

The Global City Initiatives: Leveraging State-Owned Enterprise Assets for Jakarta's Redevelopment (Case Study: Medan Merdeka)

12 December 2024



Transforming Jakarta into a global hub

Jakarta is ranked 74th globally for best city in the world...

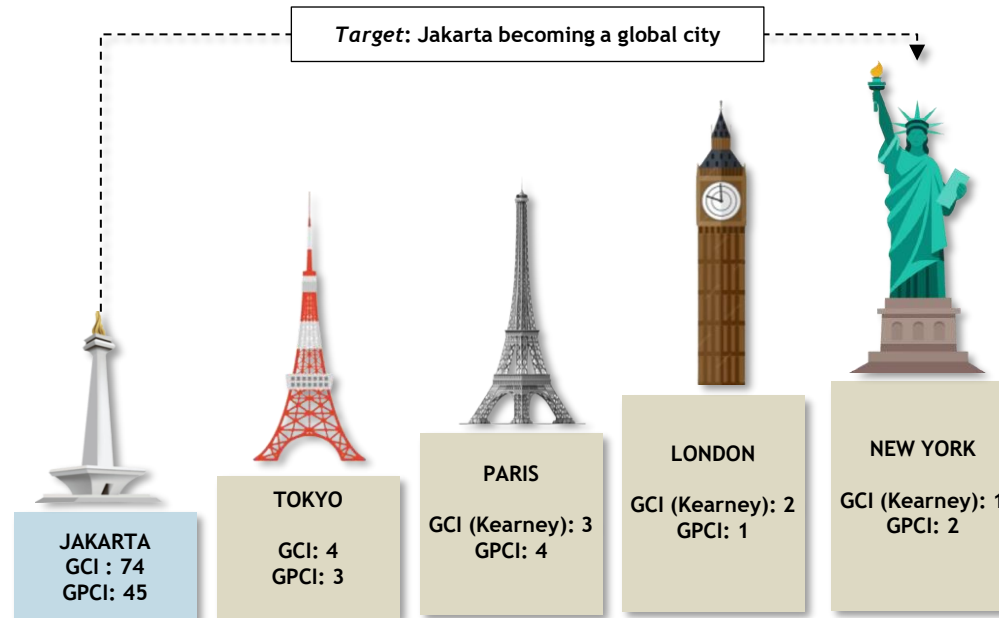
...compared to its peers, Jakarta is still far behind, especially in the business activity, human capital and cultural experience

Approach towards the global city parameters

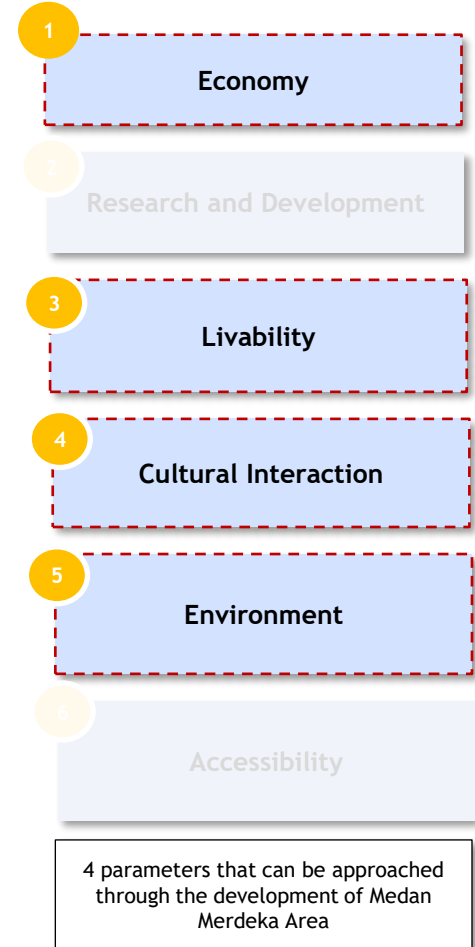
Select Regional Peers Rank Comparison

Countries	2023 Ranking	In Ranking ("15-'23)
Tokyo (JP)	4	0
Singapore (SG)	7	+1
Seoul (KR)	14	-3
Bangkok (TH)	45	-2
Jakarta (ID)	74	-20
Ho Chi Minh (VN)	94	-17

- Jakarta ranks lower than many APAC cities, including Singapore, Bangkok, Manila, and Kuala Lumpur in Southeast Asia.
- Jakarta's downgrade from 2015-2023 is more significant than most other cities, except for a few cases such as Kuala Lumpur.



- To achieve Jakarta as a city with global vision, there are 6 main parameters as a framework that needs to be achieved
- Those 6 parameters are 1) Economy 2) Research and Development 3) Livability, 4) Cultural Interaction 5) Environment 6) Accessibility
- The redevelopment of SOE assets as well as public infrastructure is expected to stimulate economy, liveability, cultural interaction, and environment in Jakarta City, specifically in Central Jakarta



*GCI: Global Cities Index GPCI: Global Power City Index

Leveraging SOE assets in the Medan Merdeka Area to catalyze Jakarta's economic growth

No	Asset List
1	Pertamina asset
2	Pertamina asset
3	PGN asset
4	BSI asset
5	Danareksa asset
6	Berdikari asset
7	PPI asset
8	Telkom asset
9	Mandiri 1 asset
10	Mandiri 2 asset
11	Timah asset
12	Garuda Indonesia asset
13	BTN asset
14	BRI 1 asset
15	BRI 2 asset
16	Kimia Farma asset
17	Pupuk Kaltim asset
18	IFG Life asset
19	Pos Indonesia asset
20	PLN asset



1 Business Quarter

2 Residential Quarter

3 Commercial Quarter

4 Ceremonial Quarter

5 Urban Core

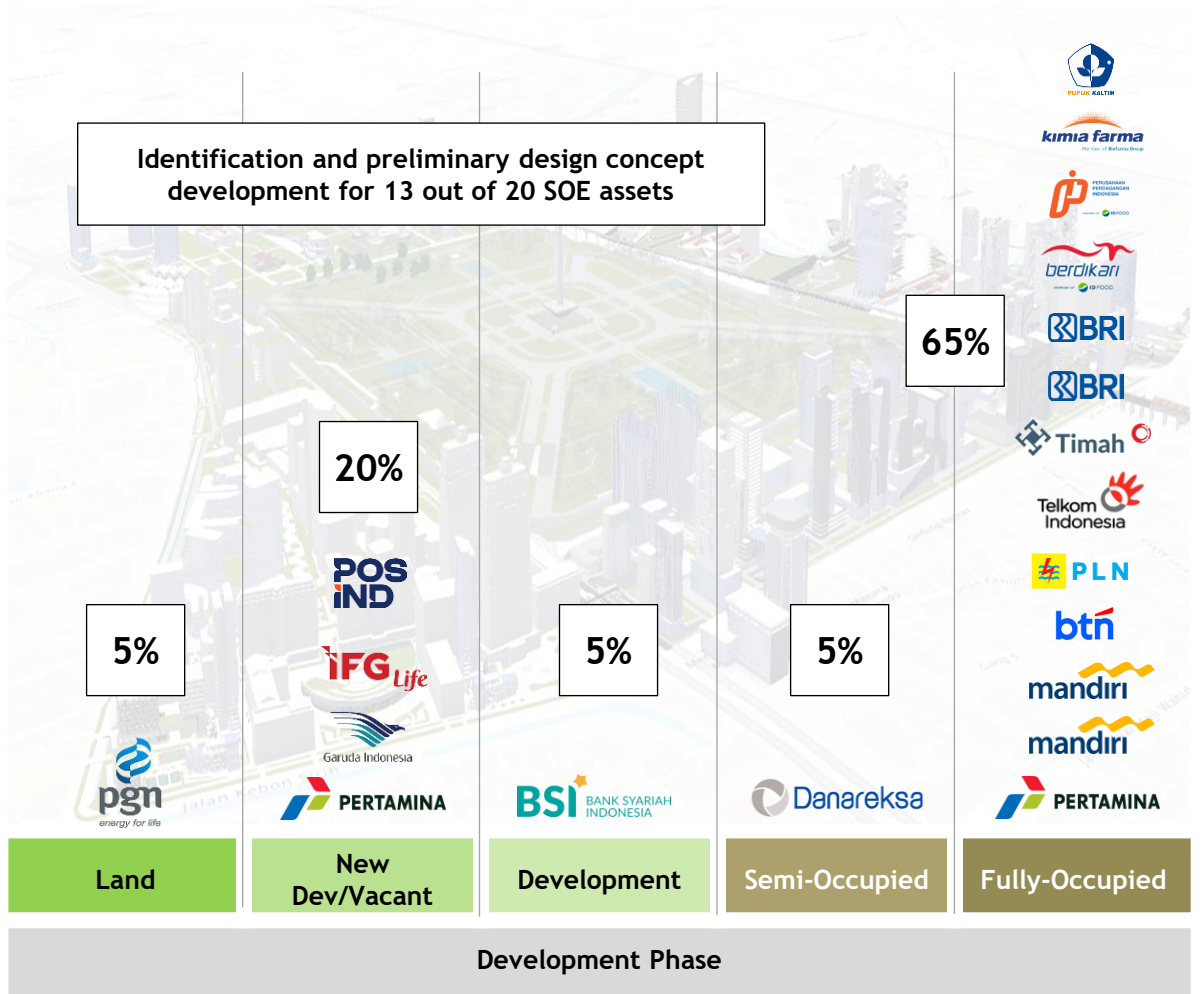


" Monas is ready to transform into a **high-value premium location**, comparable to **Central Park** in New York or **Hyde Park** in London."

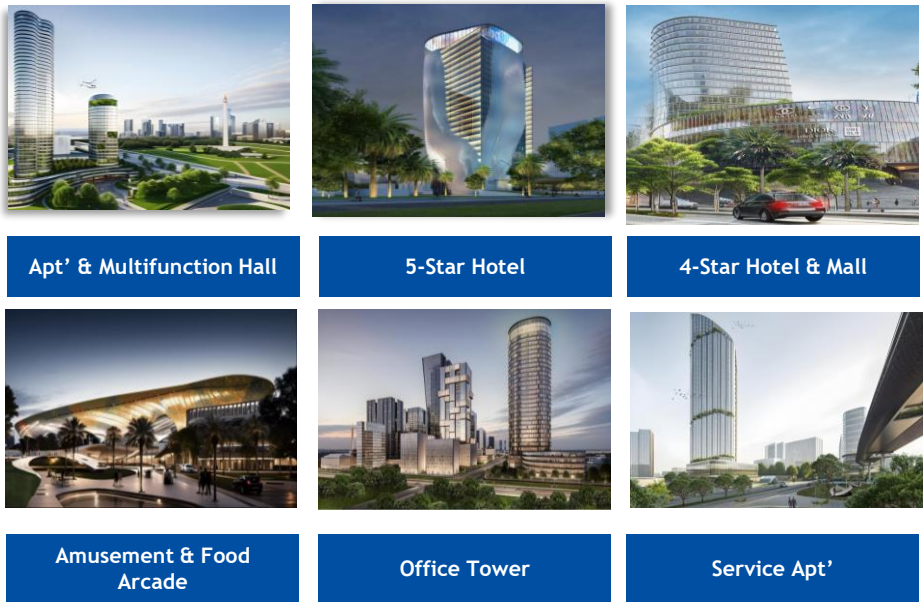
Strategic initiatives for the optimization of ~20 SOE assets as catalysts for the development of Medan Merdeka Area

SOE's assets will be strategically developed to unlock the potential value of Medan Merdeka

Comprehensive asset mapping has resulted in a preliminary development concept, outlining a phased strategy for optimizing and developing all identified assets



Potential Development of SOE Assets



Commercialization of BUMN assets in Medan Merdeka area is expected to be an economic lever for Jakarta

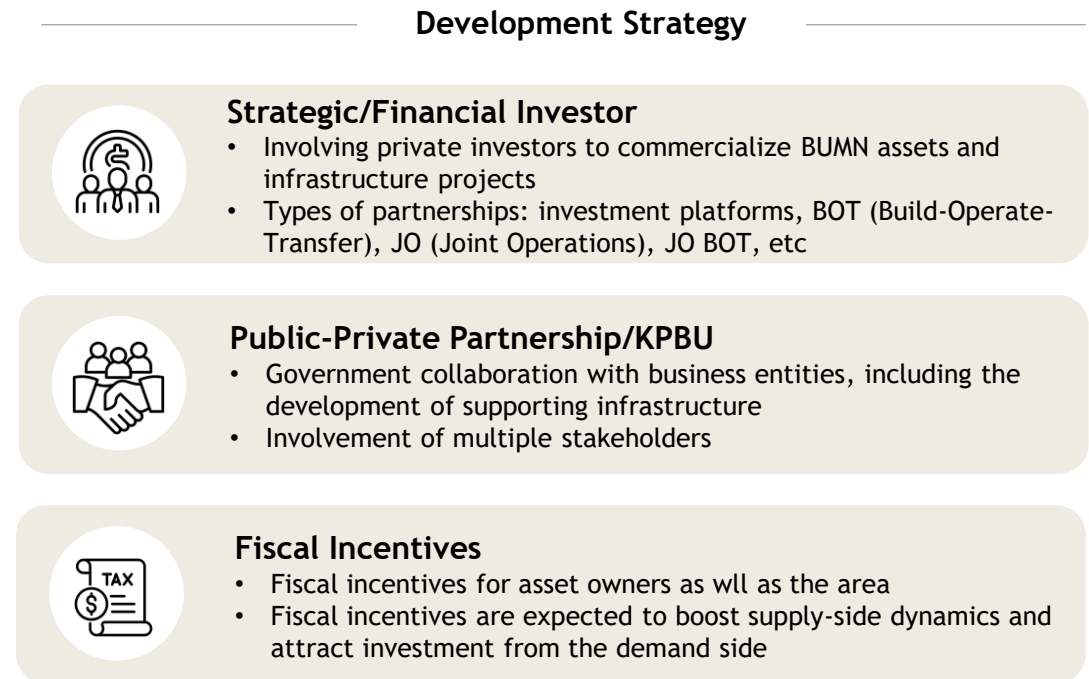
Legal and regulatory certainty is crucial to driving the area's development

SOE assets, coupled with the development of supporting infrastructure in the Medan Merdeka Area, requires regulatory certainty and robust support to ensure investment appeal



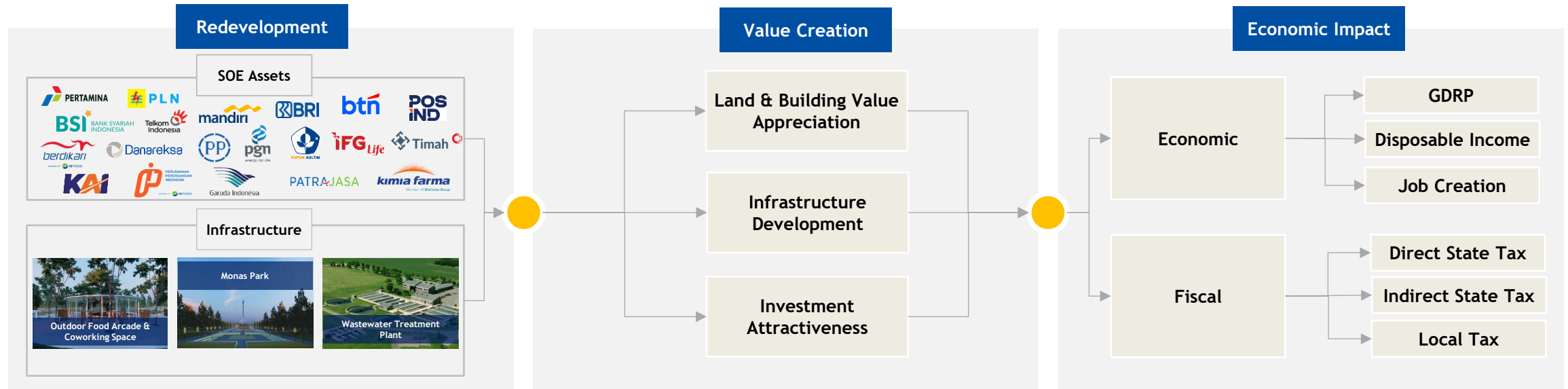
Navigating the challenges in SOE asset management and infrastructure development

Optimizing BUMN assets and advancing infrastructure development in the Medan Merdeka Area are hindered by regulatory hurdles, stakeholder complexities, and financing challenges



Comprehensive Framework for SOE Asset and Infrastructure Development

Value creation from SOE assets and infrastructure redevelopment powers economic growth for a wide spectrum of stakeholders, especially Jakarta Provincial Government as well as national authorities



With expected benefits for the Jakarta Provincial Government and National Authorities

Regional Economic Growth and Area Rejuvenation

Potential Increase in Tourism

New Investment in Jakarta

Integrated Area Development

Potential Increase in Local Tax Revenue

Thank You

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