

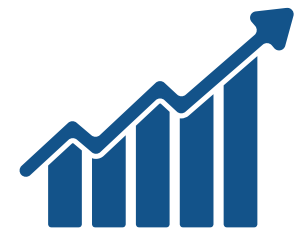
# BUILD A BETTER TOMORROW



**57TH ACF COUNCIL MEETING**  
JAKARTA - AUGUST 14, 2025

# Macro Economy

Indonesia Economy Growth

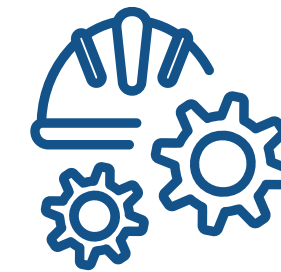


Q to Q  
**-0.98%**

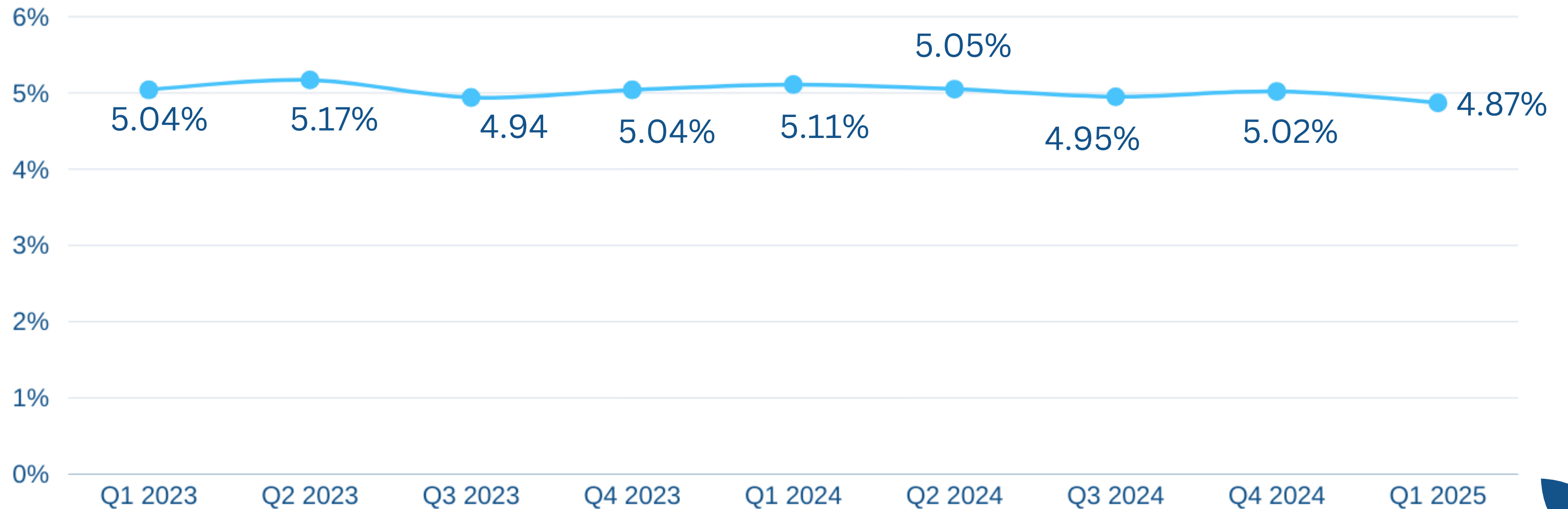
Y on Y  
**4.87%**



GDP at current price  
IDR 5,665.9 Trillion  
(USD 34,776 million)

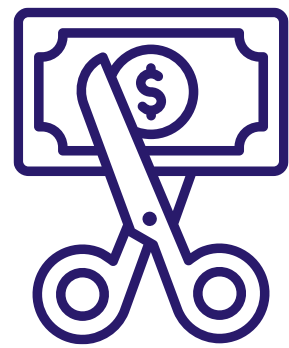


Construction  
Growth **2.18%**



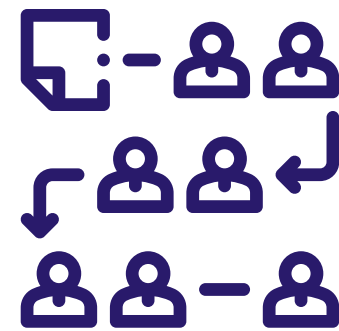
source: BPS No 43/05/Th. XXVIII, 5 May 2025





## Budget

The government reallocating a significant portion of its budget from infrastructure to other pressing sectors.



## Law & Bureaucracy

Recent change law & regulation



## Global Situation

Current global economic slowdown affected national situation.



## Human Resources

- Upgrade skill
- Competiveness
- Minimum wage variation

# Material Price

from Sep 2024 - Feb 2025  
with assumption of 1 USD = 16,500



| No | Description                                 | Unit | Sep 2024  |        | Oct 2024  |        | Nov 2024  |        | IDR       |
|----|---|------|-----------|--------|-----------|--------|-----------|--------|-----------|
|    |   |      | IDR       | USD    | IDR       | USD    | IDR       | USD    |           |
| 1  | Portland Cement Type 5.5 Kg/Bag             | Ton  | 1,192,800 | 72.29  | 1,059,093 | 64.19  | 914,360   | 55.42  | 9,250,000 |
| 2  | Hydraulic Cement 50 Kg/Bag                  | Ton  | 1,860,000 | 112.73 | 1,860,000 | 112.73 | 1,860,000 | 112.73 | 1,860,000 |
| 3  | Ready Mixed Concrete 240 KSC, Cube          | M3   | 1,027,051 | 62.25  | 1,316,974 | 79.82  | 1,530,000 | 92.73  | 1,250,000 |
| 4  | Round Bar SR.24                             | Ton  | 9,250,000 | 560.61 | 9,250,000 | 560.61 | 9,250,000 | 560.61 | 9,250,000 |
| 5  | Round Steel Bar With Deformed Surface SD.40 | Ton  | 9,250,000 | 560.61 | 9,250,000 | 560.61 | 9,250,000 | 560.61 | 9,250,000 |

source: ICA member

# Manggar Waste Management PPP Project in Balikpapan City, East Kalimantan

Manggar Waste Management PPP Project is set to manage ± 750 tons per day of waste in the City of Balikpapan with the potential use of Waste-to-Energy

## Strategic Narrative / Value proposition

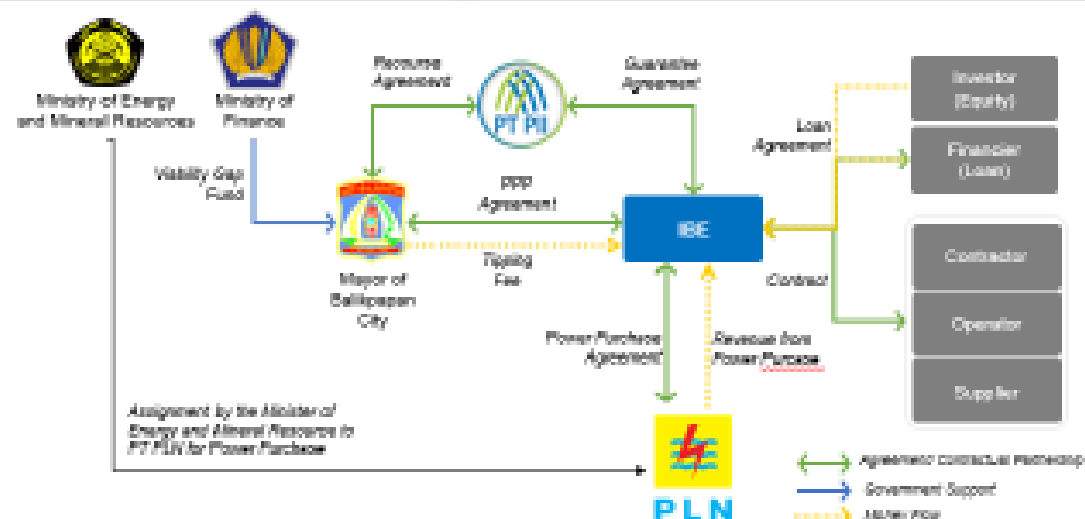


This project is aimed to optimize waste management process in Balikpapan City especially in Manggar Final Disposal Site which targeted to prolonged the lifetime of the site which will contribute to better health condition for people of Balikpapan.

## Project Information

|                              |  |   |  |
|------------------------------|--|---|--|
| <b>Location</b>              | Manggar Subdistrict, East Kalimantan, Balikpapan City  | <b>Indicative Government Support</b>      | <ul style="list-style-type: none"> <li>Viability Gap Fund (VGF)</li> <li>PPP Infrastructure Guarantee</li> </ul> |
| <b>Scope of PPP</b>          | <ul style="list-style-type: none"> <li>DBFOM of incinerator, power plant, supporting facilities and rehabilitation system for existing leachate treatment</li> <li>O&amp;M for Zone 1-5 landfill mining + Zone 7 landfill &amp; Zone 6 landfill maintenance</li> </ul> | <b>Financials</b>                         |  |
| <b>Project Details</b>       | The project use Tipping Fee & income from Power Sales as the investment return mechanism   | <b>Total Investment / Total Capex</b>     | ± USD 115,16 Million   |
| <b>Length of Partnership</b> | 23 years (i.e., construction & operation)  | <b>Additional cost / Additional Capex</b> | Land acquisition cost will be allocated by the local government as the GCA                                       |
| <b>Project Status</b>        | Prefeasibility Study (PPP Preparation)   | <b>NPV</b>                                | USD 5,31 Million   |
|                              |  | <b>Indicative Equity IRR</b>              | 12,78%   |

## Project Structure



## Additional Information

The project is currently waiting for the commitment of tipping fee amount from GCA.

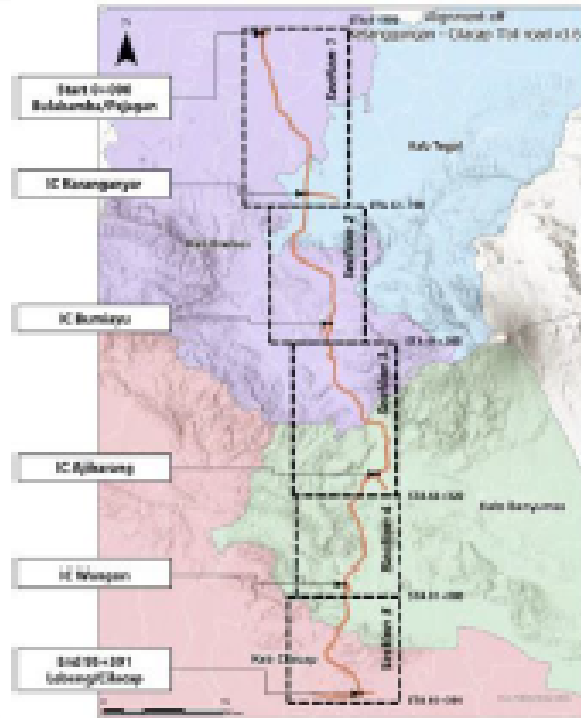
## Indicative / High-level Timeline

|                 |                         |               |                   |                   |         |
|-----------------|-------------------------|---------------|-------------------|-------------------|---------|
| Q2 2025         | Q4 2025                 | Q2 2026       | Q4 2026           | Q1 2027 - Q4 2028 | Q1 2029 |
| PPP Preparation | Shortlisted bid from PQ | PPP Agreement | Financial Closing | Construction      | COD     |

# PEJAGAN – CILACAP TOLL ROAD : SOLICITED PPP

[Brief Description]

## Strategic Narrative / Value proposition



The Pejagan-Cilacap Toll Road will connect the western region of Central Java from north to south, enhancing connectivity within the north-south toll road network of Java Island. This toll road is located in Central Java Province and passes through four regencies: Tegal Regency, Brebes Regency, Banyumas Regency, and Cilacap Regency. The Pejagan-Cilacap Toll Road is part of the road transportation network development in the Bregas Area (Brebes, Tegal, and Slawi) and the Barlingmascakeb Area (Banjarnegara, Purbalingga, Banyumas, Cilacap, and Kebumen).

## Project Information

### [Location]

Central Java Province

### [Scope of Investment / Partnership]

Design-Build-Operate-Transfer (DBFOMT)

### [Project Details]

Length:  
± 95,39 km  
Plan Speed:  
80 km/hour

On/Off Ramp and Interchange  
Junction Bulakamba  
IC Karanganyar  
IC Bumiayu  
IC Ajibarang  
IC Wangon  
Junction Lebeng

### [Incentives / Government Support]

Indicated Government Support required  
1. Land Acquisition;  
2. Partial Construction

## Financials

### [Total Investment / Total Capex]

USD 1,69 Billion  
(IDR 27,59 Trillion)

### [Additional cost / Additional Capex]

-

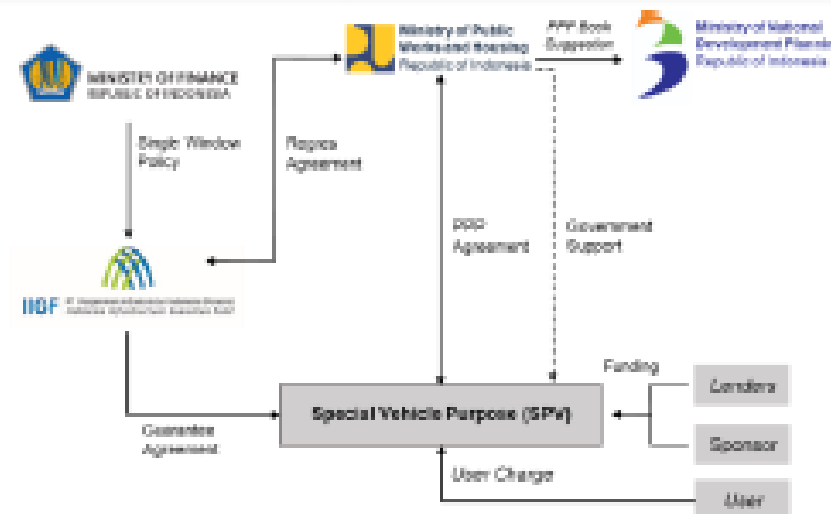
### [NPV]

Under Calculation

### [Return on Investment / Equity IRR]

User Charge / Under Calculation

## Project Structure



## Additional Information

Currently in the preparation stage (feasibility study and supporting documents) through a KIAT grant, with a target completion in Q4 2025.

## Indicative / High-level Timeline

[2025 - 2026]

[Q1-Q3 2027]

[Q3 2028]

[2027-2028]

2028 - 2034

2029 - 2048

FBC & RC  
and Licensing  
Process

Procurement  
and Contract  
Signing

Financial  
Close

Land  
Acquisition

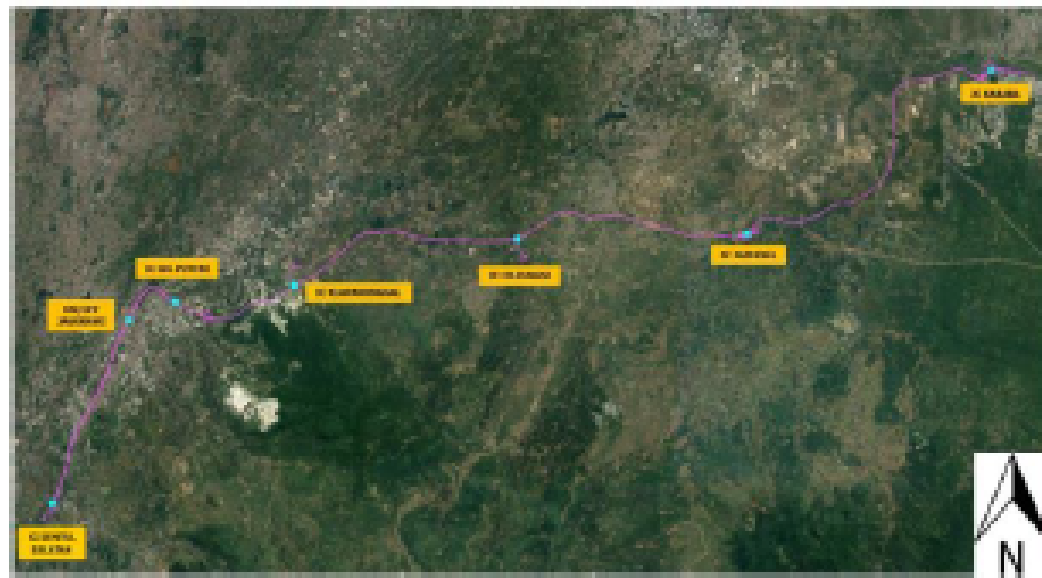
Construction  
(Gradually, 2  
Stages)

Start Operation  
(2 Stages)

# SENTUL SELATAN – KARAWANG BARAT TOLL ROAD : (UNSOLICITED PPP)

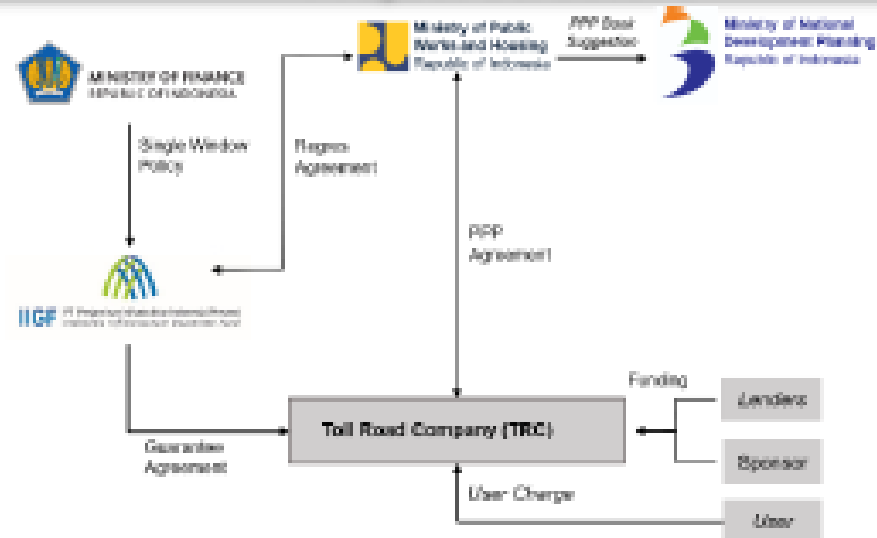
[Brief Description]

## Strategic Narrative / Value proposition



Sentul Selatan – Karawang Barat Toll Road is part of the JORR 3 Network with the starting point in West Karawang and the ending point in South Sentul and will be connected to the Bogor Ring Road Toll Road, the Jakarta - South Cikampek Toll Road, and the existing Jakarta - Cikampek Toll Road;

## Project Structure



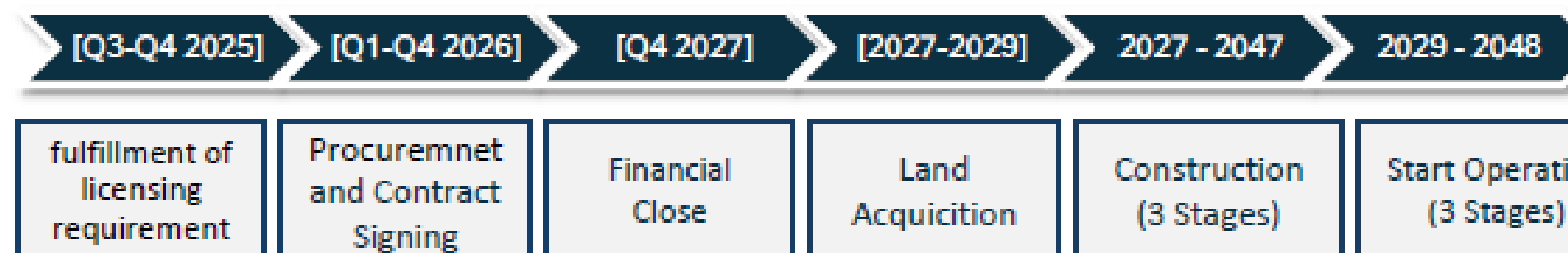
## Additional Information

Preparation for re-qualification of Toll Road Private Sector (BUJT) and fulfillment of licensing requirements including PKKPR, environmental approval, and location determination.

## Project Information

|   |   |   |   |
|---|---|---|---|
| <b>[Location]</b>                           | West Java Province  | <b>[Incentives / Government Support]</b>    | No Government Support (Unsolicited Project) |
| <b>[Scope of Investment / Partnership]</b>  | Design-Build-Operate-Transfer (DBFOMT)  | <b>Financials</b>                           |   |
| <b>[Project Details]</b>                    | <p><b>Length:</b> 60.36 km</p> <p><b>Plan Speed:</b> 80 km/hour</p> <p><b>On/Off Ramp and Interchange</b><br/>                 South Sentul Junction<br/>                 On/Off Jagorawi<br/>                 IC Gunung Puteri<br/>                 IC Kelapanunggal<br/>                 IC Cileungsi<br/>                 IC South Japek<br/>                 West Karawang Junction</p> | <b>[Total Investment / Total Capex]</b>     | USD 2,13 Billion (IDR 34,75 Trillion)       |
| <b>[Length of Concession / Partnership]</b> | 40 Years  | <b>[Additional cost / Additional Capex]</b> | -   |
| <b>[Project / Asset Status]</b>             | Under Preparation   | <b>[NPV]</b>                                | USD 64,08 Billion                           |
|   |   | <b>[Return on Investment / Equity IRR]</b>  | User Charge / 16,27%                        |

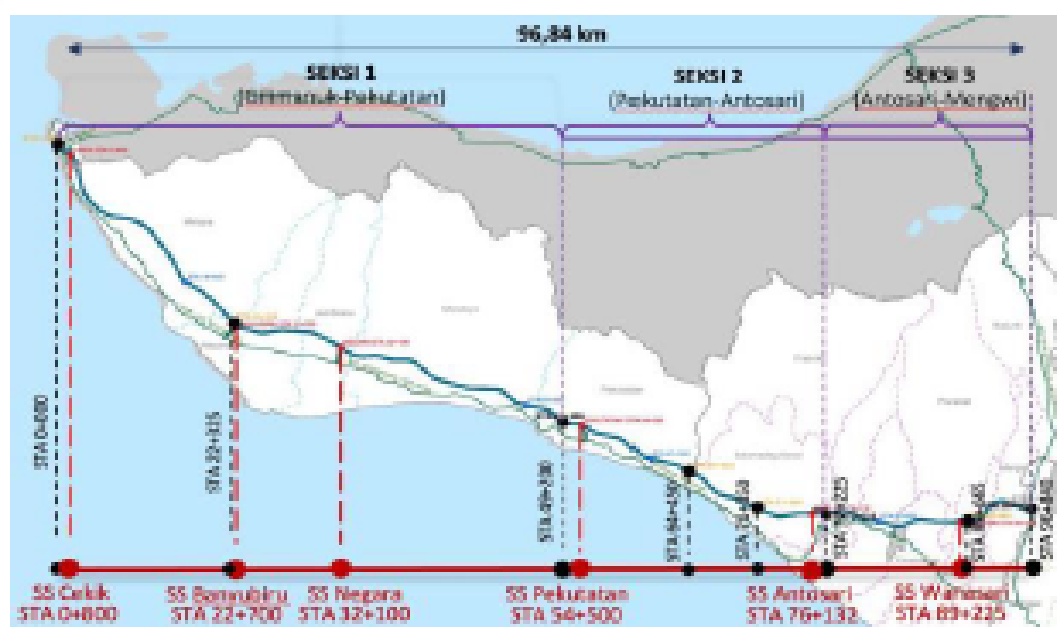
## Indicative / High-level Timeline



# GILIMANUK-MENGWI TOLL ROAD : NATIONAL STRATEGIC PROJECT (PSN)

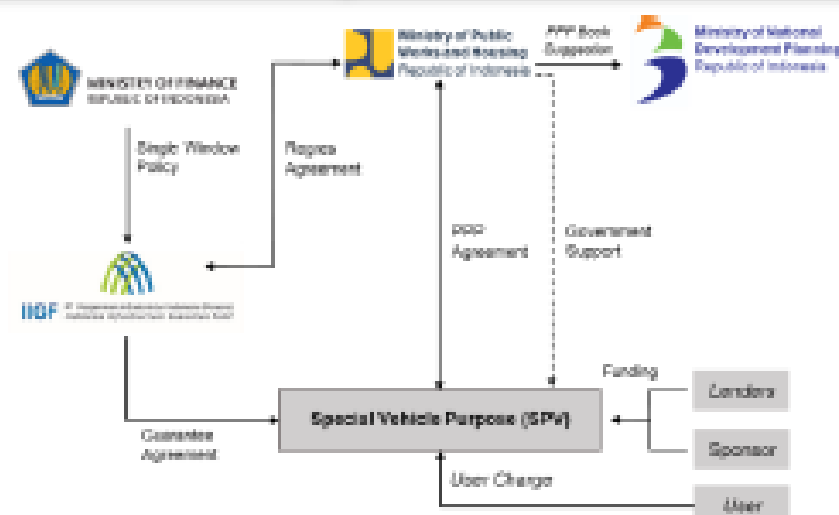
[Brief Description]

## Strategic Narrative / Value proposition



The Gilimanuk-Mengwi Toll Road is part of the General Plan for the National Road Network in Bali Province, which will connect Gilimanuk Port as a transportation hub to the provincial capital area of Bali. Listed as PSN in the Coordinating Minister for Economic Affairs Regulation No. 12 of 2024.

## Project Structure



## Additional Information

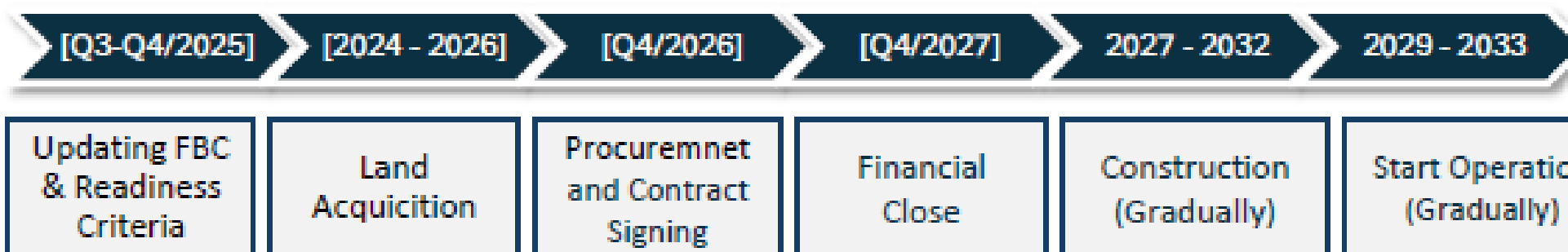
Project length will be shorten to be Pekutatan-Soka-Mengwi Segmen as first staging development. The new staging development on progress updating Final Business Case and Readiness Criteria in 2024.

## Project Information

|   |   |   |  |
|---|---|---|--|
| <b>[Location]</b>                           | Bali Province   | <b>[Incentives / Government Support]</b>    | 1. Land Acquicition<br>2. Construction Support |
| <b>[Scope of Investment / Partnership]</b>  | Design-Build-Operate-Transfer (DBFOMT)  | <b>Financials</b>                           |  |
| <b>[Project Details]</b>                    | Length: 96,84 km<br>Plan Speed: 80 km/hour<br>On/Off Ramp and Interchange Starting Point (Gilimanuk)<br>IC Banyubiru<br>IC Negara<br>IC Pekutatan<br>IC Soka<br>IC Wanasari<br>End Point (Simpang Mengwi) | <b>[Total Investment / Total Capex]</b>     | USD 1,56 Billion *<br>(IDR 25,4 Trillion) *    |
| <b>[Length of Concession / Partnership]</b> | 50 Years  | <b>[Additional cost / Additional Capex]</b> | -  |
| <b>[Project / Asset Status]</b>             | Under Preparation   | <b>[NPV]</b>                                | NPV Project: USD 192,64 Million *              |
|   |   | <b>[Return on Investment / Equity IRR]</b>  | User Charge / 13,38% *                         |

Note: \* During the review process

## Indicative / High-level Timeline



# SUGGESTED EVENT

To Promote Engagement & Cooperation  
Among ACF Member



## KEY

- **Capital Access:** Bridging the gap between opportunity and capital to enable investment
- **Global & Local Partnership:** Attracting both local and international partners through viable PPP projects
- **Collaboration Platform:** Serving as a platform for multi-stakeholder collaboration across sectors.
- **Strategic Alignment:** Aligning business interests with Indonesia's national development priorities.





**THANK YOU**

