

The Next Integrated Industrial And Tourism Development in Riau Island

Bringing together all thought leadership in driving this remarkable journey



Chuck Capital

About Us

Chuck Capital is a private investment firm headquartered in Singapore. It is the investment arm for a group family office and is focused on tourism, industrial and manufacturing projects through the acquisition of land in Indonesia.

Having knowledge on the ground of land use for each island; government regulations and permits needed, and the infrastructure required for different projects ensures our long-standing relationship with our clients. Upon request, we also provide idea generation through design thinking around our main projects, industrial and tourism.

With a passion for finding the right asset class for the right project, Chuck Capital will ensure you have a smooth and successful land acquisition process.

Our Core Focus Areas



Land Sales for Tourism and Heavy Industries

Tourism is a significant force in the world economy with 10% of world GDP and 4.5% compound annual growth rate, and the interest to support the global waste recycling process, Chuck Capital sees its importance in involvement in the growth journey of the global industrial and tourism sectors. Chuck Capital is looking for potential investors/ partners in the land acquisitions for further development.



Industrial Development

To work with heavy industries companies from the sectors such as plastic recycling, electronic waste recycling, ship repairing to develop its islands. This includes supporting overseas companies to set up their plants with basic infrastructure provided.



As global forces converge to create unprecedented change across the industrial and tourism sectors, Chuck Capital presents our Indonesia portfolio as part of the growth journey in this rapidly changing global economy.

Our unique development concepts and proposed solutions will shape the future of tourism and industrial sectors, which can provide remarkable change to sustainable solutions in the various global challenges.



Global Trends in the Industrial Sector

President Donald Trump blamed on Asia for polluting the world's ocean after he signed the legislation renewing the federal marine debris program. He mentioned that countries such as China, Japan and other countries for disposing plastic waste that floats over the West Coast.

China has been the world's salvage king for 25 years, but is now not to purchase any recycled plastic scrap that wasn't 99.5 percent pure, which was a move that upended a \$200 billion global recycling industry with profound consequences on both sides of the world.

In the first half of the year 2018, imports of plastic trash increased by more than percent in Indonesia, 100% in Vietnam, and rose in Thailand by more than 1,300 percent, according to an analysis of trade data by the Financial Times.



Tonnes of trash piled up in many countries, not limited to California, the United Kingdom, Australia, and elsewhere, as exporting nations are looking for new buyers. Across Southeast Asia, recyclers operating in Indonesia, Thailand, Vietnam, and Malaysia bought the trash, but were quickly overwhelmed by, the large volume that China once easily absorbed.

With China's door to plastic waste effectively closed, large volumes of small-operation Chinese plastics recyclers moved to other Southeast Asian countries. They set up new factories, often without legal permits. They started purchasing imported plastic trash for reprocessing purpose. In the first half of the year 2018, imports of plastic trash increased by more than percent in Indonesia, 100% in Vietnam, and rose in Thailand by more than 1,300 percent, according to an analysis of trade data by the Financial Times.



In Indonesia, the country would like to re-position Batam island as an alternative manufacturing and shipping hub to Singapore, with an intention to prospect US\$60 billion in new investments. Batam and its nearby islands, located less than 30km south of Singapore, have attracted about US\$20 billion of investment since the government began promoting them as an industrial area in the 1970s.

The Riau Islands, declared a free-trade zone in 2007, and houses thousands of foreign and local firms producing products ranging from computers to oil rigs. With the current mandate, the relevant authorities would like to develop the benefits to businesses by reclaiming about 8,000 hectares of idle land to offer to exporters or producers of import substitutes.

"We aim to develop enclaves of special economic zones in Batam" with dedicated clusters for tourism and logistics among others, Mr Edy Putra Irawady, the acting head of Batam Indonesia Free Trade Zone Authority, said in an interview.

"Based on a rough calculation, the potential investments including those in the pipeline are worth around US\$60 billion."

The Batam free-trade zone consists of eight islands measuring 71,500 hectares. It has grown in importance as an investment destination for overseas companies, especially Singaporean firms, given its location in one of the busiest shipping channels, cheap labour and tax breaks. Companies operating in the free-trade area are exempted from value-added and luxury taxes, as well as import duties.

In Indonesia, the country would like to re-position Batam island as an alternative manufacturing and shipping hub to Singapore, with an intention to prospect

**US\$ 60
BILLION
NEW
INVESTMENT**

Ladi Island

Strategic Industrial land supported by Logistics sector

Ladi Island (Pulau Ladi) in Kepulauan Riau Province is a city located in Indonesia about 856 km) north-west of Jakarta, the country's capital town.



Close to Hang Nadim Airport in a distance of 29 mi (or 47 km), North-East



Low labour costs, land costs & utility costs

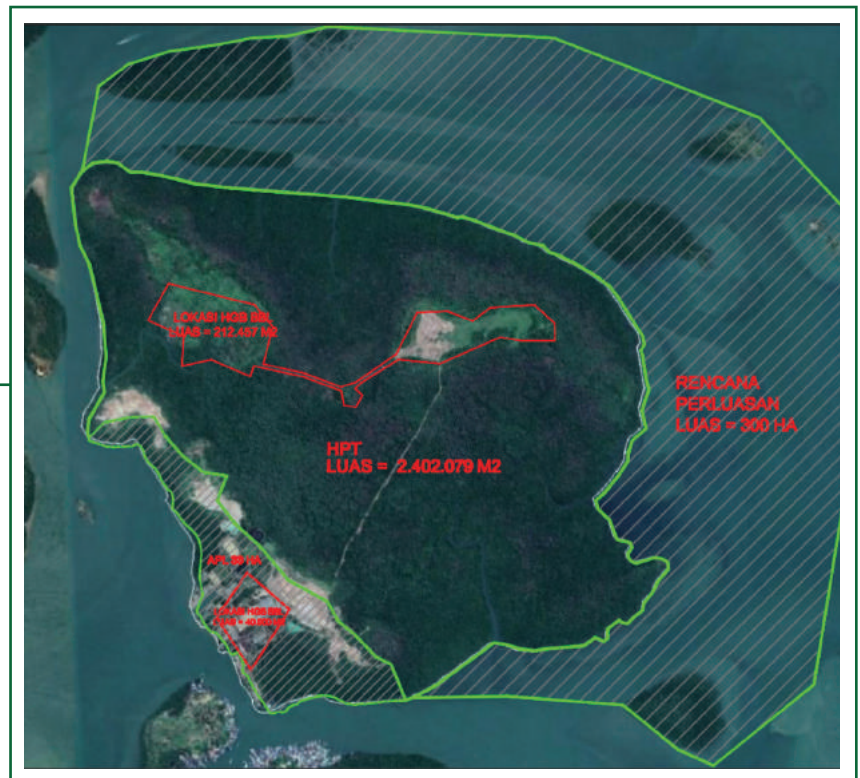


It is a Free Trade Zone



Total area of 300 hectares

- ✓ Facilitation of Business Licenses and Operational Licenses will be supported
- ✓ All permits and licences required to start development are also processed "under one roof" by the Batam Industrial Development Authority (BIFZA) with streamlined procedures in place.
- ✓ Companies are allowed to possess 100% foreign ownership
- ✓ Sufficient fresh water for water treatment and operational purpose





**Scan here to
visit Ladi!**

The Ladi Heavy Industrial Park

An Integrated Community Initial Concept Plan bringing together all the manufacturers

A journey through and gateway to heavy industries

The thought-leadership for this concept

Explore collaboration with overseas plastic recycling industry for both producers and recycling firm

Consist of 300 Hectares with

- 30% for greenery related development
- A Heavy industry precinct
- Accommodation

Eco-sustainability with all waste management system in place to minimize the harmful substance to be released back to the environment

Ladi Heavy Industrial Park - **Potential Ecosystem**



All concepts are not final, and open for discussion.

Singkep Island

Large piece of land for industrial development

Total area of 5,000 hectares with potential extension to 20,000 hectares



Strategically located to the major provinces: Riau, Jambi and Bangka Belitung.



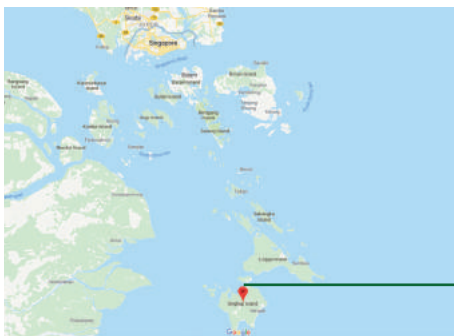
209km away from Singapore



It is a Free Trade Zone



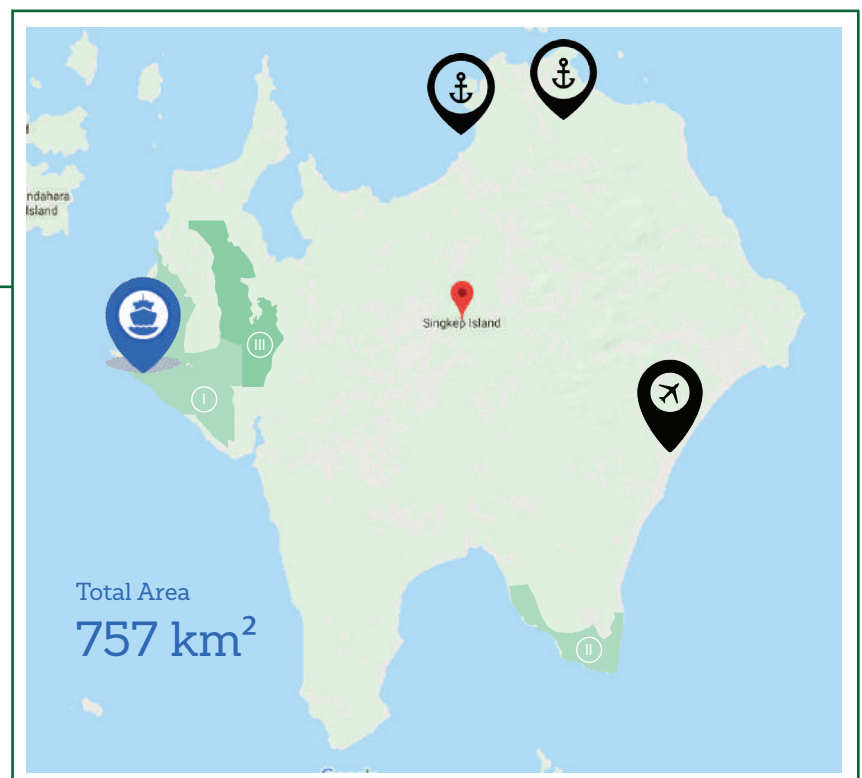
30 minutes travel by boat/flight from Batam



Proximity to Batam and Bintan Island, leveraging on its services and logistic sectors

Able to meet the need of the strong industrial demand within Asia Pacific:

- ✓ Low operating cost. E.g labour, electricity, water, land acquisition (85 years ground lease)
- ✓ Direct access of manpower from Riau
- ✓ Facilitation of business license application for industrial operating nature
- ✓ Sufficient fresh water for water treatment and operational purpose





**Scan here to
visit Singkep!**

The Singkep Heavy Industrial Park

- An Integrated Community Initial Concept Plan bringing together all stakeholders from the manufacturing, maritime and recycling sectors
- A journey through and gateway to heavy industries

The thought-leadership for this concept

- Explore collaboration with overseas plastic recycling industry for both producers and recycling firm
- Partner with large vessel scrapping, maintenance, repair and overhaul (MRO) related business
- Work with electronic waste recycling organization

Consist of a total 5000 Hectares with Zone 1 and Zone 3 to be first developed

- 30% for greenery related development
- A heavy industry precinct
- Accommodation

Consist of 1000 Hectares in Zone 2

- 30% for greenery related development
- A heavy industry precinct
- Accommodation

Eco-sustainability with all waste management system in place to minimize the harmful substance to be released back to the environment

Singkep Heavy Industrial Park - Potential Ecosystem



All concepts are not final, and open for discussion.

Global Trends in the Tourism Sector

Countries such as Singapore, Malaysia, Indonesia, India, South Korea, Japan and China have all seen increasing tourists journey to the Riau Islands.

GLOBAL

Global Travel & Tourism economy is worth

USD 2.6 TRILLION

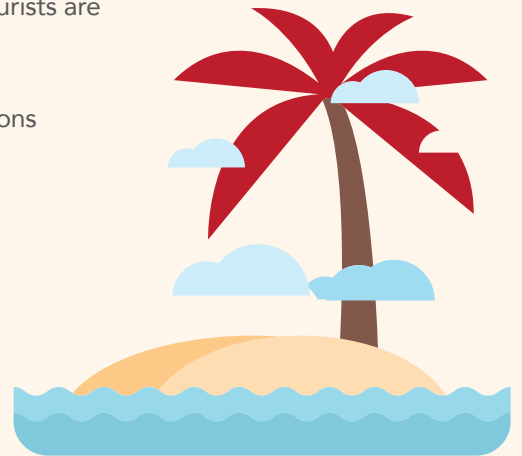


1 out of 10

jobs is in the tourism industry

Riau Islands provides the solution to address what global tourists are looking for:

- Relaxation
- Right weather conditions
- Island living
- Experience-based destination



INDONESIA



The fourth largest population in the world with one of the highest rates of economic growth.



Indonesia is amongst the top 20 fastest growing Asian tourist destinations



Strong backing by the government to boost the tourism industry

RIAU ISLANDS

Riau Islands provides bewitching attraction in natural beauty, to cultural and man-made attractions



17,000 islands in Indonesia and about

3,200

of them are in the Riau Islands

3 cities make up 90% of all tourist arrivals into Indonesia, Riau Islands is

3rd

in line after Bali and Jakarta



According to the Badan Pusat Statistik(BPS), the number of tourists visiting Riau Islands province reached

2,635,664

in 2018, up 23.16 percent from 2,139,962 the previous year.

Travel trends that will drive the tourism industry in Riau Islands

- 1 Travellers are visiting new destinations
- 2 Travellers are requesting new experiences
- 3 Ecological and educational tours are in demand
- 4 Travellers enjoy a local experience
- 5 With history and culture
- 6 Adventure

Rempang Island

Discover Indonesia Tourism Investment Opportunities

Island in the municipality of Batam, Riau Islands province which is the second major series of islands that connected by six bridges of Barelang.



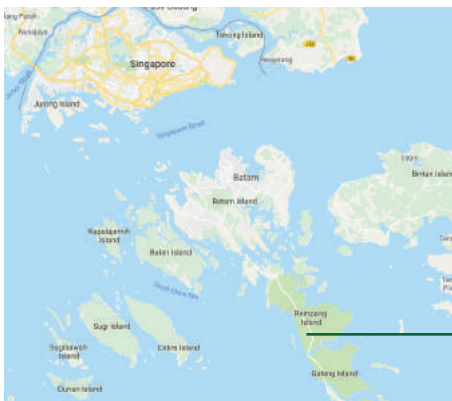
Proximity to Batam- One of the fastest growing cities in Indonesia



The island is located approximately 54 km and 1.5 hours drive from Batam Center

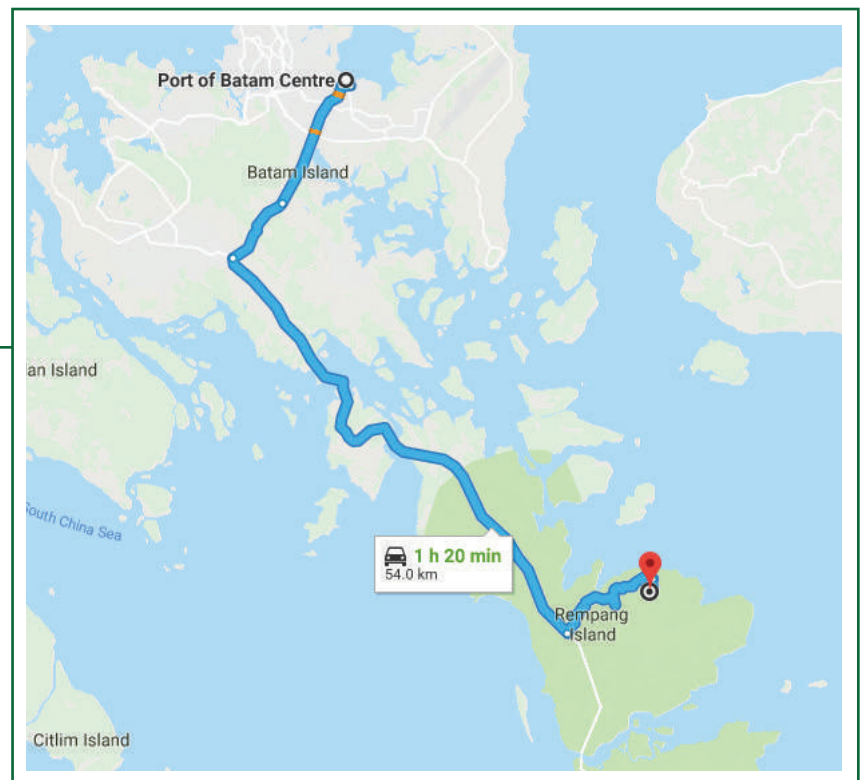


Various concept to be explored- Luxury resort, Agritourism, Yacht Club, etc



Total area of 665 hectares

- ✓ 10% of the total land areas will be allocated for building constructions, such as resorts, hotels and villas
- ✓ The remaining land will be allocated for agriculture, golf course and beach
- ✓ There is 5km white sand beach along the coast
- ✓ Available sources of water from mountains for water dam development and electricity connection from existing government infrastructure





**Scan here to
visit Rempang!**

The Rempang Luxury Agritourism Destination

- An Integrated Community Initial Concept Plan bringing together all the stakeholders from the agriculture and luxury tourism players
- A journey through and gateway to the new concept of luxury tourism

The thought-leadership for this concept

- Explore collaboration with conventional agriculture firm to grow high demand and profitable fruits, such as Durian
- Partner with vertical farming players to showcase the future of farming technology and increase the efficiency of plantation output
- Work with Luxury resort or Yacht club to offer a premium tourism destination for High-Net-Worth individuals and Ultra-High-Net-Worth individuals

Consist of a total 665 hectares

- 90% greenery related development, such as golf, agriculture, vertical farming
- 10% in building development, such as hotel, resort, villa development, Theme Park, etc

Eco-sustainability with all waste management system in place to minimize the harmful substance to be released back to the environment

Rempang Luxury Agritourism Destination - Potential Ecosystem

Financial Investors
(Debt/Equity)

Masterplan Consortium with
developers

Contribution:
Land, Technology, In-Kind

**Rempang Luxury
Agritourism
Destination**

**Investors from conventional/
vertical farming, resort/theme park
developer/operator**

All concepts are not final, and open for discussion.

Penjahit Layar Island

Discover Indonesia Tourism Investment Opportunities

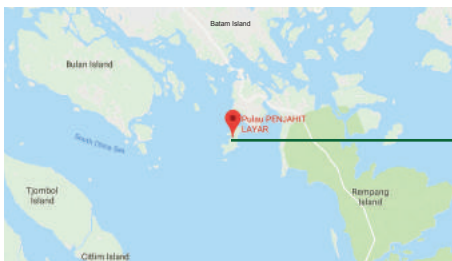
An island in the municipality of Batam, Riau Islands province which is the second major series of islands that connected by six bridges of Bareleng.



Proximity to Batam- One of the fastest growing cities in Indonesia

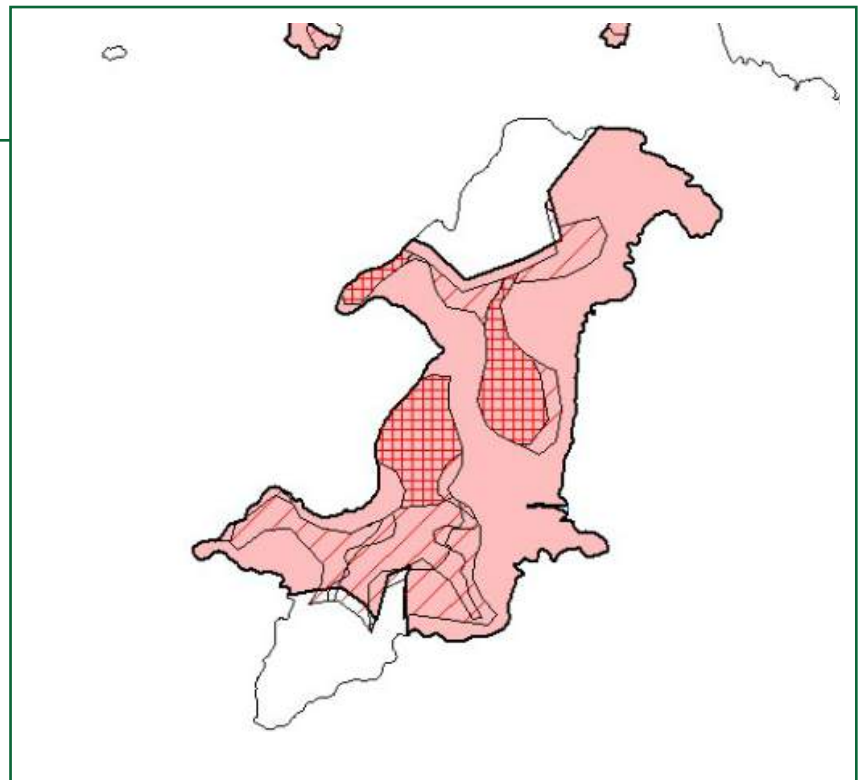


Various concept to be explored- Luxury resort, Agritourism, Yacht Club, etc



Total area of 340 hectares

- ✓ The Integrated Resorts (IRs) could be part of Penjahit Layar's overall, comprehensive tourism strategy to enhance its destination appeal.
- ✓ Developers could position Penjahit Layar as distinctive world-class developments with a comprehensive range of amenities such as entertainment shows, theme parks, hotels, luxury retail, fine dining and other exotic experiences.
- ✓ Penjahit Layar would be the next island to further strengthen Indonesia's proposition as a compelling tourism destination.
- ✓ Sufficient fresh water for water treatment and operational purpose





**Scan here to visit
Penjahit Layar!**

Penjahit Layar Luxury EcoTourism Island

- An Integrated Community Initial Concept Plan bringing together all the stakeholders in luxury EcoTourism
- A journey through and gateway to the new concept of tourism

The thought-leadership for this concept

- Explore collaboration with luxury EcoTourism players
- Partner with vertical farming players to showcase the future of farming technology and increase the efficiency of plantation output
- Work with Luxury resort or Yacht club to offer a premium tourism destination for High-Net-Worth individuals and Ultra-High-Net-Worth individuals

Consist of a total 340 hectares

- 30% greenery related development, such as golf, agriculture, vertical farming
- 70% in building development, such as hotel, resort, villa development, Theme Park, etc

Eco-sustainability with all waste management system in place to minimize the harmful substance to be released back to the environment

Penjahit Layar Luxury EcoTourism Island - **Potential Ecosystem**



All concepts are not final, and open for discussion.



www.chuckcapital.com