



NUSANTARA
Capital City of Indonesia

SHAPING THE FUTURE OF BORNEO

Nusantara as a Gateway to Greater Borneo's Sustainable Growth

M.Basuki Hadimuljono
Chairman of the Nusantara National Capital Authority

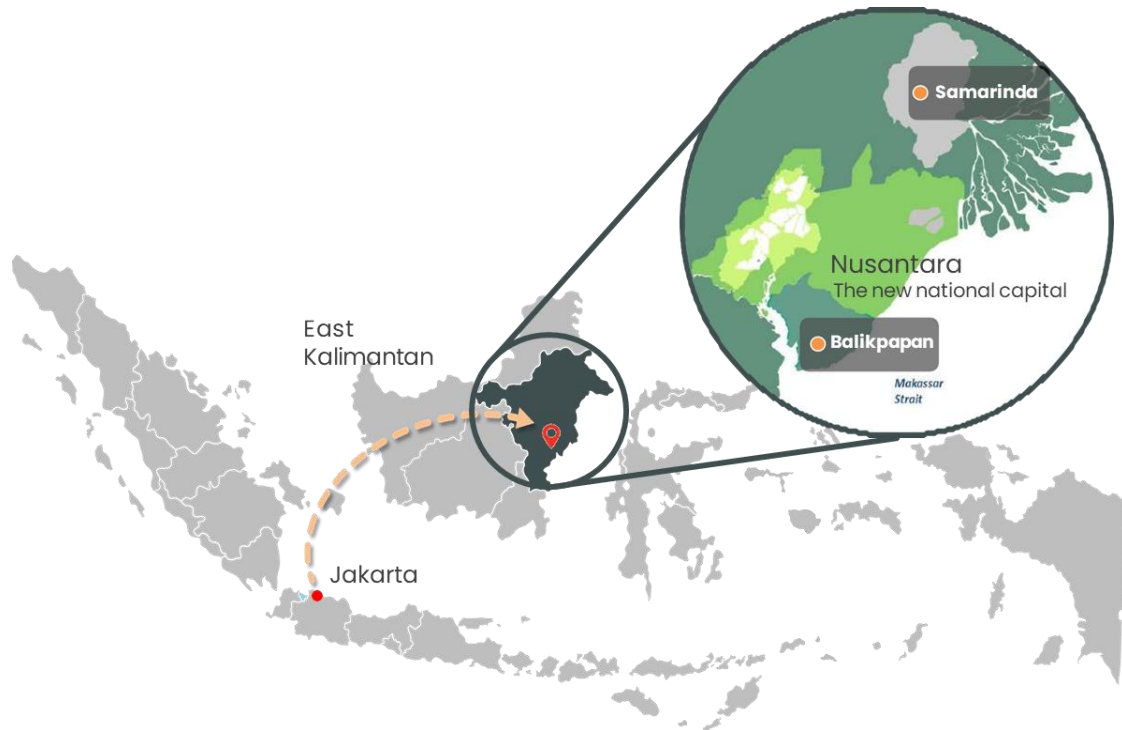
Sarawak, 7 October 2026

INTRODUCING NUSANTARA

A NEW CAPITAL CITY OF INDONESIA

The Only Capital City in the World Moving to Another Island

Nusantara offers an unparalleled investment opportunity into the future of Indonesia.



“World-class city for all”

Capital city to promote equitable wealth and social development

Vision



The World's Sustainable City



A Symbol of National Identity



Economic Driver for Indonesia's Future

Highlight

Location

East Kalimantan, Indonesia⁽¹⁾

Coverage Area

252.660 Ha
Divided into 3 zone⁽²⁾

Population

~4 Mn
tri-city ecosystem
Surrounding Nusantara⁽³⁾

AIR CONNECTIVITY

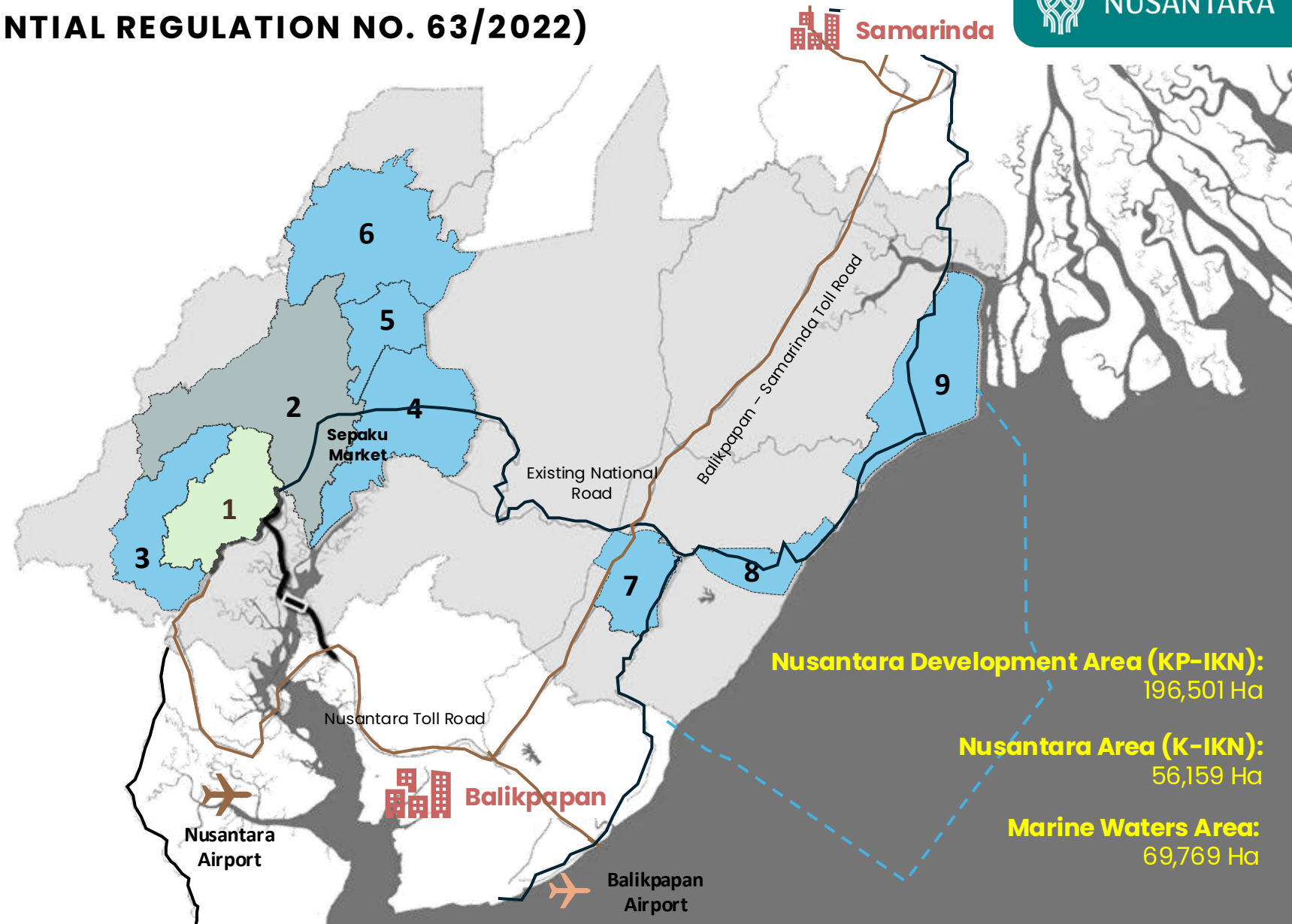


2 International Airports
Balikpapan and Samarinda

NUSANTARA DEVELOPMENT ZONE

9 DEVELOPMENT ZONES (PRESIDENTIAL REGULATION NO. 63/2022)

- 1 Core Government Area**
KIPP– 6,671 Ha
- 2 Financial Center**
West IKN – 17,206 Ha
- 3 Renewable Energy**
South IKN – 6,753 Ha
- 4 Tourism and Entertainment**
East IKN – 9,761 Ha
- 5 Education**
East IKN 2 – 3,720 Ha
- 6 Innovation and R&D**
North IKN – 12,067 Ha
- 7 Commodity and Trade**
Simpang Samboja – 2,986 Ha
- 8 Agriculture Industry**
Kuala Samboja – 4,299 Ha
- 9 Fishery and Agriculture**
Muara Jawa – 9,084 Ha



Nusantara Development Area (KP-IKN):
196,501 Ha

Nusantara Area (K-IKN):
56,159 Ha

Marine Waters Area:
69,769 Ha

Area of Nusantara (Land & Water)
322.429 Ha

Land Area
252.660 Ha

CONTINUITY AND COMPLETION OF NUSANTARA

PRESIDENTIAL REGULATION NUMBER 79/2025



PRESIDEN
REPUBLIK INDONESIA

SALINAN

PERATURAN PRESIDEN REPUBLIK INDONESIA

NOMOR 79 TAHUN 2025

TENTANG

PEMUTAKHIRAN RENCANA KERJA PEMERINTAH TAHUN 2025

DENGAN RAHMAT TUHAN YANG MAHA ESA

PRESIDEN REPUBLIK INDONESIA,

- Menimbang :
- bahwa untuk melaksanakan ketentuan Pasal 21 ayat (2) Peraturan Pemerintah Nomor 17 Tahun 2017 tentang Sinkronisasi Proses Perencanaan dan Penganggaran Pembangunan Nasional, Pemerintah telah menetapkan Peraturan Presiden Nomor 109 Tahun 2024 tentang Rencana Kerja Pemerintah Tahun 2025;
 - bahwa berdasarkan ketentuan Pasal 30 Peraturan Pemerintah Nomor 17 Tahun 2017 tentang Sinkronisasi Proses Perencanaan dan Penganggaran Pembangunan Nasional, perlu dilakukan pemutakhiran Rencana Kerja Pemerintah Tahun 2025 berdasarkan Undang-Undang Nomor 62 Tahun 2024 tentang Anggaran Pendapatan dan Belanja Negara Tahun Anggaran 2025;
 - bahwa berdasarkan pertimbangan sebagaimana dimaksud dalam huruf a dan huruf b, perlu menetapkan Peraturan Presiden tentang Pemutakhiran Rencana Kerja Pemerintah Tahun 2025;
- Mengingat :
- Pasal 4 ayat (1) Undang-Undang Dasar Negara Republik Indonesia Tahun 1945;
 - Undang-Undang Nomor 62 Tahun 2024 tentang Anggaran Pendapatan dan Belanja Negara Tahun Anggaran 2025 (Lembaran Negara Republik Indonesia Tahun 2024 Nomor 226, Tambahan Lembaran Negara Republik Indonesia Nomor 6995);

3. Peraturan . . .

SK No 257170 A

The Government issued Presidential Regulation No. 79 of 2025 on the Update to the 2025 Government Work Plan in Jakarta on Monday, June 30, 2025. The regulation sets out the direction of national development, including the accelerated development of Nusantara.

It reaffirms the target of making **Nusantara Indonesia's Political Capital by 2028**, supported by adequate infrastructure and the relocation of civil servants and defense and security personnel.



NUSANTARA DEVELOPMENT PILLARS

3 PILLARS: FOREST, SPONGE, AND SMART CITY



FOREST CITY

A comprehensive approach to managing landscapes so that human life is in **harmony with nature**.



Zero Deforestation



Biodiversity Conservation



Enhancing Carbon Stock



Participation of Local Indigenous People



Improved Forest & Land Management



Sustainable Forestry & Land Management



SPONGE CITY

Developing a city with a water management system that functions like a sponge—**absorbing** rainwater, **filtering** it naturally, and then **releasing** it back into reservoirs, waterways, and aquifers.



Archipelagic City, with **watershed and coastal areas**



A City Capable of **Absorbing Water**



A City with Integrated **Green Areas and Water Systems**



SMART CITY

A city that maximizes advancements in **ICT** and **digitalization** to deliver **significant benefits** for Nusantara.



Urban Area Management



Safety & Security



Government Services



Sustainable Environment



Access & Mobility



A Liveable City

NUSANTARA DEVELOPMENT STAGES

DETAILS OF MASTER PLAN OF NUSANTARA (PRESIDENTIAL REGULATION NO. 63/2022)

For the initial population, the main basic infrastructure is completed and fully functioning as well as operating

Key facilities in the capital city (Presidential Palace, government offices, housing/residences)

Relocating Civil Servant

Beginning of key economic sectors

2020-2024



2025-2029

Public transportation is fully operated and integrated as well as utilized by the people

Expansion of residential areas and more civil servant relocated

Development of basic and social infrastructure in IB & IC

Sustaining development, operational, and management of existed infrastructure

Integrated transportation ecosystem from Balikpapan to Nusantara

Developing multiple economic clusters

Industrial estate and economic superhub cluster expansion

Smart city center, digital center, and education center

2030-2034



2035-2039

Development of Global Education and health center

Enhancing the educational & socio-cultural competitiveness of the community

Expansion of basic infrastructure capacity in line with population growth

Capacity building and diversification of the economy and enabling infrastructure in partner regions

Development of road-based mass public transport railways in Nusantara & partner regions

Strengthening integrated infrastructure and utilities

Achieving net-zero carbon emissions and 100% renewable energy

To become a world-leading city

2040-2045





THE DEVELOPMENT OF PHASE I (2022 – 2024)

PALLACE AND OFFICE



Otorita Ibu Kota
NUSANTARA

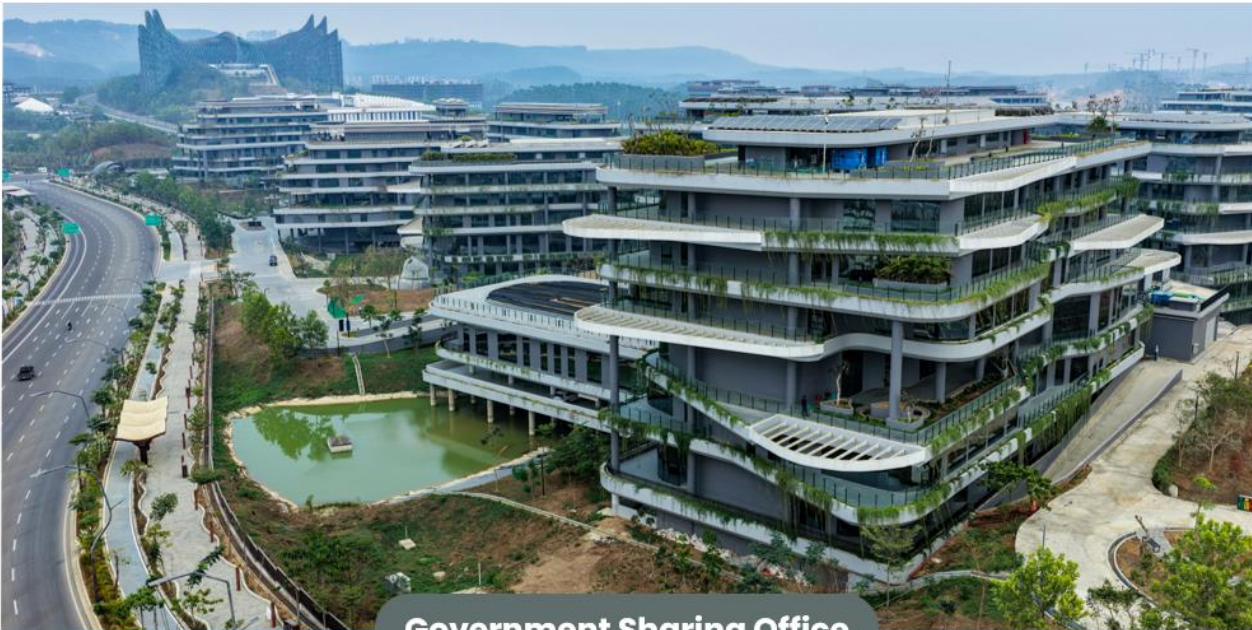
Presidential Palace



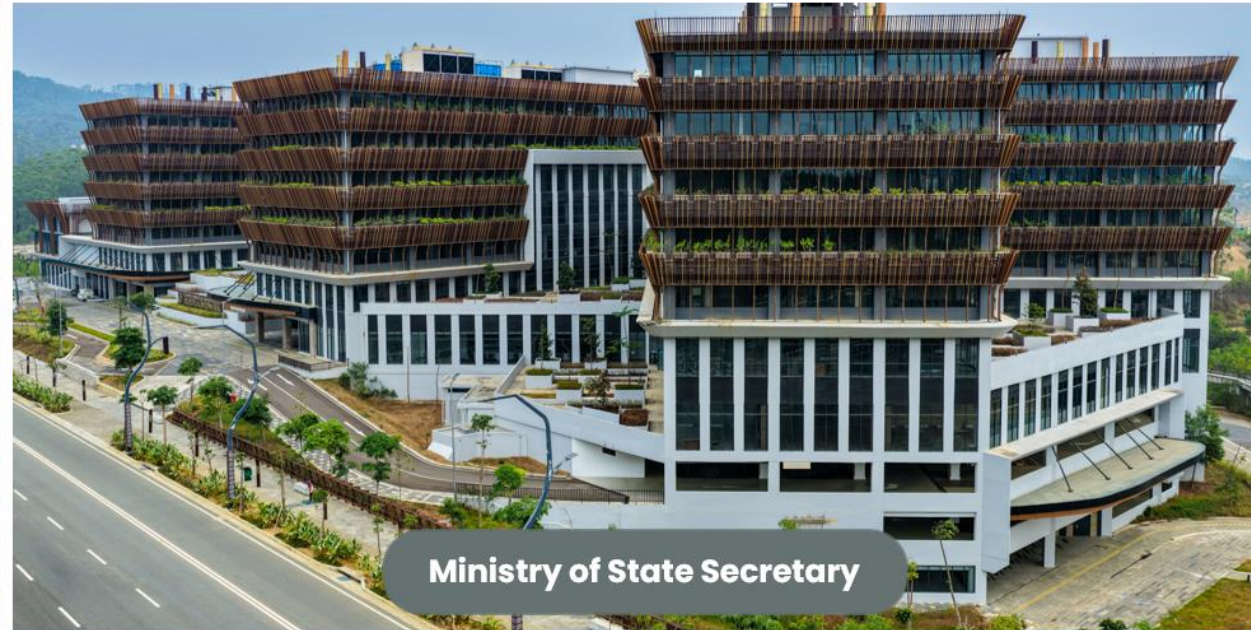
Vice-Presidential Palace



GOVERNMENT OFFICE



Government Sharing Office



Ministry of State Secretary

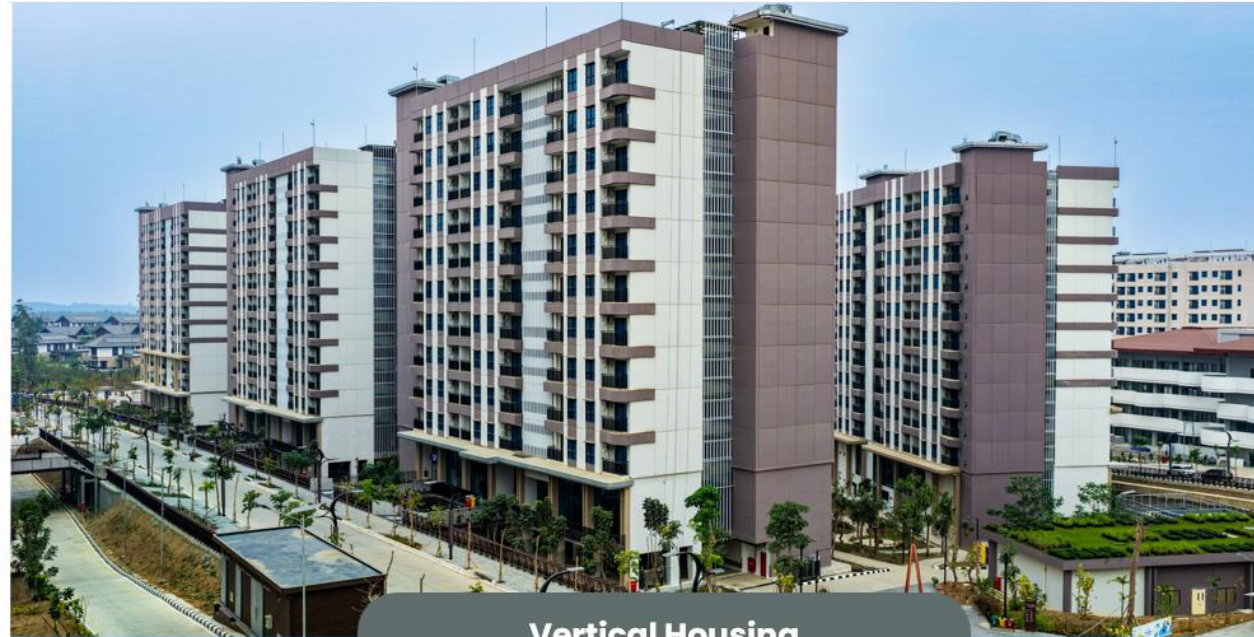
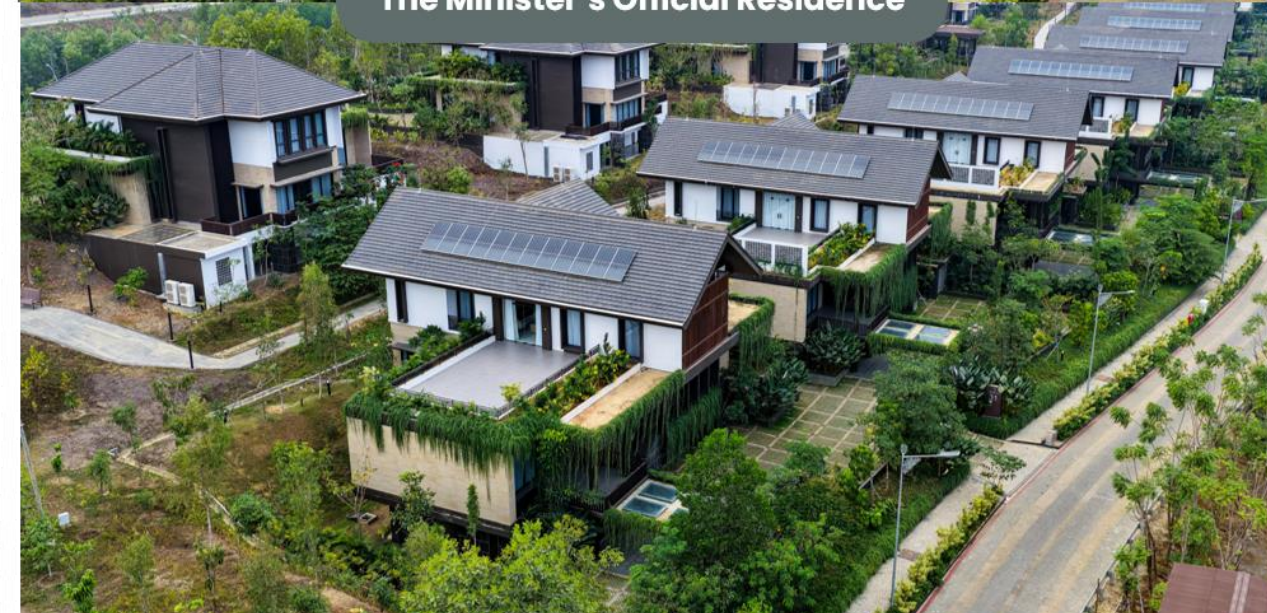


Nusantara Capital Authority Office
(City Hall)

HOUSING



The Minister's Official Residence



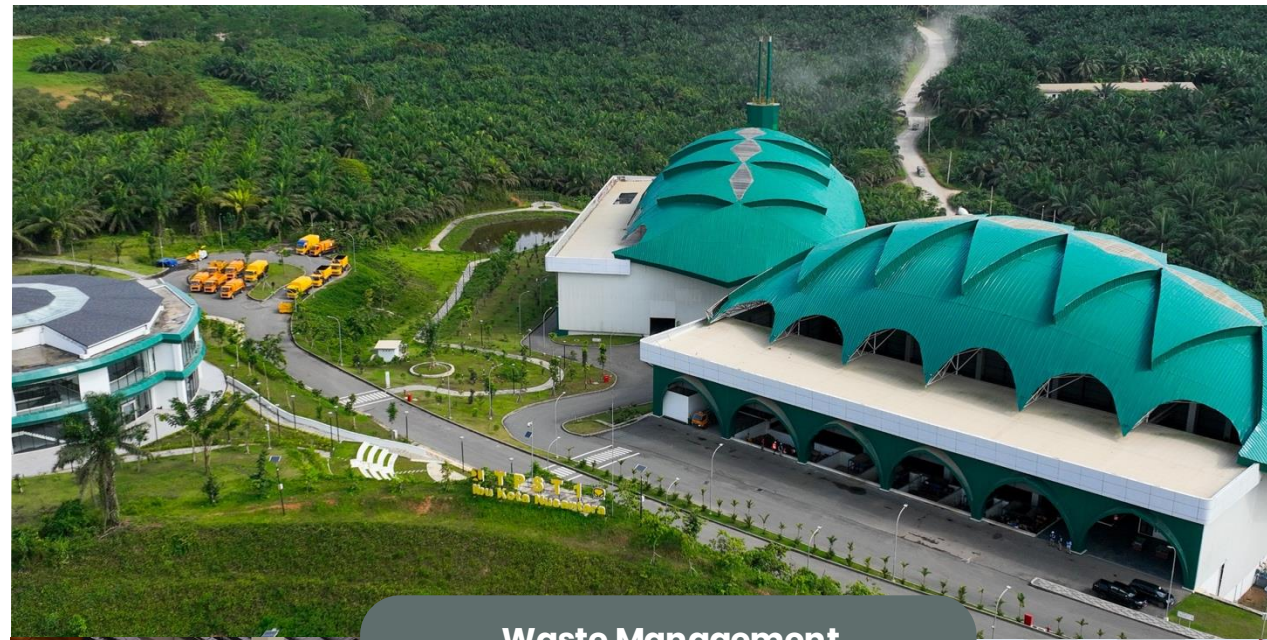
Vertical Housing



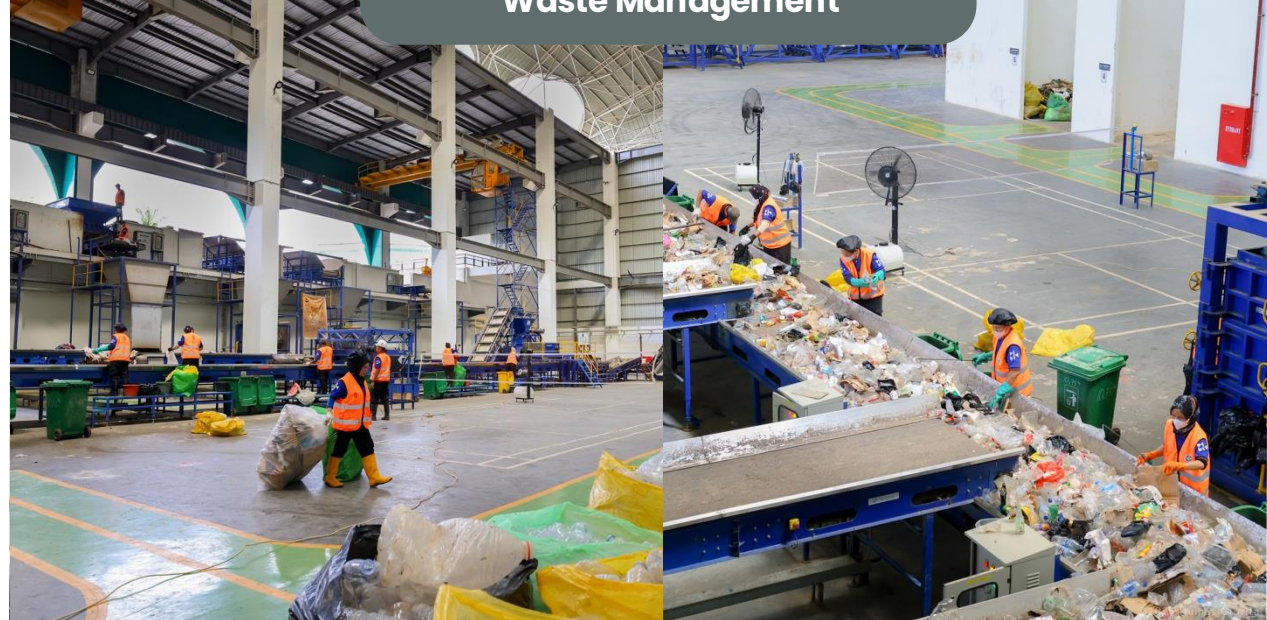
WATER & WASTE FACILITIES



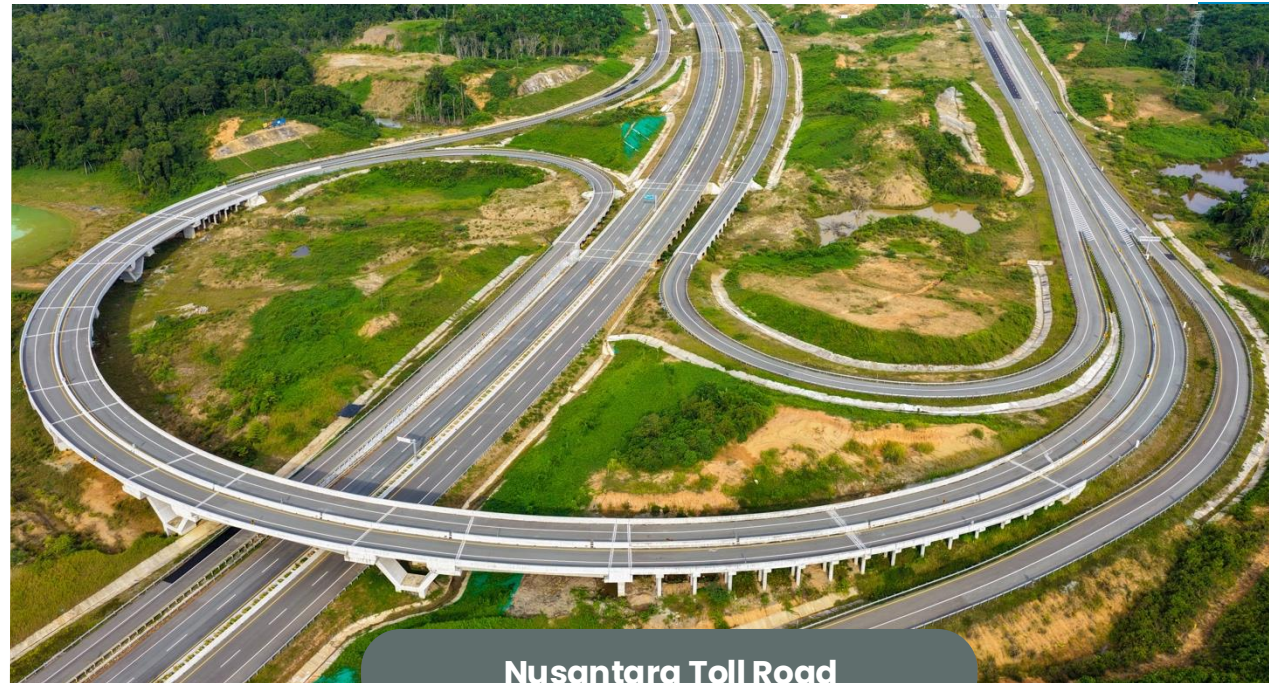
Water Treatment Plant



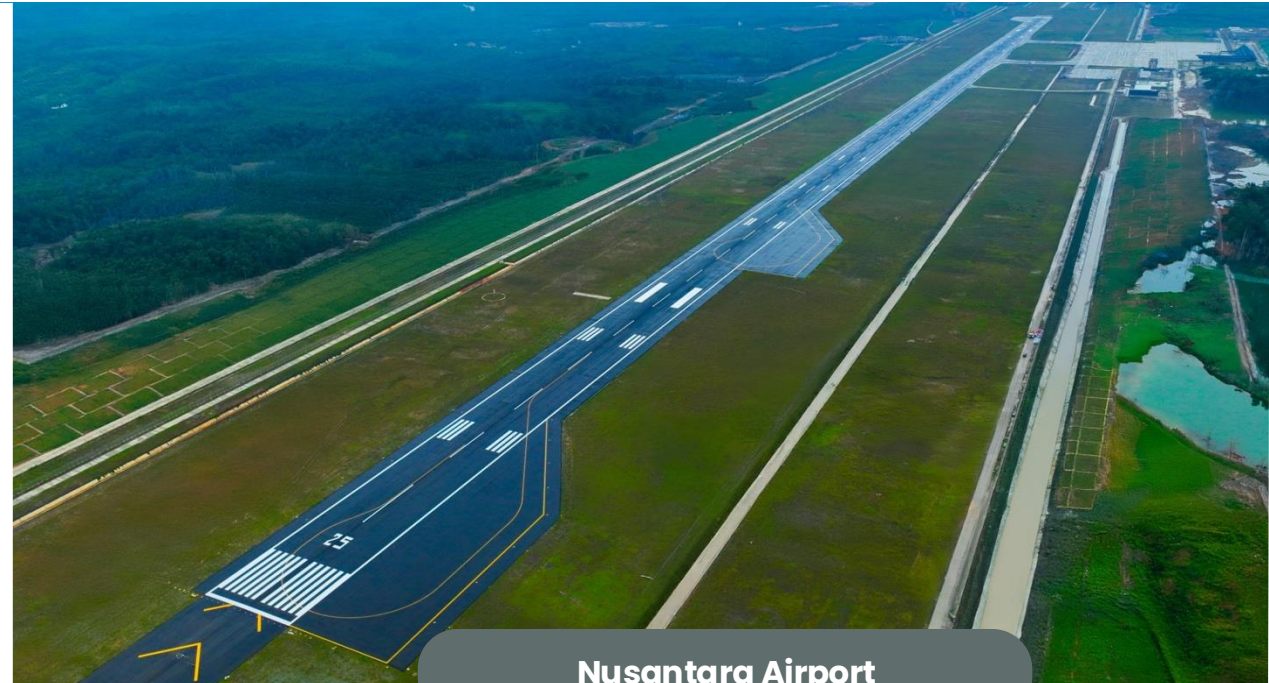
Waste Management



TOLL ROAD & AIRPORT



Nusantara Toll Road



Nusantara Airport

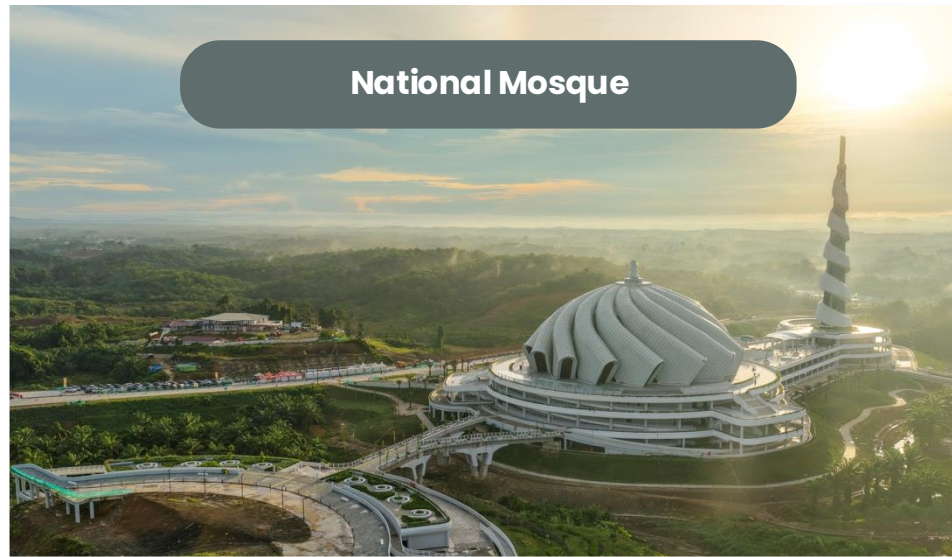


PUBLIC FACILITIES

Market



National Mosque



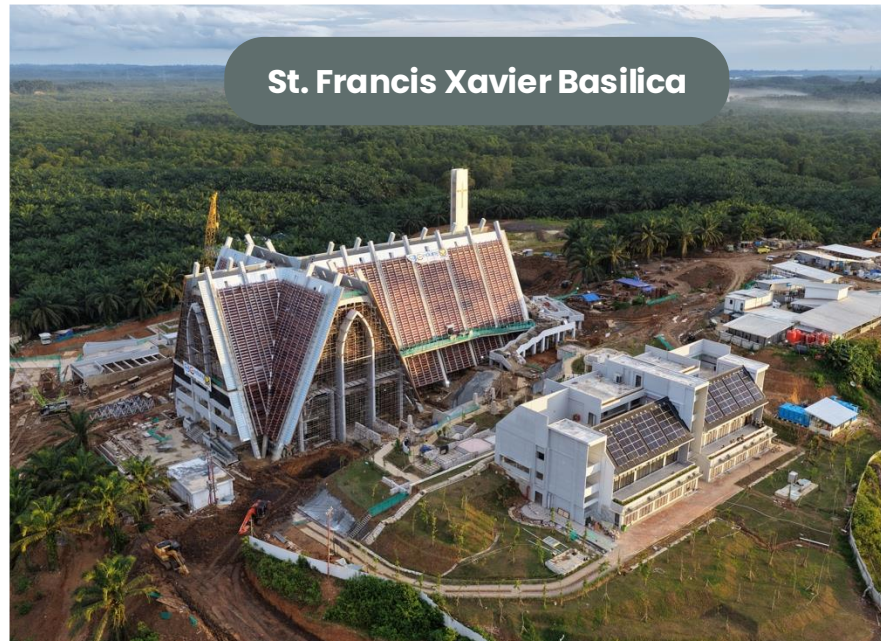
Public School



Public Medical Health Centre



St. Francis Xavier Basilica



Open Sports Centre



PRIVATE SECTOR PROJECTS

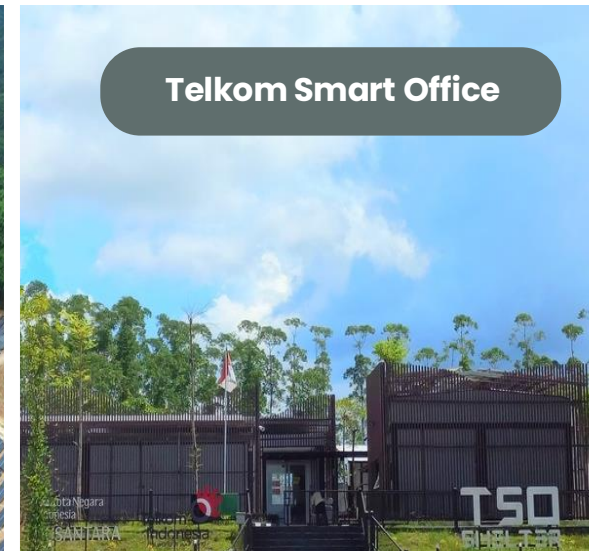
Mayapada Hospital



Solar Power Plant



Telkom Smart Office



Hermina Hospital



Qubika Boutique Hotel



Blue Bird EV Bus



PRIVATE SECTOR PROJECTS





THE DEVELOPMENT PROGRESS OF PHASE II (2025 – 2028)

EXPANDING AND MAINTAINING CAPITAL INFRASTRUCTURE

Mainly to support the investment



DEVELOPMENT OF INFRASTRUCTURE AND FACILITIES FOR THE EXECUTIVE, LEGISLATIVE, AND JUDICIAL COMPLEX



JUDICIAL
15,15 Hectare

EXECUTIVE

LEGISLATIVE
41,81 Hectare

LEGISLATIVE OFFICE COMPLEX AND PRECINCT



People's Consultative Assembly Building

Regional Representative Council Building

Plenary Hall

House of Representatives Building

Average Building
Construction Progress

14,8%

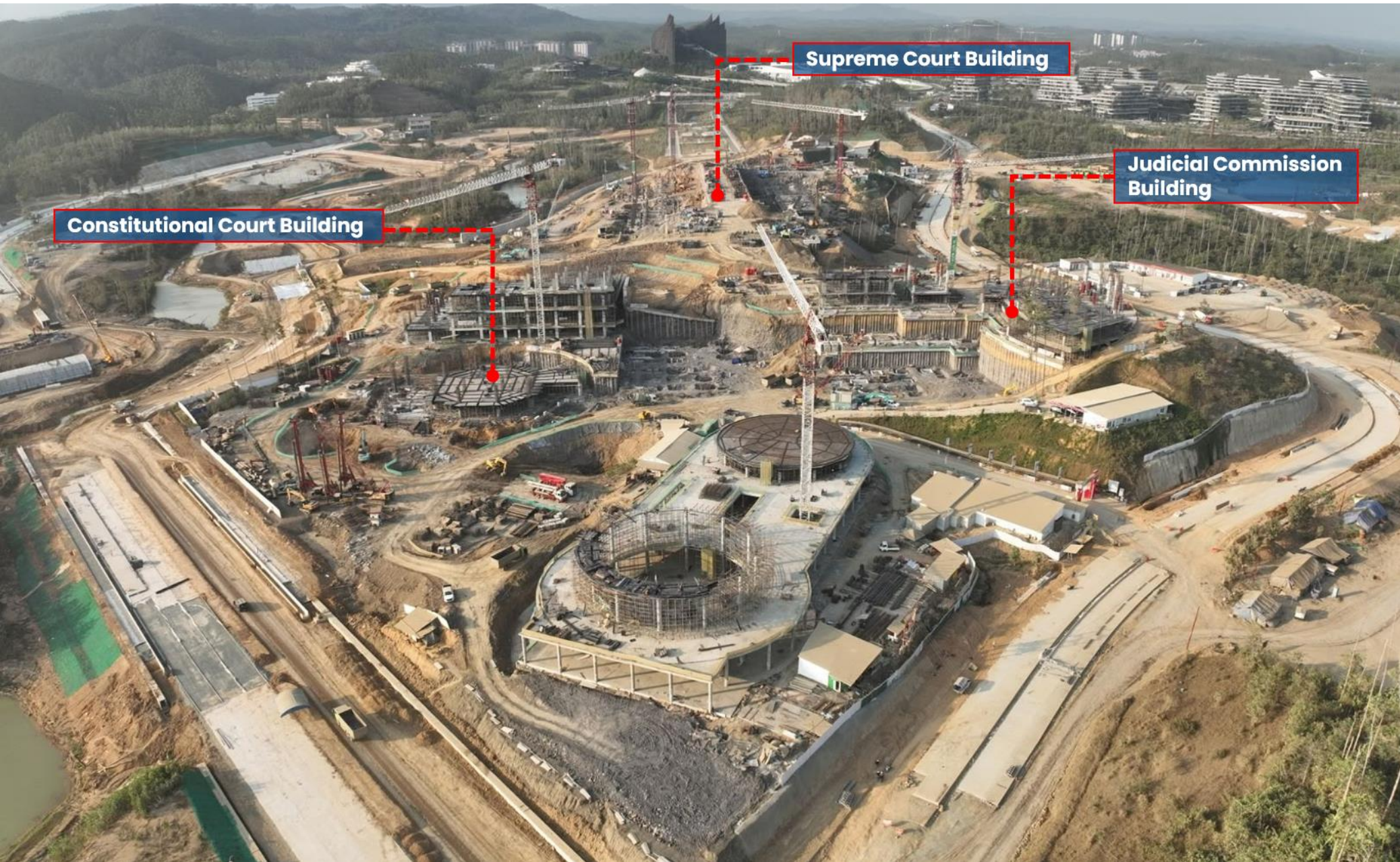
Area Road Construction
Progress

30,4%

JUDICIAL OFFICE COMPLEX AND PRECINCT



Otorita Ibu Kota
NUSANTARA



Constitutional Court Building

Supreme Court Building

Judicial Commission Building

Average Building
Construction Progress

18,0%

Area Road
Construction Progress

36,5%

FUNDING THE DEVELOPMENT OF NUSANTARA

STATE BUDGET, PPP, AND DIRECT INVESTMENT



Otorita Ibu Kota
NUSANTARA



STATE BUDGET

(2025–2028)

Rp 48.8 T
(~USD 2,74 B)

NCA

The budget is allocated for the development of legislative and judicial office and residential complexes, including supporting infrastructure

PPP

Rp 134.22 T (~ USD 7,54 B)

HOUSING

Rp39.8 T
~ USD 2,24 B

Rp5.35 T

2 Bid Initiators

Rp34.4 T

5 prospective
Initiators

ROAD & MUT

Rp94.42 T
~ USD 5,3 B

6 prospective Initiators

DIRECT INVESTMENT

Rp 74.6 T
(~ USD 4,19 B)

71 INVESTORS

Hotel, Hospital, Mall,
Restaurant, Sports Centre,
Recreation, Entertainment, etc.

DIRECT INVESTMENT

71 investors, 79 Cooperation Agreements, estimated: IDR 74.6 T (~ USD 4,19 B)

*assuming rate of 1 USD ≈ IDR 17.800

Education and Healthcare



Phase 1 of **Universitas Gunadarma Nusantara** has been built and its currently building Phase 2



Will build **Universitas Negeri Surabaya Nusantara** in December 2027



SMA Taruna Nusantara is currently under construction, with completion targeted for December 2025. Student relocation is planned for July 2026, with an anticipated occupancy of 300 students



RS Abdi Waluyo IKN is completed the construction of the building in December 2025 and currently waiting for the operation license



Construction of the **Australian Independent School** is scheduled to begin in Q3 2027

Housing and Residential



Residential apartments for embassy staff are planned for development, with construction expected to commence in July 2027 and be completed by December 2028.

Commercial



Construction of **Pakuwon Mall** is planned to begin in January 2027 and is targeted to commence operations in 2030



Construction of **KAU 123 Nusantara** (a restaurant district) is scheduled to begin in December 2026



Construction of the **Park & Ride** and Depot is set to start in December 2026.



Construction of the **Maxi Supermarket** and café is planned to start in December 2026



Construction of the **Arena Gourmet Restaurant** is scheduled to begin in Q3 2026



Construction of the integrated office building and commercial plaza is planned to start in January 2027



Construction of **Teras Hutan Kota IKN by Plataran** (a restaurant and dining venue) is scheduled to begin in Q3 2026.



Construction of the **Jambuluwuk Hotel** is planned to begin in Mid of 2027.



Construction of **D'Prima Hotel Nusantara** is scheduled to start in Q1 2027.

Finance



Construction of the BRI Office is planned to begin in Q4 2026, with operations targeted to start within the same year.



Construction of the Mandiri Branch Office and priority banking services is scheduled to begin in Q4 2026.



Construction of the Bank Central Asia (BCA) Branch Office is planned to begin in Q4 2026.



Construction of the Bank Pembangunan Daerah Kaltim Kaltara Branch Office is scheduled to begin in Q4 2026.



Construction of the Bank Tabungan Negara (BTN) Branch Office is planned to start in Q4 2026.



Construction of the Bank Negara Indonesia (BNI) Branch Office is planned to begin in Q4 2026.

Warehouse



Construction of the Sun Hub warehouse complex is scheduled to commence in Q1 2027

BIG NAMES SEIZED THE OPPORTUNITY WITH PPP

2 initiators, 11 prospective initiators, estimated PPP: Rp134.22 T (~ USD 7,54 B)

PPP SCHEME IN HOUSING

2 Initiators
with a total estimated investment value of **Rp 5,35 Trillion** (USD 300.6 Million)

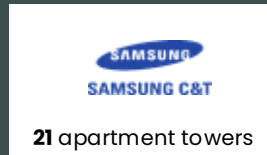


INVESTMENT
VALUE OF
RP 2,82 T
(US\$ 158.4 million)



INVESTMENT
VALUE OF
RP 2,53 T
(US\$ 142.1 million)

5 Prospective Initiators
with a total estimated investment value of **Rp34.4 trillion** (US\$ 1.93 billion)



PPP SCHEME IN ROAD AND MUT

6 Prospective Initiators
with a total estimated investment value of **Rp94.42 Trillion** (USD 5.3 Billion)



*assuming rate of 1 USD ≈ IDR 17,800.

INTERNATIONAL INVESTOR BELIEF IN NUSANTARA

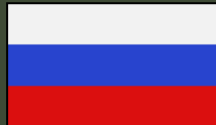
Nusantara as investment destination



Sembcorp Energy
solar farm 50 MW



Ayedh Dejem Group
*Offices and
Commercial Area*



Magnum Estate
service apartment



Delonix Bravo Investment
mixed use building



Citadel Group Sdn Bhd
*mixed use dan sport
complex*



Power Investment Group
mixed use building



Dian Development Co. Ltd
service apartment



Star Bright Investment
apartment

REGIONAL'S ECONOMIC ENGINE

NUSANTARA ECONOMIC DEVELOPMENT STRATEGIES

6 Economic Clusters



Clean Technology Industries

New greenfield industries for cleaner utilities and transportation



Integrated Pharmaceuticals

Pharmaceutical manufacturing hub for generic APIs & high-value biosimilar (including vaccines)



Sustainable Agroindustries

Agroindustries and food innovation for sustainable and resilient future



Ecotourism and Wellness Tourism

Ecotourism that diversively and inclusively balances economic, social, and environmental values



Advanced Chemicals & Derivatives

Developing integrated existing industries to provide raw materials for future industries



Low-Carbon Energy

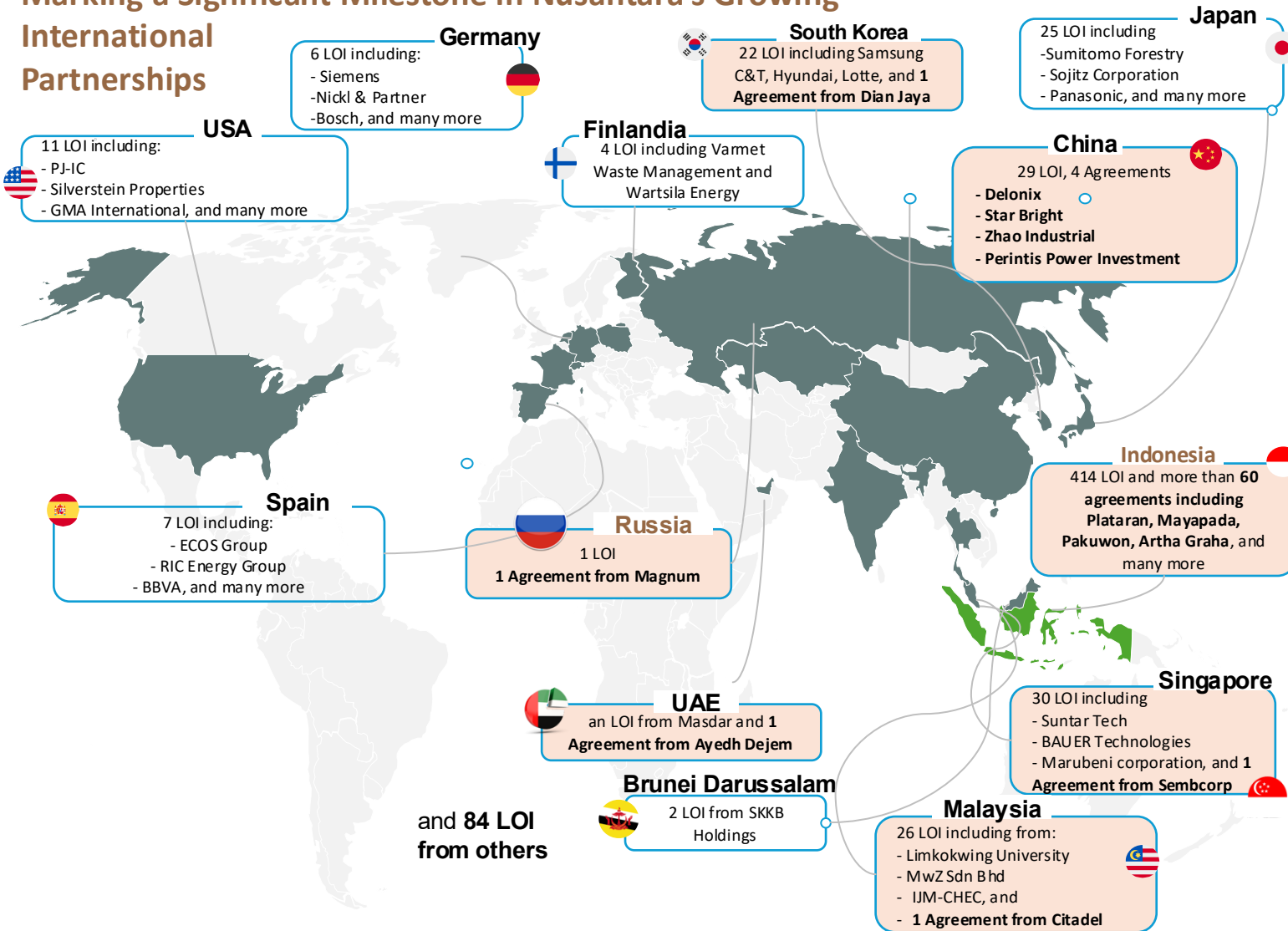
Fossil fuel energy transformation by using sustainable technologies and decarbonization innovation

INTERNATIONAL INTERESTS

Nusantara's development has helped drive economic growth

As of September 2026, Nusantara Has Secured 630 Letters of Intent from Around the World and signed agreements with 8 foreign companies

Marking a Significant Milestone in Nusantara's Growing International Partnerships



Growing Investment Interest in Nusantara
Malaysia and Brunei Darussalam emerging
as important regional partners in advancing
sustainable growth and strengthening
economic collaboration across Borneo.

BENEFIT OF BEING A PIONEER INVESTORS

Reinforced by Presidential Regulation No. 75 of 2024 , OIKN Regulation No. 7 of 2024,
OIKN Regulation No. 6 of 2025 Jo. OIKN Regulation No. 12 of 2023

Fiscal Incentives



- **Investment tax holiday**, up to 30 years for infra and housing sector
- **Tax super deduction**, up to 350% for education and R&D sector
- **Potential income tax exemption**¹

Government Guarantees

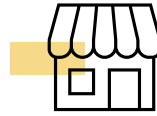


- **Government off-taker agreement**²
- **Government credit guarantee**³
- **Joint investment scheme** with Indonesia Sovereign Wealth Fund

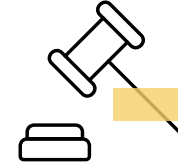
Ease of Doing Business



- **Transaction entity under NNCA**⁴ to allow ease of transaction
- **Simplification of PPP process**



Land allocation contribution can be paid in **installments** after the Land Location Approval



The Right to Land can be **upgraded to ownership** for residential property



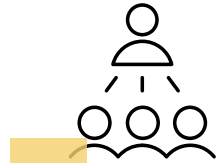
Land and Building Acquisition Tax **Rp.0,-**



Land price is firm and does not fluctuate with market demand



Priority Rights to receive a **guarantee for a 20 & 30 years extension (in total up to 80 years)**



Dedicated Accompany By **Investor Relation Unit**



Right to Build
A single cycle of up to 30-
20-30 years



Estimated land value range
< 1 Million Rupiah / m2



Other contribution relief:
Rp.0,- up to 5 years

FISCAL INCENTIVES



Exemption from Income Tax Withholding on Income from Investments in the Financial Sector at the Financial Center in IKN Received by Foreign Tax Subjects



Tax Holiday for Investments in the Nusantara Capital City (IKN) and Partner Regions



Super Deduction for Donations of Social and Public Facilities in IKN

Minister of Finance Regulation No. 28 of 2024 concerning Tax and Customs Facilities in the Nusantara Capital



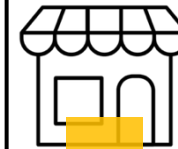
VAT and Luxury Goods Sales Tax (LGST) Incentives in the Nusantara Capital City (IKN) and Partner Regions



Super Deduction Tax for Research and Development (R&D)



Super Deduction Tax for Vocational Education and Training



0% Final Income Tax for Micro, Small, and Medium Enterprises (MSMEs)



Income Tax Incentives for the IKN Financial Centre



Tax Holiday for Company Headquarters Relocation



Reduced Income Tax on the Transfer of Rights to Land and/or Buildings

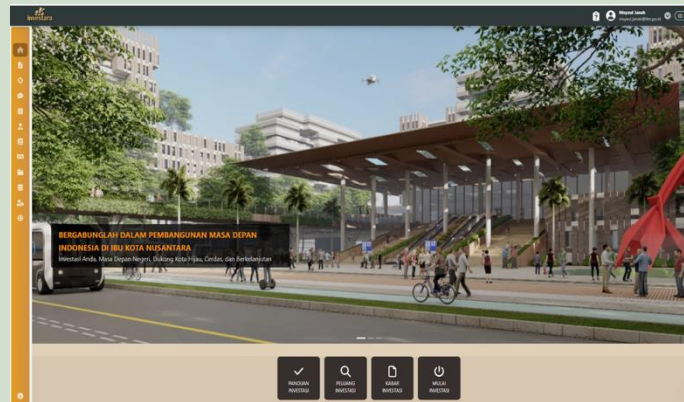
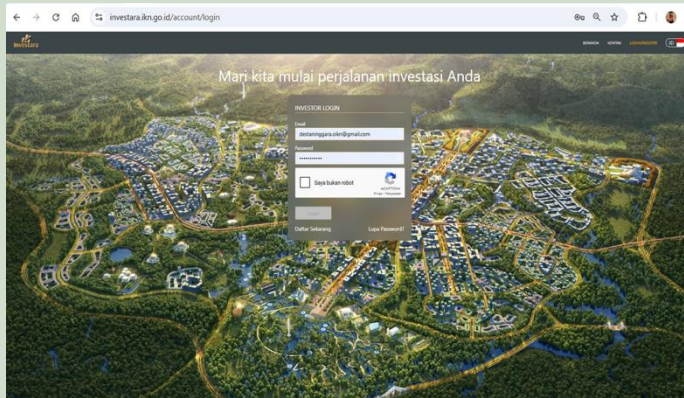


Government-Borne Article 21 Income Tax (Final)

DIGITIZATION & STREAMLINING OF THE INVESTMENT

INVESTARA: A digital platform for investment in Nusantara

Titik Akses Utama bagi Calon Investor untuk menyatakan minat dan memantau kemajuan investasi



Planning & Regulation

Sectoral plans for the National Capital City are aligned with planning zones

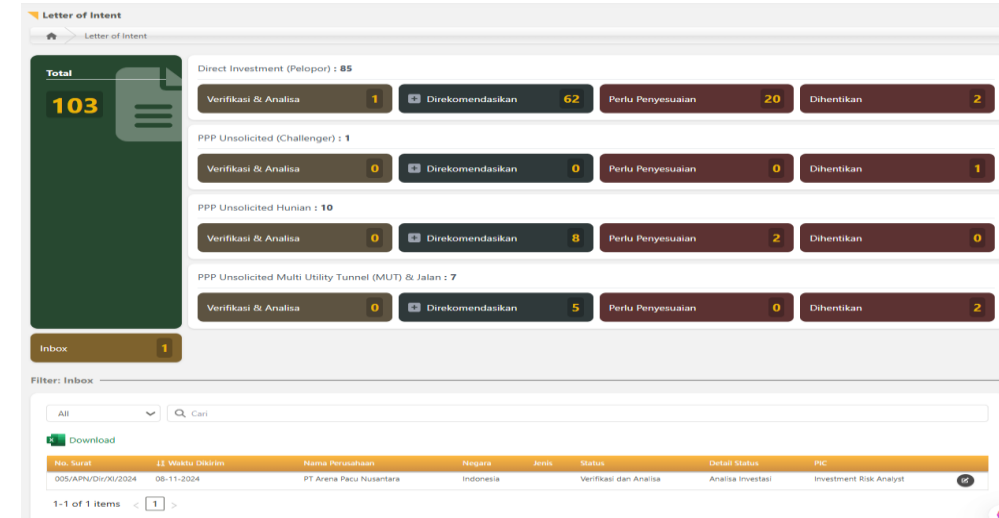
Investment

Information on investment opportunities (e.g., digital maps) and matchmaking

Monitoring

Construction progress and investment

The official **INVESTARA** digital platform can be accessed via: <https://investara.ikn.go.id/>



INDONESIA FLYING ROBOT CONTEST 2026

Showcasing student innovation in UAV technology

The Final of the Indonesia Flying Robot Contest (KRTI) 2026 will be held in Nusantara (IKN) and officially opened by the Chairman of the Regional Representative Council (DPD RI).



**21 - 25
September 2026**



**Nusantara
(IKN), Indonesia**



94
University Teams



43
Universitie
from across Indonesia



Organized by
Nusantara Capital
Authority in
collaboration with the
Ministry of Higher
Education, Science,
and Technology and
the Kalimantan
Institute of
Technology



PURPOSE

To provide a platform for the younger generation to test and develop innovative unmanned aerial vehicle (UAV) technologies, in line with Nusantara's vision as a smart, green, and technology-based city.

5 COMPETITION CATEGORIES



Fixed Wing (FW)



**Racing Plane
(RP)**



**Vertical Take-Off
and Landing (VTOL)**



**Low Endurance Low
Altitude (LELA)**



**Technology
Development (TD)**

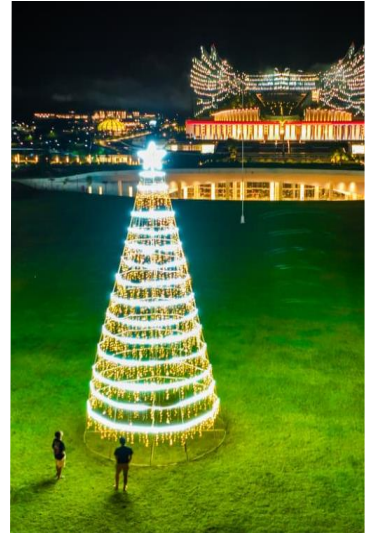
ACTIVITIES



HIGH DEMAND FOR LEISURE AND HOSPITALITY INDUSTRY

Nusantara as tourism destination

330,000 people visit during Christmas and New Year and 300,000 in Eid al-Fitr
Visitors enlivened Nusantara ecosystem as new regional destination





**THANK
YOU**



NUSANTARA
Ibu Kota Negara
Indonesia