ("GCA")	OIKN		
Scope	DBFOMT ²		
Return on Investment Scheme	AP ³		

*Based on Final Draft Final Business Case Report, will be further updated on Final FBC Report

Project Location

Housing PPP in Nusantara Capital City



Project A	Project B	Project C
8 Apartment Towers (266 Units)	109 Landed House Units	8 Apartment Towers (208 Units)



Apartment

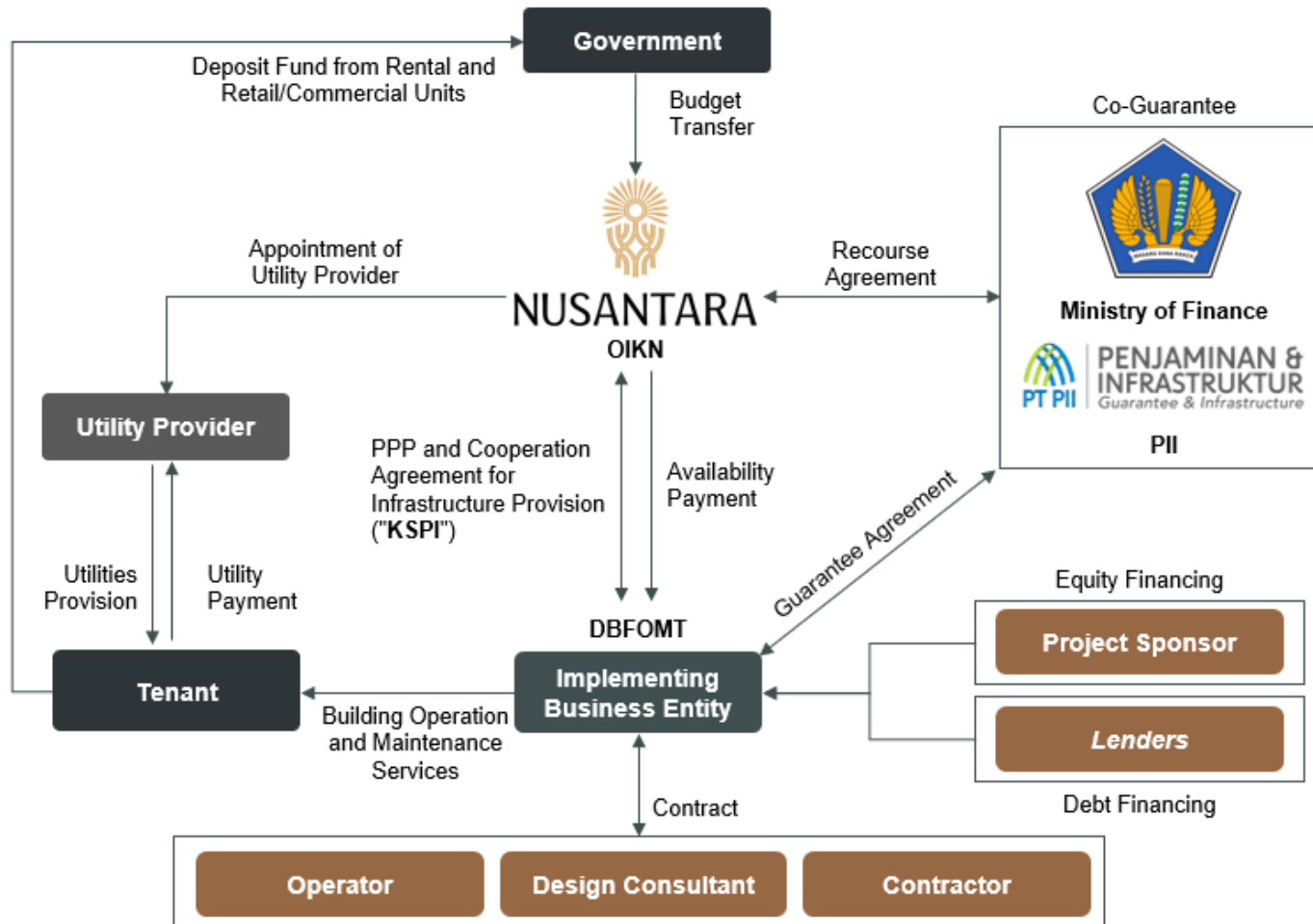


Landed Houses and Apartment

Indicative Project Scope and Structure

Housing PPP in Nusantara Capital City

Indicative Project Structure*



Note: the PPP project structure is a preliminary identification and requires further discussion and review

Indicative Project Scope*

The scope of IBE is **Design - Build - Finance Operate - Maintain - Transfer (DBFOMT)**

DBFMOT is a scheme where the Enterprise designs, constructs, finances, provides operation and maintenance services under a long-term agreement, and then transfers the constructed assets to the Government at the end of the concession.

Government Responsibility and Support for the Project:

- Land Provision (GCA)
- Project Revenue Management (Lease fee)
- Availability Payment
- Guarantee Facility (Co-guarantee - Ministry of Finance and IIGF)
- Related Permits

Indicative Project Timeline

No.	Activities	Timeline
1.	Preparation for Transaction	Q1 – Q2 2024
2.	Prequalification and Bidding	Q3 – Q4 2024
3.	PPP Agreement Signing	Q4 2024
6.	Financial Close	Q4 2024
7.	Construction Phase	2025 – 2026
8.	Operation	2025 – onwards

Government Contracting Agency (Information and Contact)

Name : Naufal Aminuddin
Position : Director of Finance
Email : naufal.aminuddin@ikn.go.id

Name : Akhmad Mahrus
Position : Deputy Director of Financing
Phone : 081510122266
Email : alake068@gmail.com

Thank you,



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Jakarta 10220, Indonesia

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