



||| D-TOWN |||

Digital Downtown at Nongsa





Welcome to Nongsa D-Town

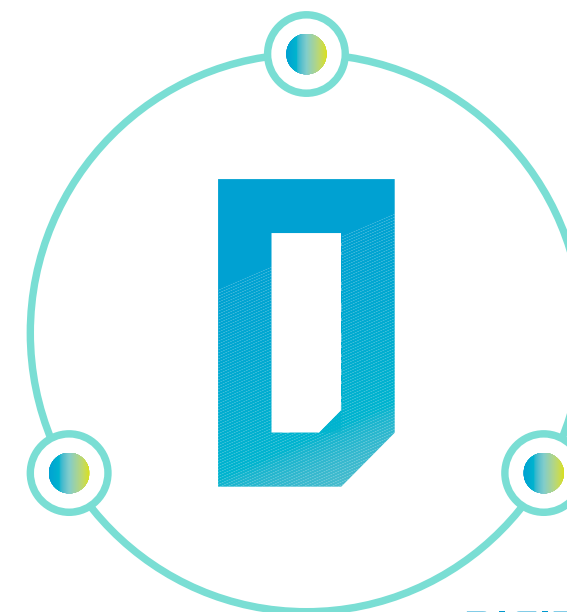
A collaborative community for tech and creative talents, connecting Singapore and Indonesia's digital economies.

Developed by PT. Citra Sinar Global, a joint venture between Citramas Group & Sinar Mas Land, and designed by award-winning Surbana Jurong, Nongsa D-Town is the embodiment of urban living integrated with nature and designed for the digital and creative economies in mind.

WHAT IS D-TOWN?

"D" is for "Downtown" - most cities in the world have their own downtown areas that embody ecosystems of diversity and creativity. "Nongsa D-Town" will be place where diversity of people and ideas converge, to spark creativity. Nongsa D-Town is also designated as the strip of downtown connecting and supporting the various developments within the Citramas and Sinar Mas Land masterplans in Nongsa, which comprise of Nongsa Digital Park, Infinite Studios, Nuvasa Bay, and the various resorts and golf courses.

DOWNTOWN



DIGITAL BRIDGE

Unique to Nongsa D-Town, "D" also represents "Digital Bridge". Given its strategic location, Batam is commitment from the president of the Republic of Indonesia, Jokowi with the Prime Minister of Singapore, Lee Hsien Loong to build a "Digital Bridge" that connects the digital economies of Singapore, Indonesia, and the rest of the world. Just 40 minutes by ferry from Singapore, and connected to Singapore and other key tech hubs around the world with fast cable connectivity, operating globally from Nongsa becomes easy and convenient.

DIGITAL ECONOMY

"D" is also for "Digital Economy" - evolving out of Nongsa Digital Park launched by Citramas Group in 2018, Nongsa D-Town is developed to further expand and solidify Nongsa as an ecosystem where digital nomads, techpreneurs, tech startups, and tech companies big and small can accelerate, collaborate, and innovate. It is where tech and creative talents can work, live, and play. In other words, Nongsa D-Town is a Digital Downtown where the digital economy can flourish.

OUR VISION

President of the Republic of Indonesia, Jokowi with the Prime Minister of Singapore, Lee Hsien Loong envisioned Batam as a “Digital Bridge” connecting Singapore and Indonesia’s digital economies.

In line with that vision, Nongsa D-Town is developed as a hub for the digital and creative economy, providing an ecosystem where tech companies and startups from the region can accelerate, collaborate, and innovate, and where talents can work, live, and play.

OUR PHILOSOPHY

BEGINNING WITH THE INSPIRATION

Nongsa D-Town is inspired by the following three pillars which are integrated to offer a balanced urban living where nature and technology co-exist.

ECOLOGICAL

Blessed with beautiful natural landscape with its beaches, mangrove forest, river, and gentle hills, Nongsa D-Town is an escape from the daily grind of city life.

PHYSICAL

Physical design that integrates nature and technology. Designed by award-winning master planner, Nongsa D-Town is an expression of sustainable living and urban convenience.

DIGITAL

Batam has more submarine cable connection than Jakarta, the capital city. Nongsa itself has the densest cable network connection in Batam with 6 submarine cables and 5 landing stations, connecting Nongsa to Singapore and other tech hubs around the world.

LIFE AT D-TOWN

Supported by modern amenities and facilities, Nongsa D-Town provides an integrated living and working environment that does not only celebrate creativity, but also supports a diverse range of lifestyles through sustainable ecological development.

Work-Life Balance



Before Work



At Work



After Work



Work Life Balance

Celebrating Creativity



Culture



Film Production



Local Artscene



Indigenous Crafts

Embracing
Lifestyles



Water and Land
Adventure



Mangrove Boat Tour



Eco-Learning

Experience
Nature



By The Mangrove



In The Shade

Collaborative
Developments



Co-Working



Co-Living



Co-Learning



Along The River



Amongst The Trees

OUR LOCATION



Nongsa D-Town is strategically located at the intersection between Indonesia and Singapore. It lies just a 40-minute ferry ride from Singapore's Tanah Merah Ferry Terminal and a 15-minute drive from Batam's Hang Nadim International Airport which serves frequent and direct flights from major cities across the region.

Nongsa D-Town sits on a 62-ha land area in Batam's exclusive Nongsa region where the Nongsa River meets the sea down its middle, dividing it into Downtown East (east of the river), and Downtown West (west of the river).

OUR ECOSYSTEM



Arriving from Singapore by ferry, you would arrive at Downtown East, disembarking at the Nongsapura Ferry Terminal, which is directly linked to D-TOWN PLAZA where a variety of events or community activities can be held.

From here, just a short walk across the main road via an elevated pedestrian bridge is the D-TOWN CAMPUS, a green eco-friendly riverside tech office campus with A TREETOP WALK connecting all the pavilions within this complex.

Just a 3-minute drive east from the ferry terminal, you will reach the tech startup cluster at NONGSA DIGITAL PARK which currently houses 6 tech office buildings with a capacity to accommodate 1,200 tech talents. Adjacent to it is the D-TOWN LINK, a commercial center with food and beverage, retail and supporting amenities, that would cater to the immediate community and beyond.

Over at the other side of the river, at D-TOWN ECOPOD VILLAGE in Downtown West, our modular EcoPod office blocks, constructed on stilts amongst the mangrove trees, will bring nature to your office doorstep so that work doesn't have to feel like work. This mixed-use block also offers two mid-rise offices, a business hotel, strata co-living spaces and shophouses to add vibrancy to the area. Here, you can also find a fishermen market for those who fancy fresh local catch.

All in all, Nongsa D-Town is an integrated development where digital and creative companies can accelerate, collaborate, and innovate, and digital and creative talents can work, live, and play. Every part of Nongsa D-Town is designed to integrate with the surrounding nature, and is easily accessible and convenient.

OUR MASTERPLAN



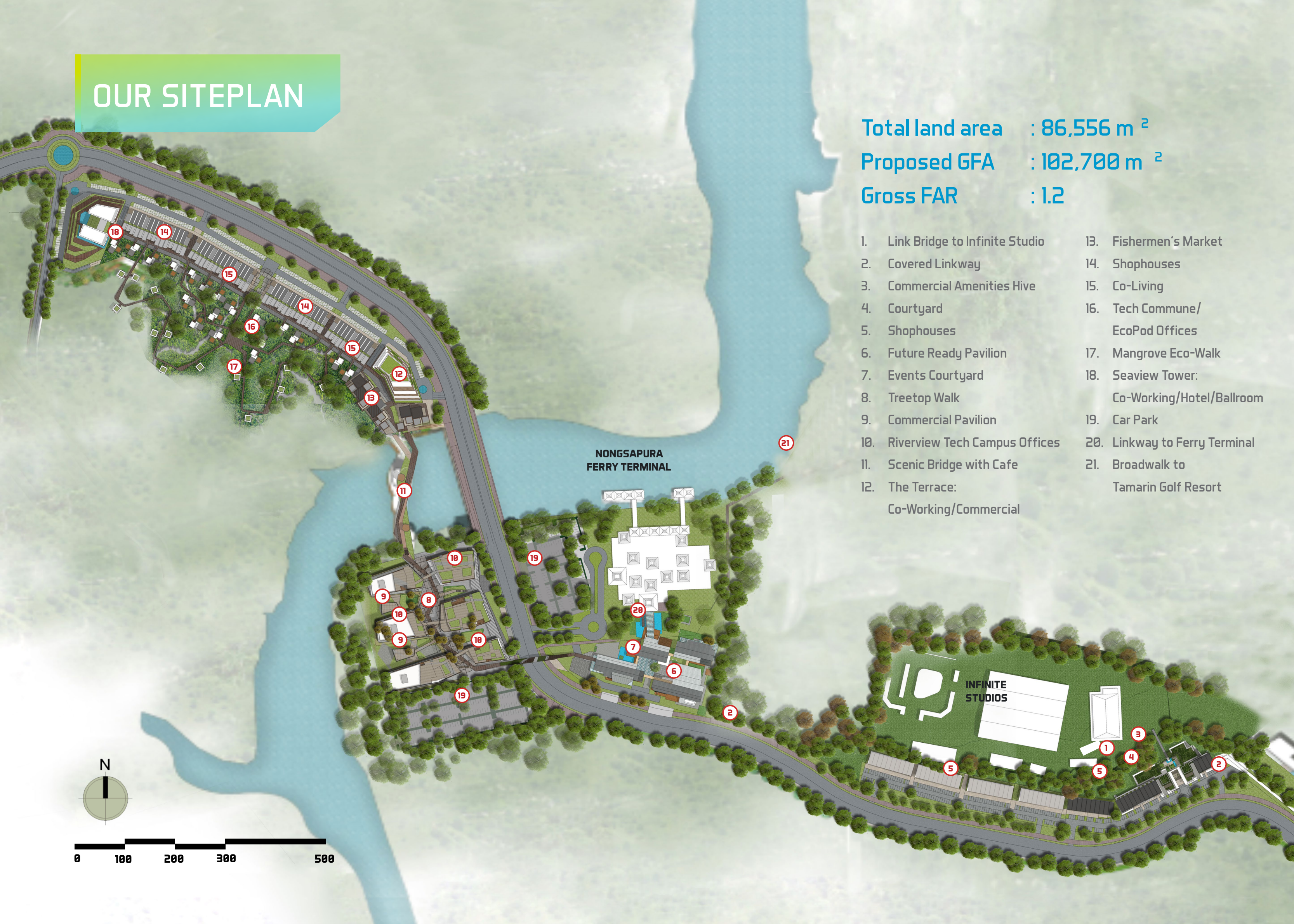
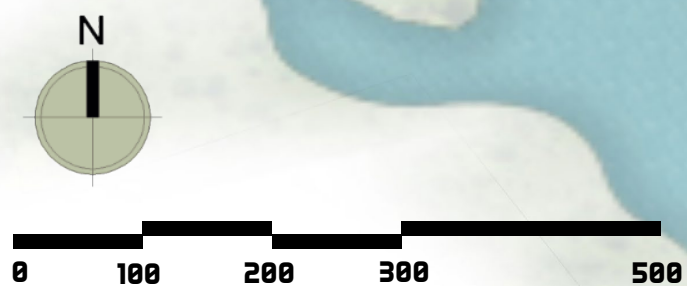
Outside of Nongsa D-Town, but still within the exclusive Nongsa area, you can unwind at one of the several beach resorts, or spend a day in one of the two golf courses, or enjoy many fun activities at Sea Forest Adventure Park.

The surrounding area also offers many residential options, including at The Nove at Nuvasa Bay and Nongsa Village. It is also the home to Infinite Studios where many international film and TV series have been produced. And with over 300 animators, Infinite Studios's animation studio is the largest animation studio in Indonesia, producing many international award-winning animation shows.

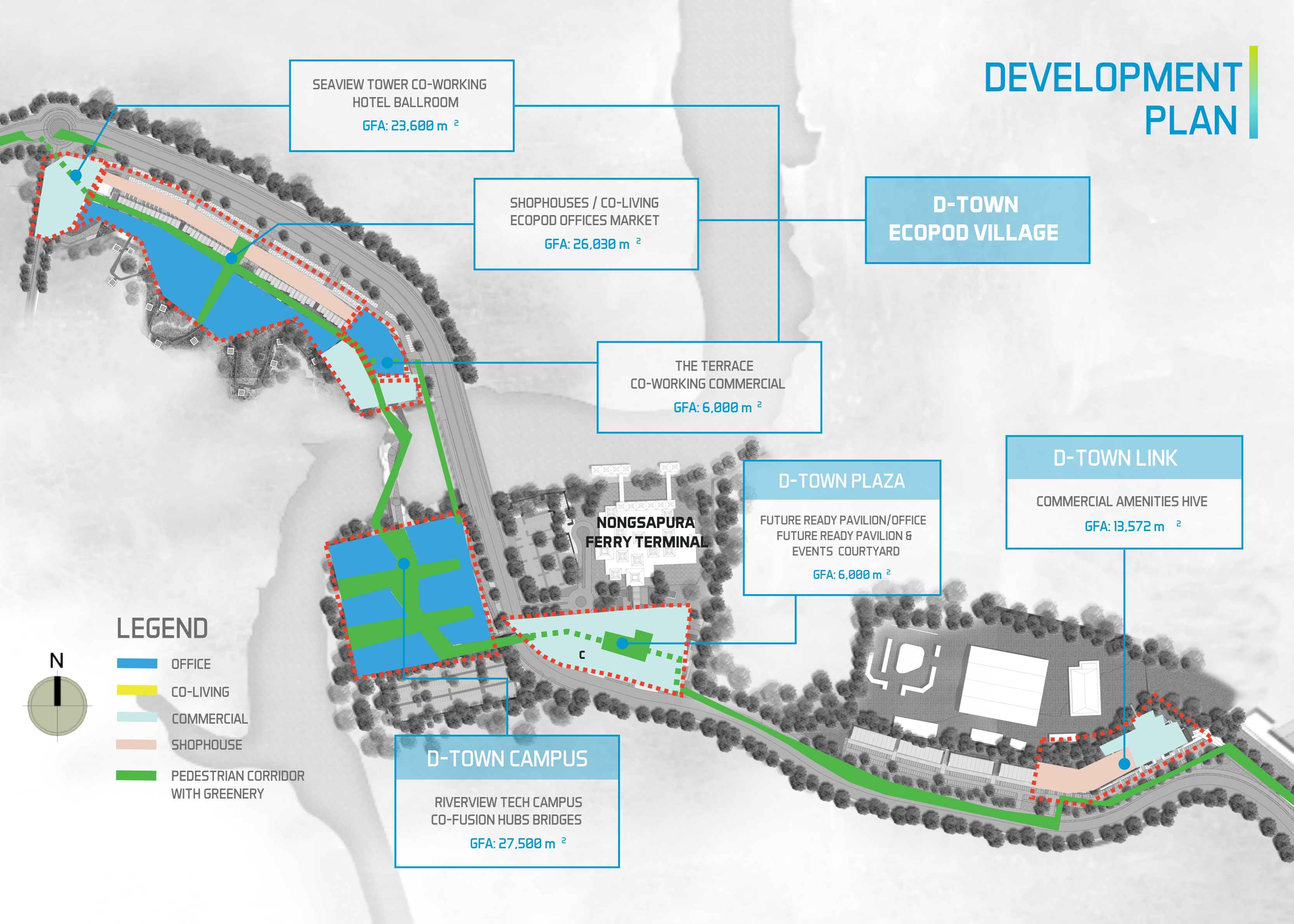
OUR SITEPLAN

Total land area : 86,556 m²
 Proposed GFA : 102,700 m²
 Gross FAR : 1.2

- | | |
|---|---|
| 1. Link Bridge to Infinite Studio | 13. Fishermen's Market |
| 2. Covered Linkway | 14. Shophouses |
| 3. Commercial Amenities Hive | 15. Co-Living |
| 4. Courtyard | 16. Tech Commune/
EcoPod Offices |
| 5. Shophouses | 17. Mangrove Eco-Walk |
| 6. Future Ready Pavilion | 18. Seaview Tower:
Co-Working/Hotel/Ballroom |
| 7. Events Courtyard | 19. Car Park |
| 8. Treetop Walk | 20. Linkway to Ferry Terminal |
| 9. Commercial Pavilion | 21. Broadwalk to
Tamarin Golf Resort |
| 10. Riverview Tech Campus Offices | |
| 11. Scenic Bridge with Cafe | |
| 12. The Terrace:
Co-Working/Commercial | |



DEVELOPMENT PLAN



SEAVIEW TOWER CO-WORKING
HOTEL BALLROOM

GFA: 23,600 m²

SHOPHOUSES / CO-LIVING
ECOPOD OFFICES MARKET

GFA: 26,030 m²

D-TOWN
ECOPOD VILLAGE

THE TERRACE
CO-WORKING COMMERCIAL

GFA: 6,000 m²

D-TOWN PLAZA

FUTURE READY PAVILION/OFFICE
FUTURE READY PAVILION &
EVENTS COURTYARD

GFA: 6,000 m²

D-TOWN LINK

COMMERCIAL AMENITIES HIVE

GFA: 13,572 m²

NONGSAPURA
FERRY TERMINAL

D-TOWN CAMPUS

RIVERVIEW TECH CAMPUS
CO-FUSION HUBS BRIDGES

GFA: 27,500 m²

LEGEND

- OFFICE
- CO-LIVING
- COMMERCIAL
- SHOPHOUSE
- PEDESTRIAN CORRIDOR
WITH GREENERY

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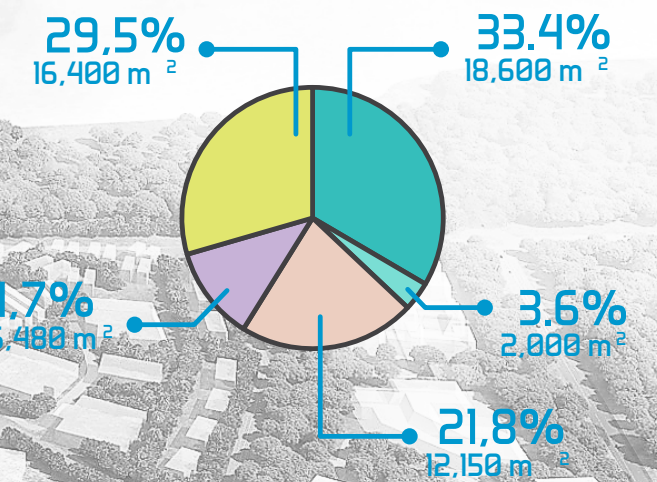
D-TOWN ECOPOD VILLAGE

Total land area : 42,000 m²

Proposed GFA : 55,630 m²

Gross FAR : 1.32

1. The Terrace:
Co-Working/Commercial
2. Fishermen's Market
3. Shophouses
4. Co-Living
5. Tech Commune/
EcoPod Offices
6. Mangrove Eco-Walk
7. Seaview Tower:
Co-Working/Hotel/Ballroom



OFFICE
SHOPHOUSE
HOTEL
TALENT'S LIVING
COMMERCIAL

D-TOWN ECOPOD VILLAGE

Seaview Tower

The Terrace

EcoPod Office

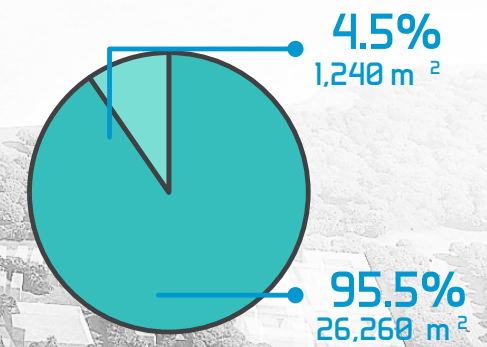
D-TOWN CAMPUS

Total land area : 22,000 m²

Proposed GFA : 27,500 m²

Gross FAR : 1.25

1. Treetop Walk
2. Commercial Pavilion
3. Riverview Tech Campus
4. Scenic Bridge with Cafe
5. Car Park



D-TOWN CAMPUS



Riverview Tech Campus

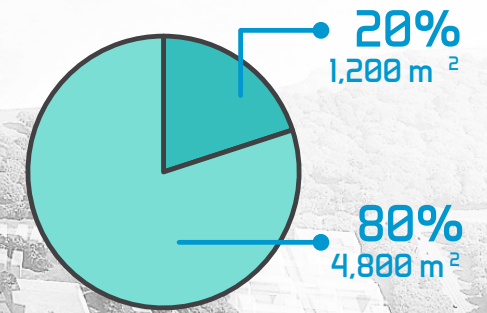


Treetop Walk

D-TOWN PLAZA

Total land area : 12,000 m²
Proposed GFA : 6,000 m²
Gross FAR : 0.50

1. Future Ready Pavilion
2. Future Ready Pavilion & Events Courtyard



D-TOWN PLAZA



View from Nongsapura Ferry Terminal

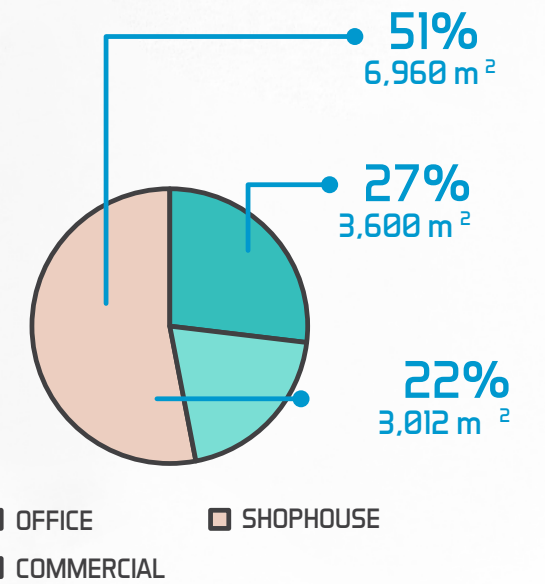


Future Ready Pavilion & Events Courtyard

D-TOWN LINK

Total land area : 10,556 m²
Proposed GFA : 13,572 m²
Gross FAR : 1.29

1. Link Bridge to Infinite Studio
2. Covered Linkway
3. Commercial Amenities Hive
4. Office
5. Shophouses



D-TOWN LINK



Commercial Amenities Hive



International Connectivity

Nongsapura Ferry Terminal



Hang Nadim
International Airport



Residence & Hotel / Resort

The Nove Residence
at Nuvasa Bay



The Nongsa Indah Village



Nongsa Point Marina



Turi Beach Resort



Lifestyle

Sea Forest
Adventure Park



Infinite Studios



Palm Springs Golf
& Country Club



Tamarin Golf Course



Who We Are



Citramas Group

Founded in 1980, Citramas Group is a diversified group of businesses based in Indonesia whose businesses include oilfield equipment manufacturing, shipping and logistics, drilling services, infrastructure development for industrial park, port and ferry terminals, hotels, an animation and film production company, as well as a wide range of other interests in the hospitality and leisure industries.

In 2018, Citramas Group launched Nongsa Digital Park (www.nongsadigital.com) an integrated digital park providing a place for digital businesses to grow, an ideal site for data centre development (up to Uptime Institute tier IV certified), residential facilities that will blend ideally with the current Nongsa Resorts operated by the Group. Located on the high topography at eastern side of Batam, away from the seismic fault lines, Nongsa Digital Park offers a much safer geographical location for data centre. Supported with a good infrastructure presence on the island, Batam has large potential area for business activities. Citramas has total development area of 165 ha in Nongsa, partially already developed with the existing Turi Beach Resort, Nongsa Point Marina, Nongsa Village, Nongsapura Ferry Terminal, Kinema Movie & Animation Studio, and Golf Course. Nongsa Digital Park purpose is to become one of the main digital economy gateways in Indonesia while reinforcing at the same time Nongsa as one of the preferred destinations for domestic and international tourism within the Riau Islands.

Sinar Mas Land

Simply committed in building better future, Sinar Mas Land is the leading property developer in South East Asia with over 40 years of experience in property development in the region. With over 50 major projects developed in Indonesia and more than 10,000 hectares of land banks, Sinar Mas Land is the largest and most trusted property developers in Indonesia.

The company's commitment to transformation backed by technology can be seen in its focus in transforming BSD township into smart city by developing BSD Digital Hub dedicated to start-up companies, research centres, creative and IT course providers, as well as various tech communities. BSD Digital Hub is a structural centre for tech commerce, home to budding start-ups, established national and multinational companies, and educational institutions working on the research, development, and trade of future technologies.

BSD Digital Hub project certainly provides valuable experience for Sinar Mas Land in developing Nongsa D-Town project together with Citramas in Batam. The presence of Nongsa D-Town project will further complement Nuvasa Bay as the largest township development in Nongsa - Batam that has been started earlier by Sinar Mas Land.

MASTER PLAN Surbana Jurong

Surbana Jurong is one of the largest Asia-based urban, infrastructure and management services consulting firms, with close to 70 years of experience in successful project delivery. With a global talent pool of 16,000 employees from more than 120 offices in over 40 countries worldwide, Surbana Jurong have built more than a million homes in Singapore, crafted master plans for more than 30 countries and developed over 100 industrial parks globally.

D-TOWN

Digital Downtown at Nongsa

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