



# I-SENTRA

@LAMONGAN  
Smart Eco Industrial Park

By



Subsidiary of



# Smart Eco-Industrial Parks (SEIPs) offer numerous benefits, including:

## Environmental Benefits



- **Minimized Greenhouse Gas Emissions:** Reduced carbon footprint through sustainable practices and renewable energy sources.
- **Pollution Reduction:** Implementation of pollution prevention measures and waste management systems.
- **Resource Conservation:** Efficient use of raw materials, water, energy, and chemicals.

## Economic Benefits



- **Improved Competitiveness:** Enhanced profitability through reduced costs and increased efficiency.
- **Reduced Economic Risks:** Mitigation of environmental and social risks.
- **Access to New Technologies and Finances:** Opportunities for innovation and investment.

## Social Benefits



- **Job Creation:** Generation of good-quality jobs and stimulation of local economic growth.
- **Improved Worker Health and Safety:** Enhanced working conditions and reduced occupational.

## Management Benefits



- **Shared Recycling Facilities:** Opportunities for industrial symbiosis and waste reduction.
- **Streamlined Administrative Processes:** Efficient park management and services.

By integrating sustainable practices, innovative technologies, and collaborative approaches, Smart Eco-Industrial Parks can serve as a model for inclusive and sustainable industrial development.

# MASTERPLAN

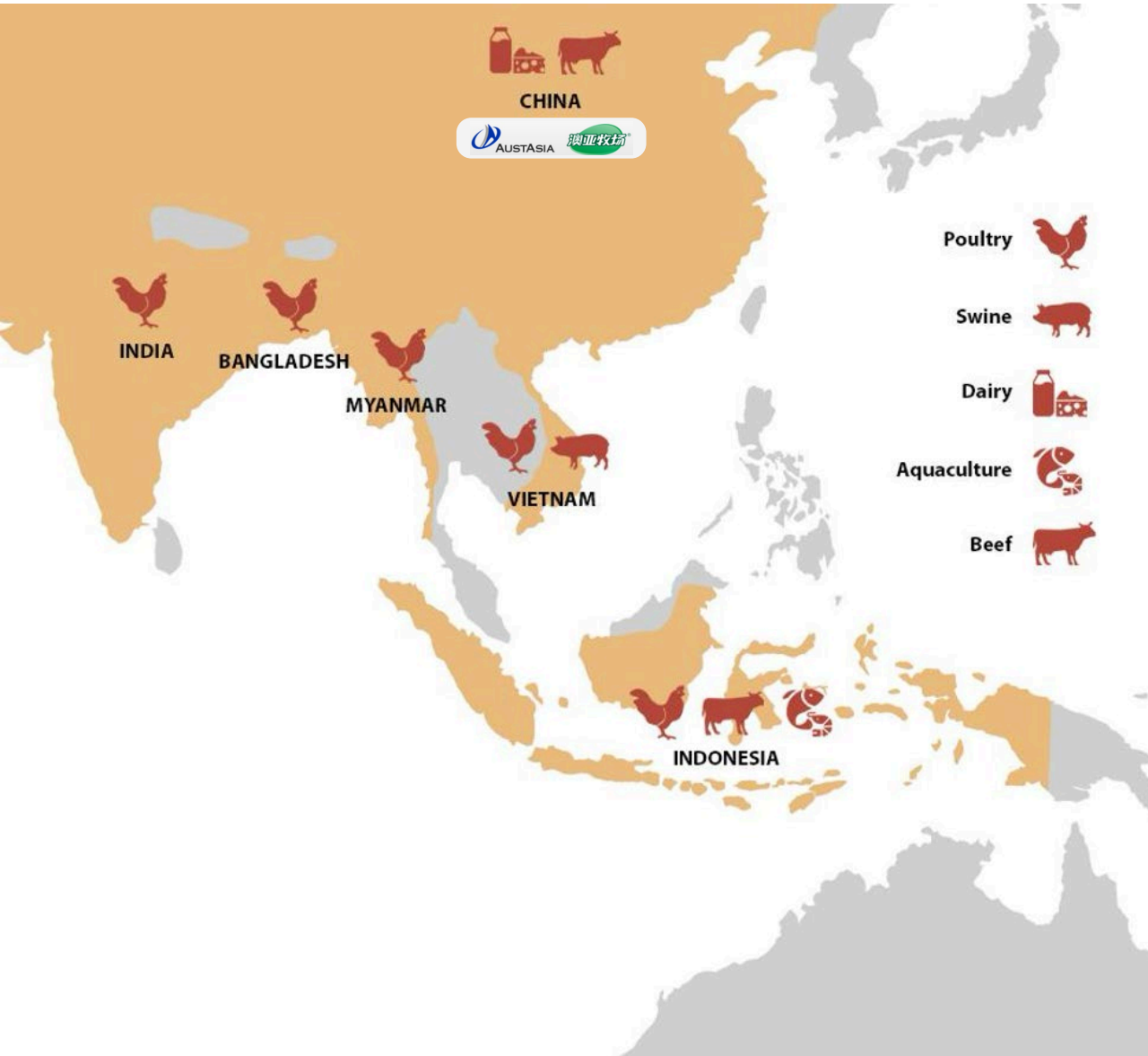


**500** HECTARES ACQUIRED LAND  
**830** HECTARES PLANNED AREA

**I-SENTRA**

- 1** F&B Cluster, including Japfa Hub
- 2** Business Hub & Future Expansion 830 Ha up to 1,200 Ha
- 3** General Industrial Cluster
- 4** Chemical Cluster
- 5** Commercial Area
- 6** Arterial Road
- 7** Multipurpose Deep-Sea Port operated by Global MNC
- 8** Nasional 17 to Tuban-7m carriageway
- 9** Nasional 17 to Surabaya-7m carriageway
- 10** Access to Multipurpose Deep-Sea Port
- 11** Arterial Road to Future Toll Road
- 12** i-Sentra North Area

# THE DEVELOPER



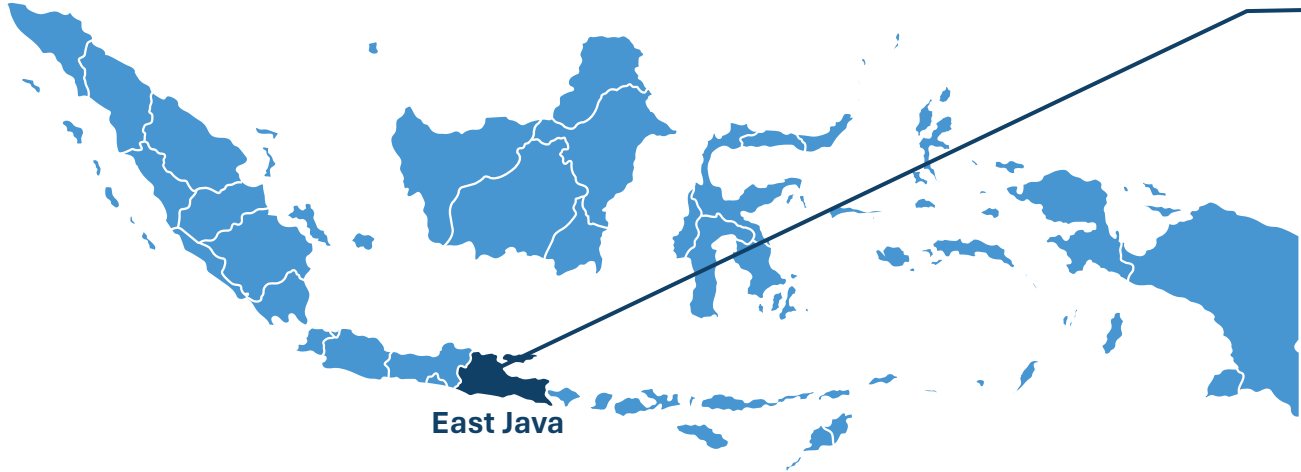
JAPFA Group employs around 40,000 individuals and operates a network of modern farming, processing, and distribution facilities in Indonesia, Vietnam, India, Myanmar, Bangladesh and China. With 55 years of experience, JAPFA Group has emerged as a leader in various protein segments by adopting an integrated industrial approach to livestock and food production throughout the entire value chain.



JAKAMITRA

**PT Jakamitra Indonesia** is an industrial park developer and a **subsidiary of PT Japfa Comfeed Indonesia, Tbk**, a leading agri-food company in Indonesia since 1971, listed on the Indonesia Stock Exchange in 1989.

# PROJECT LOCATION



	Total Area	Total Population	Population Density	Borders	Vicinity
<b>Indonesia</b>	1,904,569 km <sup>2</sup> (735,358 sq mi)	283,487,931 (by 2024)	156/km <sup>2</sup> (405/sq mi)	<ul style="list-style-type: none"> <li><b>Northern</b> : Java Sea</li> <li><b>Southern</b> : Mojokerto &amp; Jombang</li> <li><b>Eastern</b> : Gresik</li> <li><b>Western</b> : Tuban &amp; Bojonegoro</li> </ul>	<ul style="list-style-type: none"> <li><b>2 KM</b> to Multipurpose Deep-Sea Port</li> <li><b>66 KM</b> to Tanjung Perak Port</li> <li><b>59 KM</b> to Teluk Lamong Port</li> <li><b>47 KM</b> to Gresik Port</li> <li><b>60 KM</b> to Surabaya</li> <li><b>85 KM</b> to Juanda International Airport</li> <li><b>40 KM</b> from Lamongan Railway Station</li> </ul>
<b>Lamongan Regency</b>	1,812.80 km <sup>2</sup> (69,990 sq mi)	1,385,835 (by 2023)	770/km <sup>2</sup> (2,000/sq mi)		

Source: Wikipedia, Worldometer, BPS



## STRATEGIC LOCATION

As the gateway to East Java, i-Sentra @ Lamongan has good access to a deep-sea international port and Terminal Teluk Lamong, part of the Tanjung Perak Port. Connected with extensive road network coverage via Nasional 17 and Nasional 1 highways and planned new toll road, it is well linked to Central Java, Surabaya and beyond.

### VICINITY

#### SEAPORT

- Multipurpose Deep-Sea Port - Approx. 2km
- Paciran Ferry Terminal - Approx. 6km
- Terminal Teluk Lamong - Approx. 50km
- Tanjung Perak Port - Approx. 50km

#### AIRPORT

- Juanda International Airport - Approx. 70km

### SURROUNDING INDUSTRIES

- Shipyards
- Construction Materials
- Seafood Processing
- Mineral Processing
- Hazardous Waste Treatment and Management

### ROAD

#### HIGHWAY

- Nasional 17 (Surabaya - Gresik - Tuban)
- Nasional 1 (Surabaya - Lamongan - Tuban)

#### PLANNED ROAD

- .... Planned Toll Road (Gresik - Tuban)

### NEARBY CITIES

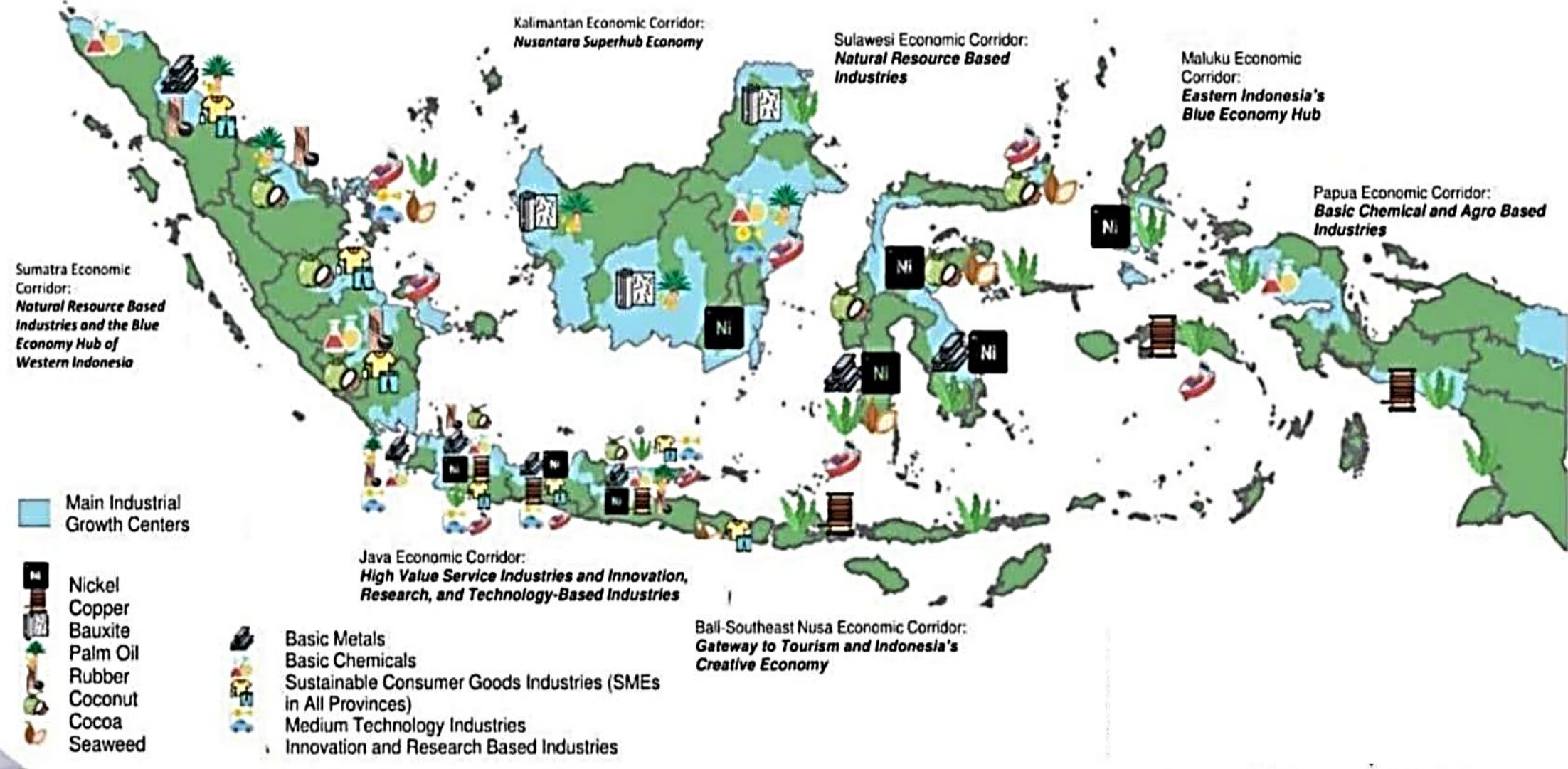
#### MAJOR CITY

- Surabaya - Approx. 60km

#### OTHER CITIES

- Lamongan - Approx. 25km
- Tuban - Approx. 40km
- Gresik - Approx. 40km

# ECONOMIC CORRIDORS AND INDUSTRIAL AREAS



Source: Bappenas, 2024

# STRATEGIC SUPPLY CHAIN POSITIONING

## Superior Food Commodity from Eastern Indonesia

Commodities	Indonesia's Ranking as an Exporter in the World	Contribution to Total World Exports	Economic Value (in Million USD)*
Tuna, Skipjack, and Mackerel	1	15%	502.30
Seaweed	1	44,8%	485.56
Coconut	1	36,1%	2,350
Nutmeg	1	63,1%	343.2
Shrimp	4	6,4%	1,697

**Eastern Indonesia** holds significant biological resources for the food and beverage industry, including agricultural, plantation, fisheries, and marine commodities.

Several of these **commodities**:

- **Tuna, Skipjack, and Mackerel:** Java and Sulawesi
- **Seaweed:** Sulawesi and Bali-Nusa Tenggara
- **Shrimp:** Bali-Nusa Tenggara, Sulawesi, and Kalimantan
- **Coconut:** Sulawesi and Maluku
- **Nutmeg:** Maluku and Papua

# COMPETITIVE ADVANTAGES

- ✓ Direct port access and the upcoming Lamongan Toll Road will streamline transportation and logistics for our industrial tenants.
- ✓ Situated on elevated land ranging from 30 to 120 meters above sea level, the site eliminates any risk of flooding.
- ✓ The limestone carbonate foundation offers high load-bearing capacity, cutting construction costs and carbon footprint.
- ✓ Availability of skilled workers and competitive regional minimum wage, around IDR 3.19 Mio (US\$ 188) Y2026.
- ✓ Regional potentials of agriculture, fishery and mineral products to support our targeted industrial clusters.
- ✓ Supportive regional government for hassle-free licensing process.



# SKILLED WORKFORCE AVAILABILITY

East Java boasts a vast pool of skilled labor at competitive rates, supporting both manufacturing and logistics operations. This reduces reliance on expensive training or staffing redistribution from West Java.



## Regional Minimum Wage in Java

No.	Location	Minimum Wage 2026 (IDR)	Minimum Wage 2026 (USD)
1	DKI Jakarta	5,729,876	337
2	Bekasi	5,999,443	353
3	Cikarang	5,938,885	350
4	Karawang	5,886,853	347
5	Subang	3,737,482	220
6	Banten	3,100,881	183
7	Central Java	2,327,386	137
<b>8</b>	<b>East Java</b>	<b>2,446,880</b>	<b>144</b>

## Minimum Wage in East Java's District

No.	District/City	Minimum Wage 2026 (IDR)	Minimum Wage 2026 (USD)
1	Surabaya	5,288,796	311
2	Gresik	5,195,401	306
3	Sidoarjo	5,191,541	306
4	Pasuruan	5,187,681	305
5	Mojokerto	5,176,101	305
6	Malang	3,802,862	224
7	Tuban	3,229,092	190
<b>8</b>	<b>Lamongan</b>	<b>3,196,328</b>	<b>188</b>

1 USD = Rp16,985



## POWER SUPPLY

- Potentially develop mixed-renewable energy sources to reduce greenhouse gas emissions and transition from fossil fuels.
- Cooperation with ACWA Power, a leading renewable energy provider for a power supply up to 100 MW.
- Undergoing a collaboration process for a renewable energy mix supply with Pertamina New & Renewable Energy.



## GAS SUPPLY

- Established strategic partnership with a State-Owned Enterprise, ensuring reliable gas supply to meet tenants' demand.



## WATER SUPPLY & WASTE WATER TREATMENT

- Water reuse system ensures sustainability and savings—200 lps supply secured.
- Utilizing a two-tier wastewater management system integrates Organica® technology for sustainable, high-efficiency treatment. With a 24,000 m<sup>3</sup>/day capacity, our centralized facility combines conventional methods with a natural ecosystem for optimal performance.



## TELECOMMUNICATION

- Ongoing collaboration with NTT Data, a world-class ICT players to provide an integrated telecom solution in the industrial park.
- The infrastructure will serve as a backbone for a smart eco industrial park, fostering innovation and technological solution for industrial symbiosis.

# BUILDING A SMARTER, GREENER FUTURE

i-Sentra @Lamongan is shaping a Smart Eco Industrial Park that integrates innovative, eco-friendly solutions with Environmental, Social, and Governance (ESG) principles. Guided by the United Nations Sustainable Development Goals (SDGs), this 10-year staged initiative is a bold commitment to creating lasting sustainability, progress, and responsibility.



## Environmental

- Integrated Waste Management
- Recycle Center
- Energy-Efficient Building Designs
- Green Building
- Sustainable Construction Materials
- Solar PV & Lighting
- EV Charging Station
- Rainwater Harvesting
- Eco Compost Station
- Pollution Monitoring System
- Ample Green Area
- Planting Native Species
- Green Transportation



## People & Prosperity

- Employment Opportunity
- Training Center
- Dormitory
- Business Support & Leisure Center
- Community Area with Banking, Shopping, and Praying Facilities
- Sustainable Recreation Parks
- Shuttle Service
- Transporter Waiting Area
- Partnership with Educational Institutions
- Tenant Regular Gathering
- Workshops
- Community Development Services



## Governance

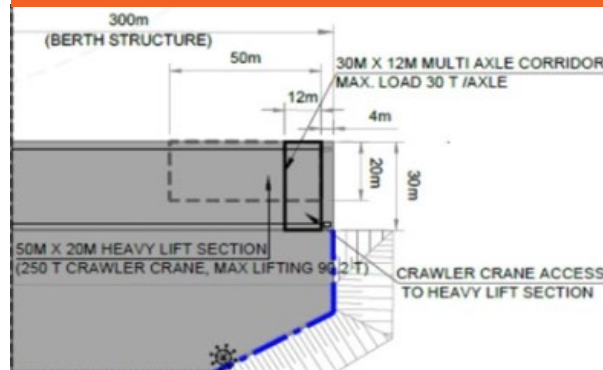
- Industrial Park Management
- Estate Regulation
- Approval on Designs and Environmental Management Plans
- Standard Operating Procedures
- Health & Safety
- Emergency Response Team
- Data Security & Management
- Green Renewable Energy Certificate
- Multi-Tier Security
- Document Management System & Enterprise Resource Planning

# DEEP SEA PORT



Strengthened heavy lift deck that accommodate tandem crane discharge of up to 300 metric tones and multi-axle trailers for up to 30 metric tonne per axle

## Break-bulk Heavy Lift



Heavy Lift and Roll-on Section on Wharf

## Multi Purpose Terminal Development

Grand opening on October 2, 2024. The deep-water terminal consists of:

- 300 Meter linear Quay Line
- 500 Meter Swinging Basin
- 1.5 hectares of Stacking Area
- Strengthened wharf for heavy lift cargo
- Dredging to -13.5 meters (LAT) with the ability to increase to -16.5 Meters
- 2 x Post Panamax Mobile Harbor Cranes SWL 125 MT each, 2 x Reach Stackers, Empty Handlers, 4 x Tractors and Trailers

## Port Facts



Distance to Industrial Park **2KM**



Water Depth **13.5m** capable to dredging up to **-16.5m**



Vessel Size **Post Panamax**



**ISO 9001, 14001, 18001, HACPP, ISPS**

### Services:



- Integrated Support for Oil & Gas Industry operated by Lamongan Shorebase since 2006
- Multipurpose Terminal by ICTSI, fully operation in 2024

# UNLOCK THE FUTURE TOGETHER

## 1. Commitment to Growth

JAPFA's dedication to developing world-class, sustainable industrial parks.



## 2. Business Opportunities in Indonesia

East Java's potential as a prospective market and gateway to Eastern Indonesia.



## 3. Invitation to Collaborate

Japfa as Strategic partner to enter Indonesian market through extensive established supply chain and network in businesses and know how of local policy and licenses. Through this greenfield project we would like to invite global partners to leverage its global reach and investment capabilities to co-create an innovative, eco-conscious industrial ecosystem.




## 4. Shared Vision


Together, striving to develop and enhance industrial parks that drive economic growth, efficiency, and sustainability.





# THANK YOU

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E-Brochure