

Company Profile & Investment Opportunity

Ready-to-operate textile weaving and dyeing asset in Karanganyar, Central Java, Indonesia.

This profile is designed as an investor-facing document for initial discussion. It highlights the asset base, location advantages, existing environmental infrastructure, indicative price and recommended diligence areas.



Indicative asking price: Rp 120,000,000,000 (approximately US\$6.8 million), negotiable. Location: Brujul, Jaten, Karanganyar, Central Java.

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1. Executive Summary

The Brujul Textile & Dyeing Facility is positioned as a practical investment opportunity for investors seeking an existing industrial base rather than a greenfield development. The facility is described as still operating, with weaving and dyeing machinery, land and buildings, a liquid waste treatment system, and UKL-UPL environmental permitting already in place.

The central investor thesis is simple: the buyer can acquire time, infrastructure and operational readiness. Instead of waiting through land preparation, construction, labor recruitment and uncertain permit processes, an investor can begin diligence from a functioning industrial platform.

2. Key Investment Highlights

Category	Details
Land	Approximately 2.5 hectares.
Buildings	Approximately 1.5 hectares of existing industrial buildings.
Machinery	Operational weaving and dyeing machinery, subject to technical inspection.
Environmental infrastructure	Liquid waste treatment system already available.
Environmental permit	Waste management / environmental permit: UKL-UPL.
Location	Brujul, Jaten, Karanganyar, Central Java, Indonesia.
Access	Approximately 10 minutes to a toll gate; accessible by large trucks such as tronton trucks.
Asking price	Rp 120,000,000,000, approximately US\$6.8 million; negotiable.

3. Location and Operating Advantages

- **Strategic access:** the site is approximately 10 minutes from a toll gate and can be accessed by large trucks, supporting inbound materials and outbound finished goods.
- **Labor availability:** the facility is close to residential areas and a mature industrial zone, making labor recruitment more practical.
- **Utility readiness:** electricity and water pipe installation are described as simple, with abundant groundwater and proximity to a river flow.
- **Cost advantage:** Karanganyar's 2026 minimum wage is materially below Jakarta and Tangerang, supporting lower operating cost potential.

Area	Monthly minimum wage	Investor implication
Karanganyar Regency	Rp 2,592,154	Lowest benchmark among the examples; supports manufacturing cost discipline.
Tangerang	Rp 5,400,000	Higher industrial labor-cost base.
Jakarta	Rp 5,730,000	Highest benchmark among the examples.

Note: wage advantage should be evaluated together with productivity, skill availability, retention, compliance and total compensation.

5. Market Positioning

Indonesia remains a meaningful textile manufacturing and export base, but the sector has faced pressure from softer global demand, competition and lower utilization. This makes operational readiness, compliance infrastructure and cost discipline more important. A functioning site with wastewater treatment and permits can be more attractive than a new project that carries construction, permitting and ramp-up risk.

Potential positioning for investor discussions:

- Strategic production base for a textile operator seeking Central Java cost advantages.
- Turnaround or restart platform for an industrial investor.
- Contract dyeing and finishing platform with ESG and compliance improvement potential.
- Land-backed industrial asset with future expansion or redevelopment optionality.

6. 50 Years of Textile Experience & Indonesia Market Entry Support

Beyond the physical factory asset, the seller brings approximately 50 years of practical experience in Indonesia's textile industry. This background can be valuable for investors who want not only to acquire an operating facility, but also to understand local production practices, supplier relationships, workforce management, regulatory expectations and commercial realities in the Indonesian market.

For strategic investors, this creates an additional partnership opportunity. The existing local team is open to supporting the investor during market entry and business development in Indonesia. This support can be structured flexibly, depending on the investor's preferred transaction model, such as an asset sale with transition assistance, a joint venture, an operating partnership, or a local advisory arrangement.

7. Possible Deal Structures

Asset acquisition: Cleanest story for a strategic buyer, subject to land/title, machinery, permit and environmental review.

Share acquisition: May preserve continuity of certain permits or relationships, but requires deeper tax, legal and liability due diligence.

Joint venture: Seller contributes asset; investor contributes capital, management, market access and operational improvement.

Lease-to-own: Allows operational proof before full acquisition, useful for risk-managed entry.

8. Recommended Due Diligence Checklist

- Land certificate, zoning status, encumbrances and boundary verification.
- Building permits, safety condition, structural inspection and fire protection status.
- Full machinery list, age, condition, maintenance records, current capacity and repair needs.
- Waste water treatment plant capacity, discharge permits, compliance logs and laboratory results.
- Water source permits, groundwater use limits, electricity capacity and utility costs.
- Workforce details, wage compliance, employment contracts and productivity data.
- Historical sales, customers, production volumes, gross margin and working capital needs.
- Environmental liabilities, neighborhood/community issues and regulatory inspection history.

9. Recommended Investor Outreach Pack

For a stronger investor process, prepare the following materials before approaching strategic buyers or financial investors:

- A one-page teaser with anonymized location, asset highlights and investment logic.
- NDA template before releasing site name, owner information and legal documents.
- Full company profile, pitch deck, site photos, factory layout and machinery list.
- Data room containing permits, land documents, utility bills, inspection reports and financial records.
- Clear transaction preference: sale, joint venture, lease-to-own or flexible negotiation.

10. Source Notes and Disclaimer

This document is based on seller-supplied information from the Brujul 120 investment note, combined with public market context. All financial, operational, legal and environmental information must be independently verified before any investment decision.

Public market context reviewed: USDA/FAS Cotton and Products Update 2025, Business Indonesia textile sector page, OEC textile trade data, and WageIndicator minimum wage data for Karanganyar Regency. Figures and regulations may change and should be checked again at transaction stage.

11. Pictures







