



Investment Opportunities TOBA CALDERA RESORT

Badan Pelaksana Otorita Danau Toba

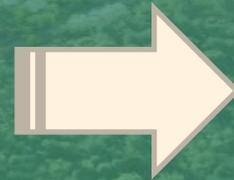
Investment Forum 5 DPSP
September 2022 - Labuan Bajo



DANAU TOBA SEBAGAI DPSP (DESTINASI PARIWISATA SUPER PRIORITAS)

4 Januari 2016

Penetapan 10 Destinasi
Prioritas Pariwisata



DANAU TOBA



15 Juli 2019

Penetapan 5 Destinasi
Pariwisata Super Prioritas



DESTINASI SUPER PRIORITAS = INVESTOR SUPER PRIORITAS

KEY HIGHLIGHT BPODT



Presidential Decree No. 49 of 2016
concerning the Authority for the Management of the Lake Toba Tourism Area | June 2016

Minister of Tourism No. 13 of 2016 concerning Organization and Work Procedure of the Lake Toba Tourism Authority August 15, 2016

STEERING BOARD (13 MINISTER + 1 GOVERNOR)
Chairman: Coordinating Minister for Maritime Affairs
Chief Executive Officer : Minister of Tourism



Authoritative

Authoritative Zone
TOBA CALDERA RESORT
Area : +386,72 Ha
Location : Ajibata, Toba Regency

Coordinative

Coordinative Zone
Cakupan : 8 Kabupaten

1. Simalungun
2. Toba
3. Samosir
4. Humbang Hasundutan
5. Tapanuli Utara
6. Dairi
7. Karo
8. Pakpak Bharat



KEY HIGHLIGHT TOBA CALDERA RESORT



386,72 Ha

Development Are TCR



±21.000

Tourists/ day



30.000

Employees



33%

Green Open Space



Green Globe

Standard Certificate



Zero Waste

Infrastructur

The number of visitors at The Caldera Toba Nomadic Escape, **November 2021 – Aug 2022** reached **160.000** people.

One of the super priority tourism destinations visited by Indonesian President Joko Widodo and Mrs. Iriana, reached **30.000** people during the 2022 Eid holiday period.

The increasing number of tourist visits proves that the tourism sector is showing a good recovery trend

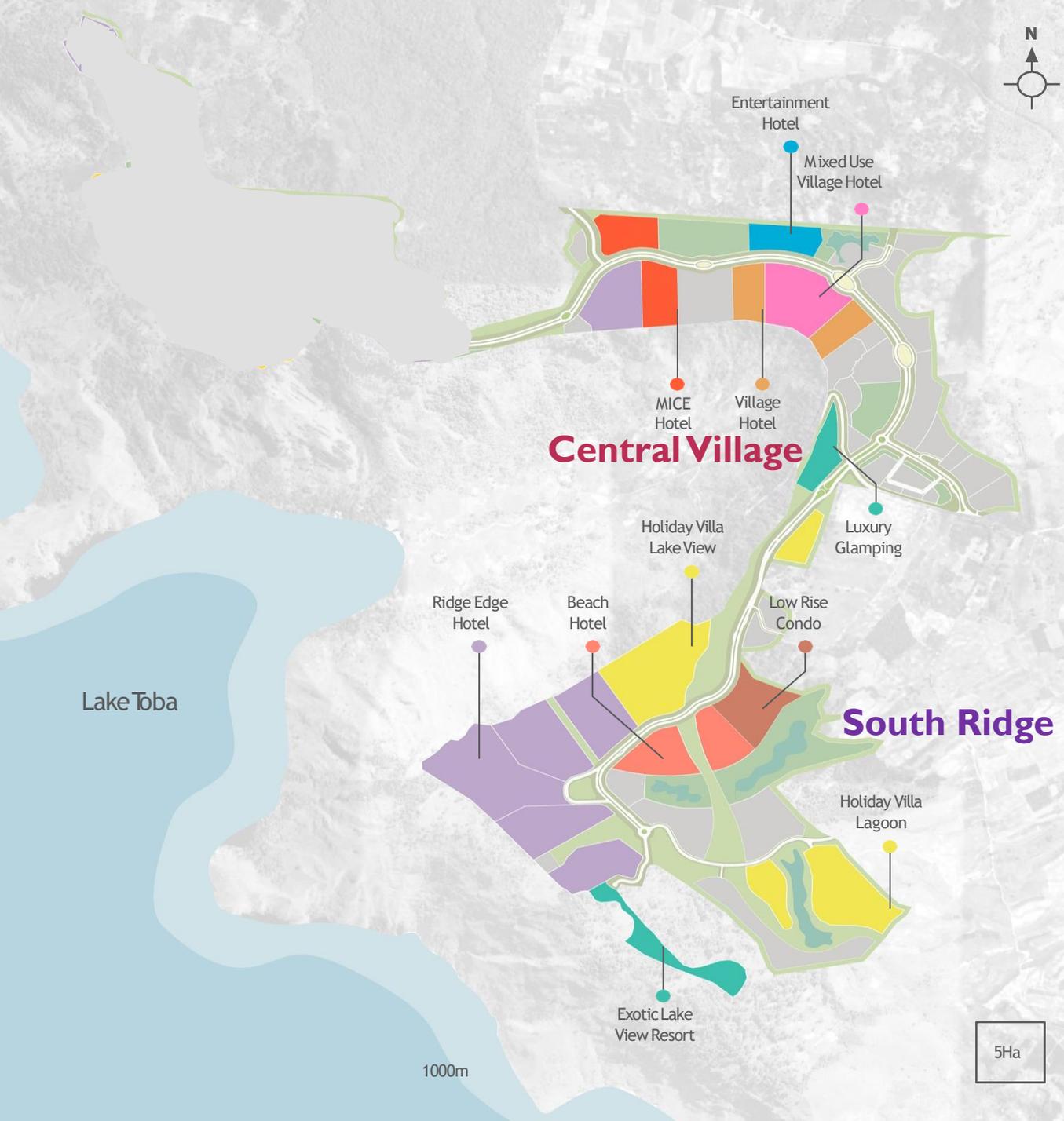


TOBA CALDERA RESORT ACCESSIBILITY



THE ACCOMODATION

	Ridge Edge Hotel		Beach Hotel / Resort		Holiday Villa
	MICE Hotel		Luxury Glamping & Exotic Lake View Resort		Low Rise Apartment / Condominium
	Village Hotel		Branded Residential		Entertainment Hotel
	Mixed Use Village Hotel				



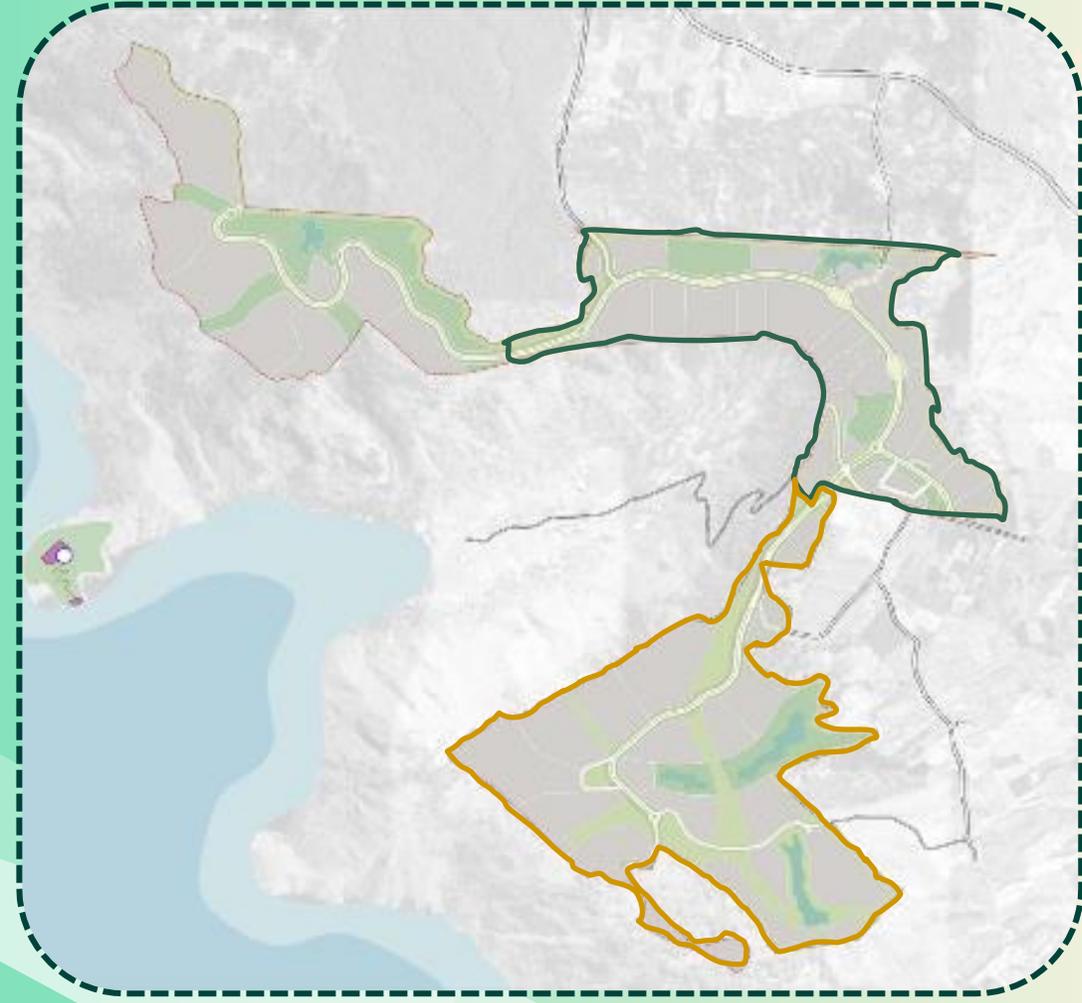
Central Village will have MICE Hotel, Entertainment Hotel, Village Hotel, Mixed Use Village Hotel.



South Ridge will have Ridge Edge Hotel, Exotic Lake View Villa, Low Rise Condo / Apartment, Holiday Villa Lagoon and Holiday Lake View Villa.



PARCEL READY TO OFFER



CENTRAL VILLAGE

CV - 05
Village Hotel (3,13Ha) Rp. **170 Bio**

CV - 06
MICE (4,96 Ha) Rp. **425 Bio**

CV - 18
Luxury Glamping (3 Ha) Rp. **40 Bio**

CV - 30
Indoor Entertainment (3,89 Ha)
Rp. **70 Bio**

CV - 23
Petrol Station (0,3 Ha) Rp. **10 Bio**

CV - 14
Cable Car Rp. **400 Bio**

CV - 32
Staff Housing (1,36 Ha) Rp. **20 Bio**

CV - 29
Outdoor Entertainment (3,98 Ha)
Rp. **85 Bio**

SOUTH RIDGE

SR - 02
Holiday Villa (11,47Ha) Rp. **300 Bio**

SR - 09
Retail (F&B) (0,53 Ha) Rp. **12 Bio**

SR - 21
Condominium (5,48 Ha) Rp. **500 Bio**

SR - 08
Luxury Glamping (8,03 Ha) Rp. **50 Bio**

SR - 18
Beach Club (1,83 Ha) Rp. **45 Bio**

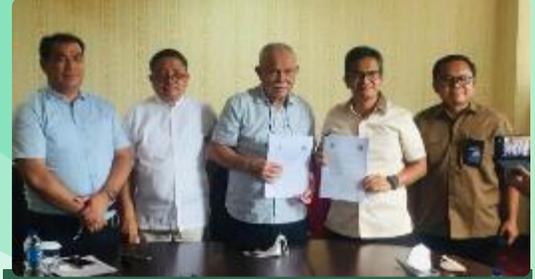
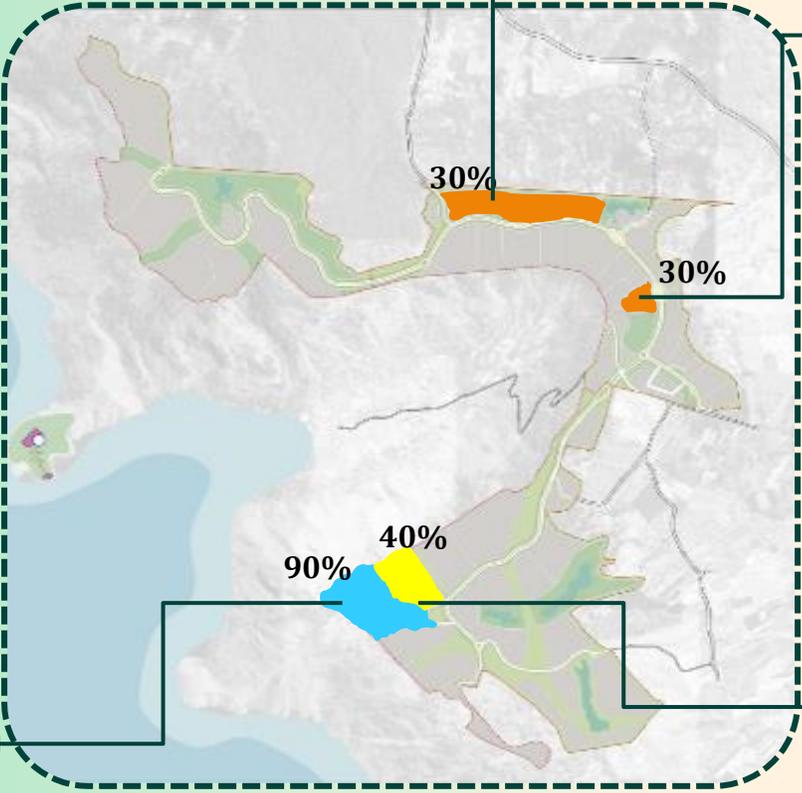
SR - 27
Hotel (2,19 Ha) Rp. **18 Bio**



Sports Complex (Progress 30%)
Has found potential investor



Cable Car (Progress 30%)
Pra Feasibility Study has done by PT.INKA



First Investor (Progress 90%)
Five Star Hotel
Investment Value: 600 Billion



Tender SR-04 (Family Hotel)
(Progress 40%)
Investment Value: 400 Billion

- ## LIST POTENTIAL INVESTOR
1. PT. Agung Concern
 2. PT. Gamaland Toba Properti
 3. PT. Indah Toba Mas
 4. PT. Tobanta Nauli Indah
 5. PT. Vigour Land
 6. Sihar Sitorus
 7. Artotel
 8. ARCS HOUSE (Jambuluwuk)



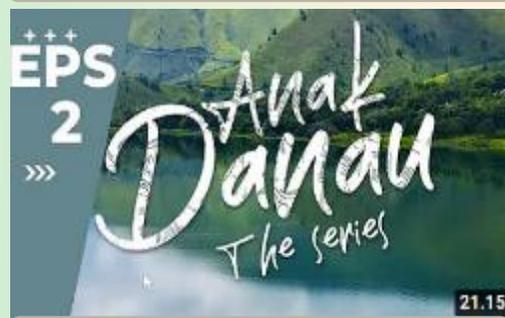
CALENDAR OF EVENTS LAUNCHING



CALENDAR OF EVENTS



GONDANG NAPOSO FESTIVAL



16 GEOSITE VIDEO & ANAK DANAU SERIES



EVENT W20 & PRESS CONFERENCE



FIRST FLIGHT DPS – SILANGIT



F1H2O EVENT MEETING

WHY INVEST IN TOBA CALDERA RESORT?

Toba Caldera Resort (TCR) has panoramic view of Lake Toba, Sigapiton Valley, Samosir Island, and Bukit Barisan Mountains. It is characterized by eucalyptus, pine forest and surrounded by plantations and agriculture area.

Toba Caldera Resort located in Batak region that has strong cultural legacy, friendly community and also abundant varieties of culinary, art, and cultural arts (traditional dance, music, and crafting/ weave).

I. Projected number of tourists at Toba Caldera Resort:

- Guests staying \pm 7,000 tourists / day (30th year).
- Guests not staying \pm 14,000 tourists / day (30th year).

Incentive in Investment

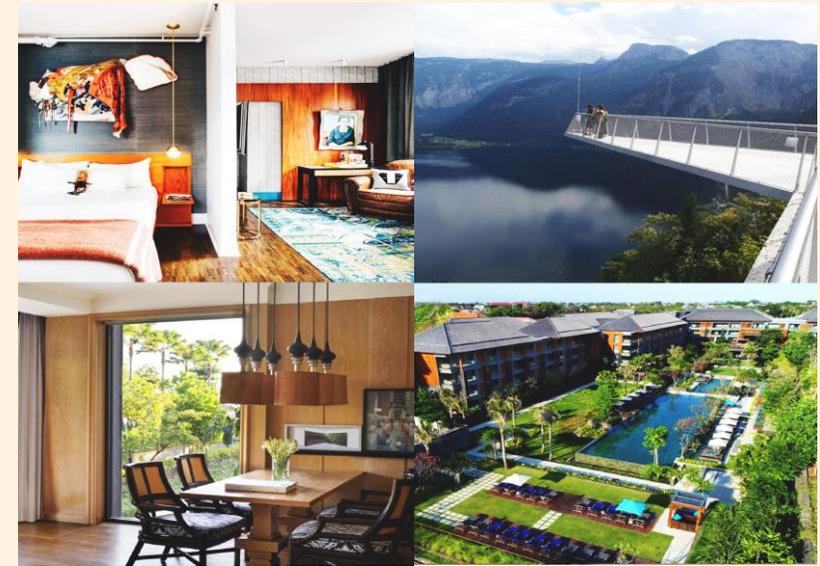
Investor of Toba Caldera Resort will earn several incentives in investment as follows: period of land tenure, doing easier and simpler business (ex: KLIK*, one way licensing process), the early-bird incentive for investor. Details can be obtained through BPODT.



Maritime Affairs and Investment Coordinating Minister has direct BPODT to be Special Economic Zone (SEZ), so that the incentives in the SEZ can be applied in BPODT, Such as:

- 1.- Tax Allowance
2. Tax Holiday

Tourism Property Investment Opportunities



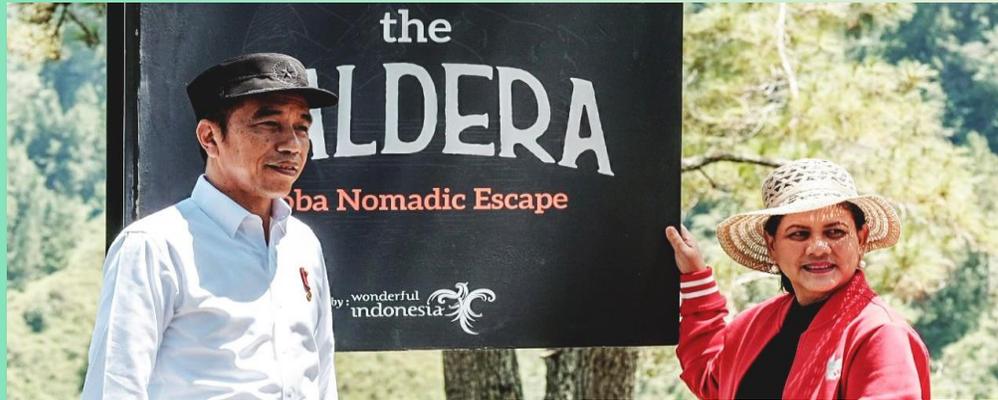
Great opportunity for **hotel development** due to limited hotel operations in the Lake Toba area, while the tourism visitor numbers is increase.

Tourism accommodation type such as Holiday Villa in Indonesia is increasing up to 88%.

Commercial and entertainment development due to limited modern entertainment or commercial destination at Lake Toba area,.

WHY INVEST IN TOBA CALDERA RESORT?

Government Support in Investment



Strategic approach to TCR such as the integrated programs from ministry with government, partnership between government and private sector, and integration between strategic plan and policy of the National Super Priority Destination Policy.



CONSUL GENERAL VISIT SITE



MEETING WITH Mrs. PUAN MAHARANI



MEETING WITH NORTH SUMATERA
REGIONAL POLICE



DISCUSS ABOUT AJIBATA PORT

Recover Together
Recover Stronger



INSTAGRAM

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Otorita Danau Toba



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<https://laketoba.travel>

Mauliate

T E R I M A K A S I H