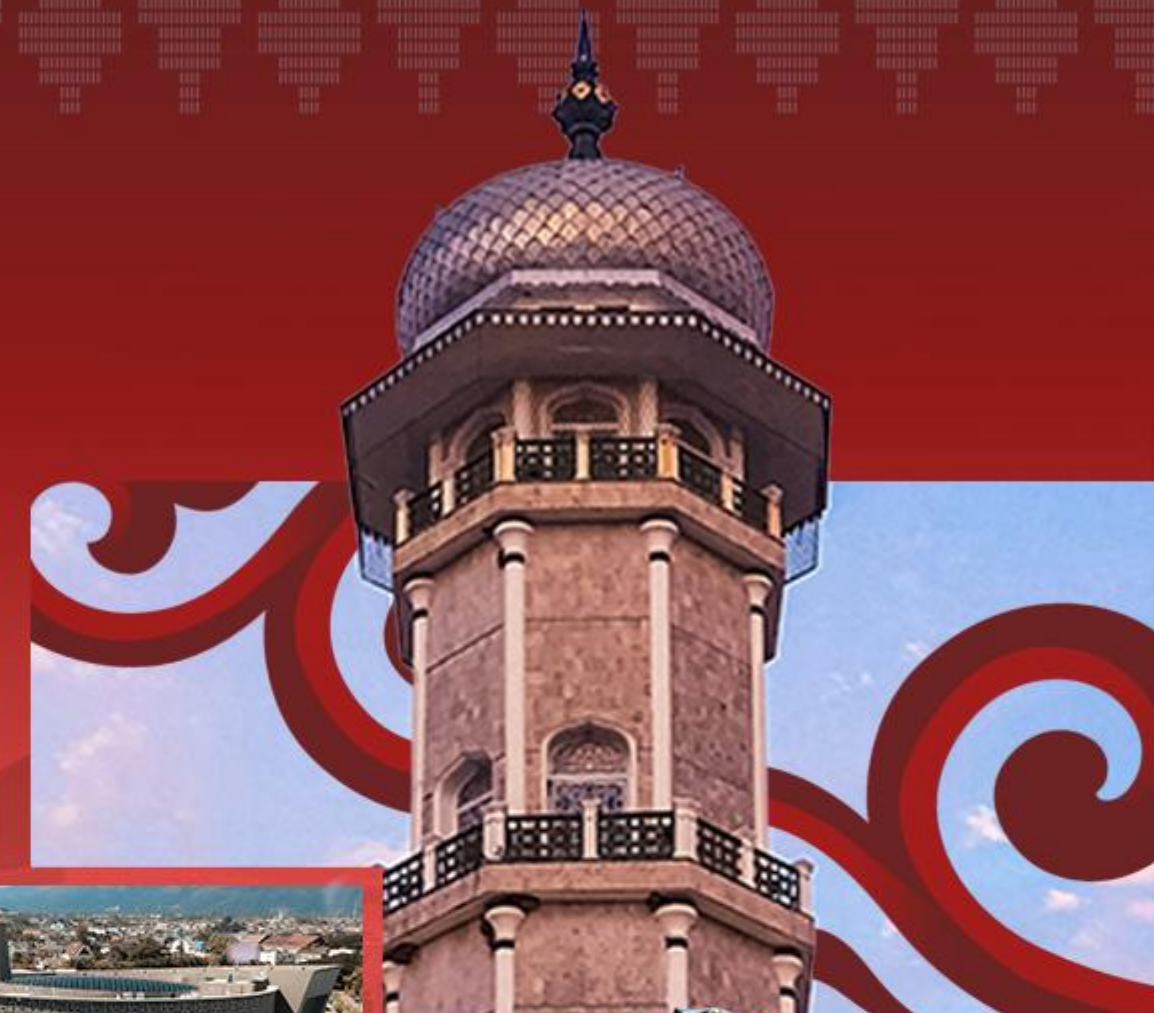


ACEH PRESENTATION BOOK

3rd Quarter of 2025



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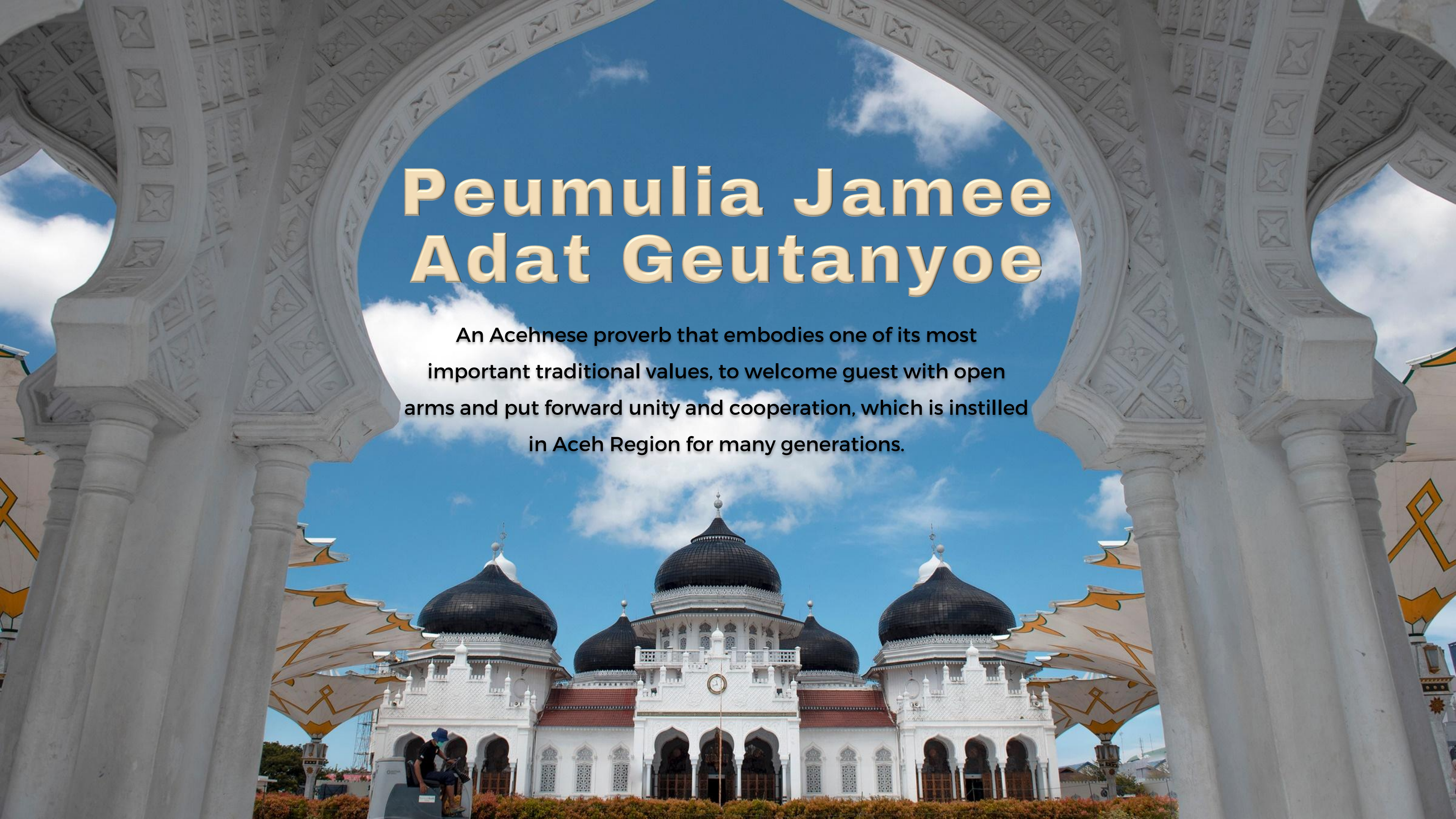
**Investment Project
and Top 10 Must
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06

**Commodities
and SMEs**

Peumulia Jamee Adat Geutanyoe

An Acehese proverb that embodies one of its most important traditional values, to welcome guest with open arms and put forward unity and cooperation, which is instilled in Aceh Region for many generations.



National Economy

Indonesia is the world's fourth most populous country, an archipelago nation including over 300 ethnic groups, the sixth largest economy in the world in terms of purchasing power parity, and a G-20 member.



Country Profile

Capital City: Jakarta **Provinces:** 38 Provinces **Municipalities:** 416 Regencies & 98 Cities

Resilient Economy



As the largest economy in Southeast Asia, Indonesia has charted impressive economic growth since overcoming the Asian financial crisis of the late 1990s. Furthermore, Indonesia has made enormous gains in poverty reduction, cutting the poverty rate by more than half since 1999, to just under 10 percent in 2020. **Indonesia is projected to be the fourth-largest economy in the world by 2050.**

International Trade



As an integral part of the global value chain, Indonesia has recorded consistent trade surpluses due to robust export growth. Commodities Exports account for approximately **60 percent** of all Indonesia's exports. Indonesia records trade surpluses mainly with India, the United States, and Malaysia.

Human Resources



Indonesia is set to experience a demography bonus as its population of **productive age (15-64 years) accounts for more than 70% of the country's total population.** This productive population is more than ready to support any investment coming into the area as Indonesia enters the world's "top movers" in HDI Improvement.

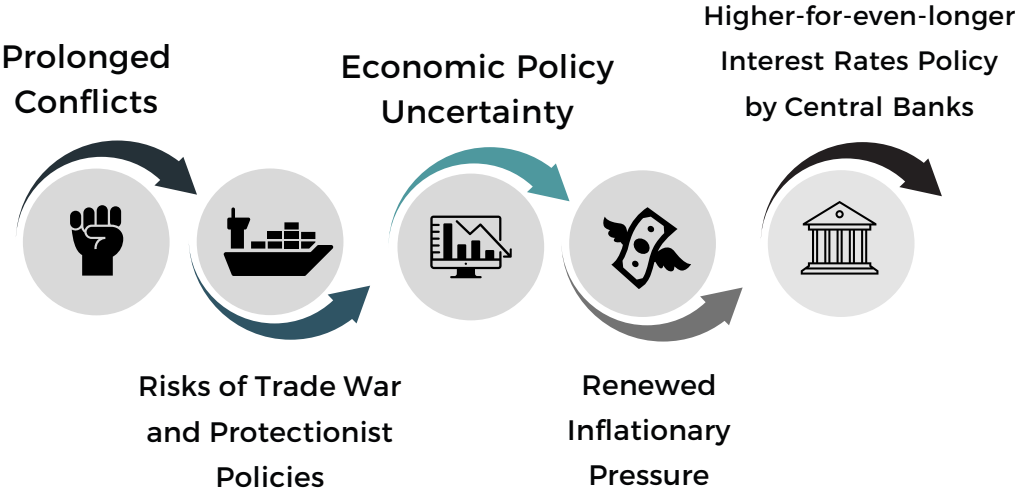
Geographical Position



Indonesia is an archipelagic country in Southeast Asia, situated between the Indian Ocean and the Pacific Ocean. It is strategically located astride or along major sea lanes connecting East Asia, South Asia, and Oceania. At the same time, Indonesia is also the largest archipelagic country in the world.

Macroeconomic Overview

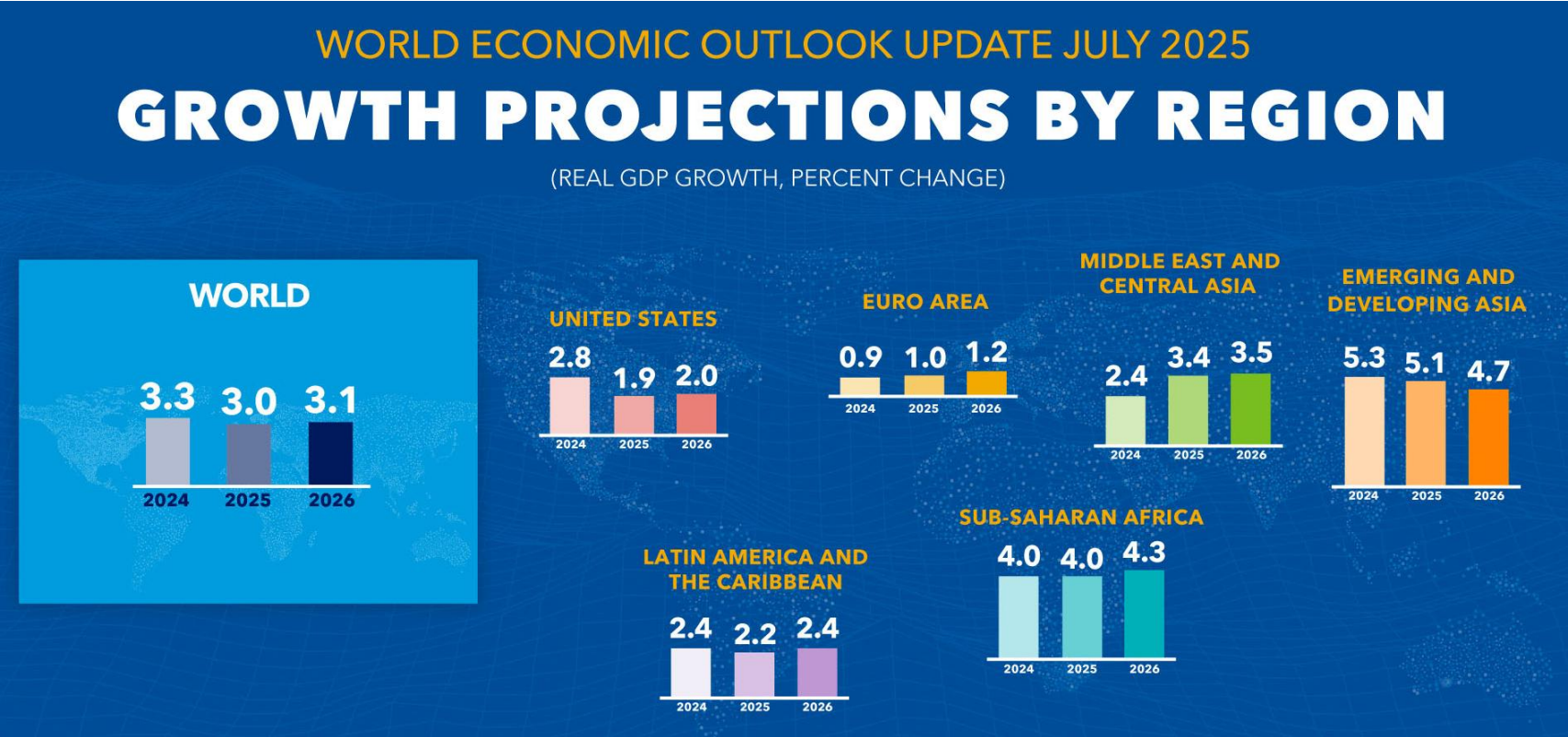
Global Economic Challenges in 2025



Indonesia Economic Prospect

Bank Indonesia forecasts domestic economic growth in 2025 within the range of 4.6-5.5% (yoy), underpinned by increasing investment, particularly non-building investment. Meanwhile, efforts are required to boost household consumption, thereby bolstering domestic demand. Externally, various efforts to strengthen exports must be increased to mitigate the impact of weaker demand in Indonesia's major trading partner countries.

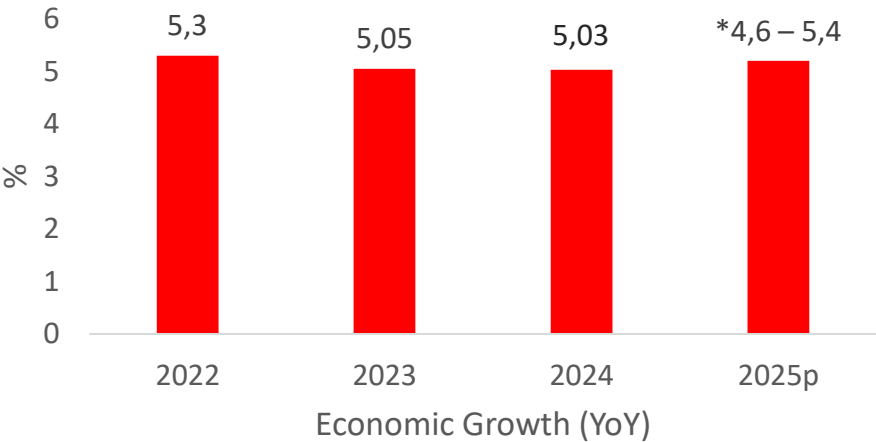
Global Economic Growth Projection



Source: IMF, World Economic Outlook Update July 2025

Global growth is projected at 3.0 percent for 2025 and 3.1 percent in 2026, an upward revision from the April 2025 World Economic Outlook. This reflects front-loading ahead of tariffs, lower effective tariff rates, better financial conditions, and fiscal expansion in some major jurisdictions. Global inflation is expected to fall, but US inflation is predicted to stay above target. Downside risks from potentially higher tariffs, elevated uncertainty, and geopolitical tensions persist. Restoring confidence, predictability, and sustainability remains a key policy priority.

Indonesia Economic Growth Projection



In the midst of global economic moderation, economic growth in Indonesia remains solid. Bank Indonesia projected solid economic growth in 2025 with a bias towards the upper bound of the range between 4.6 -5.8%, supported by the likes of improving domestic demand and persistently strong export performance and down-streaming for strategic commodities

Source: Bank Indonesia

Global Perspective

S&P Global Ratings

- Indonesia has achieved rapid fiscal consolidation, backed by solid revenue growth and well-calibrated policies.
- Economic growth and external settings will stabilize further following the country's recovery from the pandemic. An improved external balance sheet will help the country weather normalizing commodity prices.
- The stable outlook on the long-term rating reflects the expectation that the government will maintain its prudent fiscal stance, with support from economic growth of about 5% per year.

Fitch Ratings

- Indonesia's rating balances a favorable medium-term growth outlook and low government debt/GDP ratio against weak government revenue and lagging structural features, such as governance indicators, compared with the 'BBB' category peers.
- Several external finance metrics, such as its current account, are stronger than pre-pandemic levels but should normalize to some extent in the next few years, on the assumption that commodity prices will fall further.

MOODY'S

- Indonesia's Baa2 rating is underpinned by policy emphasis on macroeconomic stability that increases its resilience to shocks.
- The sovereign's credit profile is supported by its large economy, low fiscal deficit, and debt burden relative to similarly-rated peers. Credit challenges include low revenue mobilization and consequently weak debt affordability, as well as a reliance on external funding.

Year	S&P	Fitch	Moody's
2006	B+	BB-	B1+
2007	BB-	BB-	B1+
2008	BB-	BB-	Ba3
2009	BB-	BB	Ba2
2010	BB	BB+	Ba2
2011	BB+	BB+	Ba1
2012	BB+	BBB-	Baa3
2013	BB+	BBB-	Baa3
2014	BB+	BBB-	Baa3
2015	BB+	BBB-	Baa3
2016	BBB-	BBB-	Baa3
2017	BBB-	BBB	Baa3+
2018	BBB-	BBB	Baa2
2019	BBB	BBB	Baa2
2020	BBB	BBB	Baa2
2021	BBB	BBB	Baa2
2022	BBB	BBB	Baa2
2023	BBB	BBB	Baa2
2024	BBB	BBB	Baa2

Source: National Financial Authority (Otoritas Jasa Keuangan)

Aceh Economic Overview





Aceh Province



15th
Most Populous Province



5,554,815
Population in 2024

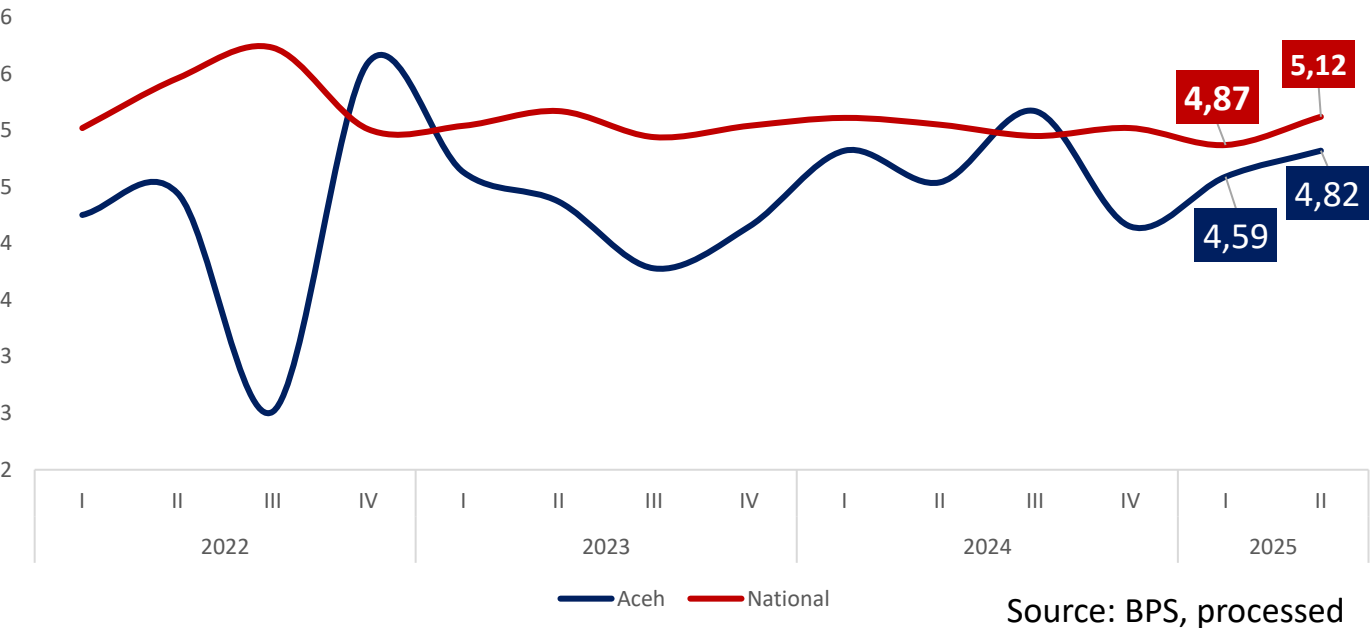


58,375.63 *km*²
Total Area of Aceh

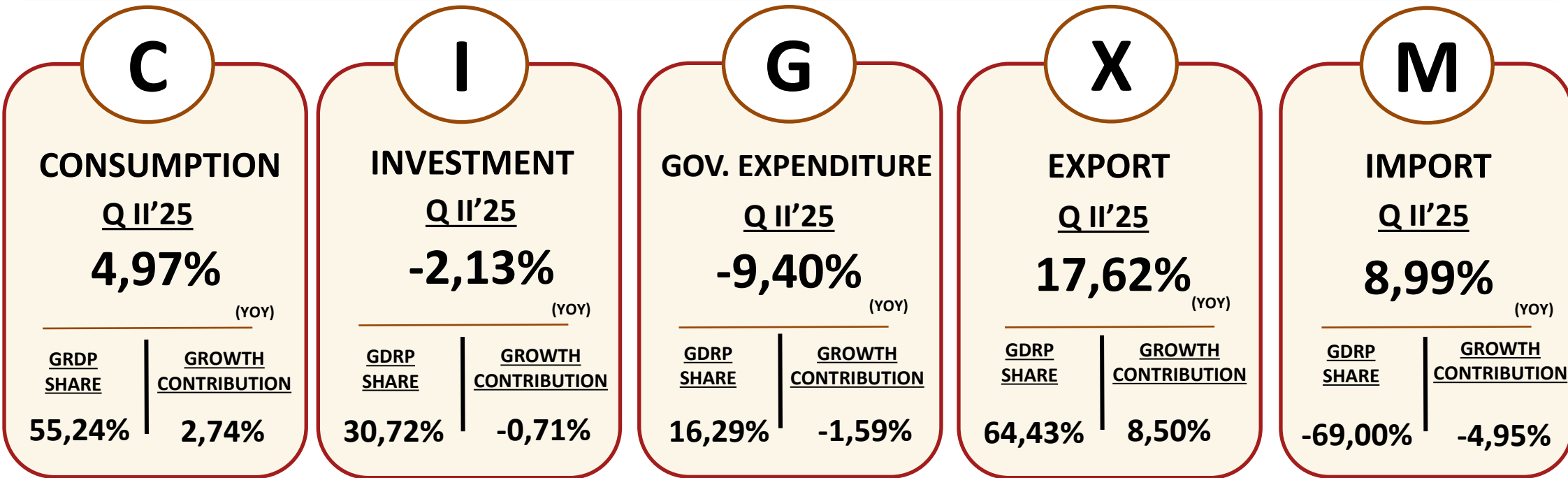
Aceh Macroeconomic Overview

Aceh economic growth in the second quarter of 2025 grew by 4,82% (yoy), beating market expectations and higher than last quarter's growth of 4,59%. On the demand side, the economy was driven primarily by consumer expenditure and export. Meanwhile, the supply side was primarily driven by agriculture, transportation, trade, and industry.

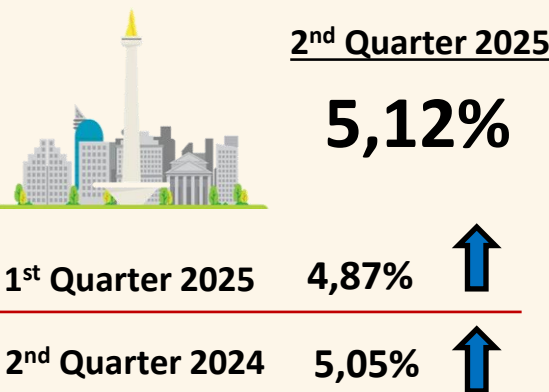
ACEH ECONOMIC GROWTH (% , YOY)



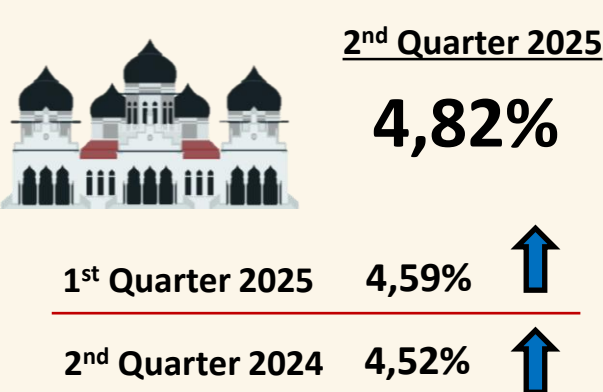
DEMAND



NATIONAL GDP (YoY)



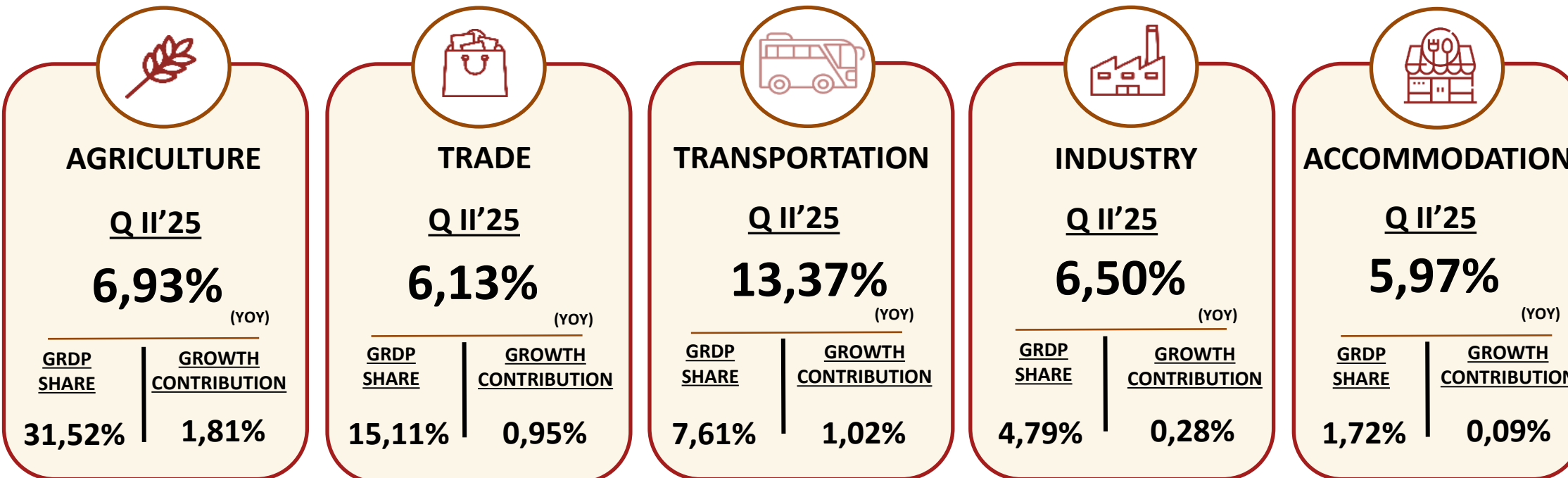
ACEH GDRP (YoY)



ACEH GRDP (NOMINAL)

	Q I 2025	Q II 2025
Current Price	Rp 61,74 Trillion	Rp 63,84 Trillion
Constant Price	Rp 38,38 Trillion	Rp 39,54 Trillion

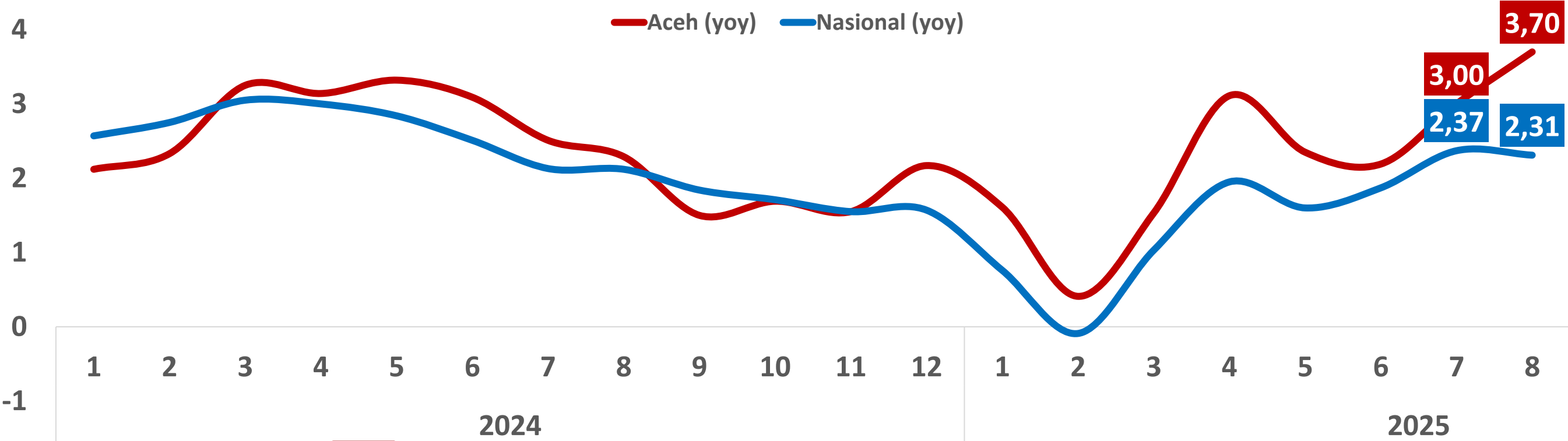
SUPPLY



Aceh Macroeconomic Overview

Recent inflation level in Aceh shows a good sign of stability with its moderate pace within the national target range of 2,5% ± 1%

Inflation Level Comparison: Aceh & Nasional



Aceh Deflation level in August 2025 was recorded stable at 0,78% (mtm) and 3,70% (yoy). The stability of Aceh's inflation will continue to be maintained within the national inflation target.

Aceh's inflation is slightly above the target range yet remains at a safe level.

Prioritizing inflation awareness to all stakeholders by raising the issue in related forums should alleviate the root causes of inflation.

Aceh inflation level by the end of 2025 will be approximately within the range of the national inflation target of 2,5% ± 1%

Top 5 Inflationary goods in August (yoy)



Rice



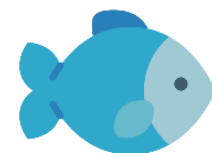
Shallots



Gold Jewelry



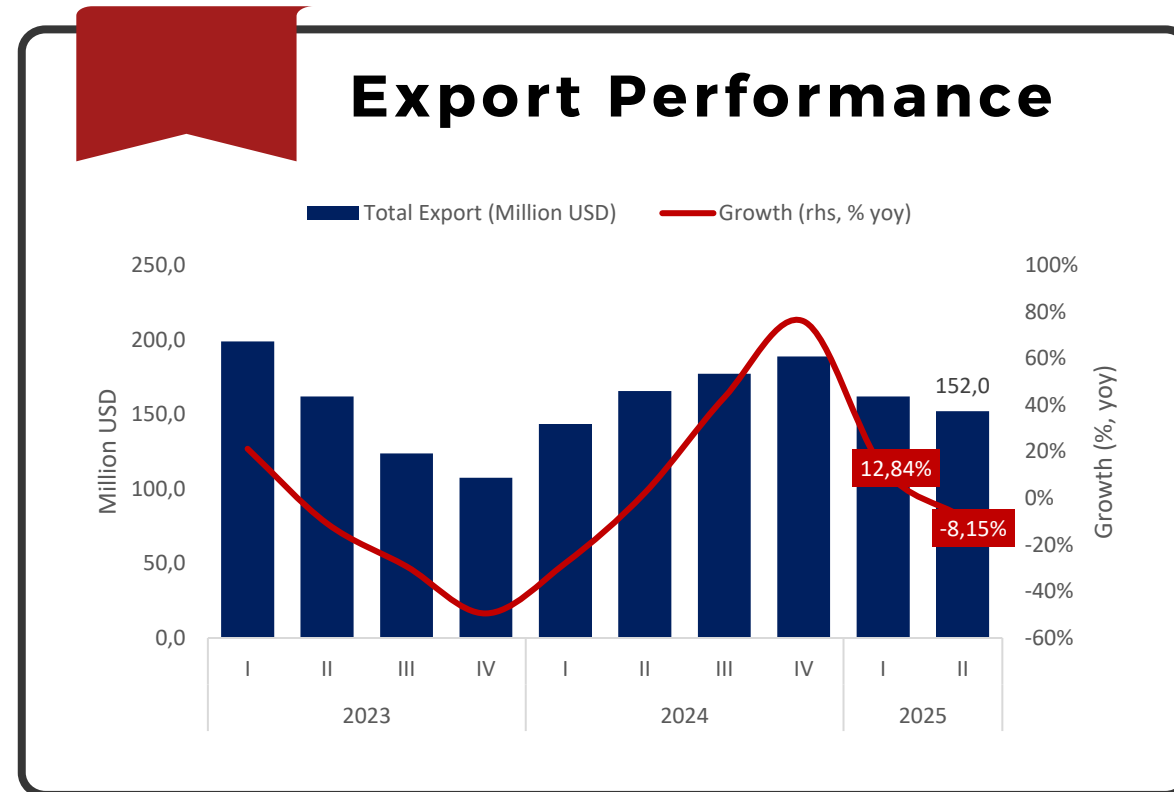
Machine-made Kretek cigarettes



Indian mackerel

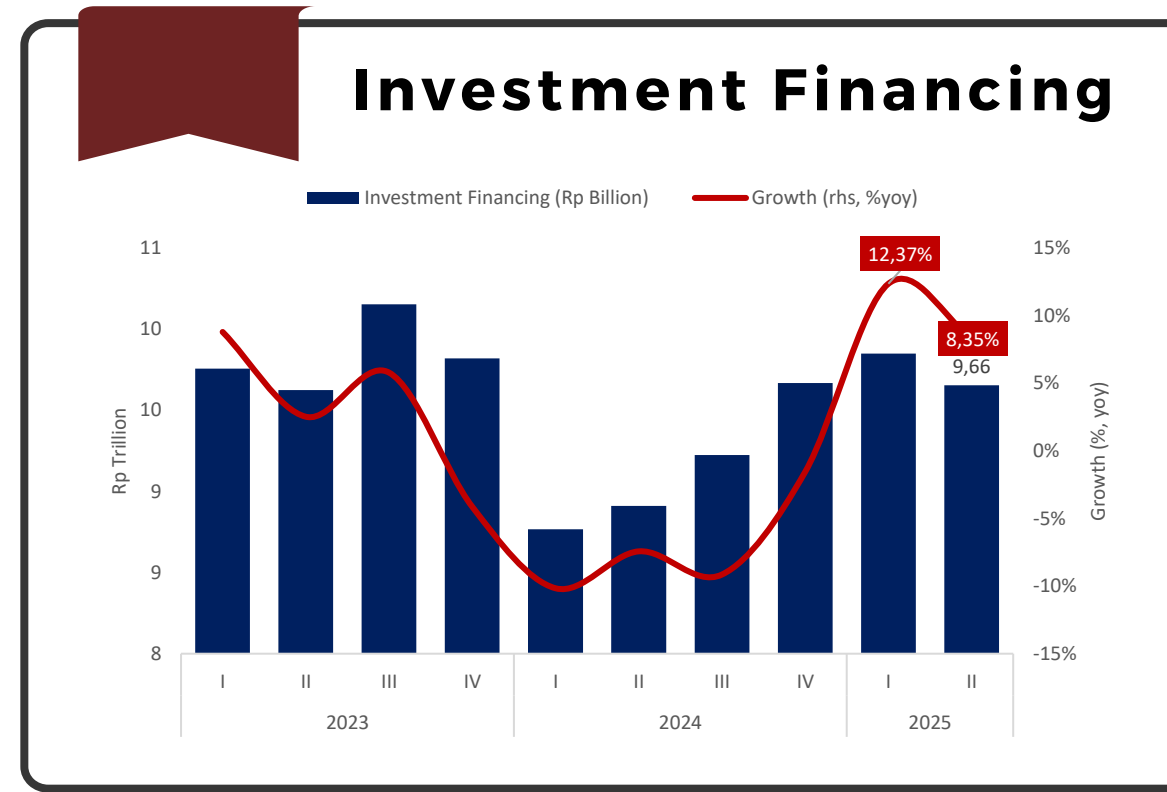
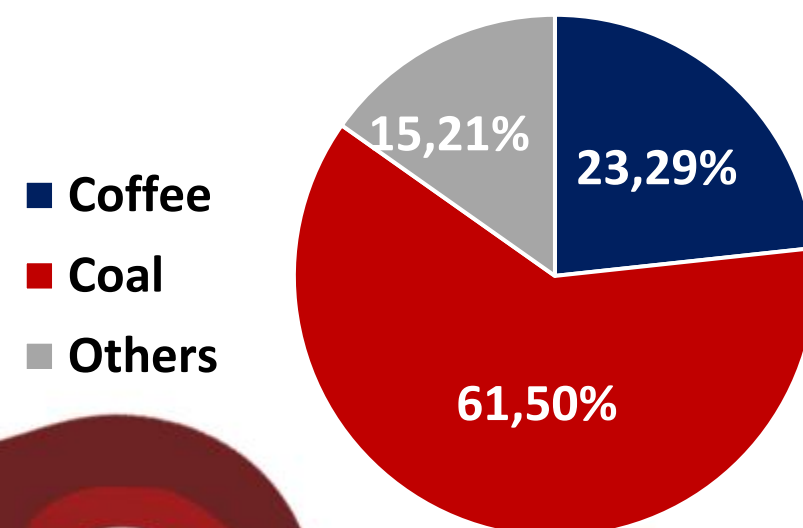
Aceh Macroeconomic Overview

Aceh's economy shows promising momentum, driven by strong export performance and resilient investment financing



In the 2nd Quarter of 2025, Export Activities in Aceh contracted by -8,15% (yoy) and was recorded at USD 152 Million

Prominent commodities in Aceh are coals, coffee, palm oil, and areca.



In the 2nd Quarter of 2025 Investment Financing in Aceh increased by 8.35% (YoY) and was recorded at IDR 9,66 Trillion.

Investments will kick-start a multiplier effect in the economy and boost growth across multiple sectors. An increase in investments will help to drive aggregate demand and short-run economic growth.

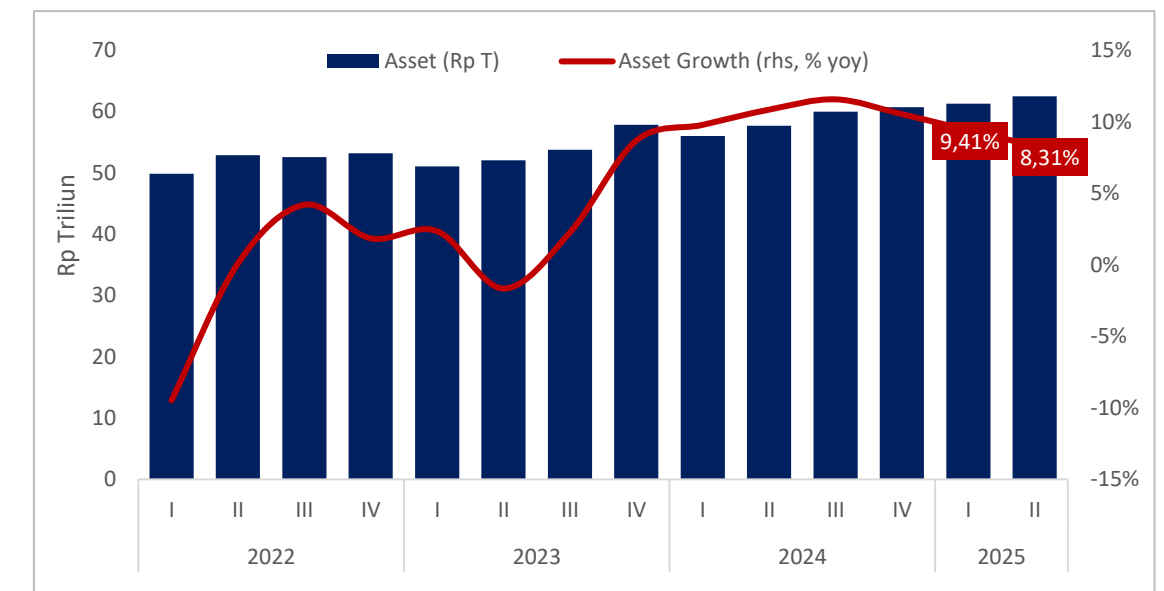
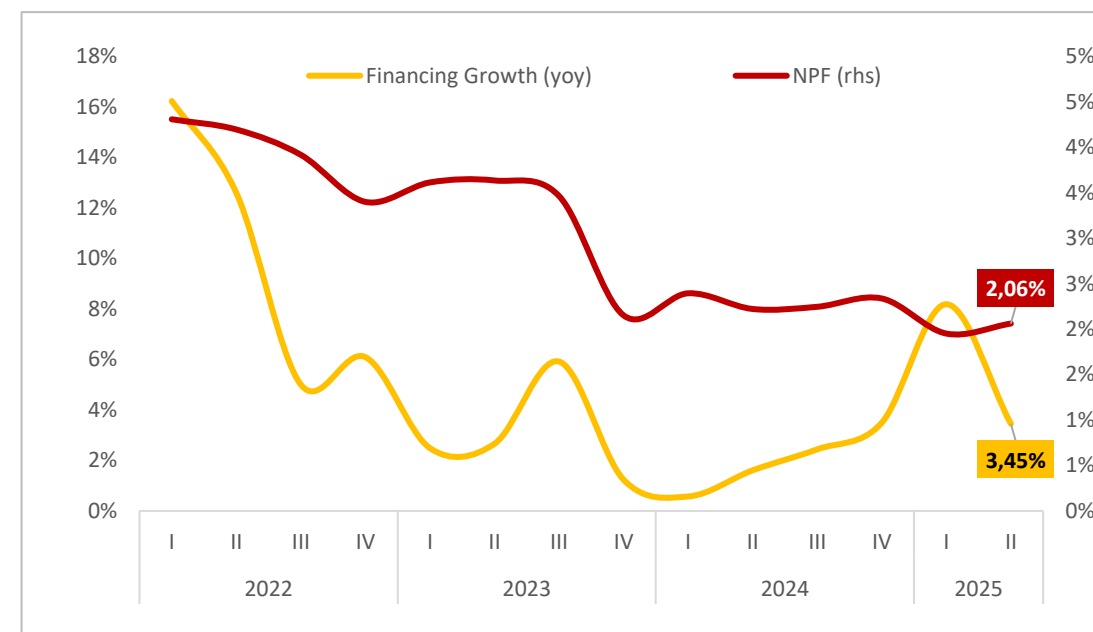
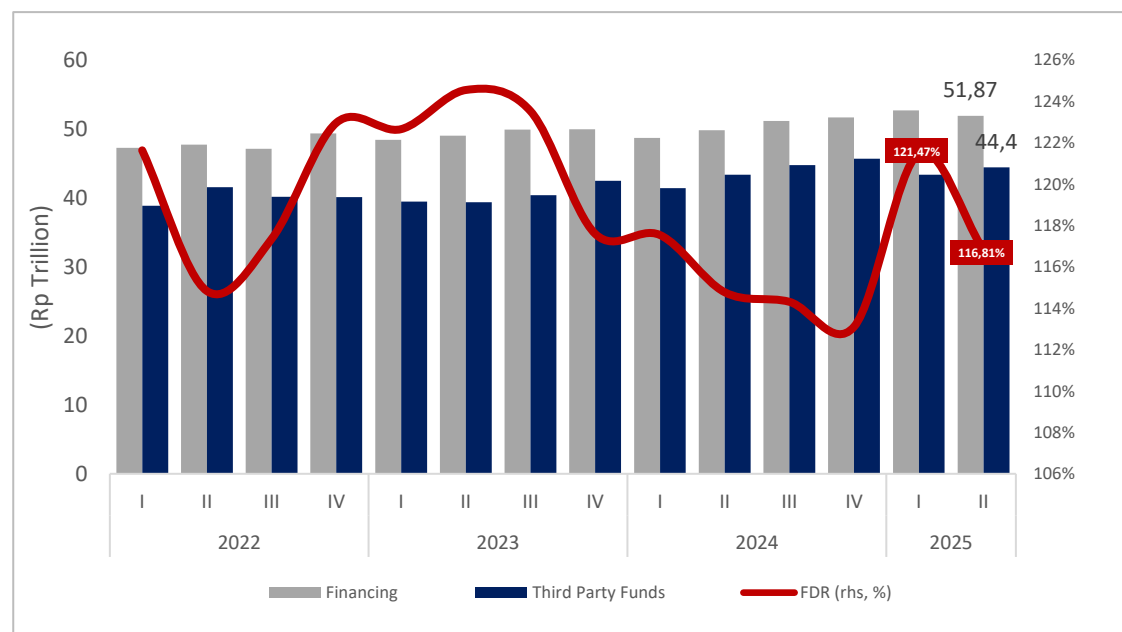
Banking Industry in Aceh

Following a major banking reform in 2018, Aceh's financial sector stayed resilient, showing growth in financing, assets, and third-party funds. With the rise of sharia-compliant financing, this optimism is set to continue, driving future growth.

Keeping the financial industry prudent is crucial in maintaining economic stability. Macroprudential stability of the financial sector must be kept in order to keep a healthy and seamless intermediaries that help in boost the economy

Aceh financial system has a distinctive characteristic with the implementation of The Sharia Financial System Law since 2018.

With the full implementation of The Sharia Financial System Law in Aceh on January 4th, 2022, all banks and non-bank financial service institutions must convert their businesses and operations to sharia-compliant system within the 3-year transitional period.



The resiliency of the financial sector in Aceh is also reflected on the ever-increasing numbers of financing, third-party funds, and FDR

Recently, the financing to deposit ratio (FDR) was recorded at a good level at 116.81%. The total amount of financing in Aceh was recorded at IDR 52.64 Trillion, whilst the third-party funds currently stands at IDR 43.34 Trillion.

While there is a significant decrease of NPF from 2,34% in the 4th quarter of 2024 to 1,95% in 1st quarter of 2025, it is still way well below the healthy limit of 5%.

Total Assets of Banks in Aceh as of Q1 2025 is at IDR 61 Trillion

After experiencing a major law change in the banking system in 2018, the entire financial sector in Aceh remained optimistic as shown by increases in financing, assets, and third-party funds. The optimism is poised to continue into the years ahead, as sharia-compliant financing is growing and ever more preferred.

Regional Development Plan

Aceh's regional development plan is driven by **4 strategic pillars**, designed to foster sustainable growth, strengthen the economy, and improve the well-being of its people

Human Resources



- Increasing the number of talented human resources in IT and STEM Fields
- Development of various innovation centers
- Escalation of entrepreneurship and creativity skills through the transfer of knowledge
- Equipping individuals with future-ready skills through targeted training programs, educational initiatives, and capacity-building efforts.

Economy



- Development of prime commodity information and marketing center
- Enhancement of SMEs' partnership and corporatization
- Development of agroindustry and manufacturing cluster
- Development of the downstream industry of prime commodities

Infrastructure



- Expansion of telecommunication infrastructure
- Development of regional collaboration towards an IT-based economy
- Improvement of physical infrastructure to support connectivity

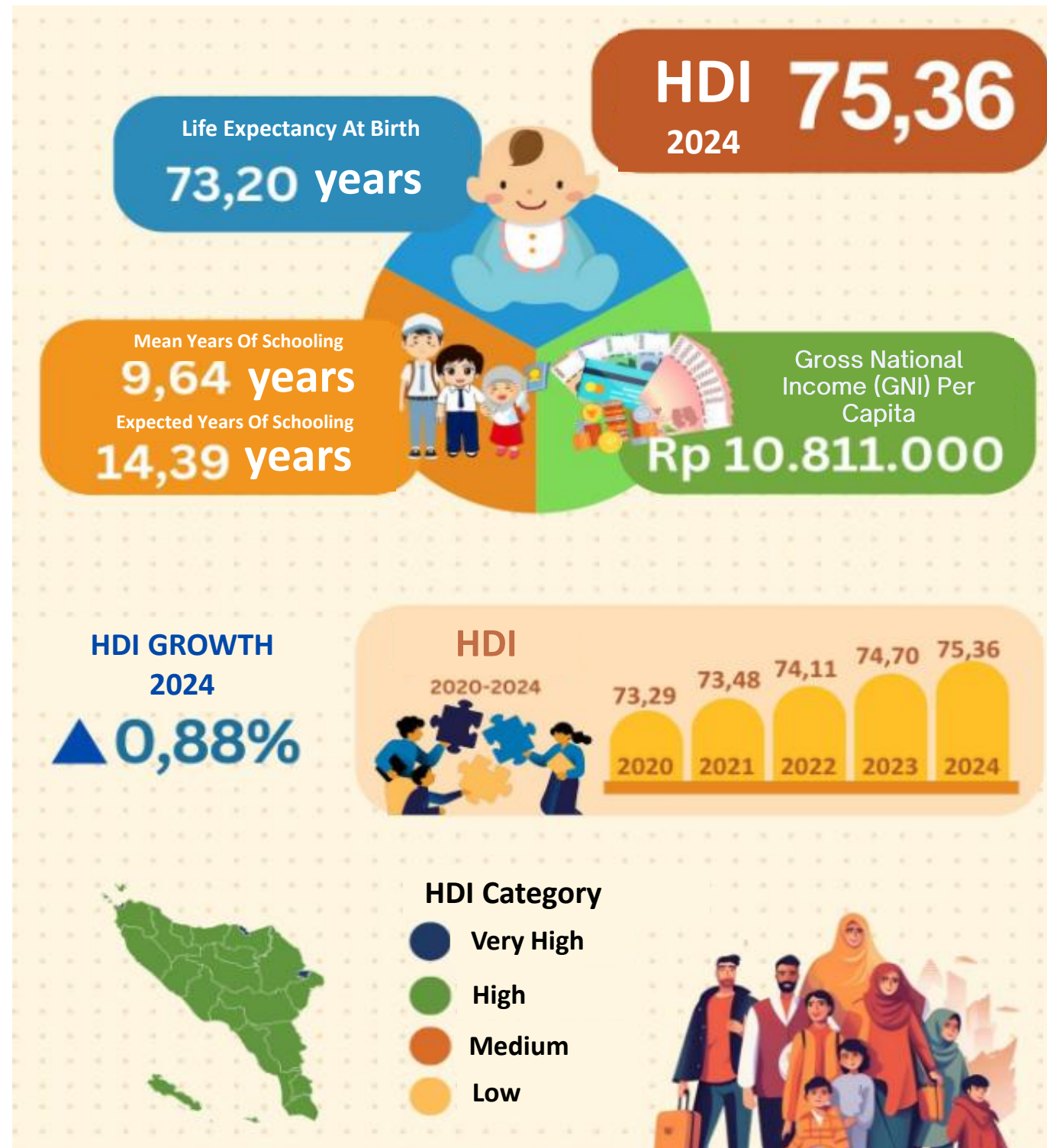
Governance



- Enhancement of public policy effectiveness to stimulate investment
- Development of e-government to boost public services
- Enhance public services to stimulate a good governance ecosystem

Aceh Human Development Index

The Quality of human resources in Aceh Province continues to show improvement



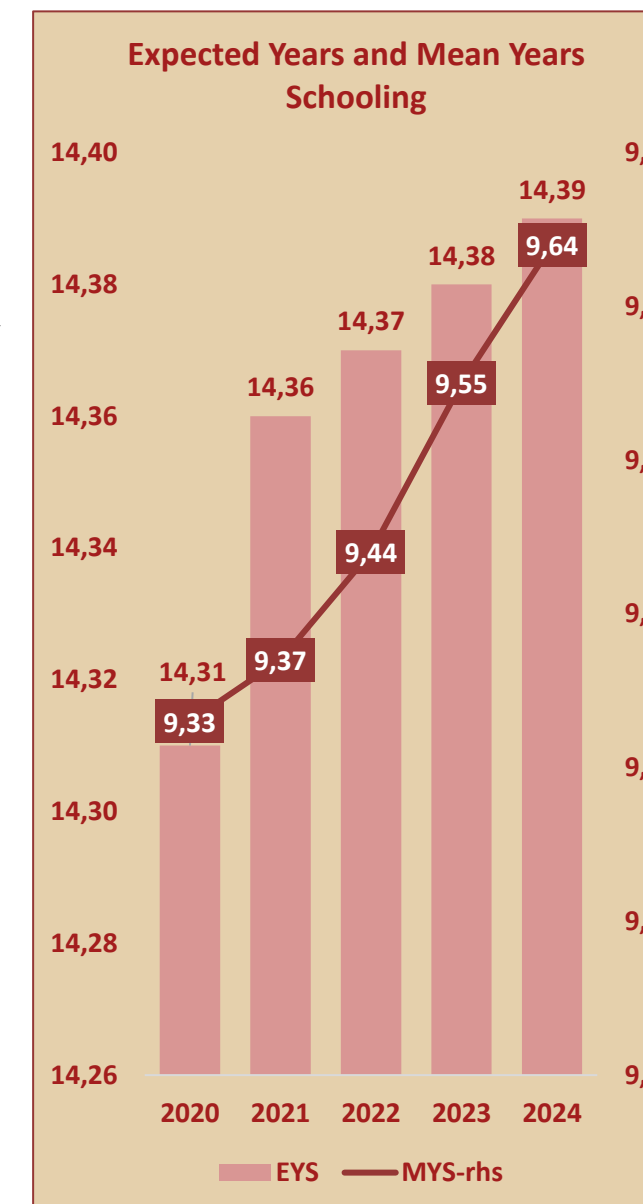
Source: Central Bureau of Statistics (BPS)

Education

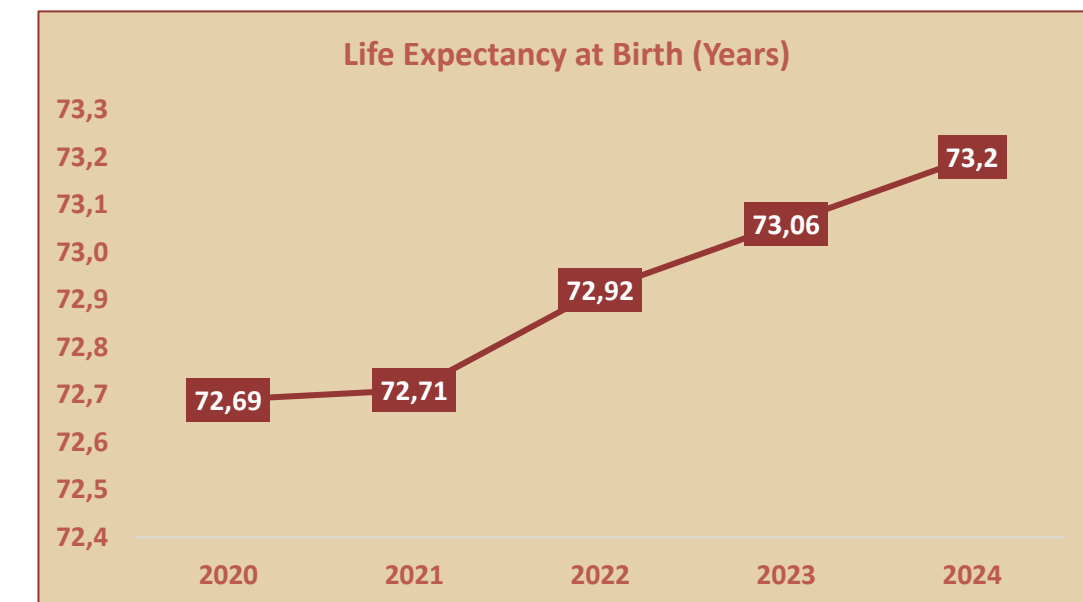
96 Universities
7 Private University
89 Public University

539 High Schools
145 Private School
394 Public School

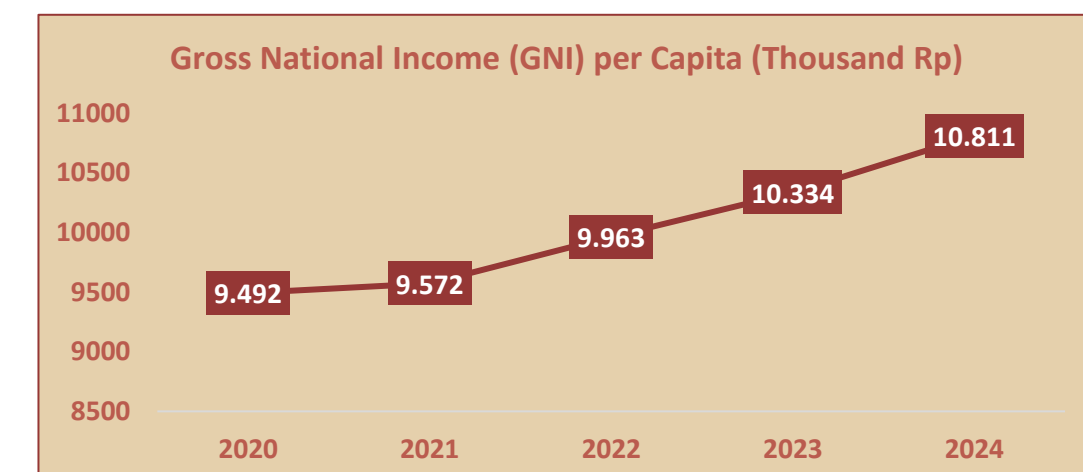
222 Vocational Schools
69 Private School
153 Public School



Health

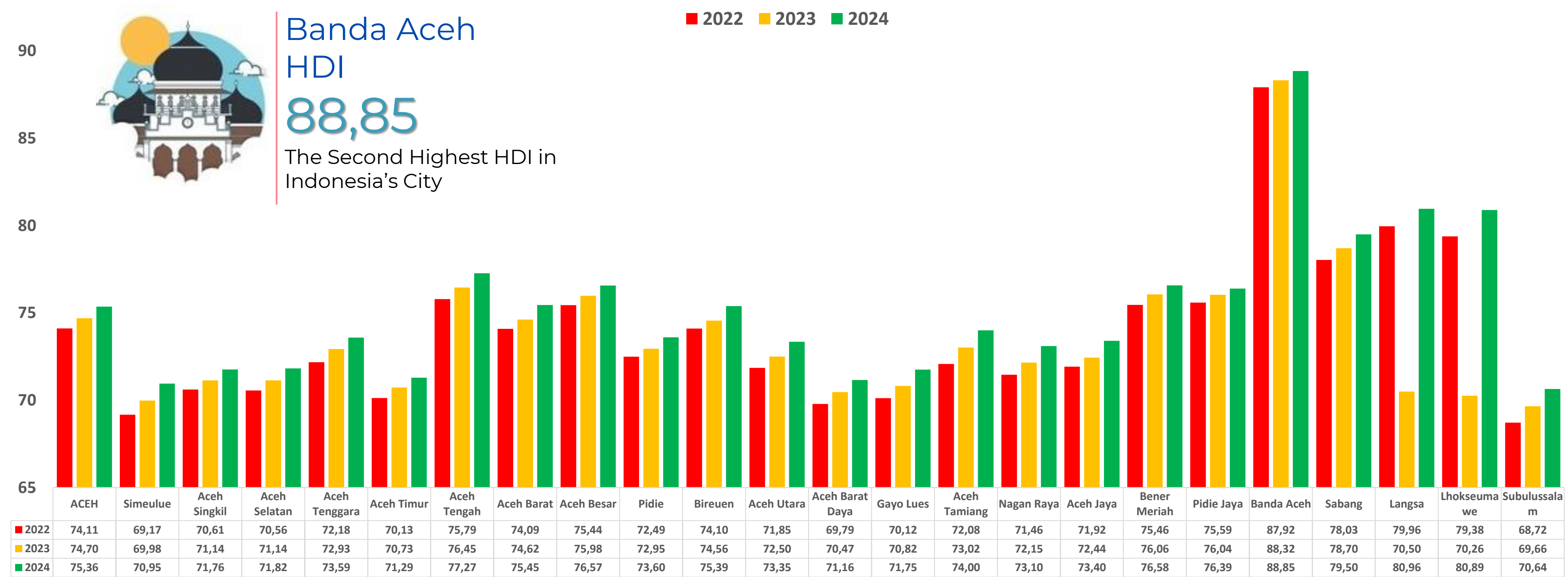


Income



Aceh Human Development Index

In 2024, Banda Aceh as the capital city of Aceh Province posses the highest HDI among all regions, even securing the second-highest HDI amongst all cities in Indonesia. Moreover, from 2020 to 2024, HDI in Aceh has increased on a positive track.



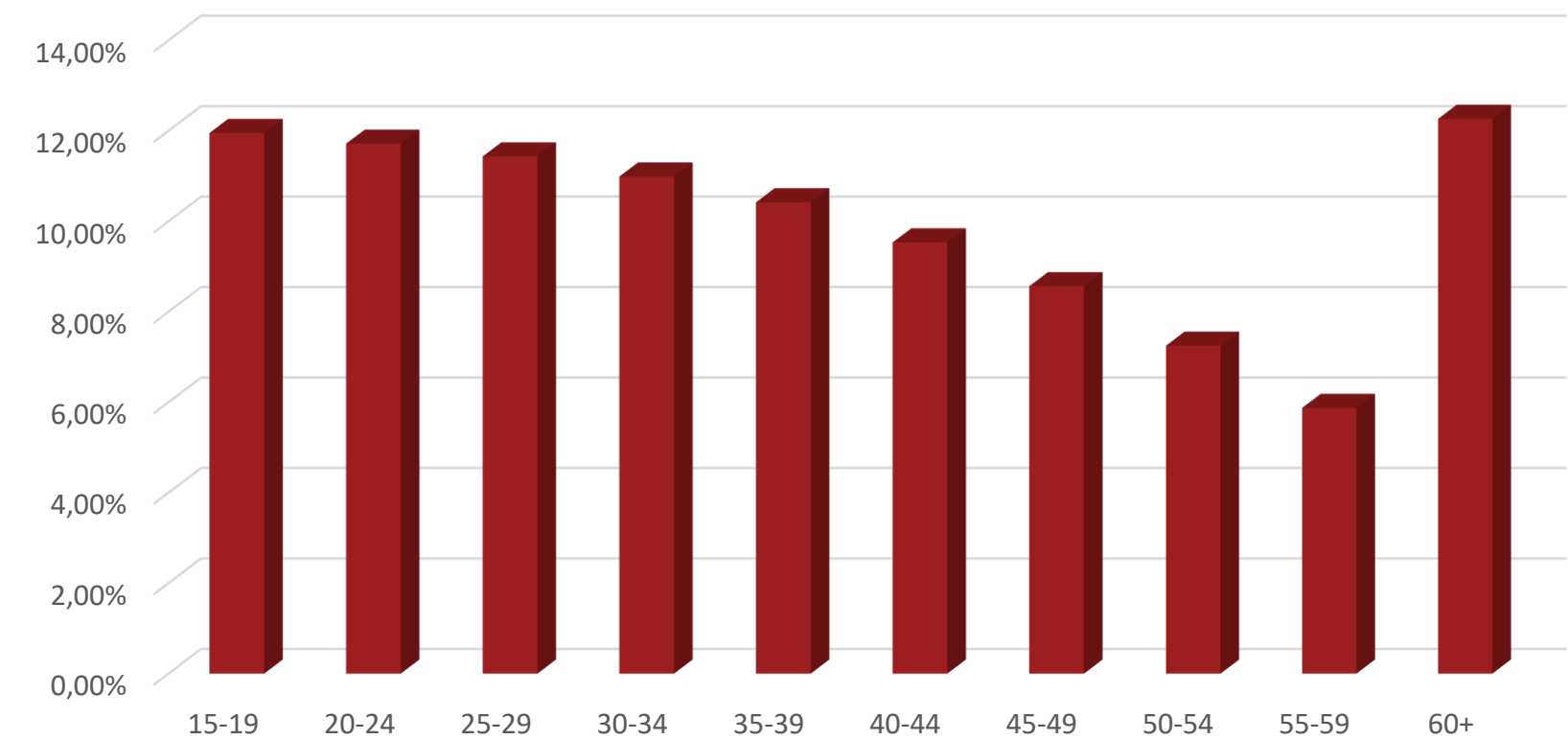
Source: Central Bureau of Statistics (BPS)

Aceh Employment

Aceh has the potential for abundant resources to support the industry

Aceh is expected to have a peak demographic dividend in 2027*, which will facilitate the hiring of potentially productive labor.

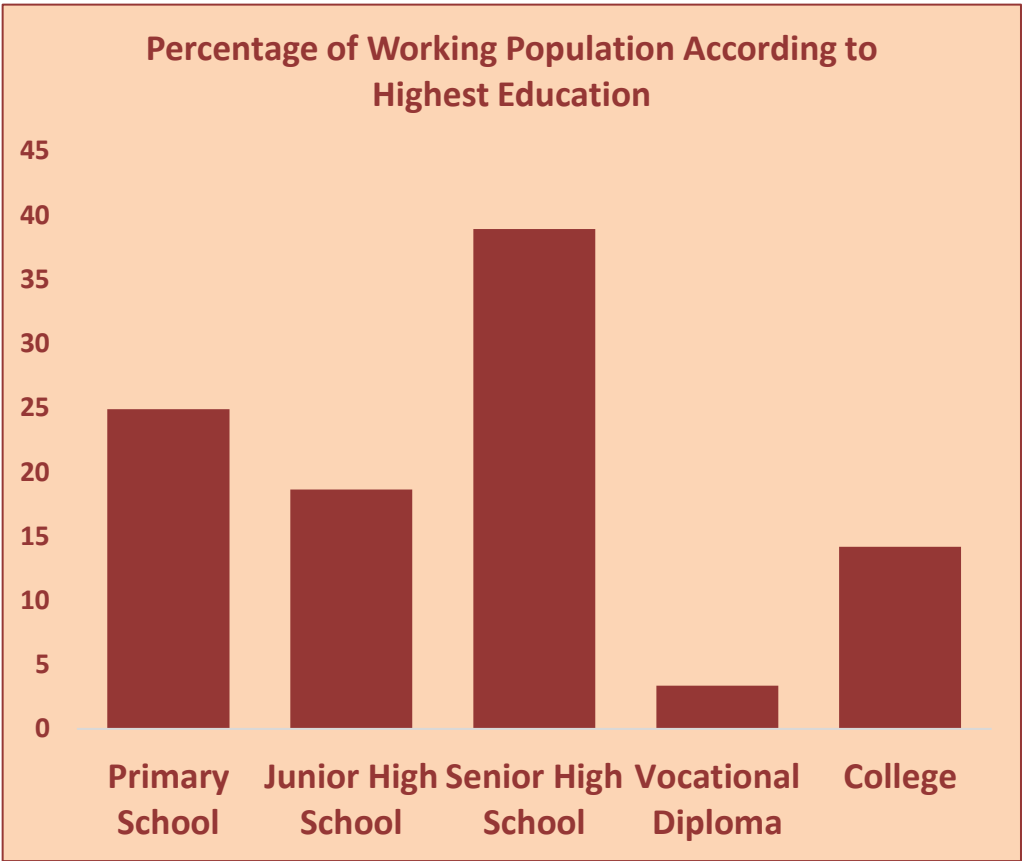
Percentage Working Age Population by Age Group



*(Chief BKKBN, 2023)

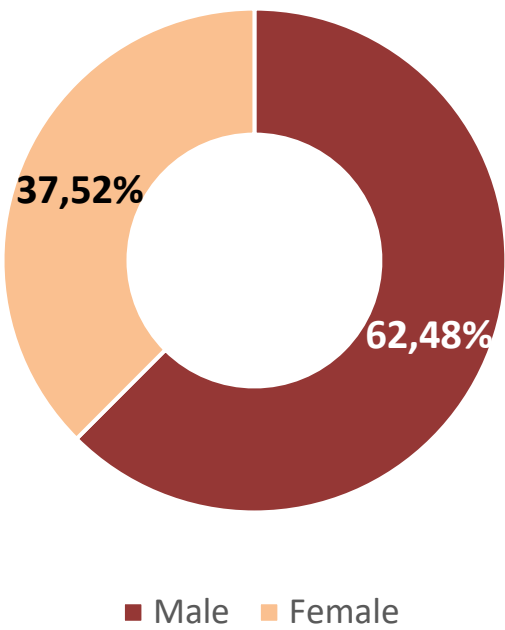
Source: Central Bureau of Statistics (BPS) Aceh Province

Aceh possesses variation in educational level of manpower, dominated by male manpower



Source: Central Bureau of Statistics (BPS) Aceh Province

Percentage of Working Age Population by Gender




Minimum wage was
IDR3.685.616
in 2025
(equivalent to USD224,05)* per
month
(\$1 = Rp16.450)

Regional Connectivity



Infrastructure - Airport

The existence of 13 airports in Aceh, both International and Domestic, becomes the accessibility point in supporting your business overseas.

	Number of Airport	Class	ARFL (Aeroplane Reference Field Length)
		A	ARFL < 800 m
	3 (K, L, M, N)	B	800 m <= ARFL <1200 m
	5 (C, D, F, H, J)	C	1200 m <= ARFL < 1800 m
	5 (A, B, E, G, I)	D	1800 m <= ARFL



	About 8 Hours	
Jeddah		Banda Aceh
	About 1,3 Hours	
Kuala Lumpur		Banda Aceh
	About 2,4 Hours	
Jakarta		Banda Aceh



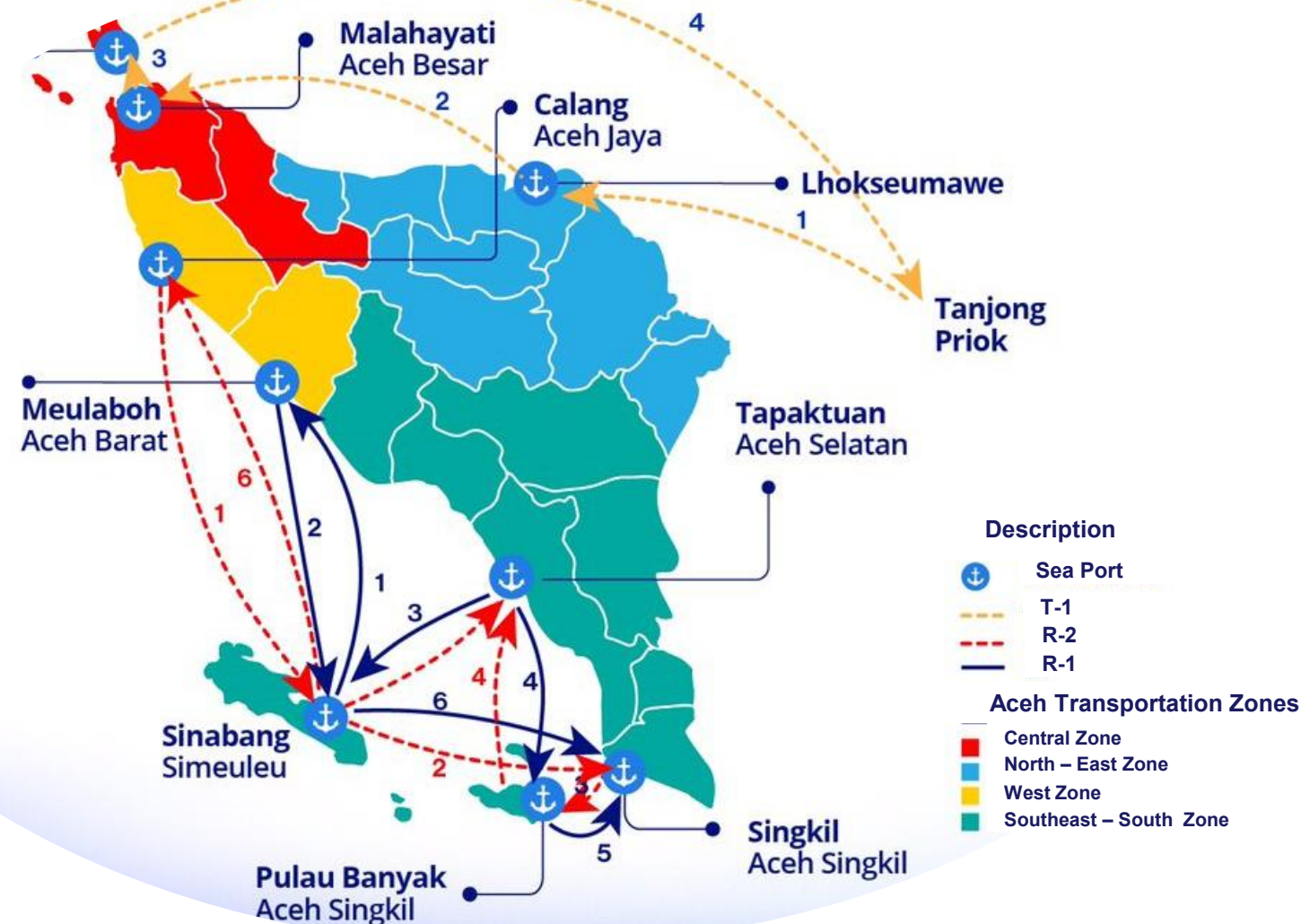
Sultan Iskandar International Airport (SIM) is located only 40 minutes away from downtown Banda Aceh and is one of 12 international airports in Indonesia. SIM Airport won the World's Best Airport for Halal Travelers in the World Halal Tourism Awards 2016, serving seasonal Hajj flights to Jeddah. Before the COVID-19 pandemic, SIM Airport also won the K3 Award from the Ministry of Manpower in 2023

Infrastructure - Seaport

Logistics costs can be eliminated by utilizing the port as a transportation facility for export and import or transportation between provinces.

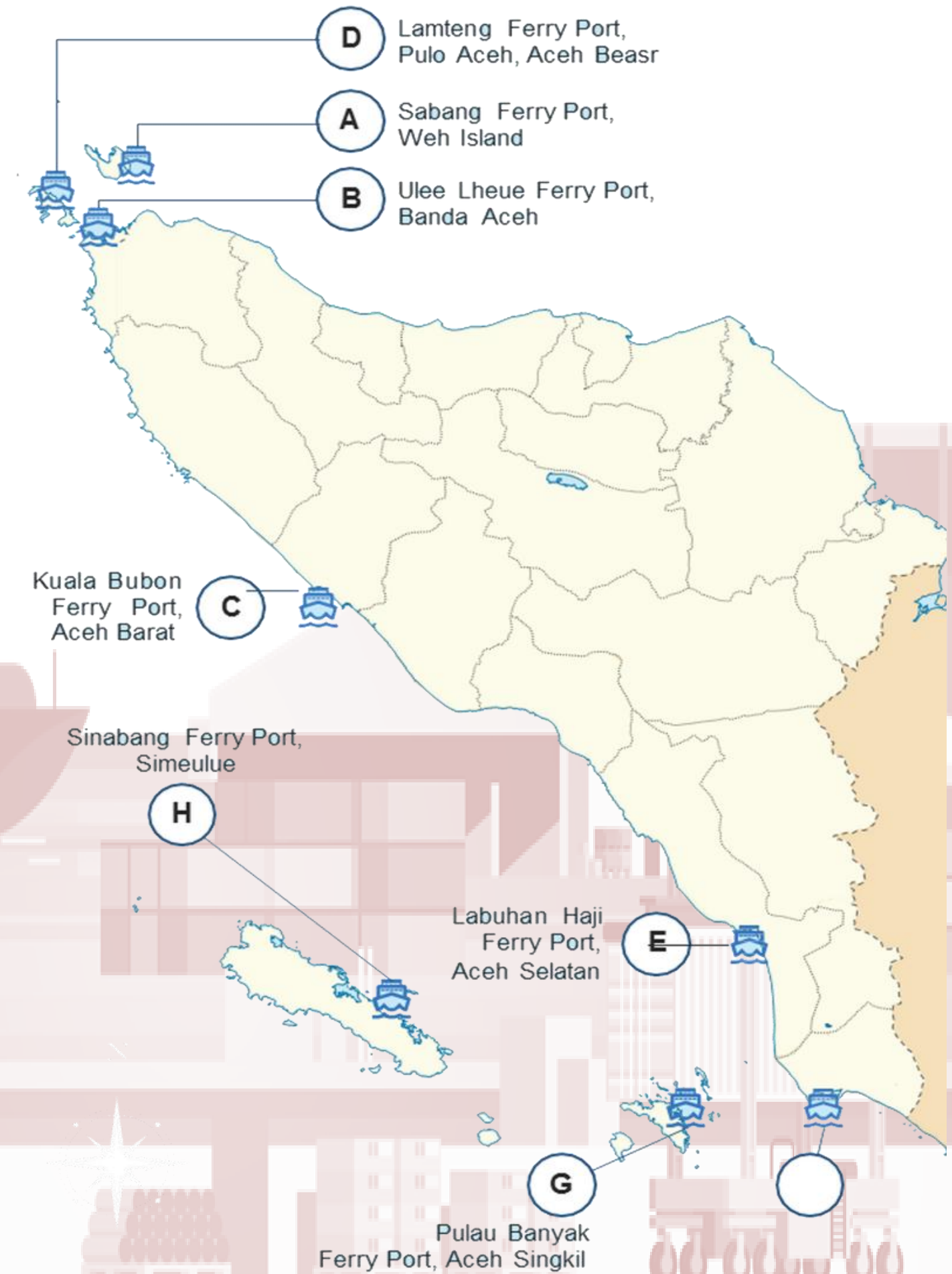


Regional Marine Highways Network



Infrastructure - Passenger Terminal

The ferry port is ready to become a transportation route accessible to various amazing tourist destinations in Aceh.



Infrastructure – Roads

The road infrastructure is ready to support smooth and efficient access to key investment locations across Aceh, connecting industrial zones, ports, and emerging economic hubs — paving the way for stronger business growth and regional development.



Infrastructure - Energy

Aceh's reliable and expanding energy infrastructure now **operates at a surplus**, ensuring a steady, uninterrupted power supply to fuel industrial activities and support new investments. With **15.6% of its energy mix coming from renewable sources** — and continuing to grow — Aceh is building a sustainable, resilient foundation for long-term business expansion and green economic growth



	Transmission System	Isolated System
Installed Capacity	1014.1 MW	31.36 MW
Peak Load	563 MW	24.96 MW
Surplus	451 MW	6.67 MW



Regional Investment Update

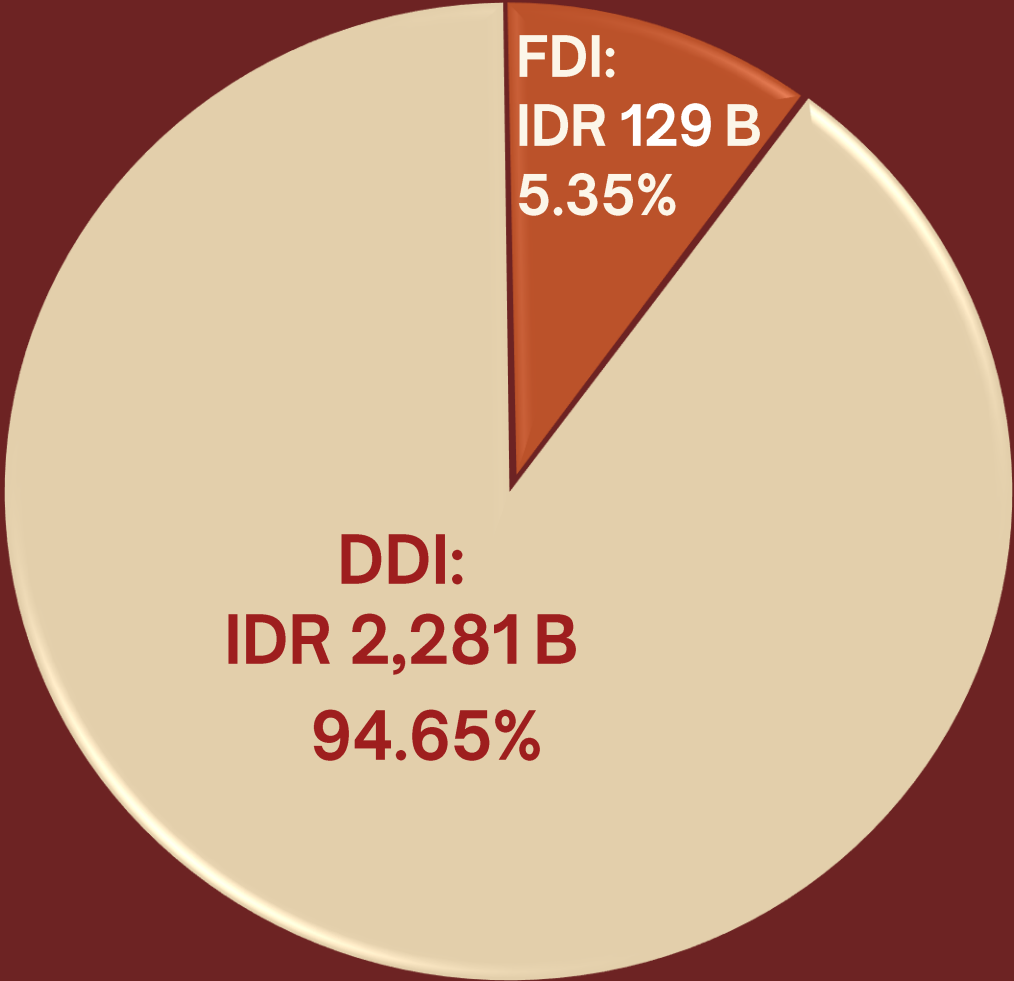


Total Investment Realization

Yearly Comparison

Q2 of 2024

Total IDR 2,410 Billion

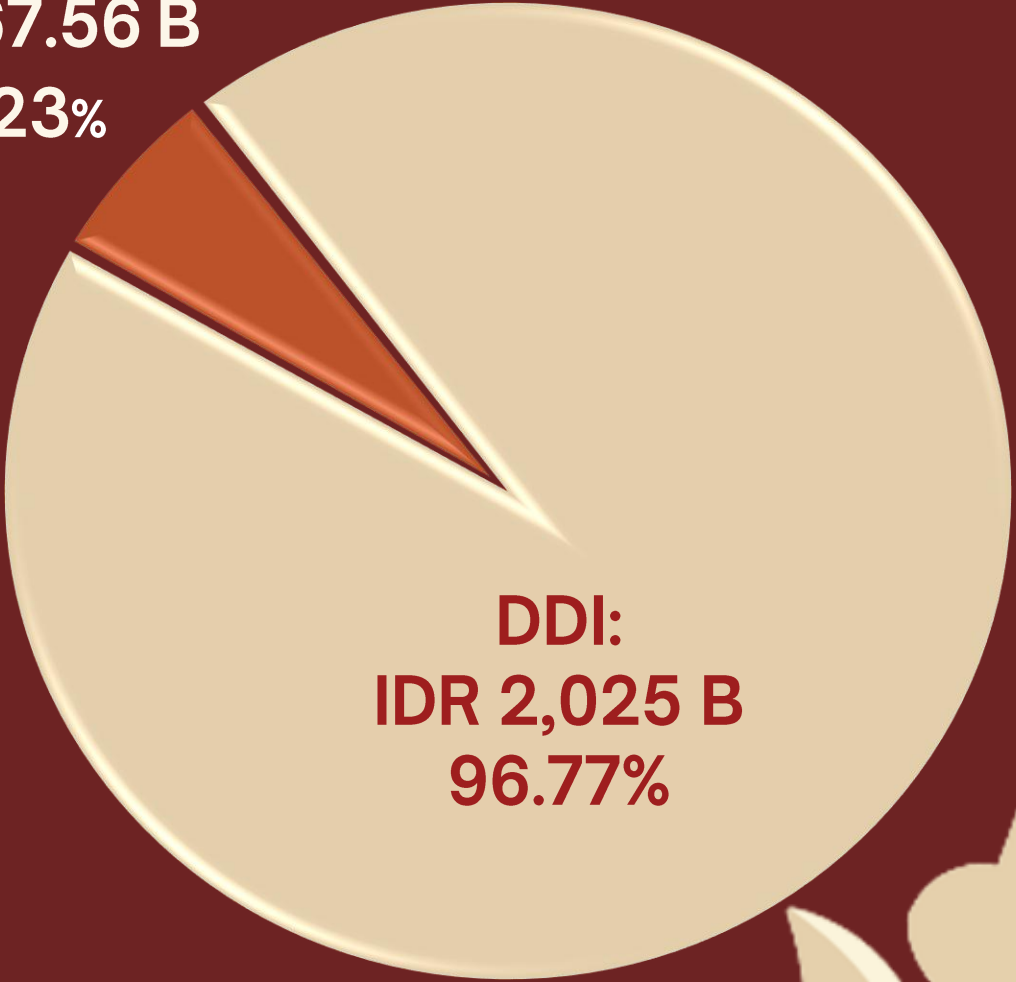


■ DDI ■ FDI

Q2 of 2025

Total IDR 2,093 Billion

FDI:
IDR 67.56 B
3.23%



■ DDI ■ FDI

Realization	Y-o-Y
Domestic Direct Investment (DDI)	<div></div> -11.23%
Foreign Direct Investment (FDI)	<div></div> -47.67%
Total	<div></div> -13.18%

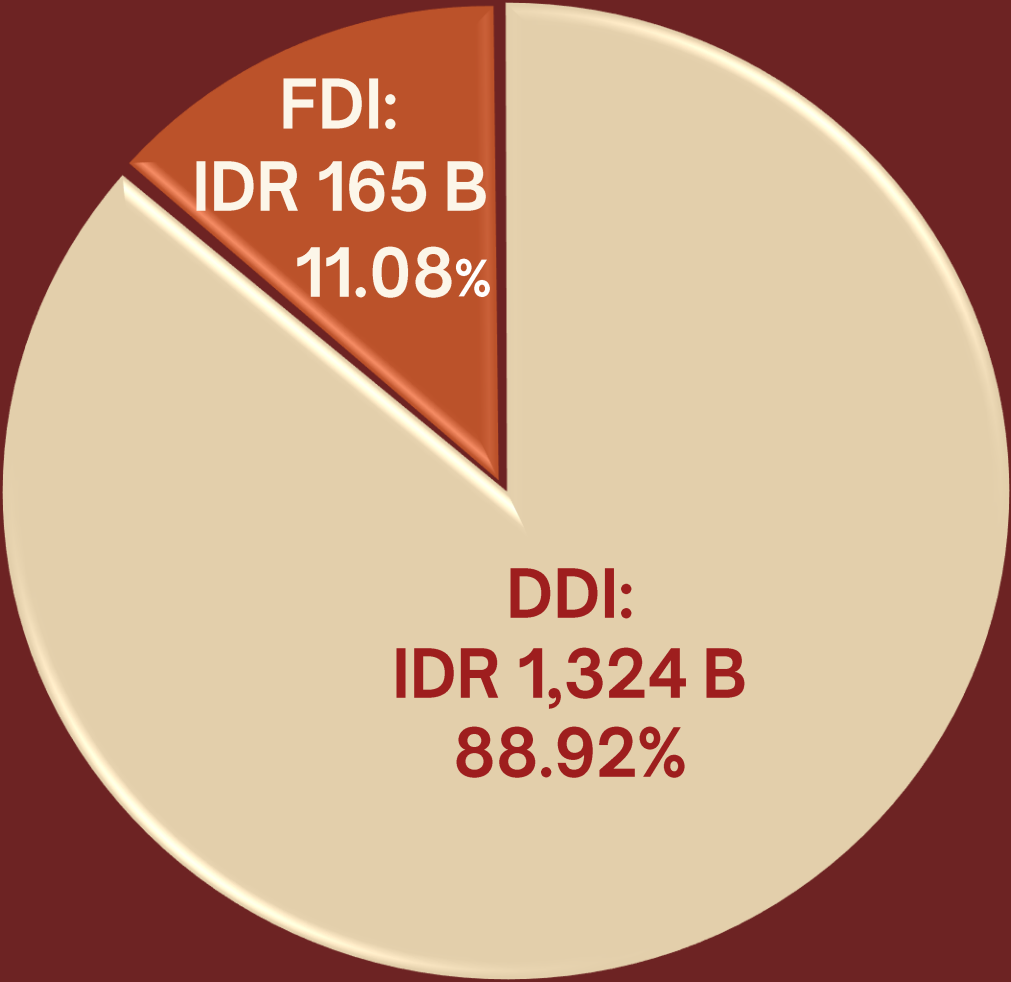
Source: Aceh Investment Agency
(DPMPTSP Aceh)

Total Investment Realization

Quarterly Comparison

Q1 of 2025

Total IDR 1,489 Billion

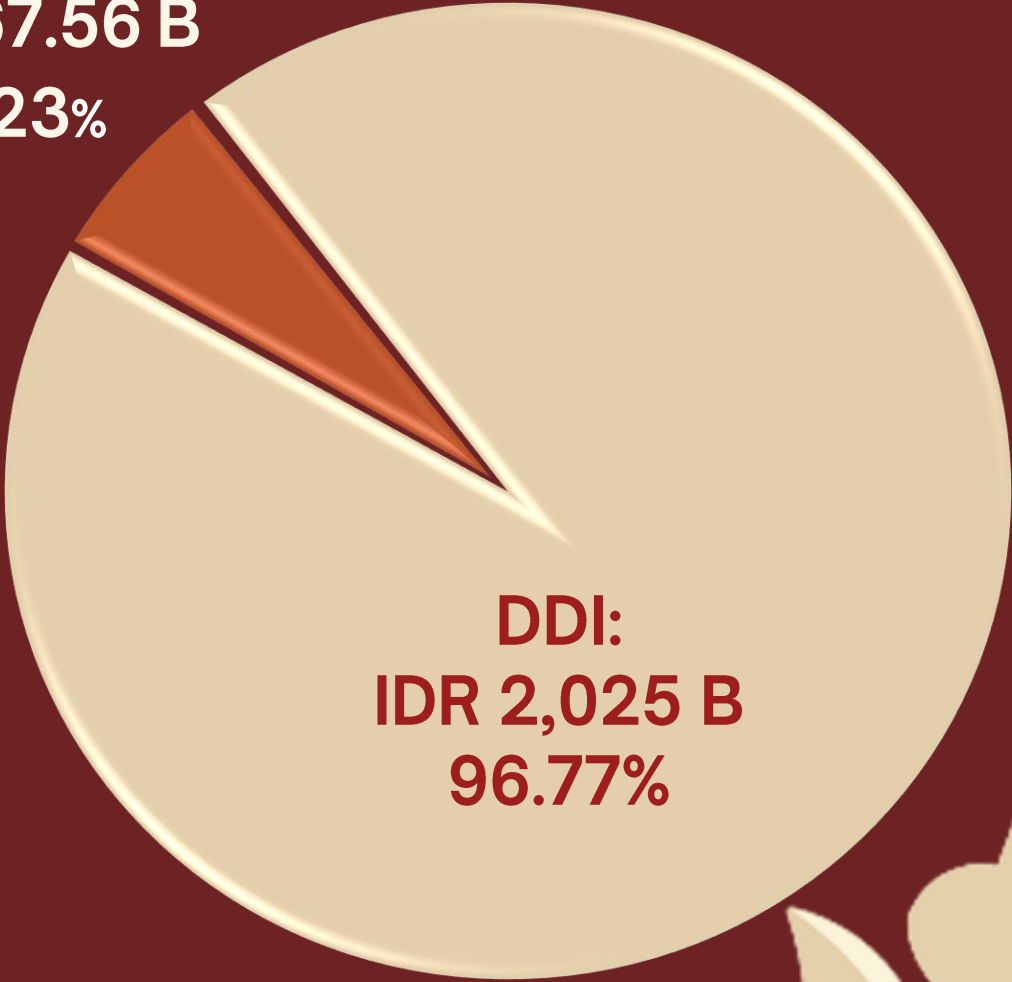


■ DDI ■ FDI

Q2 of 2025

Total IDR 2,093 Billion

FDI:
IDR 67.56 B
3.23%



■ DDI ■ FDI

Realization	q-t-q
Domestic Direct Investment (DDI)	▲ 52.97%
Foreign Direct Investment (FDI)	▼ -59.08%
Total	▲ 40.54%

Source: Aceh Investment Agency
(DPMPTSP Aceh)

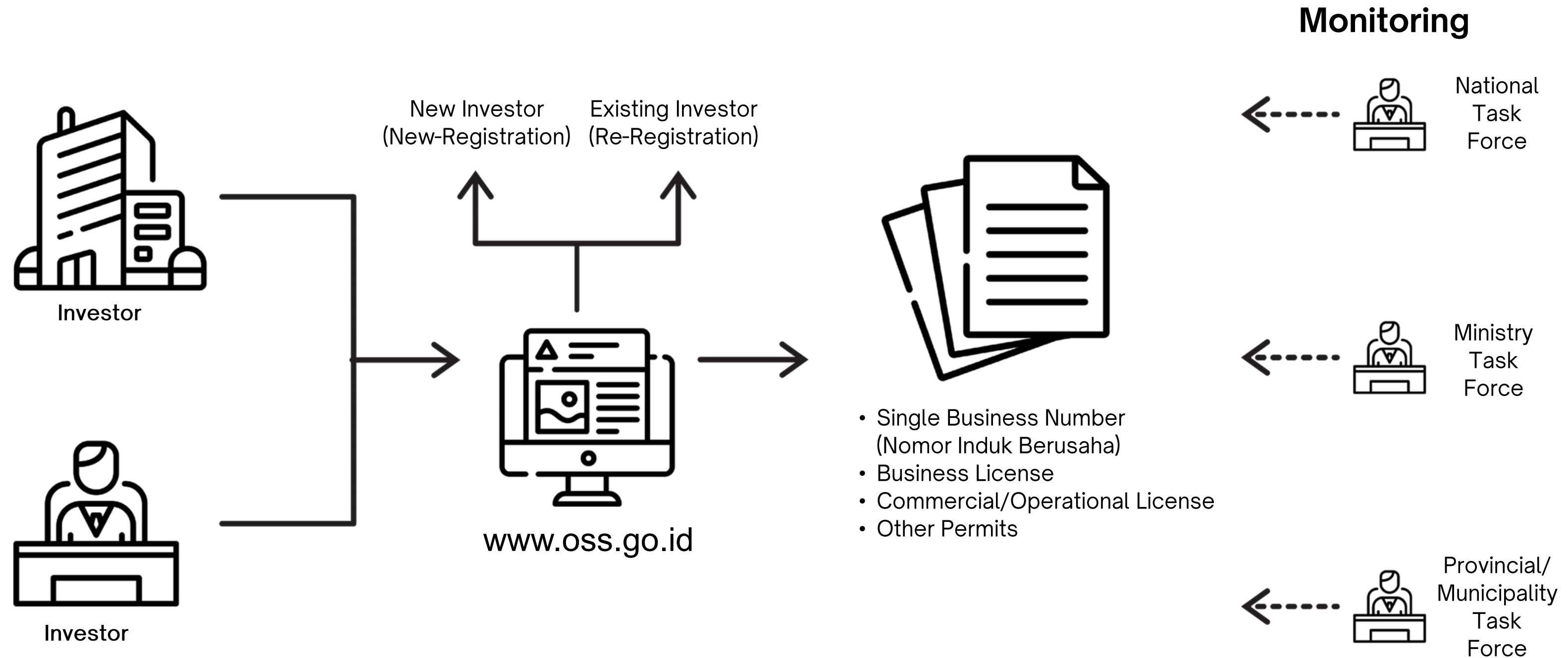


Ease of Investment



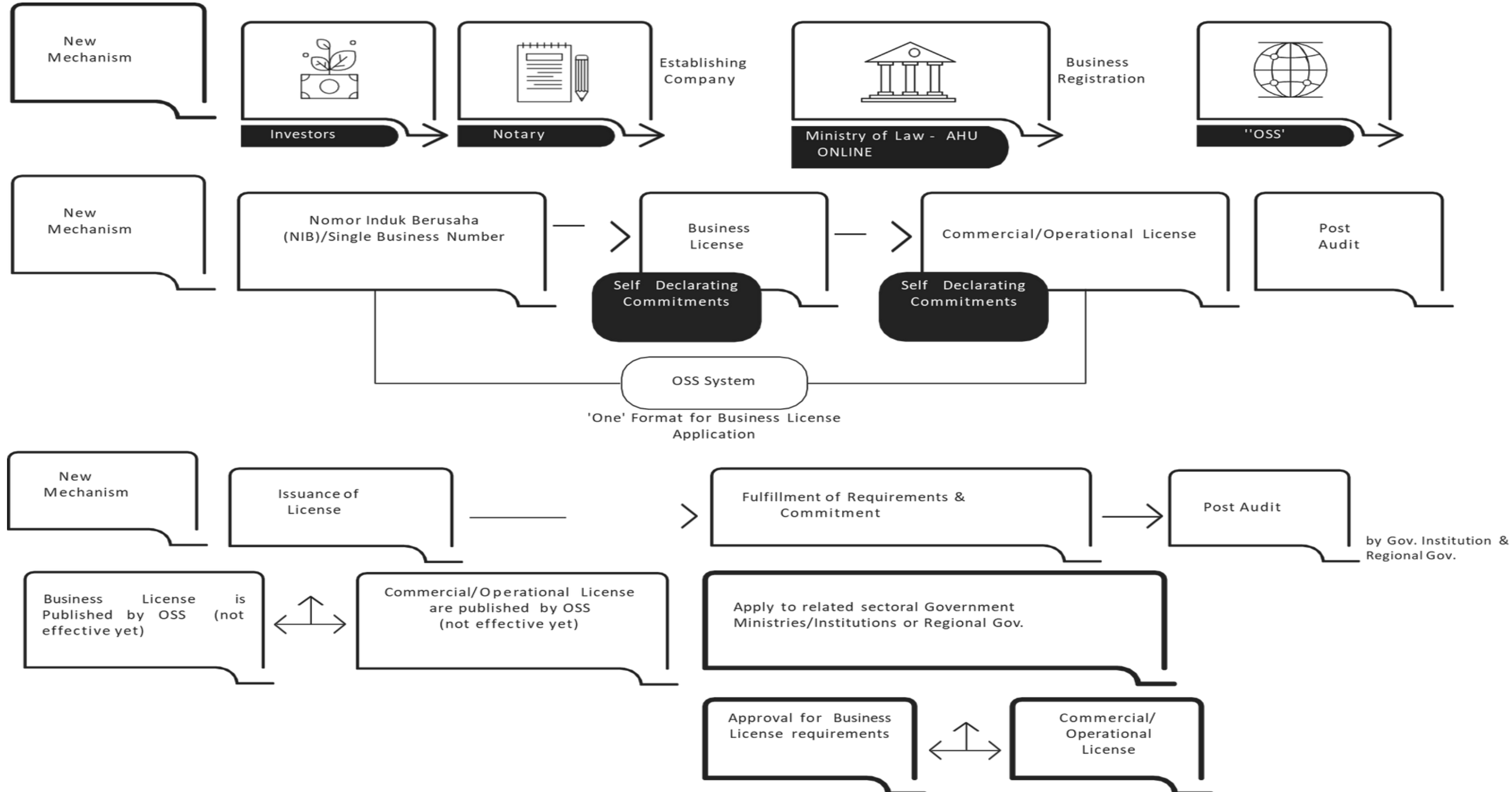
Investment Procedure

With the One Stop Services System integrated nationwide, investing in Aceh is now easier, faster, and more efficient than ever



How to Obtain Business License

Aceh's business licensing process has been revitalized through a nationwide One Stop Services System, offering streamlined steps, transparent procedures, and real-time progress tracking — making it faster and easier for investors to get started



Investment Incentives

Aceh proudly implements the national investment incentives, offering attractive benefits to boost business growth and creating an investor-friendly environment

New Tax Holiday Policy

- Tax Holiday and Mini Tax Holiday are investment incentive facilities for reducing corporate income tax (CIT) from the income obtained from the Main Business Activities.
- Awarded for New Investments and Expansion
- The minimum investment value is **IDR 100 Billion**
- Awarded to business sectors that are included in the group of **18 Pioneer Industries**.

Tax Allowance

30%

of investment value Reduction of corporate net income tax for years, 5% each year

17

Business Fields with Specific Location

166

Business Fields

Requirements for Tax Allowance:

- A certain target of Investment Value or Export Orientation
- A certain number of Manpower Absorption
- A certain percentage of local content
- Project Location (Especially outside Java Island)

Tax Holiday

100% reduction rate (single rate) with minimum investment valued **IDR 500 Billion**

IDR 500 Billion - 1 Trillion	5 Years
IDR 1 Trillion - 5 Trillion	7 Years
IDR 5 Trillion - 15 Trillion	10 Years
IDR 15 Trillion - 30 Trillion	15 Years
IDR > 30 Trillion	20 Years

50% CIT (Corporate Income Tax) Reduction for the next 2 (two) Years

Mini Tax Holiday


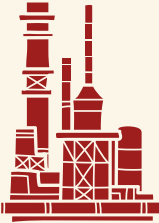


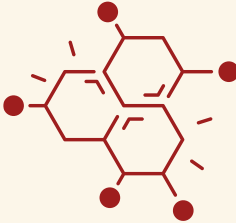


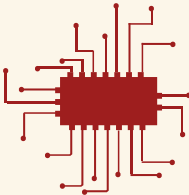
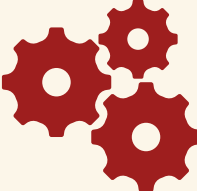









50% reduction rate (single rate) with minimum investment valued between **IDR 100** and **IDR 500 Billion**

5 Years

25% CIT (Corporate Income Tax) Reduction for the next 2 (two) Years

New Tax Holiday Policy Pioneer Industries

The latest Tax Holiday policy encompasses 18 pioneering industries, paving the way for transformative investment opportunities and sustainable growth across key sectors

 Upstream Basic Metal	 Oil and Gas Refinery	 Petrochemicals from oil, gas, or coal	 Organic Basic Chemicals	 Inorganic Basic Chemicals
 Pharmaceutical Raw Materials	 Irradiation, electro medical, or electrotherapy equipment	 Main components of electronics or telematics equipment	 Machinery and main components of machinery	 Robotic Components
 Main components of power plant machinery	 Motor vehicles and its main components	 Main components of vessels	 Main components of trains	 Main components of aircraft
 Agricultural, plantation, or forestry-based processing that produce pulp	 Economic Infrastructure	 Digital Economy		

Source: Ministry of Finance



Public Private Partnership Sector

Public-Private Partnerships are driving progress across **18 priority sectors** — 12 focused on economic infrastructure and 6 on social infrastructure, creating dynamic investment opportunities and accelerating sustainable growth in vital industries

Transportation

Roads

Water Resource and Irrigation

Water Resource and Irrigation

Centralized Wastewater Management System

Localized Wastewater Management System

Waste Management System

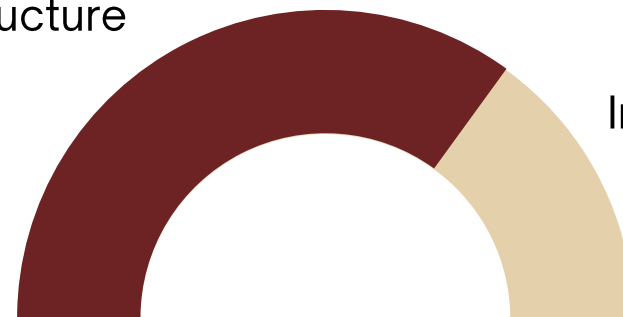
Telecommunication and Informatics

Energy and Electricity

Energy Conservations

Urban Economics Facilities

Economic
Infrastructure



Social
Infrastructure

Specific Purposes Area (SEZ, IA, FTZ)

Sport, Art, and Culture Facility

Tourism

Educational, Research and Development Facilities

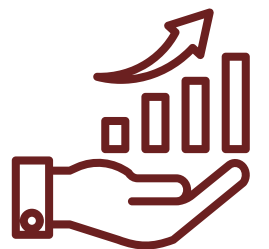
Penitentiary

Public Housing

Health

Public Private Partnership (in Indonesian, KPBU) is a cooperation between the Government and Business Entities in the provision of infrastructure and/or services for the public interest that refers to specifications that have been predetermined by the government (Minister / Head of Institutions / Heads of Regions / BUMN / BUMD), which partially or wholly use the resources of the business entity by taking into account the risk sharing among the parties.

Unsolicited KPBU/PPP is a project initiated by the Business Entity



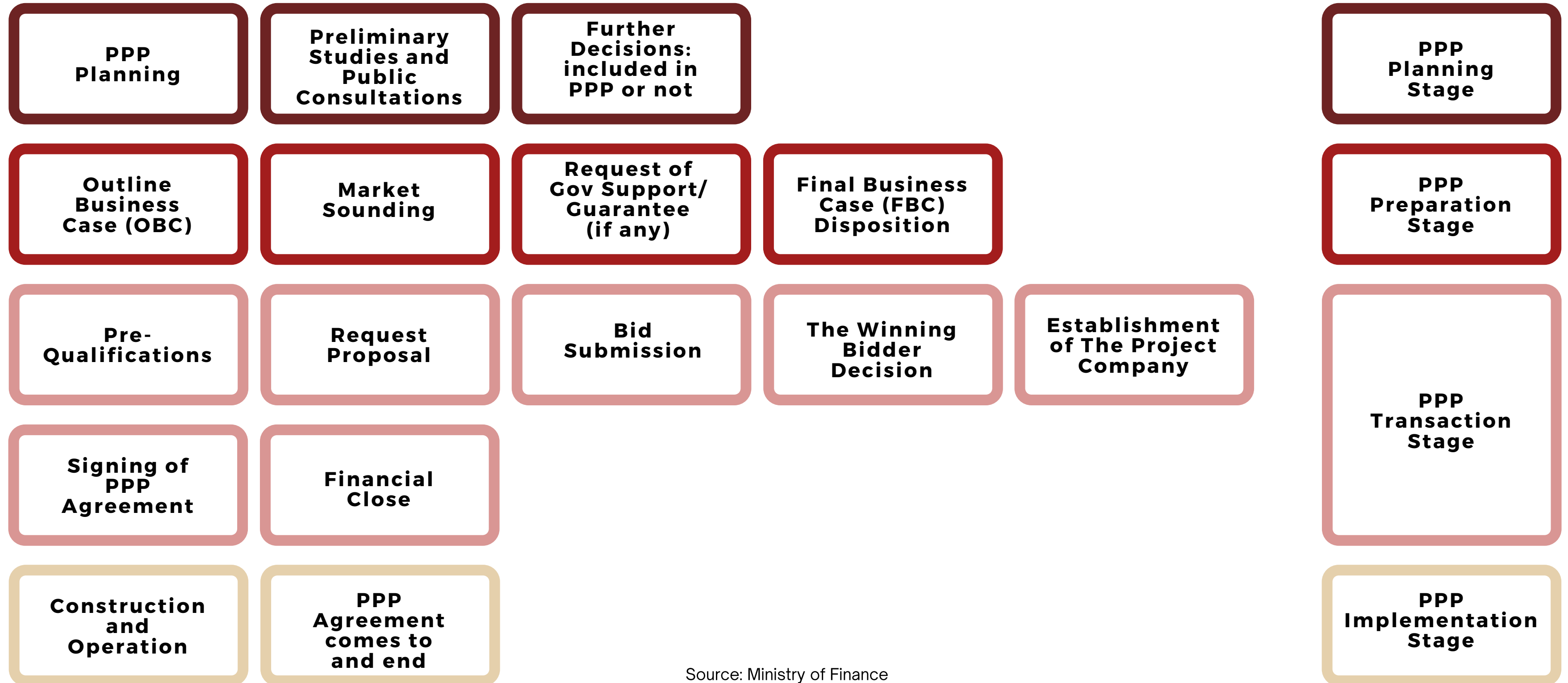
Solicited KPBU/PPP is a project initiated by the government



Source: Ministry of Finance

PPP Procedures

The Public-Private Partnership (PPP) procedure is designed to be systematic and transparent, ensuring clear steps, fair processes, and accessible progress tracking — creating a reliable and efficient pathway for investors across **18 priority sectors**



Source: Ministry of Finance

PPP Scheme

The Public-Private Partnership (PPP) scheme offers **5 flexible options**, providing investors with a range of tailored approaches to collaborate, innovate, and drive growth across **18 priority sectors** — ensuring adaptability and mutual benefit

Operation & Maintenance

Private operator/business entity, based on the contract, operates Government-owned assets (ex. water/wastewater treatment plants) for a certain periods of time. Ownership of fixed assets on the Government.

Build-Finance

Private/business entity builds assets and finance capital costs only during the construction period

Design-Build-Finance-Maintenance

Business entities design, build, finance assets and provide maintenance services (hard facilities management) based on long-term agreements

Design-Build-Finance-Maintain-Operation

Business entities design, build, finance, and provide maintenance and operations services under a long-term agreement. Asset operations are also included in projects such as the operation of bridges, roads, and water treatment plants.

Concession

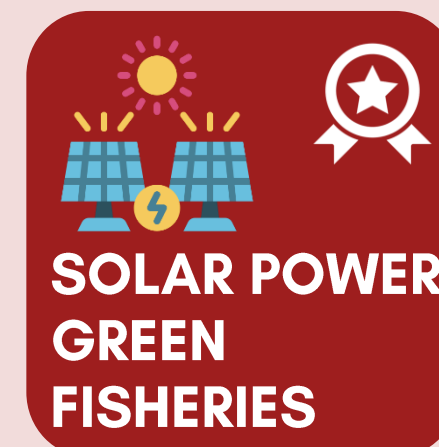
A private sector / business entity concession holder invests and operates the facility for a certain period of time, after which the ownership period is returned to the government



Investment Project Ready to Offer



Highlighted Projects



This investment project successfully passed the curation process conducted by Bank Indonesia and the PwC Indonesia Team in 2025

1

JOINT COOPERATION ON CT-3 PORT (CONTAINER TERMINAL)



JOINT COOPERATION ON CT-3 PORT (CONTAINER TERMINAL)

Project Description

- The port of Teluk Sabang will be developed as an “International Hub” port that can serve container ships with a size of 10,000 TEUs to create an entrance for logistic flow to the Western regions of Indonesia due to the increasing volume of container traffic up to 12.4 million TEUs in 2039. Sabang Port is located in the East-West international trade corridor on the Malacca Strait, with ¼ of total world trade passing through this channel.
- The seaport is projected to obtain additional demand from four competitors, namely the Port of Singapore, Port of Tanjung Pelepas, Port Klang, and Penang Port.
- Project scope:
 1. Infrastructure & superstructure investment for an extensive multipurpose terminal.
 2. Industrial estate developments to support port business services.
 3. Strategic partners between BPKS and the private sector.

Existing Facilities

Container Terminal
Capacity : 2.4 m TEUs
Facility : Rail-Mounted Crane
Productivity : 25-30 BCH
Depth : 22-24 m deep
Warehouse (4.240 m)

Multipurpose Terminal
Design Vessel : Multipurpose Vessel (up to 50.000 DWT)
Facility : Mobile Harbor Crane (45 Ton Lift Cap.)
Depth : 11-15 m deep
Open Stack (11.5 ha)

Key Investment Highlight

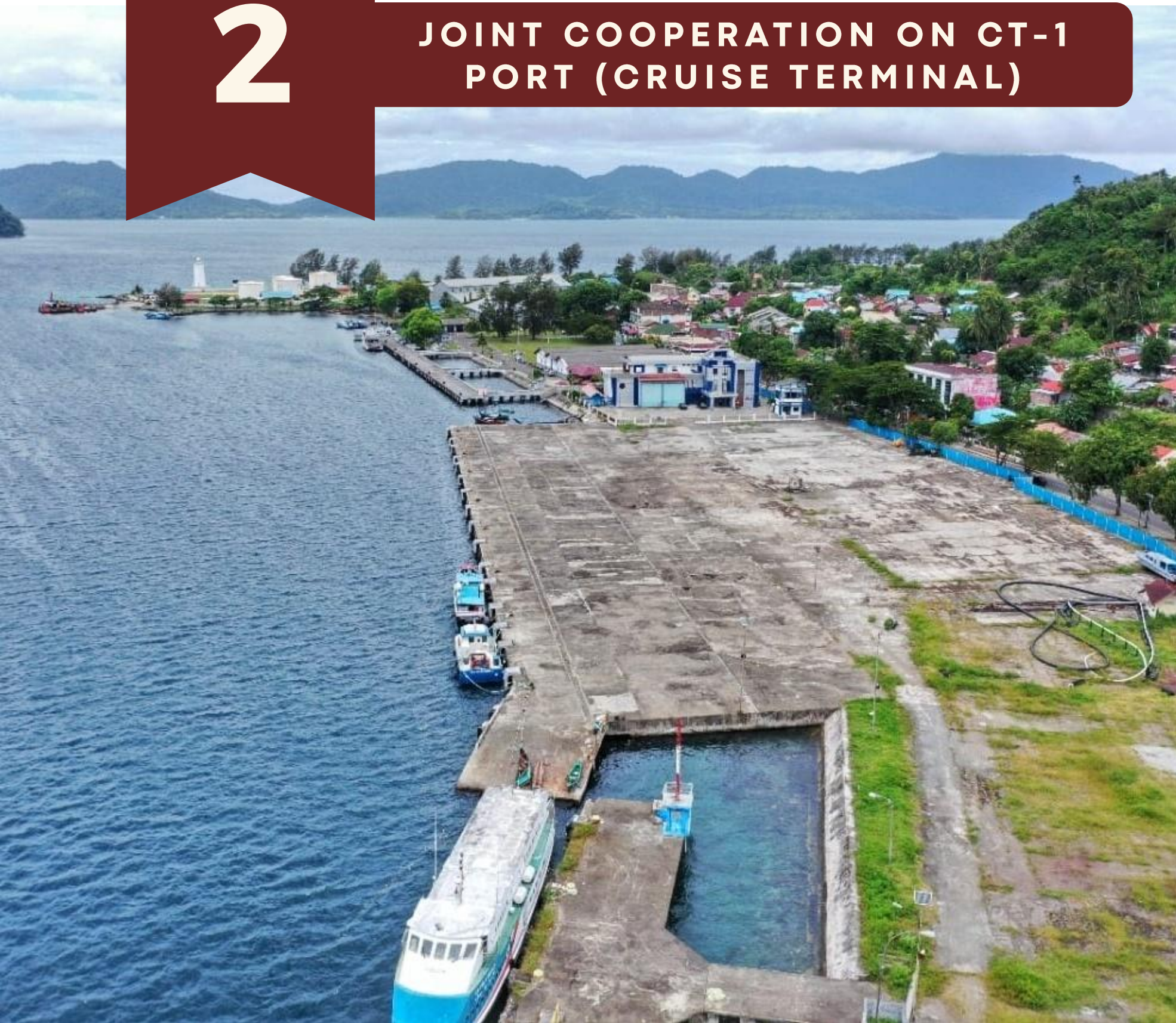
Location	Sabang City, Aceh Province	
Est. Investment Value	USD 104.7 Million	
Total Area/Land Status	± 64.4 Ha (along with potential land)	
Business Scheme	Build Operate and Transfer (BOT) or Build Own Operate (BOO) or Public-Private Partnership	
Project Owner	The Management Board of Sabang Free Trade and Free Port Zone (BPKS)	
Financial Feasibility	Concession Period	30 Years
	NPV	US\$ 36.01 Mio
	Project IRR	12.66%
	Equity IRR	18.07%
	Average DSCR	2.06

Contact Person

Maya Safira, S. Si., MBA
Director of Promotion and Cooperation
(+62) 811 866 2366
mayasafira.acc@gmail.com

2

JOINT COOPERATION ON CT-1 PORT (CRUISE TERMINAL)



JOINT COOPERATION ON CT-1 PORT (CRUISE TERMINAL)

Project Description

- The CT-1 Cruise Terminal in Sabang City, Aceh, is set to become a pivotal gateway for international travelers exploring Indonesia's western regions. As global cruise traffic continues to rise, the Teluk Sabang port is primed to transform into an "International Hub" capable of accommodating multiple cruise ships, ensuring a seamless entry point for passengers and crew.
- Strategically located at the heart of Sabang, the CT-1 Cruise Terminal offers unparalleled accessibility to the city's top attractions. Just 5 minutes from downtown Sabang, 10 minutes from the serene Aneuk Laot Lake, 23 minutes from the picturesque Anoi Itam Beach, and 30 minutes from the renowned marine tourism parks of Gapang and Iboih, the terminal guarantees visitors swift and convenient access to a diverse array of destinations.
- For investors seeking a transformative opportunity in the dynamic tourism and maritime sectors, the CT-1 Cruise Terminal project offers unparalleled potential. By investing in this strategic initiative, investors will be at the forefront of shaping Sabang City into a premier international cruise destination, reaping the rewards of a thriving and sustainable tourism economy.
- Project scope:
 1. Infrastructure & superstructure investment for an extensive cruise terminal.
 2. Industrial estate developments to support port business services.
 3. Strategic partners between BPKS and the private sector.

Key Investment Highlight

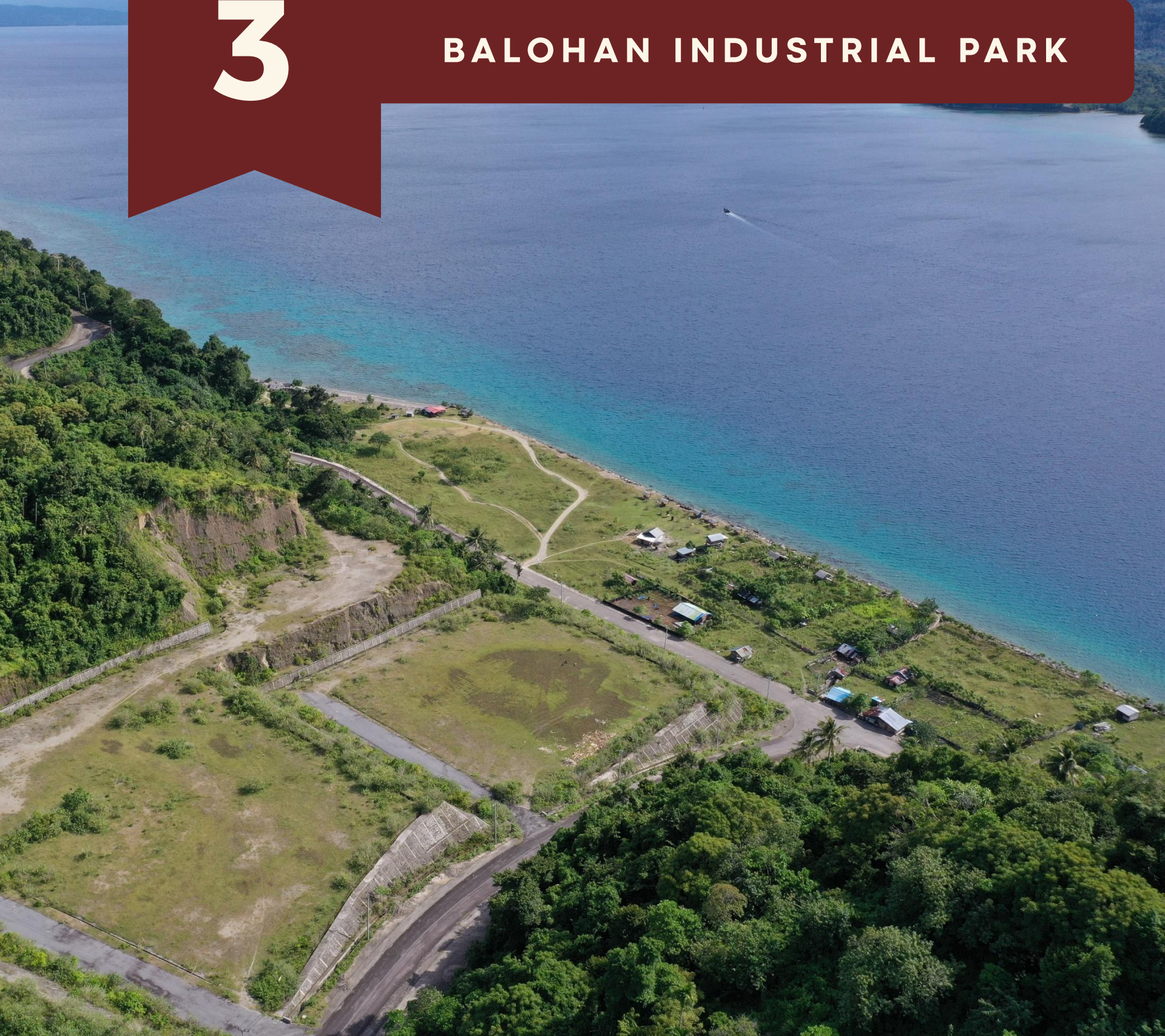
Location	Sabang City, Aceh Province
Est. Investment Value	USD
Total Area/Land Status	± 64.4 Ha (along with potential land)
Business Scheme	Build Operate and Transfer (BOT) or Build Own Operate (BOO) or Public-Private Partnership (PPP)
Project Owner	The Management Board of Sabang Free Trade and Free Port Zone (BPKS)

Contact Person

Maya Safira, S. Si., MBA
Director of Promotion and Cooperation
(+62) 811 866 2366
mayasafira.acc@gmail.com

3

BALOHAN INDUSTRIAL PARK



BALOHAN

INDUSTRIAL PARK

Project Description

- Balohan Industrial Park, located in one of Sabang's central districts, offers unparalleled accessibility and connectivity. Positioned just 5 minutes from Balohan port (the main passenger port of Sabang), 10 minutes from downtown Sabang, and 18 minutes from the container terminal, this industrial park ensures seamless logistics and transportation, making it an ideal hub for various industries.
- Balohan Industrial Park is designed as a multipurpose location, perfect for diverse industry needs. The expansive waterfront coastline and large area provide a unique opportunity for both industrial and tourism developments, ensuring a versatile investment environment.
- This project is set to become a cornerstone of Sabang's economic and tourism growth, shaping the future of Sabang City and reaping the rewards of a thriving industrial and tourism hub.
- Project scope:
 1. Infrastructure investment for industries and factories
 2. Industrial estate development
 3. Tourism estate development (cabin, villa, resort-hotel, convention hall)
 4. Flora & Fauna cultivation development (pearl cultivation)

Key Investment Highlight

Location	Sabang City, Aceh Province
Est. Investment Value	USD
Total Area/Land Status	± 23 Ha / Clean and Clear
Business Scheme	Lease or Build Operate and Transfer (BOT) or Build Own Operate (BOO)
Project Owner	The Management Board of Sabang Free Trade and Free Port Zone (BPKS)

Contact Person

Maya Safira, S. Si., MBA
Director of Promotion and Cooperation
(+62) 811 866 2366
mayasafira.acc@gmail.com

4

DEVELOPMENT OF 0 (Zero) KM THEME PARK



DEVELOPMENT OF

0 (Zero) KM THEME PARK

Project Description

- Deep in a national park at the northern tip of Sumatra and Indonesia is the country's self-styled kilometer zero. It's a panoramic location with a unique monument and a raised walkway through the trees where you can enjoy an outstanding sunset at the westernmost point of Indonesia.
- Before the pandemic, Sabang attracted nearly 750,000 tourists each year, showcasing its appeal as a top destination. While numbers declined during the global pandemic, tourism is now on a steady path to recovery. In 2024, Sabang welcomed 269,823 visitors – a promising mix of both local and international travelers, reflecting renewed interest and growing confidence in this stunning island getaway.
- A 5-10-minute drive from this monument will be the location for the theme park, which will include family gatherings, leisure, and outbound activities. These construction sites are located outside the national park-protected area.
- Accessibility: It is 45 minutes from Sabang downtown by car and 45 minutes from Banda Aceh by fast ferry. The Fast Boat and Ro-Ro Ship sails from Banda Aceh to Sabang five times a day.
- Amenities: Electricity is connected to the Sabang power network, and clean water supply and raw water reserves are sufficient to escalate the family gathering agenda of visitors to Sabang, both local and international.
- Attractions: Amusement park with various rides, such as a Ferris wheel, carousel, bumper cars, etc. An open space for family gatherings, an outdoor meeting venue, and outbound facilities.
- Project scope: financing the potential development construction of a resort; restaurant and theme park; family gathering and outbound; outdoor meeting venue, operation, and management of amusement park; outdoor family leisure and outbound.

Key Investment Highlight

Location	Sabang City, Aceh Province	
Est. Investment Value	USD 22.21 Million	
Total Area/Land Status	42 Ha / Clean and Clear	
Business Scheme	Build Operate and Transfer (BOT) or Build Own Operate (BOO) or Partnership	
Project Owner	The Management Board of Sabang Free Trade and Free Port Zone (BPKS)	
Financial Feasibility	Concession Period	30 Years
	Projected Rev 30 Years	USD 163,3 Mio
	IRR	14.53%
	NPV	10% (US\$ 4,45 Mio) 12% (US\$ 9,48 Mio)
	B/C Ratio	10% = 1.19 and 12% = 1.10
	Payback Period	10% = > 15 years 12% = > 18 years

Contact Person

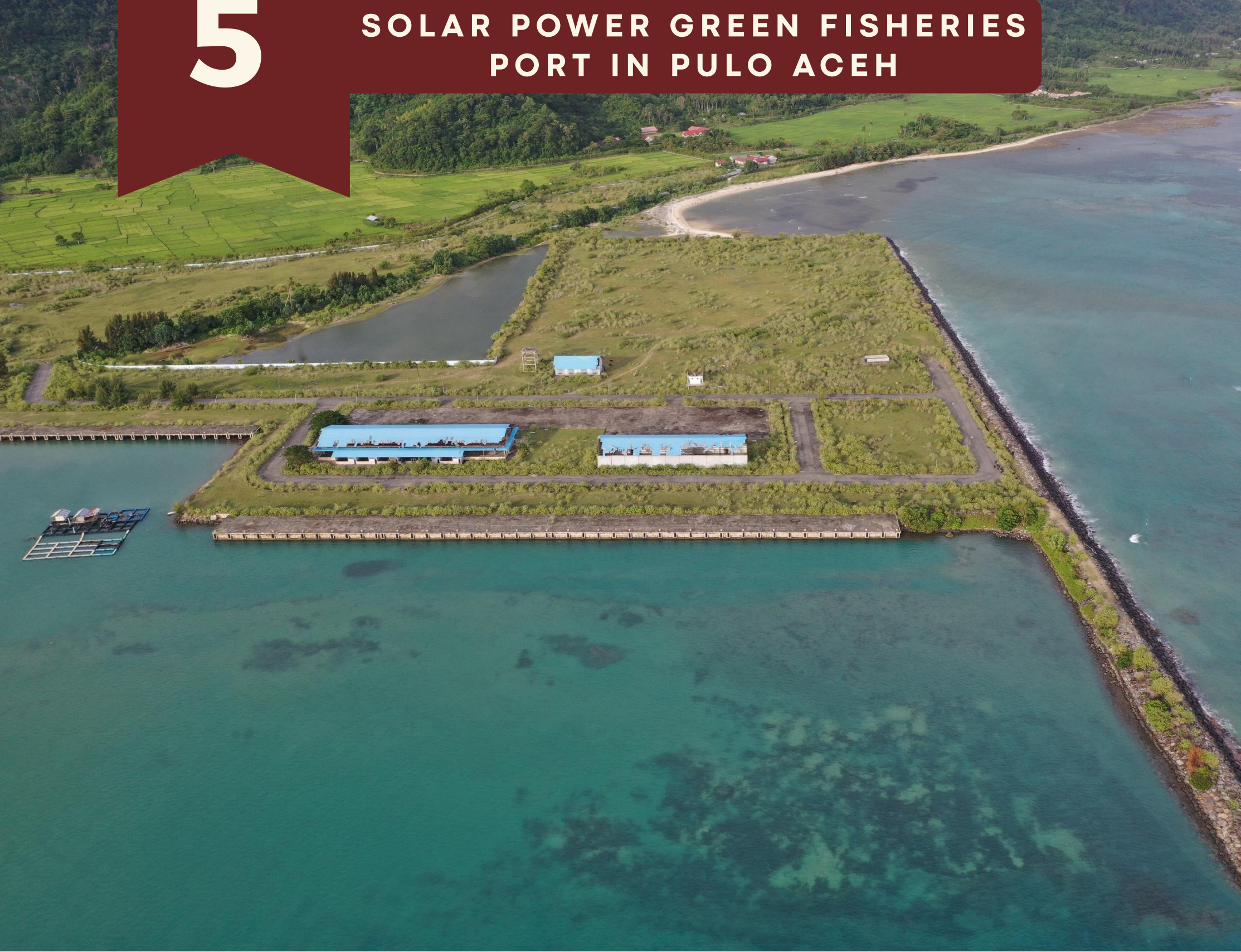
Maya Safira, S. Si., MBA
Director of Promotion and Cooperation
(+62) 811 866 2366
mayasafira.acc@gmail.com



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conducted by Bank Indonesia and the PwC Indonesia Team in 2025

5

**SOLAR POWER GREEN FISHERIES
PORT IN PULO ACEH**



SOLAR POWER GREEN FISHERIES PORT IN PULO ACEH

Project Description

- **Project Overview:** The Development of a green fishery port powered by solar energy. Strategic location on Breuh Island, inside Sabang Free Trade Zone (FTZ). Aimed at supporting sustainable fisheries and renewable energy initiatives.
- **Location Advantage & Fisheries Resource Potential:** Positioned in Indonesia's Fisheries Management Area (WPPNRI) 572, which covers waters of the Indian Ocean, West Sumatra, and the Sunda Strait. The estimated fish resource potential of 1,229,950 tons, with only 67 fishing ports serving the region, indicates room for growth.
- **Investment Opportunity:** Leverage Indonesia's vast fish resources in an underdeveloped port area. Access to duty-free privileges within Sabang FTZ. Potential for partnerships in infrastructure, energy, and fisheries sectors.
- **Existing Facilities:** Loading and Unloading Port (228 m), Services Port (114 m), Harbor Pool (1.5 – 4 m depth), Building Infrastructure for Fish Auction Activities (50x20 m), Building Infrastructure for Ice Factory (40x15 m), Water Tower (8 m tall), Power House (15x3 m), Clean Water Reservoir (200 m³), Wave breakwater (100 m), Hot mix Asphalt Road in port area, and Concrete Fence surrounding the area
- **Solar Power System Overview:** This project features a solar power system with 1,564 panels (300 Wp, 24V each), totaling about 469.2 kW of capacity. With an average of 3.8 peak sun hours daily, the system ideally generates 1,765 kWh daily and around 52,950 kWh per month. After accounting for a 75% system efficiency, the realistic monthly output is about 39,712 kWh
- **Energy Use & Financials:** Of the total production, roughly 70.2% (27,907.64 kWh) is to meet the consumption of the fisheries' port needs with an assumption of 100% operationalization, leaving a surplus of 29.8% (12,209 kWh) available for sale. This excess energy can generate significant revenue, with potential monthly earnings varying based on the selling price per kWh.
- **Sales & Utilization Strategy:** For the first 5 years of operation, 100% of the solar energy output will be sold to maximize revenue and support project financing. After that, the strategy will gradually shift so that a growing percentage of the energy is used on-site until the port's full capacity is eventually powered by its own renewable energy production.

Key Investment Highlight

Location	Pulo Breuh, Pulo Aceh, Sabang FTZ, Aceh Province	
Est. Investment Value	USD 764 K (Hybrid System)	
Total Area/Land Status	21.9 Ha / 27 (when including the Port Area) / Clean and Clear	
Business Scheme	Flexible	
Project Owner	The Management Board of Sabang Free Trade and Free Port Zone (BPKS)	
Financial Feasibility	Concession Period	25 Years
	IRR	6.61%
	NPV	US\$ 337.4 K
	B/C Ratio	1.44
	Payback Period	12.08

1 USD = IDR 16.370

Contact Person

Maya Safira, S. Si., MBA
Director of Promotion and Cooperation
(+62) 811 866 2366
mayasafira.acc@gmail.com

6

GAPANG RESORT & DIVE CENTER



GAPANG RESORT & DIVE CENTER

Project Description

- With 850.000 tourists annually, Sabang is a popular tourist destination. It's the ideal island for weekend getaways where you can enjoy a variety of marine sports like island hopping, diving, snorkeling, and fishing.
- Nestled in the heart of Sabang City, Gapang Resort & Dive Center is poised to become the premier destination for underwater enthusiasts seeking to explore the mesmerizing depths of the Andaman Sea. Set against the backdrop of Sabang's pristine coastline, the resort beckons adventurers to embark on an unforgettable journey beneath the waves, where vibrant coral reefs, majestic marine life, and hidden treasures await discovery.
- This project seeks to revitalize Gapang Resort's infrastructure and extend it further with world-class dive facilities. Moreover, the project highlights the importance of responsible tourism and environmental conservation.
- Several reasons to invest in Gapang Resort & Dive Center:
 - ❑ With a long-term concession period, its financial returns rank high.
 - ❑ The possibility to deduct depreciation for hotel real estate makes tax efficiency an important reason for resort investment.
 - ❑ Located at Sabang Free Trade Zone (FTZ), with multiple regulations that support investments.

Key Investment Highlight

Location	Sabang City, Aceh Province	
Est. Investment Value	USD 1.6 Million	
Total Area/Land Status	3.1 Ha / Clean and Clear	
Business Scheme	Utilization Cooperation (KSP)	
Project Owner	Sabang City Government	
Financial Feasibility	Concession Period	30 Years
	Projected Income (First 10 year)	US\$ 3.83 Mio
	IRR	12.70%
	WACC	11.71%
	NPV (70% ; 30%)	US\$ 116K
	Payback Period	11 years 2 months

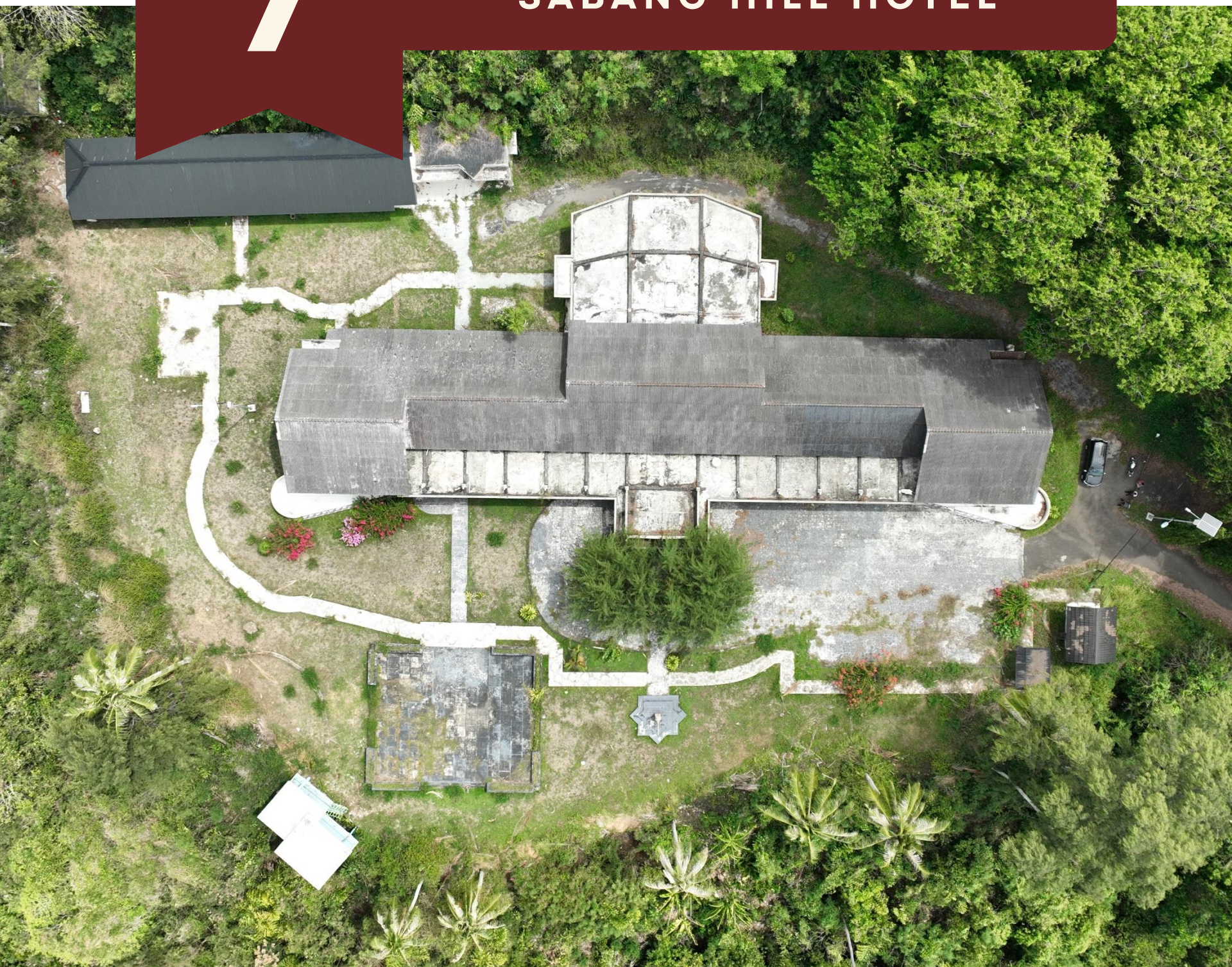
1 USD = IDR 15.950

Contact Person

Faisal Azwar S.T., M.T.
Head of the Sabang City Investment and One-Stop Services Agency
(+62) 811 6823 870
faisal.azwar@mail.sabangkota.go.id

7

SABANG HILL HOTEL



SABANG HILL HOTEL

Project Description

- Sabang Hill Hotel, an Iconic hotel with a rich history of Sabang City and natural beauty. Standing tall since 1920, Sabang Hill was originally a Dutch-owned building and has been revitalized and developed by the Sabang city government. The Sabang Hill Hotel was once busy with tourists and was a venue for MICE events.
- Situated in the heart of Sabang City, Sabang Hill Hotel enjoys a coveted location that offers both convenience and breathtaking vistas. Perched atop a hill, the hotel boasts panoramic views of Sabang Bay and the surrounding natural beauty, providing guests with an unrivaled sense of serenity and tranquility. Its proximity to the city center ensures easy access to local attractions, business districts, and transportation hubs, making it an ideal choice for both leisure and business travelers alike.
- This project seeks to revitalize Sabang Hill Hotel infrastructure and add Glamping Hotel facilities.
- Several reasons to invest in Sabang Hill Hotel:
 - ❑ Located at Sabang Free Trade Zone (FTZ), with multiple regulations that support investments.
 - ❑ The possibility to deduct depreciation for hotel real estate makes tax efficiency an important reason for hotel investment.

Key Investment Highlight

Location	Sabang City, Aceh Province	
Est. Investment Value	USD 1.09 Million	
Total Area/Land Status	1.04 Ha / Clean and Clear	
Business Scheme	Utilization Cooperation (KSP)	
Project Owner	Sabang City Government	
Financial Feasibility	Concession Period	15 Years
	Projected Income (First 10 year)	US\$ 2.02 Mio
	IRR	15.55%
	WACC	11.62%
	NPV (70% ; 30%)	US\$ 214K
	Payback Period	7 years 6 months

1 USD = IDR 15.950

Contact Person

Faisal Azwar S.T., M.T.
Head of the Sabang City Investment and One-Stop
Services Agency
(+62) 811 6823 870
faisal.azwar@mail.sabangkota.go.id

8

SABANG ONE STOP SERVICES HOSPITAL



This investment project successfully passed the curation process conducted by Bank Indonesia and the PwC Indonesia Team in 2025



SABANG ONE STOP SERVICES HOSPITAL

Project Description

- Sabang One Stop Services Hospital stands as a beacon of healthcare excellence in the heart of Sabang City, poised to become the nucleus of the burgeoning medical tourism industry in the region. With its strategic location amidst a thriving tourist destination, the hospital offers investors a unique opportunity to capitalize on the growing demand for world-class healthcare services combined with unparalleled leisure experiences.
- Designed as a comprehensive healthcare facility, Sabang One Stop Services Hospital provides a wide range of medical services and specialties under one roof. From state-of-the-art diagnostic capabilities to advanced surgical procedures and holistic wellness programs, the hospital caters to the diverse needs of both residents and international visitors, positioning itself as a premier destination for medical travelers seeking quality care in a picturesque setting.
- For investors seeking a secure and lucrative investment opportunity in the dynamic healthcare sector of Sabang City, Sabang One Stop Services Hospital represents an unparalleled choice. With its strategic location, comprehensive healthcare offerings, long-term concession, and innovative PPP model, the hospital is poised to redefine the landscape of medical tourism in the region, offering investors the chance to be at the forefront of this transformative venture.

Key Investment Highlight

Location	Sabang City, Aceh Province	
Est. Investment Value	USD 20.89 Million	
Total Area/Land Status	22 Ha / Clean and Clear	
Business Scheme	Build Operate and Transfer (BOT) or PPP	
Project Owner	Sabang City Government	
Financial Feasibility	Concession Period	30 Years
	IRR	14.97%
	NPV	10% (USD 6.07 Mio) 12% (USD 11.47 Mio)
	B/C Ratio	10% = 1.11 and 12% = 1.34
	Payback Period	10% = > 12 years 12% => 10 years

Contact Person

Faisal Azwar S.T., M.T.
Head of the Sabang City Investment and One-Stop
Services Agency
(+62) 811 6823 870
faisal.azwar@mail.sabangkota.go.id

9

DEVELOPMENT OF BANGO INNOVATION PARK AGRO-EDU TOURISM



This investment project successfully passed the curation process
conducted by Bank Indonesia and the PwC Indonesia Team in 2025



DEVELOPMENT OF **BANGO INNOVATION**

PARK AGRO-EDU TOURISM

Project Description

- Nestled in the heart of Sabang’s lush patchouli plantations, the Bango Innovation Park Agro-Edu Tourism project offers investors a unique opportunity to tap into the rich cultural heritage and economic potential of Aceh's patchouli industry. Located just 5 minutes from Sabang’s picturesque western coastline and a short drive from the popular tourist attraction Gua Sarang, this project combines Agro-Tourism with educational and commercial activities, making it an attractive destination for visitors and a lucrative venture. It is located only 5 to 10 minutes from Gua Sarang, known for its awe-inspiring cliff views, ensuring a steady stream of visitors.
- Indonesia is the world’s largest producer of patchouli oil, meeting over 80% of global demand. Aceh’s patchouli oil is renowned for its best quality, with a patchouli alcohol content of 30-34% and a yield of 3%. Patchouli is one of Indonesia’s largest and most important export commodities
- Patchouli oil is a key ingredient in various industries, including perfumes, aromatherapy, cosmetics, medicine, and toiletries, with a continuously growing market demand.
- Project scope: construction and operation of an Agro-Edu tourism hub, which includes various types of gardens, research park, research greenhouse, maze garden, water tower, playground, café and restaurant, stage, event and educational building, production greenhouse, and production land.

Key Investment Highlight

Location	Sabang City, Aceh Province	
Est. Investment Value	USD 23.74 Million	
Total Area/Land Status	30 Ha / Clean and Clear	
Business Scheme	Build Operate and Transfer (BOT) Cooperation or Build Operate Own (BOO)	
Project Owner	Sabang City Government	
Financial Feasibility	Concession Period	30 Years
	Projected Rev 30 Years	USD 277,5 Mio
	IRR	15.44%
	NPV	10% (US\$ 10,26 Mio) 12% (US\$ 20,25 Mio)
	B/C Ratio	10% = 1.40 and 12% = 1.17
	Payback Period	10% = > 10 years 12% = > 13 years

Contact Person

Faisal Azwar S.T., M.T.
Head of the Sabang City Investment and One-Stop Services Agency
(+62) 811 6823 870
faisal.azwar@mail.sabangkota.go.id



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10

LHOKNGA GOLF AND MARINE SPORT RESORT



LHOKNGA GOLF AND MARINE SPORT RESORT

Project Description

- Nestled along the stunning coastline of Aceh, the Lhoknga Golf and Marine Sport Resort embraces the boundless potential of marine sports, enriching the experience for visitors seeking both leisure and adventure. Beyond the verdant greens of the golf course lies a vibrant aquatic playground, inviting enthusiasts to immerse themselves in a world of exhilarating water-based activities.
- Golf course development is an integral part of Aceh tourism; the golf course can be rented out for many segments and serve as the entertainment and tourism activities in the area. Furthermore, we can also sell golf spare parts such as replacement carpets, balls, clubs, and others. We can also capitalize on golf training, where we provide golf training for children and adults.
- Potential Marine Sports Activities: Jet Skiing, Paddleboarding, Surfing, Diving, Sailing, Snorkeling, Deep sea fishing, and Eco-Conscious Conservation
- Accessibility to City Center: Banda Aceh city center - 16 km (30 minutes)
- Accessibility of Airport Facilities: SIM Airport - 26 km (40 minutes)
- Accessibility to Iconic Tourist Sites: Lampuuk Beach & Lhoknga Beach (5 minutes), Tsunami Museum (30 Minutes), Baiturrahman Grand Mosque (28 Minutes)

Key Investment Highlight

Location	Aceh Besar Regency, Aceh Province	
Est. Investment Value	USD 6.18 Million (CAPEX) USD 1.17 Million (OPEX)	
Total Area/Land Status	57 Ha / Clean and Clear	
Business Scheme	Build Operate and Transfer (BOT) or Joint Venture or Direct Investment or Leasehold	
Project Owner	Aceh Government	
Financial Feasibility	Concession Period	30 Years
	Projected Income (30 Years)	US\$ 69.3 Mio
	IRR	26.83%
	NPV	US\$ 7.37 Mio
	B/C Ratio	1.32
	Payback Period	11 years 5 months

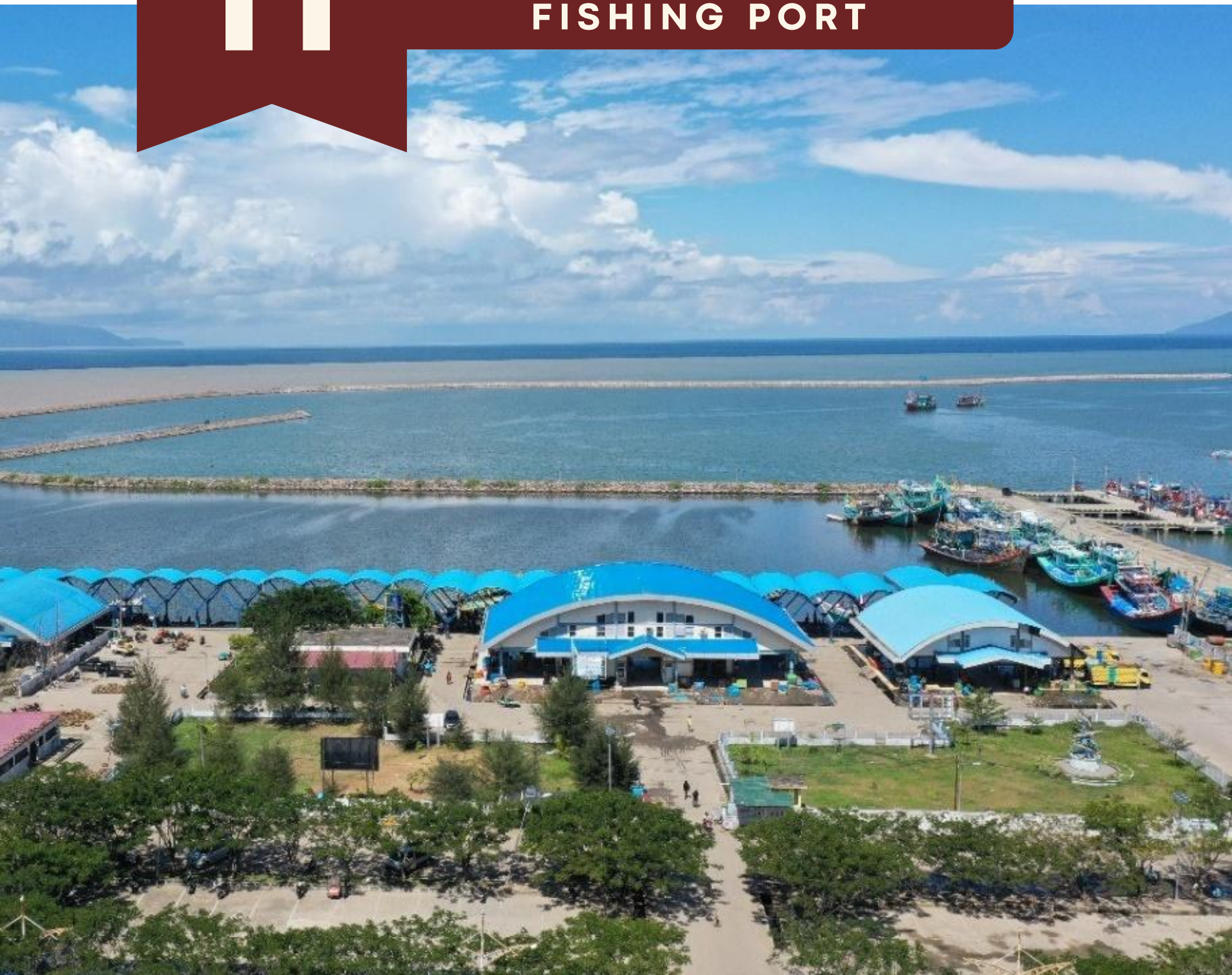
1 USD = IDR 16.000

Contact Person

Riadi Husaini, M.A.
Sub-Coordinator for Implementation of
Investment Promotion
(+62) 852-7058-4209
riadi@investaceh.id / riadihusaini@gmail.com

11

KUTARADJA FISHING PORT



KUTARADJA

FISHING PORT

Project Description

- Samudera Kutaraja Fishing Port is the center of activity and production for fish catches that need an adequate port infrastructure and facilities, including the most pertinent Frozen Processing Industry Development.
- One of the fishing ports that produce reasonably large amounts of fish in Aceh Province is the Samudera Kutaraja Fishing Port, which is included in the fisheries management area of WPP 572. This fishing port is located in Banda Aceh City and has a very strategic location that connects directly to the Malacca Strait and the Indian Ocean. Furthermore, Kutaraja Fishing Port is within close proximity to the potential fishing locations (DPI) and directly connected to international channels.
- Fishery products that are commonly found in Aceh Marine and Kutaraja Fishing Port, namely are: Skipjack Tuna, Frigate Mackerel, Layang (Roughear Scad, Tuna (Yellow Fin), Lemuru (Northern Pilchard), Selar (Oxeye Scad), Tongkol Komo (Eastern Little Tuna), Goats (Trigger Fish), Lisong (Bullet tuna), and Sunglir / Salam Fish (Rainbow Planner).
- With a production value of 22,247,978 kg in 2019 and 11,624,147 kg in Aug 2020, the fleet varies from 5 to 51 GT.
- **Development Plan:** Cold storage 400 tons + Air Blast Freezer 5 tons, 100 GT frozen-box on-board ship, 5 Thermoking Trucks, also Office building + warehouse 1 package

Key Investment Highlight

Location	Banda Aceh City, Aceh Province	
Est. Investment Value	USD 3.1 Million	
Total Area/Land Status	26.5 Ha (7.2 Ha is Clean and Clear)	
Business Scheme	Build Operate and Transfer (BOT) or Direct Investment or Leasehold	
Project Owner	Aceh Government	
Financial Feasibility	Concession Period	5 Years
	Projected Rev 5 Years	US\$ 6.515 Mio
	IRR	12%
	NPV	US\$ 74,663
	B/C Ratio	2.19
	Payback Period	3 years

1 USD = IDR 15.700

Contact Person

Abel Muhammad Agung
Sub-Coordinator of Aceh Investment Agency
(+62) 813 1220 4494
abeltomail@gmail.com



This investment project successfully passed the curation process
conducted by Bank Indonesia and the PwC Indonesia Team in 2025

12

FISHERY PRODUCT FREEZING BUSINESS



FISHERY PRODUCT FREEZING BUSINESS

Project Description

- West Aceh Regency in Aceh Province stands at the forefront of Indonesia's rapidly evolving fishery sector, thanks to its abundant marine resources and strategic coastal location. With growing global demand for fresh, sustainably sourced seafood, establishing a modern fishery product freezing business here offers a prime opportunity to deliver high-quality products to both domestic and international markets
- This project is located in a strategic location of State Fisheries Management Area of Indonesia (WPP-NRI) 572, which covers the waters of the Indian Ocean, West Sumatra, and South Sunda that are very potential and hold abundant marine resources.
- Its strategic location makes West Aceh Regency have a big potential as an export fisheries center in the Western Indonesia Region.
- The activities of this investment opportunity include the buying of fresh catch from local fishermen, the freezing of fish to preserve peak quality, and the sale of premium marine commodities—such as snapper, tuna, mackerel tuna, shrimp, and more—to both domestic and international markets.
- The main target for freezing fishery products is the domestic market, particularly North Sumatra and West Sumatra, as well as the export markets of Malaysia, Singapore, and Japan.

Key Investment Highlight

Location	Aceh Barat Regency, Aceh Province	
Est. Investment Value	USD 49.57 Million USD 15.49 Million (CAPEX) USD 34.08 Million (OPEX)	
Total Area/Land Status	5.5 Ha / Clean & Clear (with 2 Ha potential expansion)	
Business Scheme	Build Operate Transfer (BOT) or Direct Investment	
Project Owner	Aceh Barat Regency Government	
Financial Feasibility	Concession Period	20 Years
	Discount Rate	15.36%
	IRR	24%
	NPV	US\$ 5.79 Mio
	Payback Period	3 years 4 Month

1 USD = IDR 16.279

Contact Person

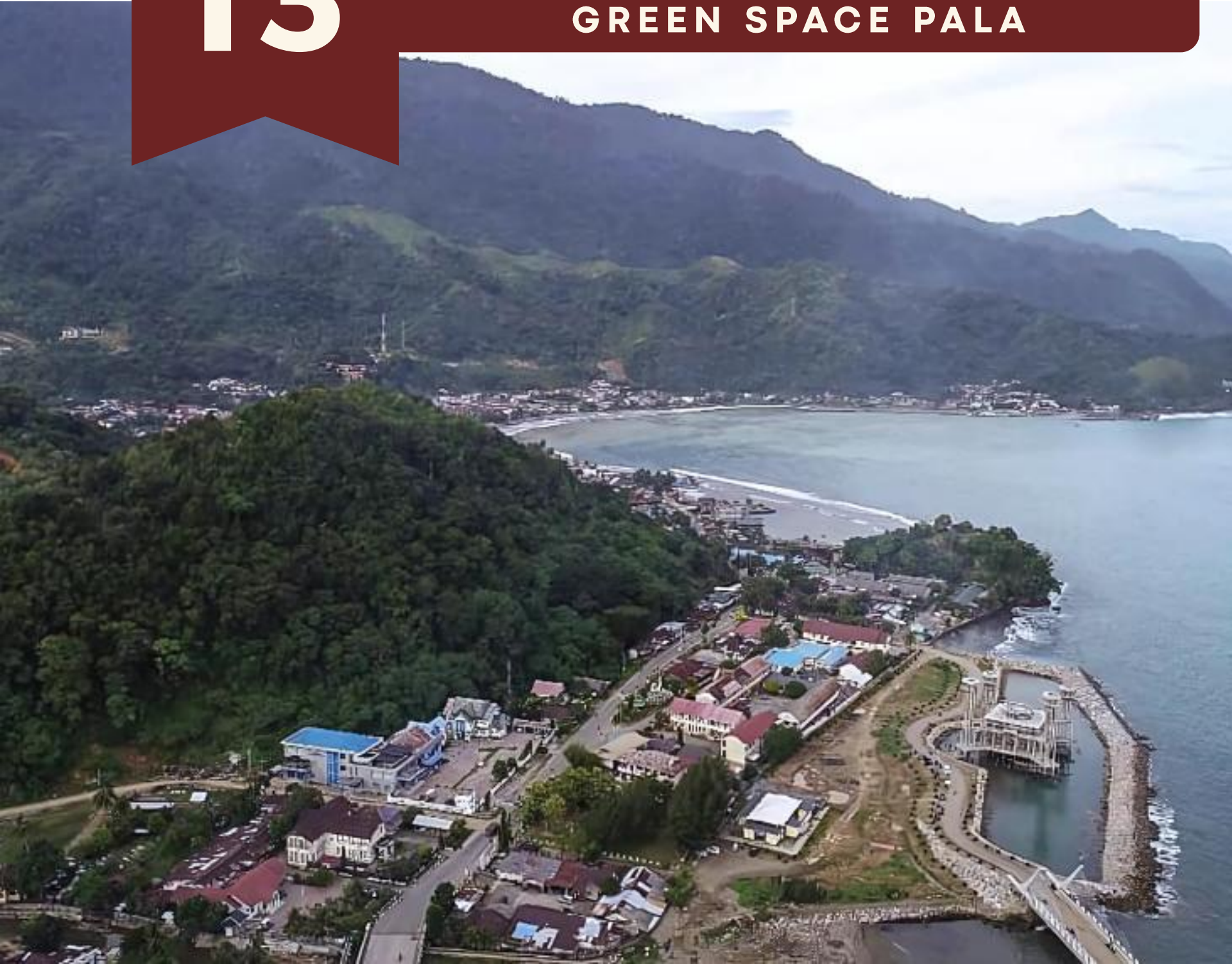
Teuku R. Taufik, SSTP, M.Si
Head of Investment Division - West Aceh Regency
Investment and One-Stop Services Agency
(+62) 811 6885 99
t.r.taufik4@gmail.com



This investment project successfully passed the curation process
conducted by Bank Indonesia and the PwC Indonesia Team in 2025

13

4-STAR HOTEL IN THE URBAN GREEN SPACE PALA



4-STAR HOTEL IN THE URBAN GREEN SPACE PALA

Project Description

- Situated in Tapaktuan, Aceh Selatan, within the RTH Pala area. The area is adjacent to the historic tourist attractions “Tapak and Tongkat Tuan,” which form part of the city’s rich cultural heritage.
- By optimizing the underutilized assets of the RTH Pala area, which has yet to be fully leveraged for economic benefits, this project aims to significantly enhance its value while preserving the rich heritage of Tapaktuan. Integrating the region's unique history with its natural beauty, the development is designed to protect and celebrate Tapaktuan's legacy for future generations.
- Offering an attractive prospect for investors, this high-potential project involves the construction of a 4-star hotel designed to complement the natural panorama while tapping into the burgeoning national and international tourism trends in Aceh Selatan.
- The region's designation as a diverse tourism destination—encompassing marine, natural, historical, culinary, and religious segments—positions the development as a key driver for economic growth and enhanced visitor experiences.
- The project prioritizes community empowerment by emphasizing active participation from local residents, thereby building capacity and ensuring that economic gains are distributed equitably. In doing so, it fosters a strong sense of ownership among stakeholders, encouraging them to take pride in and assume responsibility for the project's sustainable success.

Key Investment Highlight

Location	Aceh Selatan Regency, Aceh Province	
Est. Investment Value	USD 1.47 Million	
Total Area/Land Status	0.81 Ha / Clean and Clear	
Business Scheme	Build Operate and Transfer (BOT) or Land Lease or Direct Investment	
Project Owner	Aceh Selatan Regency Government	
Financial Feasibility	Concession Period	20 Years
	Discount Rate	7.342%
	IRR	14.70%
	NPV	US\$ 77,500
	Payback Period	8.78 years

1 USD = IDR 16.279

Contact Person

Nirwani, S. E
Head of Investment Division - South Aceh Regency
Investment and One-Stop Services Agency
(+62) 852 7072 2054
nirwani.4tyanis@gmail.com

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BANDA ACEH BUSINESS CENTER



BANDA ACEH BUSINESS CENTER

Project Description

- The Banda Aceh Business Center, located in the heart of Banda Aceh City, Aceh, Indonesia, is poised to become a premier destination for trade and residential living. This ambitious project involves transforming the former Banda Aceh terminal into a vibrant commercial and housing complex, featuring a modern mall and stylish apartments. Its strategic position in the city center is a special area for trade and services. The area is a dense area with potential as an urban business center.
- Road Accessibility: The business center is located in the middle of the city, offering excellent road conditions and easy access to major thoroughfares. This ensures smooth connectivity for residents, shoppers, and businesses.
- Airport Accessibility: The Sultan Iskandar Muda International Airport (SIM Airport) is only 17 km (26 minutes) away, providing swift access for business travelers and tourists.
- Toll Road Accessibility: The Kajhu Toll Entrance is just 12 km away, further improving connectivity to other regions and supporting seamless transportation logistics.
- For investors seeking a lucrative opportunity in a rapidly developing urban landscape, the Banda Aceh Business Center offers unparalleled potential. With its strategic location, excellent accessibility, comprehensive development scope, and promising economic prospects, this project is set to redefine the commercial and residential landscape of Banda Aceh City

Key Investment Highlight

Location	Banda Aceh City, Aceh Province	
Est. Investment Value	USD 22.35 Million	
Total Area/Land Status	1.2 Ha / Clean and Clear	
Business Scheme	Build Operate Transfer (BOT) or Public Private Partnership (PPP) or Leasehold	
Project Owner	Banda Aceh City Government	
Financial Feasibility	Concession Period	30 Years
	IRR	16.2%
	NPV	10% (US\$ 8.2 Mio) 12% (USD 5.6 Mio)
	B/C Ratio	10% = 1.21 and 12% = 1.01
	Payback Period	7 years

1 USD = IDR 12.250

Contact Person

Cut Nur Mustaqimah, SE., M.Si
Head of Investment Department (Banda Aceh
City Investment and One Stop Services Agency)
+62 13-6027-1459
cutnurmustaqimah2023@gmail.com



This investment project successfully passed the curation process
conducted by Bank Indonesia and the PwC Indonesia Team in 2025

15

ACEH INDUSTRIAL AREA LADONG



ACEH INDUSTRIAL AREA

LADONG

Project Description

- The Aceh Industrial Area in Ladong is poised to be the center of Aceh's manufacturing, chemical, warehousing, food, furniture, and logistics industries and a downstream hub for Aceh's main commodities. Furthermore, the development of the Aceh Industrial Area is intended to promote the sustainability of regional economic development, food security, and the food estate of Aceh Province.
- Currently KIA Ladong has multiple permits: Estate Regulation, Industrial Area Business Permit (IUKI), Environmental Permit, and Location Permit, as well as Land Lease Incentives from the Aceh Government.
- Base Rate for KIA Ladong Land Rental Price = Rp. 5000/m2/year
- The area owned by the project owner with a **future development plan of 250 Ha** (which has already been incorporated into the Urban Planning of Aceh Province)
- During the promotional period until December 2025: Get a 10-year free base rate lease
- Rights to Build up to 30 Years and Extendable
- **Solar Powered streetlights** and targeted in 2028 to source power from nearby Geothermal Power Source (2 x 55 M - Under Exploration status)
- Accessibility
 - Trans Sumatera Toll Road Gate 14 km (20 Minutes)
 - Ulee Lheue Harbor 30km (40 Minutes)
 - Malahayati Port 10km (15 Minutes)
 - Sultan Iskandar Muda International Airport 25km (40 Minutes)

Key Investment Highlight

Location	Aceh Besar Regency, Aceh Province	
Est. Investment Value	USD 12.1 Million	
Total Area/Land Status	71 Ha / Clean and Clear (With Future Development to 250 Ha)	
Business Scheme	Investment Partnership (Built-Transfer)	
Project Owner	PT PEMA	
Financial Feasibility	Concession Period	20 Years
	NPV	US\$ 12.6 Mio
	IRR	10.2%
	WACC	9%
	B/C Ratio	1.4
	Payback Period	12,4 years

Contact Person

Faisal Ilyas
Director of Commercial
(+62) 852 6015 3488
faisal.ilyas@pema.co.id

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SPECIAL ECONOMIC ZONE (SEZ) ARUN
ACEH COFFEE PROCESSING INDUSTRY



SPECIAL ECONOMIC ZONE (SEZ) ARUN ACEH COFFEE PROCESSING INDUSTRY

Project Description

- The demand for Aceh Coffee (predominantly Gayo Coffee) in domestic and foreign markets is very high, particularly in the form of green beans, additionally roasted beans gaining popularity as well. This is a priority project that encourages the increase of the quality of Aceh coffee and creates an opportunity to develop a modern coffee processing industry in Aceh.
- The popular culture of coffee consumption in Aceh is also an important prospect for building the post-harvest industry and coffee processing industry in Aceh, as many of the coffee product's derivatives can be absorbed in the local market as well.
- Nowadays, most coffee farmers process their coffee with conventional processing such as hand-picked methods. To increase their productivity, post-harvest industry processing services are much needed. Furthermore, our location is perfectly located near the coffee plantation area of Aceh, this is also to increase added value to the production chain and coffee product processing.
- Development Agenda: Construction of Post Harvest and Coffee Products Processing Industry.
- Target Project Scope: Industrial post-harvested coffee cherry to green bean with a capacity of 20.000 tons per year and Instant coffee processing industry with a capacity of 30 Million sachets (750 tons) per year.

Key Investment Highlight

Location	Lhokseumawe City, Aceh Province	
Est. Investment Value	USD 3.33 Million (CAPEX) USD 2.92 Million/Yr (OPEX)	
Total Area/Land Status	2,622 Ha (Total of the SEZ Area) / Clean and Clear	
Business Scheme	Land Rent, Direct Investment, BOT	
Project Owner	PT Patriot Nusantara Aceh (SEZ Arun)	
Financial Feasibility	Concession Period	30 Years
	IRR	23%
	NPV	US\$ 1.84 Mio
	B/C Ratio	1.6
	Payback Period	6 years

1 USD = IDR 12.000

Contact Person

Faisal Ilyas
Director of Commercial
(+62) 852 6015 3488
faisal.ilyas@pema.co.id

TOP 12 MUST VISIT DESTINATIONS IN ACEH





GRAND MOSQUE BAITURRAHMAN

The mosque plays a significant role in Acehese culture and traditions. It's a center for religious gatherings and celebrations, reflecting the deep Islamic faith of the people.



The mosque is situated in the heart of Banda Aceh City, the capital city of Aceh Province, Indonesia. It's easily accessible and a prominent landmark in the city.

Mesjid Raya Baiturrahman is approximately 15 kilometers away from Sultan Iskandar Muda Airport

Source : IG-wisatareligiaceh & Detik Travel



ACEH TSUNAMI MUSEUM

The Aceh Tsunami Museum serves as a tribute to the victims of the devastating 2004 Indian Ocean earthquake and tsunami, while also acting as an educational center and emergency shelter.

The Aceh Tsunami Museum is located on Jalan Iskandar Muda Street, Banda Aceh City, around 16 kilometers from Sultan Iskandar Muda Airport. The Museum building has adopted the traditional raised Aceh House, while at the same time, it resembles a ship with its protruding funnel

The main attractions of the museum include educational experience, architectural design, disaster emergency preparedness learning center



Source : Pixabay & Museumtsunami.id

LAMPUUK AND LHOKNGA BEACH

Nestled along the western coastline of Aceh Besar Regency, just outside Banda Aceh city, Lampuuk and Lhoknga Beach are among the province's most stunning natural attractions. With stretches of golden sand framed by lush green hills, these beaches offer a perfect escape with breathtaking views of the Indian Ocean.

Lampuuk Beach, often called the “Kuta of Aceh,” is ideal for surfing, swimming, jet skiing and other marine activities, also enjoying sunsets, while Lhoknga Beach is renowned for its powerful waves that draw surfers from around the world. For those seeking tranquility, calmer spots provide safe swimming and peaceful relaxation.

Located only 20–25 minutes from Banda Aceh city center, both beaches are easily accessible for a quick getaway, offering visitors a blend of adventure and serenity.



Source : The Light of Aceh & Detik Travel



LHOK MATA IE BEACH

Pantai Lhok Mata Ie, also referred to as Lhok Mata Ie Beach, is a hidden gem located in Aceh Besar Regency, Indonesia. It's a beautiful beach tucked away behind hills, offering a serene escape for visitors.

Unlike other beaches that can get crowded, Lhok Mata Ie offers a more tranquil experience. The beach itself is scenic with its white sand and clear blue waters.

Lhok Mata Ie is situated in the Lampageu Sub-district, Aceh Besar Regency, Aceh Province. It is 21 KM from Sultan Iskandar Muda Airport (Banda Aceh International Airport)

Visitors can enjoy swimming, sunbathing, or simply relaxing on the shore. Other activities include camping, fishing, and hiking.



Source : Video the Light of Aceh

IBOIH BEACH & RUBIAH ISLAND

In Sabang City, Aceh Province nestled a beautiful beach that is always sought after by tourists, named Iboih Beach (Pantai Iboih). Iboih Beach is famous for its clear sea water and beautiful coral and marine ecosystem beneath its waters. Travel time from Banda Aceh to Sabang is around 40 minutes by fast boat.

Acroos the Iboih Beach, In Rubiah Island you can experience many marine activities from snorkeling, diving, dolphin tours, and multiple water sports activities. Iboih Beach & Rubiah Island is one of the most popular tourist destinations in Aceh Province.



0 KM MONUMENT

Standing proudly at the westernmost tip of Indonesia, the 0 Kilometer Monument in Sabang, Weh Island, marks the nation's geographical starting point. This iconic landmark symbolizes unity and national pride, drawing visitors from across the archipelago and beyond.

Surrounded by lush forest and overlooking the Indian Ocean, the monument offers a scenic setting where travelers can enjoy panoramic views, capture memorable photos, and witness breathtaking sunsets. It is also a favorite stop for those exploring Sabang's natural beauty, from pristine beaches to rich marine life.

Located only 40 minutes from Sabang city center, the 0 Kilometer Monument is not only a geographical milestone but also a cultural experience, making it a must-visit destination for anyone traveling to Aceh.





LUT TAWAR LAKE

Danau Lut Tawar is situated in the central highlands of Aceh province, Indonesia. This lake specifically lies within the Aceh Tengah Regency, where the town of Takengon rests on the western shore.

Travel time by car can take approximately 6 to 7 hours from Banda Aceh. Within Takengon itself, there is a small domestic airport, Takengon Domestic Airport (TPL), that receives limited flights from Banda Aceh.



Danau Laut Tawar is a paradise for nature lovers and those seeking a tranquil escape. Here are some reasons why it is a compelling tourist destination:

Scenic Beauty, Boating Activities, Cultural Exploration, Fishing, Hiking, and Trekking

Source : Indonesia Travel & Detik.com

GALERI KOPI INDONESIA

Galeri Kopi Indonesia Takengon is more than just a coffee shop, it is a haven for coffee enthusiasts seeking a unique and immersive coffee experience amidst the stunning scenery of the Gayo Highlands in Aceh Province, Indonesia. Travel time by car can take approximately 6 to 7 hours from Banda Aceh.

Tourists can do several activities including Coffee Tasting, Educational Experience, Scenic Ambiance, Local Specialties, and Coffee Souvenirs



Source : Aceh Portal

MANGROVE FOREST

LANGSA

Hutan Mangrove Langsa, also known as the Langsa Mangrove Forest is a thriving ecosystem boasting a rich biodiversity and scenic beauty. It's located near Langsa City, Aceh Province, Indonesia.

Easier access to the Langsa Mangrove Forest is through Kuala Namu Internasional Airport (200 Km away), or around a 3 to 4 hours drive from Medan, North Sumatra.

The Langsa Mangrove Forest attracts visitors interested in nature and sustainable tourism.

Here's what makes it a compelling tourist destination: Nature Experience, Photography Opportunities, Relaxation and Reflection, and Educational Value.



Source : Indonesia Travel & Detik.com

GURUN PUTIH LESTARI SAFARI PARK

Taman Safari Gurun Putih Lestari Aceh, also known as Gurun Putih Lestari Safari Park, is a relatively new wildlife park in Aceh Besar Regency, Indonesia, offering a unique blend of animal encounters and botanical beauty.

The safari park is situated in Gampong Cucum, Jantho Sub-district, Aceh Besar Regency. Travel time by car can range from 45 minutes to an hour from Banda Aceh.

Tourists can do several activities including, Wildlife Viewing, Family-Friendly Activities, Botanical Exploration, and Supporting Conservation Activities.

The park is relatively new and still under development, so amenities may be limited compared to more established zoos.



Source : Indonesia Travel & Detik.com

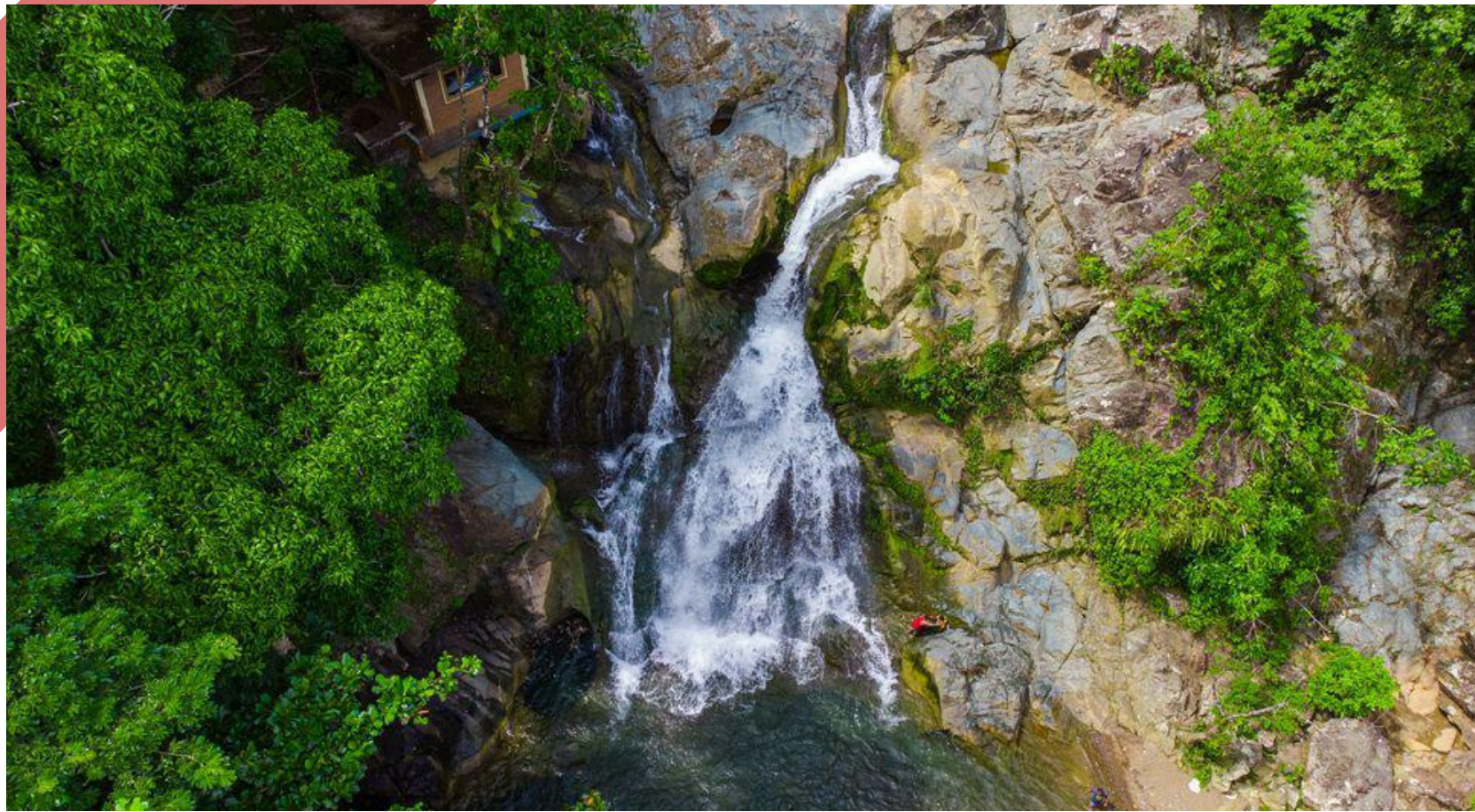


CELOCIA FLOWER GARDEN

Taman Bunga Celosia Aceh, also known as the Aceh Celosia Flower Garden, is a captivating attraction drawing visitors with its vibrant blooms and colorful landscapes. Situated in Desa Alue Piet, Panga Sub District, Aceh Jaya Regency. Travel time by car can take 1.5 to 2 hours from Sultan Iskandar Muda Airport

Tourists can do several activities including Visual Feast, Photography Haven, Relaxing Atmosphere, and Seasonal Getaway. Taman Bunga Celosia is a charming destination to add to your itinerary, especially during the blooming season.

Source : Indonesia Travel & Detik.com



SUHOM WATERFALL

Air Terjun Suhom is a waterfall located amidst the Lhoong Sub District in Aceh Besar Regency, Aceh Province. Travel time by car can take 1 hour and 45 minutes from Sultan Iskandar Muda Airport



Tourists can do several activities including Swimming, Tracking, and Picnic. Suhom Waterfall is a charming destination to add to your itinerary, especially for families, due to its natural beauty and serene atmosphere

Source : Indonesia Travel & Detik.com



Commodities & SMEs



Highlighted Projects



Aceh has **4 economic zones**; Special Economic Zone (KEK) Arun Lhokseumawe, Sabang Free Trade Zone (FTZ), Aceh Industrial Estate (KIA) – Ladong and Kutaraja Fishery Port, each of these economic zones has its own charm offering incentives and conveniences to customers and potential investors. The presence of these 4 economic areas are expected to be the new center of Aceh economic growth in the effort of escalating regional development.

Palm Oil Industry

Aceh has 263,311 hectares of palm oil plantations, which produced 474,895 tons in 2023. Palm oil is the largest plantation crop in Aceh by volume, area, and economic value. The palm oil industry has significant growth potential as a major source of supply for food products and biofuels. With the increase in production, Aceh is encouraging the construction of CPO factories and their derivative products.

List of Palm Oil Industries

by Regency/City in Aceh Province, 2023

Bireuen

PT. Blang Ketumba
PT. Syaukath Sejahtera

North Aceh (Aceh Utara)

PT. Perkebunan Nusantara I
PT. Ike Bina Wisesa
PT. Satya Agung
PT. Seuramo Agro Persa

East Aceh (Aceh Timur)

PT. Perkasa Subur Sakti (Kebun
PT. Padang Palma Permai)
PT. Ensem Sawita
Koperasi Prima Jasa
PT. Agra Bumi Niaga
PT. Anugerah Fajar Rezeki
PT. Teupin Lada
PT. Mutiara Sawit Lestari

Aceh Tamiang

PT. Perkebunan Nusantara I
(Tamiang Hulu)
PT. Perkebunan Nusantara I
(Karang Baru)
PT. Mora Niaga Jaya
PT. Parasawita
PT. Padang Palma Permai
PT. Bumi Sama Ganda
PT. Socfin Indonesia
PT. Sisirau
PT. P.P. Pati Sari
PT. Tri Agro Palma Tamiang
PT. Bima Desa Sawita
PT. Bahari Lestari
PT. Betami

West Aceh (Aceh Barat)

PT. Karya Tanah Subur
PT. Mopoli Raya

Aceh Jaya

PT. Boswa Megalopolis
PT. Syaukat Agro
PT. Agro Sinergi Nusantara

Nagan Raya

PT. Fajar Baizury
PT. Kalista Alam
PT. Sawit Nagan Raya Makmur
PT. Beurata Subur Persada
PT. Ujong Neubok Dalam
PT. Surya Panen Subur II
PT. Kharisma Iskandar Muda
PT. Enseml Lestari
PT. Socfin Indonesia (Seunagan)
PT. Socfin Indonesia (Seumanyam)
PT. Raja Marga

Aceh Barat Daya

PT. Mon Jambée
PT. Samira Makmur Samita
PT. Ensem Abadi

South Aceh (Aceh Selatan)

PT. Aceh Trumon Anugrah Kita
PT. Mopoli Raya

Aceh Singkil

PT. Perkebunan Lembah Bhakti
(Singkil Utara)
PT. Perkebunan Lembah Bhakti
(Singkohor)
PT. Nafasindo
PT. Ensem Lestari
PT. Delima Makmur
PT. Socfin Indonesia
PT. Singkil Sejahtera Makmur
PT. Runding Putra Persada

Subulussalam

- PT. Global Sawit Semesta
- PT. Bangun Sempurna Lestari
-) PT. Mandiri Sawit Bersama
- PT. Bumi Daya Agrotamas
- PT. Samudera Sawit Nabati

Simeuleu

Perkebunan Daerah
PT. Raja Marga



Planted Area and Production of Palm Oil Owned by Communities by Regency/City in Aceh Province, 2023

Districts/Cities	Planted Area (Ha)	Production (Ton)	Productivity (Kg/Ha)	Farmers (Household)
Simeulue	8.371	2.477	918	3.291
Aceh Singkil	33.273	80.779	3.456	11.253
Aceh Selatan	11.521	26.178	2.588	8.913
Aceh Tenggara	4.013	7.155	2.700	1.492
Aceh Timur	30.944	35.521	2.357	17.380
Aceh Tengah	-	-	-	-
Aceh Barat	10.865	17.095	3.520	8.663
Aceh Besar	1.521	556	603	756
Pidie	268	152	817	194
Bireuen	6.035	9.500	2.115	4.164
Aceh Utara	18.185	62.398	3.917	10.794
Aceh Barat Daya	20.620	24.719	1.412	11.890
Gayo Lues	-	-	-	-
Aceh Tamiang	24.759	53.199	2.650	11.732
Nagan Raya	53.151	100.218	2.655	27.006
Aceh Jaya	16.684	23.354	2.865	11.559
Bener Meriah	1.300	402	1.207	1.040
Pidie Jaya	1.577	885	2.389	1.845
Banda Aceh	-	-	-	-
Sabang	-	-	-	-
Langsa	709	1.190	2.213	386
Lhokseumawe	209	318	2.464	130
Subulussalam	19.304	28.800	2.642	13.302
2023	263.311	474.895	2.697	146.102
2022	258.992	459.727	2.705	144.871
2021	247.102	456.426	2.745	140.658
2020	242.819	444.436	2.741	139.153
2019	240.365	441.603	2.732	138.305



List of Palm Oil Industries

by Regency/City in Aceh Province, 2023

- Creating operational and policy support for sustainable palm oil commodities among the government, the private sector, nongovernmental organizations (NGOs), and the community.
- Supporting public-private investment corporation of palm oil.
- Reducing threats to high-value forest ecosystems and peat swamp ecosystems.
- Creating a program for the certification and distribution of provincial palm seeds.
- Improving the supply chain and pricing transparency for palm oil production and processing.

Crude Palm Oil (CPO) is the main product of the palm oil industry. Nagan Raya, Aceh Singkil, North Aceh, Aceh Tamiang, and East Aceh are the regencies that produce the most CPO. Therefore, these areas are suitable for the development of the palm oil processing industry.



Arabica Coffee

Indonesia is the world’s fourth largest coffee producer after Brazil, Vietnam, and Colombia. The country is renowned as the home of some of the world’s finest coffee varieties. As of 2024, Indonesia has approximately 1.27 million hectares of coffee plantations, comprising about 933,000 hectares of Robusta and 337,000 hectares of Arabica. More than 90% of these plantations are cultivated by small-scale farmers. Indonesia is also distinguished as one of the few countries with a wide range of Geographical Indication (GI) certified coffees, totaling 54 GI-recognized coffee varieties, including Arabica, Robusta, Liberica, and Excelsa. High-quality Arabica coffee is primarily produced in Aceh and North Sumatra, while Robusta coffee is mainly grown in Lampung, Bengkulu, South Sumatra, and South Sulawesi.

Coffee Planted Area in Aceh



— Aceh Tengah
Area Planted (Ha):
— 50.074 Ha
Production (TON):
— 37.258 Ton



— Bener Meriah
Area Planted (Ha):
— 34.522 Ha
Production (TON):
— 25.118 Ton



— North Aceh
Area Planted (Ha):
— 2.248 Ha
Production (TON):
— 780 Ton



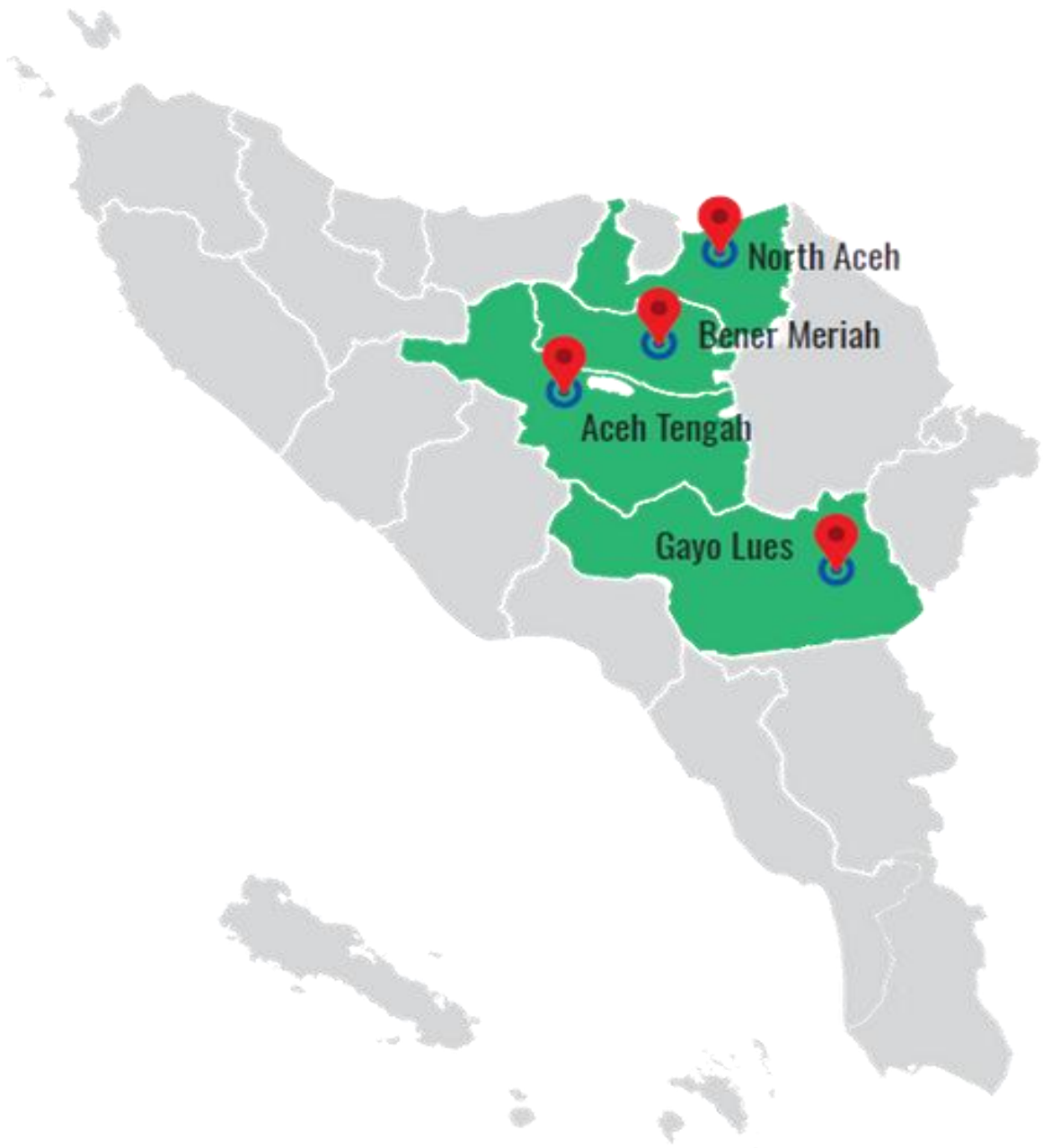
— Gayo Lues
Area Planted (Ha):
— 5.414 Ha
Production (TON):
— 1.392 Ton

Planted Area and Production of Coffee

Regency/City	Planted Area (Ha)	Production (Ton)
Aceh Tengah	50.074	37.258
Bener Meriah	34.522	25.118
Gayo Lues	5.414	1.392
Aceh Utara (North Aceh)	2.248	780
2023	92.315	64.567
2021	126.408	74.328
2020	126.289	73.419

Gayo coffee is cultivated in the Gayo highlands, which include the big three of Arabica coffee in Aceh (Bener Meriah Regency, Aceh Tengah Regency, and Gayo Lues Regency). Gayo is an ethnic group that inhabits the Gayo highlands in the central Aceh region. The majority of people in this area are coffee farmers. Coffee cultivation began in 1908 and is mostly Arabica coffee. Gayo is the largest producer of Arabica Coffee in Asia. Gayo coffee has been exported to various countries in the world.

Statistics show that in 2024, Aceh exported 19,309,048 kg of coffee beans to 24 countries. Gayo Coffee has received various recognitions and international certifications because of its high quality, particularly organic coffee, and coffee with fair trade certifications as well.



Currently, Gayo Coffee is continuously making efforts to meet the demand for coffee in domestic and foreign markets by increasing its productivity and improving its quality (agricultural extension and intensification).

SMEs: Teluk Gayo – Melaya

The SME's Story

Melaya Coffee was founded to preserve the values and popularity of Gayo Coffee Beans both in the global and local markets. Gayo Coffee, regarded as one of the best coffees in the world, is predicted to be consumed with pride by Indonesians and Foreigners in the near future. The cherry seed is harvested from "Bies Penentanan" in Takengon, one of Aceh's greatest cherry seed-producing places. Led by a 4th-generation coffee farmer (Mr. Iqbal) and embracing the communities of farmers, Melaya Coffee ensures the quality of each bean.

Teluk Gayo's Activities

Since the farmers are mainly above 50, they have a responsibility to ensure the regeneration cycle. By upholding the values & propositions of Gayo Coffee beans, it is believed that it will be smoothly preserved. Embracing the farmers in Bies Penentanan is the baby step to make it happen. The farmers are working together and innovating a better way of cultivation to optimize the cherry yield, not only the quantity but also quality as well.

Teluk Gayo produces various **specialty processing and non-specialty** types such as fully washed (Dry & Wet Hull), natural, black honey, wine process, wild luwak, and robusta coffee. Custom types that are required by buyers are also available through transfer knowledge of processing, then it will be replicated.

Achievement



INDONESIA - TAIWAN



INDONESIA – GUANG ZHOU

Contact Person

Iqbal Arisa (Owner)
Production and QC Lead
(+62) 822 7310 3420
telukgayocoffee@gmail.com

SMEs: Ulunowih

The SME's Story

Welcome to Ulunowih, your source for premium Gayo Arabica coffee beans. We are a dedicated team of farmers committed to producing the finest quality specialty coffee.

Ulunowih represents the dedication of Gayo farmers to producing high-quality coffee. Our company, PT Aromabica Gayo Internasional, is based in Aceh Tengah, Indonesia, the heart of the Gayo region. Our farmers have generations of experience and a deep understanding of the coffee cultivation process.

Ulunowih's Activities

- Sustainable Practice: Ulunowih prioritizes sustainable farming techniques that benefit the environment, our community, and the quality of our coffee.
- Quality Control: Our team meticulously hand-picks and sorts the beans to ensure only the best quality coffee reaches the customer.
- Traceability: Every bag of Ulunowih coffee is traceable back to its origin, ensuring transparency and quality assurance.

Ulunowih produces various **specialty-grade coffee** types such as Specialty, Peaberry, Honey, Wild Luwak, Natural, Macampora, and Strong Macampora. As well as **commercial-grade coffee** such as Grade 1, Grade 2, Low Grader, and Robusta with end product in green beans or roasted beans.

Achievement

- 5.9 Ton of roasted beans to Malaysia in the past year
- Winner of the 13th prestigious KKS award



Contact Person

Sabardi (Co-Owner)
(+62) 811 6801 135
sabardi@ulunowih.com
instagram.com/ulunowih

SMEs: Gayoland Coffee

The SME's Story

Gayoland Coffee's raw materials are directly obtained from Aceh Tengah & Bener Meriah coffee farmers. The best coffee quality is our main concern as one of Gayoland's ways to provide satisfaction to our customers. The partnership system built by Gayoland Kopi with farmers in Central Aceh and Bener Meriah is to ensure the sustainability of the best coffee raw materials from the Gayo Highlands. Some profits from the sale of Gayoland Coffee products are used for social activities, especially the fulfillment of the rights of people with disabilities in Aceh. Currently, Gayoland Coffee is collaborating with the Sahabat Difabel Aceh Foundation.

Gayoland's Activities

As a place of business, Gayoland have high hopes to be able to improve the economic welfare of coffee farmers who are in Central Aceh Regency and Bener Meriah Regency. In addition, we have goals to increase farmers' knowledge about the importance of maintaining the quality of coffee and empowers rare types of coffee to be further developed sustainably and innovatively.

Gayoland produces various coffee end products from green beans, roasted beans, grounded beans, and ready-to-brew drip bag coffee. With various coffee types such as Wild Luwak, Wine, Peaberry, Longberry, Specialty, Arabica Super Aceh, Arabica Natural, and Robusta

Achievement

- One of Bank Indonesia Best MSME in 2020
- Most inspirational MSME from Bukalapak company
- Have exported to various countries such as United States, Taiwan, and Australia



Contact Person

Ridwan Fauzi (Co-Owner)
(+62) 813 7739 9663
gayolandcoffee@gmail.com
instagram.com/gayoland_coffee

Robusta Coffee

Robusta Coffee has a strong taste and is more bitter than Arabica Coffee. Robusta Coffee is widely used as the main ingredient for instant coffee or as a mixture of Arabica Coffee to improve the taste of coffee. Robusta coffee plantations are concentrated in Pidie, Aceh Jaya, Bener Meriah, Aceh Selatan (South Aceh), and Aceh Tengah Regency. The total plantation area is 21,653 Ha, with a total production of 6,517 tons in 2023.



Aceh Coffee Processing Industry

The demand for Gayo coffee in domestic and foreign markets is very high, particularly in the form of green beans. The government encourages the improvement of the quality of Aceh coffee to create a greater opportunity for developing a modern coffee processing industry. The popular culture of coffee consumption in Aceh is also a promising prospect for building the Gayo instant coffee processing industry.

Current project purpose: construction of the instant coffee processing industry based on market observations. Today, at least 10 instant coffee brands are sold in the market, which indicates an increase of instant coffee consumption in Aceh. Thus, the potential for development in this industry is auspicious.



Planted Area and Production of Robusta Coffee

Regency/City	Planted Area (Ha)	Production (Ton)
Simeulue	-	-
Aceh Singkil	73	5
Aceh Selatan	1.429	361
Aceh Tenggara	511	103
Aceh Timur	487	145
Aceh Tengah	1.121	486
Aceh Barat	579	86
Aceh Besar	656	201
Pidie	10.542	2.542
Bireuen	4	1
Aceh Utara	613	170
Aceh Barat Daya	701	150
Gayo Lues	650	177
Aceh Tamiang	84	5
Nagan Raya	334	83
Aceh Jaya	2.224	755
Bener Meriah	1.464	1.232
Pidie Jaya	170	12
Banda Aceh	-	-
Sabang	-	-
Langsa	-	-
Lhokseumawe	1	-
Subulussalam	10	3
2023	21.653	6.517
2021	22.794	6.871
2020	22.471	6.821
2019	22.381	6.653

Coffee Exporters

- CV. Sara Ate
- Koperasi Permata Gayo
- Koperasi Produsen Arisarina
- KSU. Arinagata
- KSU. Sara Ate
- PT. Cahaya Komoditas Nusantara
- PT. Fajar Jeumpa
- PT. Ihtiyeri Ket i Ara
- PT. Ket i ara
- PT. Sumatera Arabika Gayo
- PT. Meukat Komuditi Gayo
- CV. Aridalta Mandiri
- Koptan Gayo Megah Berseri
- KBQ. Baburrayyan
- Koperasi Kopi Wanita Gayo
- CV. Donya Drop Daruet

SMEs: The Bawadi Coffee

The SME's Story

BAWADI FOOD was established in 2015 which is located in Banda Aceh City of Aceh Province of Indonesia. BAWADI FOOD is committed to continuing to grow and produce a variety of high-quality beverage products, both coffee-based and non-coffee because one of BAWADI FOOD's visions is to become one of the leading food & beverage companies at the national and international level.

Bawadi's Activities

Bawadi Coffee has established a partnership with a company in Singapore that is expected to play an active role in optimizing the distribution of its products to various countries. Bawadi Coffee also actively participates in international events in various Southeast Asian Countries, the Middle East, America and Australia

Bawadi Coffee has established cooperation with one of the farmer cooperatives that has an area of 1,824 ha with a total of 2,134 coffee farmers with total coffee production of about 810,364 KG.

Key Investment Highlight

Source of Coffee	Aceh Tengah Regency & Bener Meriah Regency
Altitude	1400-1600m meter above sea level
Process	Full washed, semi washed and natural process
Cupping notes	Spices and Medium Acidity
Typical aromatic note	Cherry and chocolate
Production capacity	810.364 kg
Harvest period	Oktober – April

Contact Person

T. Dhahrul Bawadi
bawadi.coffee@gmail.com

Cocoa Plantation

Pidie Jaya Regency is located in Aceh Province, bordered on the north by the Malacca Strait, east by Bireuen Regency, and west and south by Pidie Regency. Geographically, Pidie Jaya Regency is located at 4 ° 30'– 04 ° 60 'N (latitude) and 96 ° 30'– 96 ° 20' E longitude. The area covers 1,162.85 km², which consists of lowlands and beaches, but mostly highlands. Pidie Jaya Regency consists of 8 districts covering 34 sub-districts and 222 villages.

Aceh is one of the major cacao-producing regions in Indonesia, with plantations spread across almost all regions in Aceh, from Pidie Jaya Regency in the eastern part of Aceh to Simeulue Regency on the outer side of Aceh Province.



Transportation Supporting Infrastructure



Accessibility

Pidie Jaya Regency is a regency that expanded from Pidie Regency in 2007. This regency is traversed by Aceh to North Sumatra road, so it is quite strategic at the economic level. The distance between the capital regency (Meureudu) and subdistricts ranges from 0 - 25 km. Bandar Baru sub-district is the farthest sub-district from Meureudu city.

Land

Construction of toll roads in Pidie Jaya started in 2021. As part of the national construction priority. The toll road plan is 35 km long. The construction distance of this toll road is about 6 to 7 km south of the Banda Aceh - Medan national road. This toll road route starts from the side of the hilly slopes of Bandar Baru District to Bandar Dua District, with the position of the entrance around Meureudu District. Currently, the closest toll gate is the Indrapuri Toll Gate, from Pidie Jaya Regency, with a distance of 144.4 km via Sumatra / Banda Aceh Highway - Medan with 2 hours 58 minutes of travel time.

Air

Sultan Iskandar Muda International Airport's distance from Pidie Jaya Regency is 164.9 km through Sumatra Main Road/ Banda Aceh – Medan Road with a travel time of 3 hours and 29 minutes. Malikul Saleh Airport's distance from Pidie Jaya Regency is 103.2 km via Sumatera Main Road / Banda Aceh – Medan Road with a travel time of approximately 2 hours 17 minutes.

Sea

Ulee Lheue Port, from Pidie Jaya Regency, is a distance of 175.4 km via the Trans Sumatra Road / Banda Aceh – Medan Road with a travel time of 3 hours 45 minutes. Malahayati Container Port, from Pidie Jaya Regency is a distance of 141.8 km via Jalan Sumatra / Banda Aceh Highway – Medan with a travel time of 3 hours 14 minutes. Krueng Geukueh Port, from Pidie Jaya Regency, is a distance of 114.9 km via the Trans Sumatra Road / Banda Aceh - Medan Road with a travel time of 2 hours 29 minutes.

Rehabilitation & Development

Project Description

Cocoa is one of 19th (nineteenth) important plantation commodities in Pidie Jaya. Cocoa takes up the most land area and is cultivated by the most farmers. Cocoa contributes the highest annual income in Pidie Jaya. Cocoa is grown in seven of the eight sub-districts, namely Bandar Baru, Trienggadeng, Meureudu, Ulim, Bandar Dua, Panteraja, and Meurah Dua. These conditions have made this commodity become a potential commodity to be developed and to be one of income sources to the region. Moreover, the conditions of rainfall and land suitability in Pidie Jaya support high production and prevent the plants from plant pests which are difficult to control, namely vascular streak dieback.

Key Investment Highlight

Location	Banda Aceh – Medan Highway, Paru Village, Kec. Bandar Baru, Kab. Pidie Jaya
Facilities	Warehouse and Cocoa Processing Machinery
Ownership	Pidie Jaya Regency Government

Cocoa Product Processing

Project Description

The Government of Pidie Jaya Regency has facilities in the form of a cocoa processing machine and a warehouse for storing cocoa. This facility can be used by companies wishing to invest in the cocoa processing industry.

Key Investment Highlight

Location	Kec. Bandar Baru, Kec. Panteraja, Kec. Trienggadeng, Kec. Meureudu, Kec. Meurah Dua, Kec. Ulim, Kec. Bandar Dua. Bireuen Regency, Aceh
Area	1.733 Ha
Land Ownership	Community

Patchouli Plantation

Currently, Indonesia is the world's largest patchouli oil producer, which meets the needs of more than 80% of the world market. Patchouli is widely cultivated in Aceh. With its high alcohol content, patchouli is one of the most sought-after tropical plant varieties in Aceh

According to a study, Aceh patchouli oil contains patchouli alcohol 30-34% with a yield of 3%, which makes it the best patchouli in the world. The main areas for patchouli production are Aceh Selatan, West Aceh, Gayo Lues, Aceh Jaya, and Aceh Besar Regencies. These areas are suitable for the development of the patchouli processing industry. Patchouli is one of Indonesia's largest and most important export commodities. This valuable essential oil is distilled from its dried leaves. This oil is widely used in various industries, especially the perfume, aromatherapy, cosmetics, medicine, toiletries, etc. industries where the demand continues to increase



ACEH has the best patchouli oil in the world, cultivated from the northern region of Indonesia with more than 3500 hectares in Aceh, mostly in the region of Aceh Tenggara, Aceh Jaya, Aceh Selatan, and Gayo Lues.



Simply-to-Produce and Low-Technological Needs. The supply chain for patchouli oil is not so complex, comprising farmers, collectors, and exporters.



Patchouli oil is mainly obtained by steam distillation of shade-dried leaves to cultivated patchouli plants.



Segmentation by End-User

- Beauty Cosmetics & Personal Care (Hair, Skin, Facial, etc)
- Aromatherapy (In-door, Automotive, Massage, etc)
- Food & Beverages
- Pharmaceuticals
- Others (Soaps & Detergents, Household/Retail, Anti-microbial and Insect Repellents)

Target Market

- Europe
- North America
- Middle East & Africa
- Asia Pacific
- Latin America

Segment Analysis

Among the type segments, the light patchouli oil segment is expected to account for a significant share in terms of revenue in the near future.

Among the nature segments, the organic segment is expected to account for significant revenue growth in the global patchouli oil market owing to the rising use of patchouli oil in various end-use industries.

Among the end-user segments, the cosmetics & personal care segment is anticipated to register the highest growth in terms of revenue in the target market due to its strong, slightly sweet, and intoxicating scent.

Regency/City	Planted Area (Ha)	Production (Ton)
Simeulue	1,884	145
Aceh Singkil	350	89
Aceh Selatan	1,354	348
Aceh Tenggara	21,005	11,108
Aceh Timur	13,573	6,038
Aceh Tengah	558	255
Aceh Barat	972	407
Aceh Besar	3,467	635
Pidie	10,376	3,520
Bireun	7,059	2,689
Aceh Utara	9,403	3,704
Aceh Barat Daya	1,855	1,086
Gayo Lues	3,532	1,887
Aceh Tamiang	1,515	598
Nagan Raya	3,198	548
Aceh Jaya	1,118	140
Bener Meriah	1,378	888
Pidie Jaya	1,095	7,018
Banda Aceh	-	-
Sabang	735	183
Langsa	109	77
Lhokseumawe	134	75
Subulussalam	726	211
2020	99,395	41,648
2019	99,267	41,093
2018	99,341	39,295

Source : Aceh Agriculture And Plantation Agency

SMEs: Minyeuk Pret

The SME's Story

More than 100 years ago, Patchouli commodity in Aceh was exploited by a foreign country to develop their cosmetics industry in their homelands without leaving its sale value. With the result that rises its value, in 2015, the founders, consisting of the youth of Aceh founded Minyeuk Pret, a perfume brand originally from Indonesia.

Minyeuk Pret claims itself as the pioneer and innovator in the perfume industry that collaborates the abundance of raw material from Indonesia and the story of local values resulting in the fragrance with authentic of local identity.

The philosophy of Minyeuk Pret is derived from our ancestors of Aceh. Minyeuk means oil and Pret means to spray. By doing so, the character of Minyeuk Pret perfume is strengthened and elevates the language and culture of Aceh which might be well-known worldwide.

Corporate Social Responsibility

We love our hometown of Aceh
Minyeuk Pret has conducted social programs annually for society since 2015. It's one of our commitments from the beginning with the **#HarumnyaBerbagi campaign**.

We cooperate with non-profit institutions such as Aksi Cepat Tanggap (ACT) and Yayasan Cet Langet Rumoh. Minyeuk pret conducts a program in house constructions for people in need and builds clean water resources for religious teaching places.



Vision

To become the prominent of an aromatic company in developing authentic products that are inspired by local wisdom.

Mission

- 1) Sharia law is the business core of the operation.
- 2) Act like a pro or nothing at all.
- 3) Conduct marketing with international standards, both in online and offline media.
- 4) #BeGood. Focus on excellent branding.

Achievement

6 YEARS
ACHIEVEMENTS OF MINYEUK PRET

Minyeuk Pret With PT. Yakin Bersama Jaya cooperates with :



Gramedia



Papua
via P.U.P.U.K (Association in development of small bussiness) Surabaya that funded by TAF (The Asia Foundation)

Has Reached: **23** COUNTRIES
Includes: **4** SUB DISTRIBUTORS
Includes: **125** PARTNETS OUTLET
Includes: **613** RESELLERS
More than : **200.000** PRODUCTS SOLD



SMEs: Yagi Natural

The SME's Story

Yagi Natural Skincare a passionate business and environmental leader seeking to transform Indonesia's skincare industry towards a more sustainable and responsible product. Which strives to make natural skin care products **mainstream** while adding value to Indonesia's best-quality but under-utilized ingredients.

Currently, Yagi Natural Skincare focuses on cocoa butter to produce soap, shampoo, body butter, lip balm, scrub, and **other products**.

Crafted for health-conscious individuals, Yagi is made with gentle but effective natural ingredients. It is providing additional value for **cos provides additional value for** consumers with special needs for skin care (e.g. dry-sensitive skin), mothers and babies, and individuals with active lifestyles, also producing custom products for hotels and resorts.

Yagi's Activities

Yagi Natural Skincare a passionate business and environmental leader seeking to transform Indonesia's skincare industry towards a more sustainable and responsible product. Which strives to make natural skin care products **mainstream** while adding value to Indonesia's best-quality but under-utilized ingredients.

Currently, Yagi Natural Skincare focuses on cocoa butter to produce soap, shampoo, body butter, lip balm, scrub, and **other products**.

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Contact Person

Farhaniza

Founder/Owner

hello@yaginatural.com

(+62) 818 0912 6335

Mission

Transforming the personal and skincare industry towards being more sustainable and natural using the best local ingredients.



Bath and Body

Our core products are focused on a basic care for maintaining skin health, such as Body butter, Soap Bar, Body wash and Body scrub



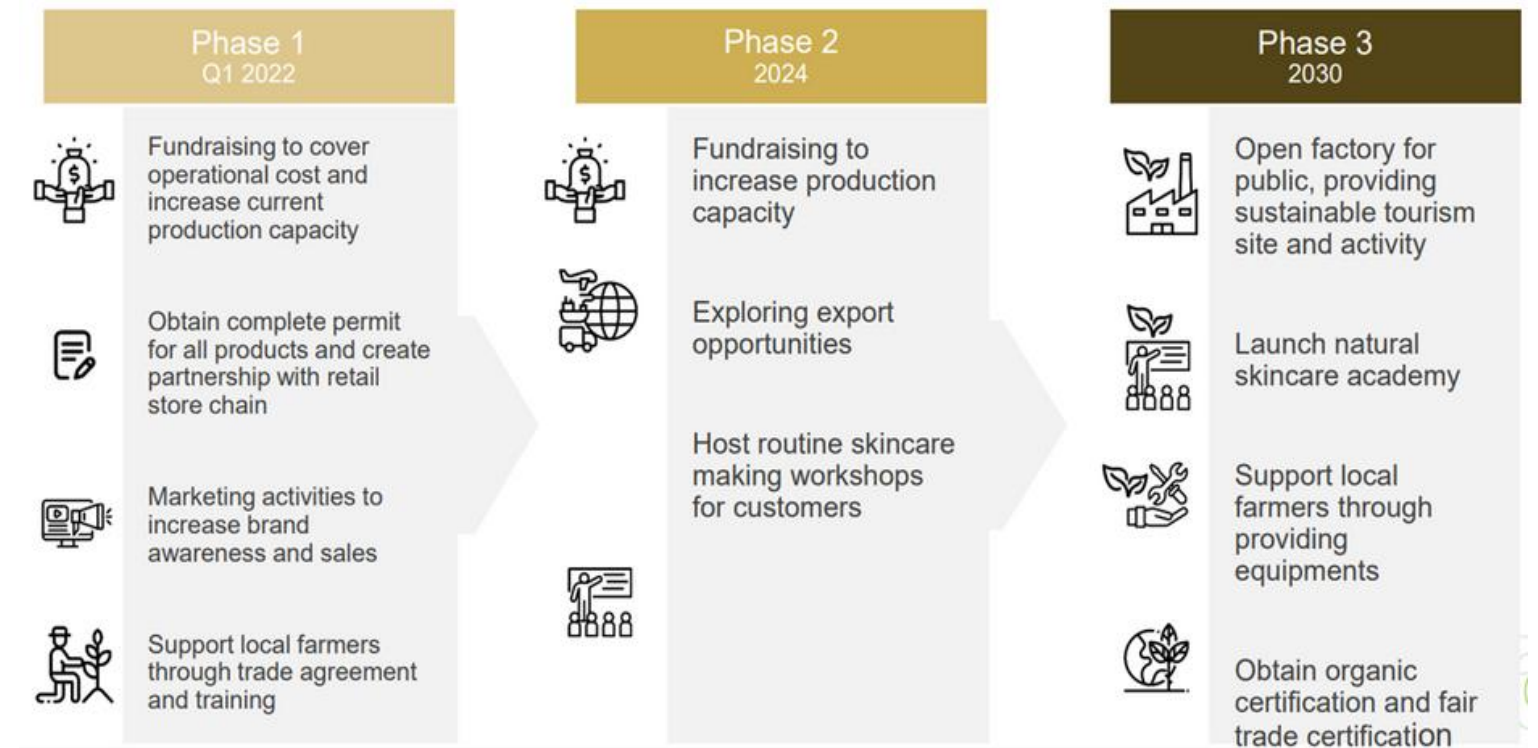
Facial Care

Our Facial care are started with a lip balm, and we are now developing a natural maske



Hair Care

Carefully curated for various hair and scalp problems, its natural ingredients are safe for adults, kids and babies



Areca Plantation

Areca nut, which in Latin is known as areca catechu or betel nut, is one of the monocot plants, which are classified as palms. The areca tree is included in the Arecaceae family in the Arecales order, is classified as a plant with high economic value and potential, and is a strategic commodity because the fruit from this tree has long been an important raw material in the textile, pharmaceutical, food, and food industries

Pidie Jaya Regency is located in Aceh Province, bordered on the north by the Malacca Strait, east by Bireuen regency, west and south by Pidie Regency. Geographically, Pidie Jaya Regency is located at 4 ° 30'– 04 ° 60 'N (latitude) and 96 ° 30'– 96 ° 20' East longitude (east longitude). The area covers 1,162.85 km² which consists of lowlands and beaches but mostly highlands. Pidie Jaya Regency consists of 8 districts covering 34 sub-districts and 222 villages.



Segmentation by End-User

- Beauty Cosmetics & Personal Care (Hair, Skin, Facial, etc)
- Aromatherapy (In-door, Automotive, Massage, etc)
- Food & Beverages
- Pharmaceuticals
- Others (Soaps & Detergents, Household/Retail, Anti-microbial and Insect Repellents)

Region Segmentation

- Europe
- North America
- Middle East & Africa
- Asia Pacific
- Latin America

Segment Analysis

Among the type segments, the light patchouli oil segment is expected to account for a significant share in terms of revenue in the near future.

Among the nature segments, the organic segment is expected to account for significant revenue growth in the global patchouli oil market owing to the rising use of patchouli oil in various end-use industries.

Among the end-user segments, the cosmetics & personal care segment is anticipated to register the highest growth in terms of revenue in the target market due to its strong, slightly sweet, and intoxicating scent.

Arreca Nuts can be easily found in Aceh Province, especially in West Aceh, North Aceh, and Bireun Regency. The product of areca nut from Aceh is sent to many countries such as India, Thailand, Iran, and Pakistan. Recently, there is a demand from South Korea and China too.

Some countries use areca nut for their food industries like in Thailand and Iran. While some others use it for their beauty industries like in South Korea. Other uses that can be explored from areca nut are in the pharmaceutical and textile industries.



Agricultural

Aceh Tengah Regency is a highland area with an altitude of 500-2600 meters above sea level, located at 40 22'14.22 " - 40 42 '40.8" North latitude and 950 15' 23.6 " - 970 22 '10.76 East Longitude.



The capital city of Aceh Tengah is Takengon, it is surrounded by mountainous areas and has a tropical and cool climate with the lowest temperatures at 20-10 degrees and 26.6 degrees is the highest. This condition makes Aceh Tengah a potential and suitable area for agriculture. Most of the business sector structure has not shifted from the agricultural, forestry, and fishery. Those play a big role in driving the economy of Aceh Tengah Regency.



SMEs: Capli

The SME's Story

In 2017, they did a survey to the highlands of Gayo, where they met a farmer originally from Takengon. The farmer expressed concern about the difficulties in marketing their agricultural product, which is chili. It is because the shelf period is relatively short and easily rotten.

On the other hand, they also noticed how many chili sauce products available in the market are using preservatives and flavorings which are dangerous if consumed continuously. Moreover, they also feel like it's already time for Aceh's agricultural products to join the market.

With these considerations, they decided to create a product that can help solve the aforementioned problems, which is "**Capli Sambal Hijau**".

This chili sauce is made of 60% original chili from the highlands of Gayo mixed with *asam sunti* (Aceh's fermented starfruit) to produce Aceh authentic spicy taste.

Contact Person

Yuliana
(+62) 823 6085 8568

Vision

- To become the biggest chili sauce producer in Indonesia

Mission

- To be a part of the regional and national market
- To enter the modern retail industry by actively collaborating with more than 100 chili farmers in Aceh
- To work under specific and profiting contracts with the farmers to maintain the stability of price
- To help the development of chili sauce production technology in Aceh province



Livestock

The area that is suitable for livestock grazing in Aceh is 18,569 ha.



Aceh Government has prepared a Master Plan for the Development of livestock areas which is divided into three development areas, namely the Industrial Center Area, the Fattening Center Area, and the Breeding Center Area.

The main activities in this project are infrastructure development, building irrigation, and grazing land, construction of feedlots, breeding room, and cattle fattening.



Bener Meriah Beef Industry Development Project

Suitable for Development: Breeding and Main Cage. Land Area: 4.000 Ha



Pidie Jaya Beef Industry Development Project

Suitable for Development: Breeding Land Area: 500 Ha



Aceh Nagan Raya Beef Industry Development Project

Suitable for Development: Breeding Lot as Research Center. Land Area: 5.000 Ha



Aceh Tengah Beef Industry Development Project

Land Area: 2.280 Ha



Fisheries

Aceh Province is located on the western tip of the island of Sumatra, surrounded by the Indian Ocean in the west-south region of Aceh, as well as the Malacca Strait and Andaman Waters in the northeast region of Aceh. Aceh's marine and fishery resources can be categorized as natural resources with promising potential and can escalate Aceh's regional economy.



The length of Aceh's coast reaches 2,666.27 km, and the area of Aceh's seawater reaches 295,370 km², consisting of 56,563 km² of coastal territorial and 238,807 km² of Exclusive Economic Zone (ZEE) (BPS Aceh, 2018). With this privilege, each year, it can result in 180.000 tons of captured fish.



There are 18 regencies/cities in Aceh Province which located in the coastal areas, encompass 78% of all regencies/cities. The vast water area of Aceh has considerable potential and can be an initial capital in the development of the marine and fisheries industry in Aceh province.



More or less, 5% of Aceh's total population relies on this particular sector, directly and indirectly. Based on the latest report in 2021, the ratio of Aceh fishermen's exchange rate shows significant development every year in the range between 97.17 and 105.07. In addition, fisheries production reached 352 thousand tons in 2021, with an average increase of 1.15% per year, with a contribution to Aceh's Gross Regional Domestic Product by 5.2%.



Economically important capture fisheries production in Aceh consists of 15 types of fish from the pelagic fish group, demersal fish groups, to non-fish groups (shrimp, crustaceans, and Mollusca). Aceh province has export-valued capture fisheries commodities, including tuna, swordfish, white pomfret, mackerel black pomfret, snapper, grouper, stingray, pompano, mackerel, and lobster.





Aceh has 18 coastal areas from its 23 districts and cities, all are positioned in Qo Indonesian State Fisheries Management Areas (WPPNRI), WPP NRI 571 Malacca Strait, and WPP NRI 572 Indian Ocean in the sea, as well as in one WPP PUD 439 in inland waters which represents the characteristics and dynamics of ecological, socio-economic, and management complexity. These three areas became the cluster grouping and differentiating areas with prospective development and investments.

Western Cluster

- Sea Water Reverse Osmosis (SWRO) in Sawang, Blangpidie, Tapaktuan
- Fishermen's Refueling Station in Sawang, Labuhan Haji, Tapaktuan
- Frozen Fish Processing Unit (UPI) in Aceh Jaya
- Refrigerator Truck in South Aceh
- Dry Fish Processing Unit (UPI) in West Aceh
- Cold Storage in Aceh Jaya
- Shipyard (Docking) in Sawang / Labuhan Haji
- Cold Storage in Sawang, Tapaktuan, Labuhan Haji

Northern Cluster

- Dry Fish Processing Units (PPS Kuta Raja and Idi East Aceh)
- Ice Factory (PPS Kuta Raja, TPI Sabang and TPI Aceh Besar)
- Sea Water Reverse Osmosis (SWRO) at PPS Kuta Raja
- Fisherman Refueling Station (PPS Kuta Raja)
- Shipyard (PPS Kuta Raja and Ulee Lheue/Malahayati Port)

Eastern Cluster

- Sea Water Reverse Osmosis (SWRO) in North Aceh and Lhokseumawe
- East Aceh and North Aceh TPI ice plant
- Fishermen's Refueling Station (Bireun)
- Frozen Fish Processing Unit (UPI) in North Aceh
- Refrigerator Truck in North Aceh and Malaysia
- Docking in Sawang/Labuhan Haji
- Cold Storage in East Aceh

Idi Fishing Port



Project Description

The production of wild caught fish at Idi Fishery Port is approximately 21,473.51 tons/year and aquaculture is 10,485 tons/year, including tilapia, catfish, milkfish, black tiger prawns, white shrimp, fire shrimp, and crabs. The operational area of Idi Fishery Port is 62.5 Ha.

Facilities and Capacity

- Jetty : 1.600 M2
- Water break : 800 M3
- Port pool : 300 Ha
- West-side discharge and load jetty : 160 M2
- East-side fish market : 600 M2
- West-side fish market : 800 M2
- Fish packaging building : 150 M2
- Port management office : 452 M2
- Generator set housing : 48 M2
- Water Tower : 1 Unit
- Port Office : 1 Unit
- West side warehouse : 8 units
- Warehouse Forklift : 1 unit
- Workshop : 1 unit
- Culinary stalls : 22 units
- West-side prayer room : 1 unit
- Guesthouse : 9 unit
- Port car park : 1 unit
- Fuel station for fishing boats : 2 units

Contact Person

Ermansyah, S. St. Pi
Head of UPTD Pelabuhan Perikanan Nusantara Idi
(+62) 852 1817 9969

Metro Mina Park

Project Description

East Aceh Regency is flanked by the Malacca Strait, which makes it rich in marine resources. The Kuala Idi coastal fishing port is the largest fish producer in Aceh Province and the center of fishing activity in East Aceh.

Based on data from the East Aceh Fisheries Agency, the number of fishermen reached 20,140 people in 2020, while the number of fishing fleets (ships and boats) reached 3,376 units and sea catches reached 28,799.55 tons / year with an average production value of IDR680,760,852,000 / year.

East Aceh also has ponds with an area of 18,780 hectares in a total of 5,820 Fisherman. The annual production reaches 13,508.69 tons with total production value from aquaculture ponds reaching IDR466,210,150,000 each year.

In addition, East Aceh has a community's salt business or known as salt farmer. In 2019, the number of salt farmers in the region reached 209 people and was divided into 16 groups of people with a total land area of 10.61 hectares with total production value of IDR2,781.5000.000, - each year.

Air Transport

The nearest airport is Malikul Shaleh Airport which is located in Muara Batu Sub-district, North Aceh Regency with a distance of 112 km from the Metro Mina Park. Besides, there also is Kuala Namu International Airport which is located in Deli Serdang District, North Sumatra Province, a distance of 283 km from the Metro Mina Park location.

Facilities and Capacity

Location	Desa Keutapang Mameh, Kecamatan Idi Rayeuk
Total Area	62 Ha
Sector	Agroindustry
Utilities & Infrastructure	
Investment Value	1. General : Rp. 125,000,000,000 2. Preparation : Rp.100,600,000,000 3. Industry Facility : Rp. 6,807,130,000,000 4. Infrastructure : Rp. 396,530,000,000.00 Total Investment Value : Rp. 7,429,260,000,000
Project Timeline	
Business Scheme	
Project Status	

Contact Person

Name : Gusti Sari Ayu, SE
Position: Functional Job Group - Government Assessment
East Aceh Regency Investment and One-Stop
Services Agency
Mobile : (+62) 811 6715 105
Email : hockclickgusti@gmail.com

Sawang Ba'U Fishing Port

Project Description

Sawang Ba'u Village is a fishery center in South Aceh, with a total of 1,604 fishermen and 132 fishing vessels. There are 60 boats 10 GT, and 78 non-motorized boats. The fishing gear used is purse seine and the main catches are skip jack and tuna.

Facilities and Capacity

- Jetty : 1.600 M2
- Water break : 800 M3
- Port pool : 300 Ha
- West-side discharge and load jetty : 160 M2
- East-side fish market : 600 M2
- West-side fish market : 800 M2
- Fish packaging building : 150 M2
- Port management office : 452 M2
- Generator set housing : 48 M2
- Water Tower : 1 Unit

Air Transport

The nearest airport is Malikul Shaleh Airport which is located in Muara Batu Sub-district, North Aceh Regency with a distance of 112 km from the Metro Mina Park. Besides, there also is Kuala Namu International Airport which is located in Deli Serdang District, North Sumatra Province, a distance of 283 km from the Metro Mina Park location.



Contact Person

Name : Nirwani, S. E
Position : Head of Investment Division - South
Aceh Regency Investment and One-Stop
Services Agency
Mobile : (+62) 852 7072 2054
Email : nirwani.4tyanis@gmail.com

Bank Indonesia Representative Office of Aceh Province
Cut Meutia Street No. 15 Banda Aceh, Aceh, Indonesia
Phone : (0651) 33200 Fax : (0651) 34116

Person In Charge :
Mr. Langitantyo Tri Gezar
langitantyo_tg@bi.go.id

Person In Charge :
Mr. Muhammad Alfin Falha Mirza
alvin.falha@gmail.com

Dinas Penanaman Modal dan Pelayanan Terpadu Satu Pintu (DPMPTSP)
Aceh Investment and One Stop Services Agency
T. Imeum Lueng Bata, Banda Aceh, Aceh, Indonesia
Phone : +62 811 678 1139 / E-mail: dpmptspaceh@gmail.com
Website: <https://dpmptsp.acehprov.go.id/>
Website: [https://https://investaceh.id/](https://investaceh.id/)

Person In Charge :
Mr. Abel Muhammad Agung
+62 813 1220 4494
abeltomail@gmail.com



THANK YOU



