

Executive Workshop & Leadership Course on

Sustainable *Urbanism.*

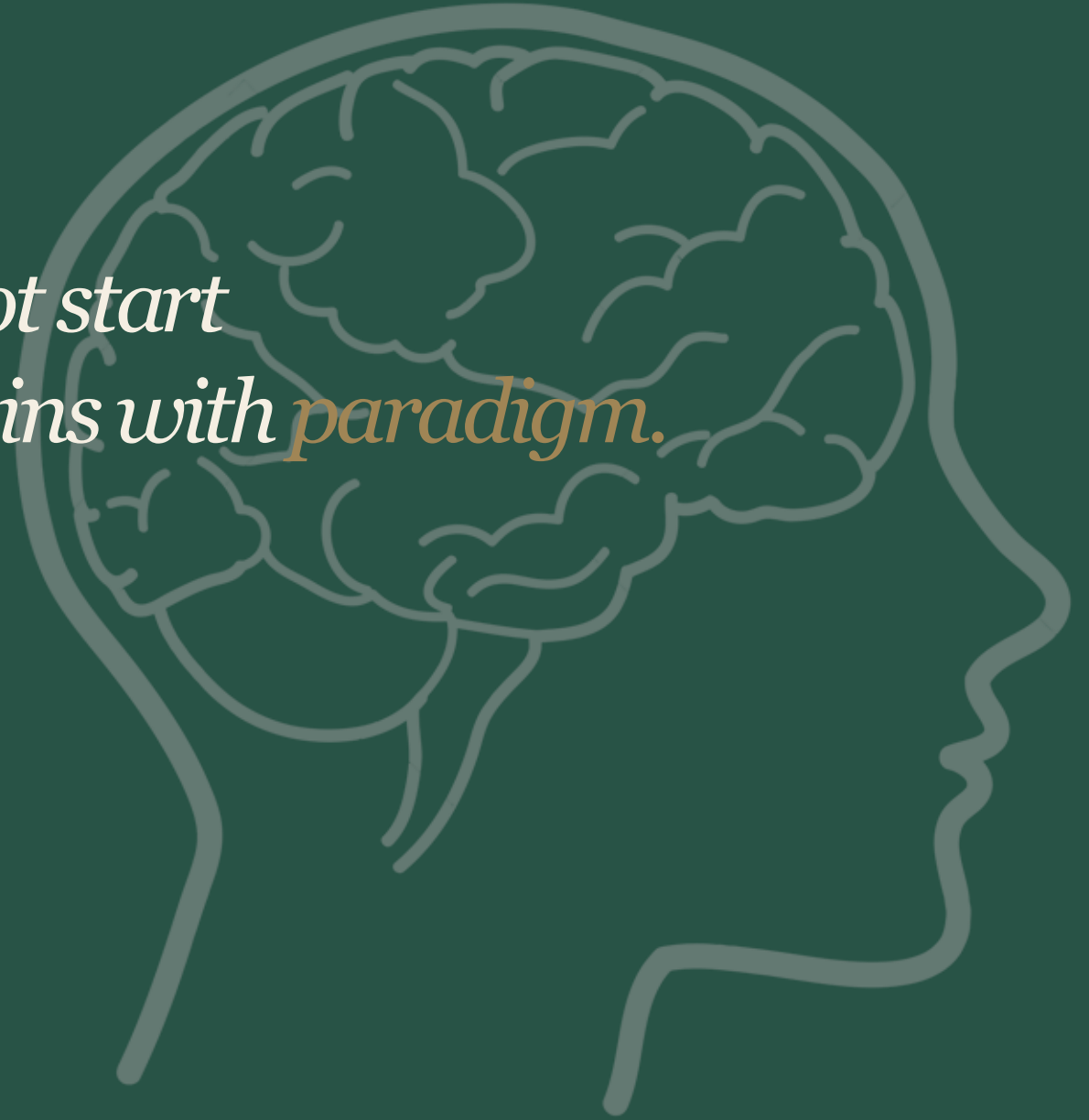
Urbanism reimagined: Where sustainability meets green investment readiness.

C O N V E N E D B Y

PT Dex Solusi Transit

2026

*Transformation cannot start
from procedure. It begins with paradigm.*





“ A NOTE FROM THE CONVENOR

Indonesia's urban transformation is a settled reality and the engine of our emerging market power. As urbanization sweeps across the broader archipelago, our challenge is to build on terms that guarantee resilience against climate and infrastructure pressures. By actively unlocking green finance opportunities, we can strategically fund the transition toward sustainable, digitally empowered cities that are built on solid economic, environmental and social foundations for the next generation.

The programme is deliberately two-phase. The in-house executive workshop begins at home — interrogating assumptions, building a shared language, shifting the old paradigm, and forging the analytical lens the leadership team will carry into the field. Only then does the international leadership course follow: bringing developers, corporate leaders, and policymakers face-to-face with the world's most proven models of sustainable city-making.

We believe urban solutions cannot be imported wholesale. They must be debated and adapted by Indonesian leaders who have seen, firsthand, what works — in Singapore's nature-integrated planning, Hong Kong's transit-oriented heritage density, Tokyo's land-value capture and resilience frameworks, and the green finance structures that make each of them bankable.

Iwan Prijanto

Chief Executive Officer · PT Dex Solusi Transit

Chair - Board of Experts · Green Building Council Indonesia

Advisor Environmental Product Declaration (EPD) Southeast Asia

A B O U T

The executive arm of a sustainability practice.

DEX Institute is the executive education arm of PT Dex Solusi Transit — Indonesia's sustainability-driven development consultancy for land and built-environment projects.

The Institute extends DEX's consulting practice into formal teaching for senior leadership teams. Our flagship offering is the Executive Development Programme on Sustainable Development — a closed, bespoke programme commissioned by individual organisations for their own boards and senior executives. The programme is delivered as a single calibrated engagement combining an in-house executive workshop with an immersive international leadership course.

*i***Bespoke**

Calibrated to each client's sector and assets.

*ii***Closed**

Single-organisation cohorts only.

*iii***Two-Phase**

Workshop in-house + leadership course abroad.



Sustainability is now *a financial conversation.*

C A P I T A L A C C E S S

Lender-Driven

ESG-linked loan pricing, OJK Taksonomi Hijau, and Scope 3 reporting now shape the cost and availability of capital.

M A R K E T A C C E S S

Buyer-Driven

EU import standards, Meeting Green Building and MSC/ASC certifications, and multinational supply-chain pressure increasingly condition export access.

O P E R A T I O N A L R I S K

Climate-Driven

Coastal assets, cold chains, and production facilities face rising exposure to flooding, heat, and supply disruption.

The question is no longer whether to transform — it is whether the leadership team can see what transformation actually requires, and act on it together.

P R O G R A M M E S T R U C T U R E

Two phases, *one transformation.*

The Executive Development Programme is delivered in two integrated phases. Phase 1 builds the shared paradigm. Phase 2 crystallises it through direct observation of international precedent. Both phases are required; each is calibrated to the client's sector and assets.

P H A S E 0 1

In-House Executive Workshop

A bespoke, in-house workshop convened on the secluded local premises. Curriculum, depth, and expert lineup are all calibrated to the client's sector and transformation agenda.

P A R A D I G M

P H A S E 0 2

Leadership Course Abroad

An immersive international site-visit programme led by Iwan Prijanto. Destinations are selected for direct relevance to the client's sector — e.g: Japan/ Australia for fisheries, Singapore or Hong Kong for urban developers.

C R Y S T A L L I S A T I O N

P H A S E 0 1

In-House *Executive Workshop.*

The first phase is delivered at the client's premises as a closed, in-house programme for the senior leadership team. Curriculum scope and module sequencing are calibrated jointly with the client during programme preparation.

The standard module architecture is a six-module arc:

- Why Sustainability
- Sustainability in the Client's Sector
- Why & What Green Building
- LCA & Environmental Product Declaration
- Strategy for Sustainable Area Renewal
- ESG & Green Finance

Each module combines DEX-led executive lecture with curated external experts whose voice is calibrated to the client's industry.

A T A G L A N C E

Format

Closed in-house cohort

Audience

Board & senior leadership

Location

Secluded Premises

Lead

DEX Principals & Expert Associates

Faculty

DEX team + curated external experts

Output

Executive Synthesis & Opportunity Map

STANDARD MODULE ARCHITECTURE

A six-module arc.

The standard architecture below establishes the conceptual through-line. For each engagement, individual modules expand or contract around the client's priority themes.

01**Why Sustainability?**

Global, national, and corporate context.
The shift from CSR to risk, value, and capital.

02**Sector Context**

Sustainability translated into the client's specific industry and asset typology.

03**Why & What Green Building**

Green Building principles applied to operational facilities, plants, and kawasan.

04**LCA & EPD**

Life Cycle Assessment and EPD as the basis for credible reporting.

05**Sustainable Area Renewal**

Strategy for renewing aging assets into climate-resilient, productive areas.

06**ESG & Green Finance**

How verified sustainability data unlocks specific financing pathways.

PHASE 01 — FACULTY & EXPERTS

A curated layer of external voices.

The workshop is led by DEX's senior practitioners, supported by a curated network of external experts whose participation is calibrated to the client's sector. Each external voice serves a specific learning purpose in a specific module.

G B C I

Green Building Council Indonesia

Industry witness on certification and the national standard.

B E S T P R A C T I C E

Visionary companies

Peer private corporation or SOE perspective on transformation toward sustainable practice.

L I F E C Y C L E & E P D
S P E C I A L I S T**Life Cycle Indonesia**

Co-presenter on Life Cycle Analysis, Environmental Product Declaration, and the technical mechanics of credible reporting.

F I N A N C I A L
R E G U L A T O R**Green Financial Framework**

Optional regulatory voice on Green finance and reporting requirements.

S E C T O R
R E G U L A T O R**Sector Ministry**

Government direction on the client's specific industry — calibrated per engagement.

G R E E N F I N A N C E

Senior Practitioner

How institutions like SMI, BRI, or Mandiri evaluate Green Finance applications.

PHASE 02

Leadership Course Abroad.

Three working days of immersive international site visits, preceded by a 2.5-hour online opening lecture. Destinations are selected for direct relevance to the client's sector and asset portfolio.

Each day combines a major site visit, a structured engagement with host counterparts, and a synthesis discussion. Participants observe both excellence in sustainability and excellence in commercial outcomes — two qualities rarely found together. The cohort returns with shared visual and conceptual reference points and a clear analytical lens for the transformation work that follows.



HOW WE CALIBRATE

A leadership course tuned
to the client's sector.

Destinations, host institutions, and observation themes are selected for each engagement. The **illustrative** pairings below indicate the range — not the menu.

SECTOR	DESTINATION	OBSERVATION FOCUS
Fisheries & Cold Chain	<i>Japan · Toyosu, Choshi, Yaizu</i>	Modern fish markets, port operations, circular fisheries economy.
Industrial Manufacturing	<i>Singapore or Hong Kong</i>	Net-zero factories, industrial energy, green building integration.
Property & Master Developers	<i>Singapore · Hong Kong</i>	Transit-oriented development, vertical density, mixed-use sustainability.
Infrastructure & Ports	<i>Japan · Australia</i>	Green port infrastructure, climate-resilient coastal assets.
Energy & Utilities	<i>Selected reference markets</i>	Renewable integration, grid modernisation, transition operations.

PROVEN DELIVERY

A track record of international cohorts.

DEX Institute has convened multiple international leadership cohorts since 2018 — the foundation of the methodology that today underpins our bespoke corporate engagements.



2018

Singapore

Principles of New Urbanism

Inaugural cohort. Singapore's anti-sprawl strategies and integrated urban planning. Visits several transit area and underground MRT Depot that still under construction



2018

Tokyo & Osaka

Underground & Above ground Land rights & Land consolidation

With Ministry of ATR/BPN & JICA support, we visited various underground & above-ground developments for public and commercial use, plus urban redevelopment via land consolidation



2023

Singapore 1st LC

Sustainable Transit Neighborhood & Net-Zero Energy Building

In collaboration with GBCI. Learn & visits various incredible transit area in Singapore, Dhoby Gout, Bras Basah, Stadium, having lecture in NUS Net-Zero Building & SMU Hybrid cooling system

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2023

Singapore 2nd LC

Nature-Inspired City & Net-Zero Building

In partnership with GBCI, we explore nature as a strategic asset for low-carbon neighborhoods. The curriculum features case studies at the Bukit Timah Reserve, Oasia Hotel, and CapitaSpring, Kampung Admiralty and lectures at the NUS NZ Building



2024

Hong Kong SAR

Green Transit-Oriented Development

In collaboration with GBCI. Learning sustainability within High-density urban transit. Visits Union Square Kowloon, a super transit structure where ICC Tower as the tallest green Building lies, the Xiqu Centre and Zero Carbon Park.



2026

TOKYO

Urban Land Consolidation & Green Building

As GBCI facilitator specializing in green building systems and urban redevelopment. Dex help leaders master 'land consolidation'—a model for large-scale city renewal that works without the need for traditional land acquisition.

FACULTY

Convened by *practitioners*.

The Executive Development Programme is led personally by DEX's two senior partners. Both phases of every engagement run under their direct facilitation.



Iwan Priyanto

Chief Executive Officer · Lead

Architect with more than thirty years of practice in sustainable development. Chairman of the Board of Experts at the Green Building Council Indonesia (GBCI) — the body that issues GreenShip certification — and the Council's former Chairman. Lead authority behind several of Indonesia's flagship GreenShip Platinum certifications, including the KIT Batang Neighborhood Plan and the Bali Turtle Island Development.



Baju Witjaksana

Chief Operating Officer · Director

Architect educated at Delft University of Technology in the Netherlands, with deep specialisation in modular architecture, walkable city, heritage and architectural preservation in collaboration with IAI Jakarta. Brings comparative European and Indonesian perspectives to questions of urban form, density, and continuity with the existing fabric of Indonesian cities and industrial landscapes.

WHAT CLIENTS RECEIVE

A working set *of strategic outputs.*

Each engagement produces a curated set of materials that the leadership team carries back into the organisation as the foundation for subsequent transformation work.

01**Executive Workshop Deck**

Custom-prepared materials covering each module, tailored to the client's sector and assets.

02**Participant Worksheets**

Structured templates for asset assessment, ESG mapping, and Green Finance pipeline thinking.

03**Opportunity Map**

A consolidated map of priority assets, transformation interventions, and capital pathways.

04**Executive Summary**

A concise synthesis document capturing key insights and initial recommendations.

05**Pre-Departure Briefing**

Site descriptions, observation framework, and small-group themes for the Phase 2 leadership course.

06**30 / 60 / 90-Day Next Steps**

A structured action framework guiding the leadership team through the first quarter post-programme.

STRATEGIC FOCUS

Where verified data *earns capital.*

ESG defines what is measured. Green Finance prices the result. The programme converges here, the most actionable strategic conversation and the most enduring.

ESG

The measurement layer

The shift. CSR has been replaced by a board-level capital question.

What it requires. Quantitative, third-party verified data LCA and EPD as foundation.

Indonesian frame. OJK Taksonomi Hijau, BUMN reporting, ISSB alignment.

DEX anchor. Standing partnership with Life Cycle Indonesia (LCI) that specialized also in preparing ESG report.

Green Finance

The capital layer

The shift. Capital cost is now priced against sustainability performance.

Instruments. Green loans, sustainability-linked loans, green bonds, blended finance.

Indonesian channels. PT SMI, Bank Mandiri, BRI, and SDG Indonesia One.

Bankability. Baseline, KPIs, project-level governance, verified outcomes.

THE BRIDGE

Verified data unlocks specific financing terms, every module of the programme builds toward this hinge.

VERIFICATION LAYER

What makes a green claim *credible*.

Green Finance instruments require independent verification. The Second Party Opinion (SPO) is the bridge between sustainability data and lender confidence — and the point at which many Indonesian issuers discover their reporting is not yet defensible.

SPO

What it verifies

Use of Proceeds.

Funds traceably allocated to qualifying green projects, separated from general capex.

Project Eligibility.

Activities aligned with ICMA Green Bond Principles, ASEAN GBS v2, or OJK Taksonomi Hijau.

Impact Metrics.

Quantified outcomes — tCO2e avoided, MWh renewable, m3 water — with baseline and methodology.

Do No Significant Harm.

No biodiversity, social, or governance damage that offsets the green benefit.

The Capital

Why independence matters

Greenium.

A credible SPO directly affects pricing — Indonesian green issuers see a 5 – 15 bps differential in borrowing cost.

Regulatory Floor.

POJK 18/2023 requires SPO for any green bond issued in Indonesia. International issuance adds ICMA expectations.

Independence Premium.

Investor confidence scales with the perceived independence of the SPO provider — a strategic choice, not procurement.

Reputational Insurance.

A defensible SPO is the strongest safeguard against greenwashing claims under OJK, EU SFDR, and SEC regimes.

THE INDEPENDENCE TEST

Independence determines credibility — and credibility determines pricing. SPO selection is a strategic decision, not a procurement task.

BRIDGING TO CAPITAL

Where our scope ends, *partners begin.*

DEX delivers the analytical foundation — vision, design, and verified reporting. Capital execution flows through a curated network of independent partners. The handoff is structured, not improvised.



PARTNERS IN PHASE 04

Financing Institutions

PT SMI · Bank Mandiri · BRI · BCA

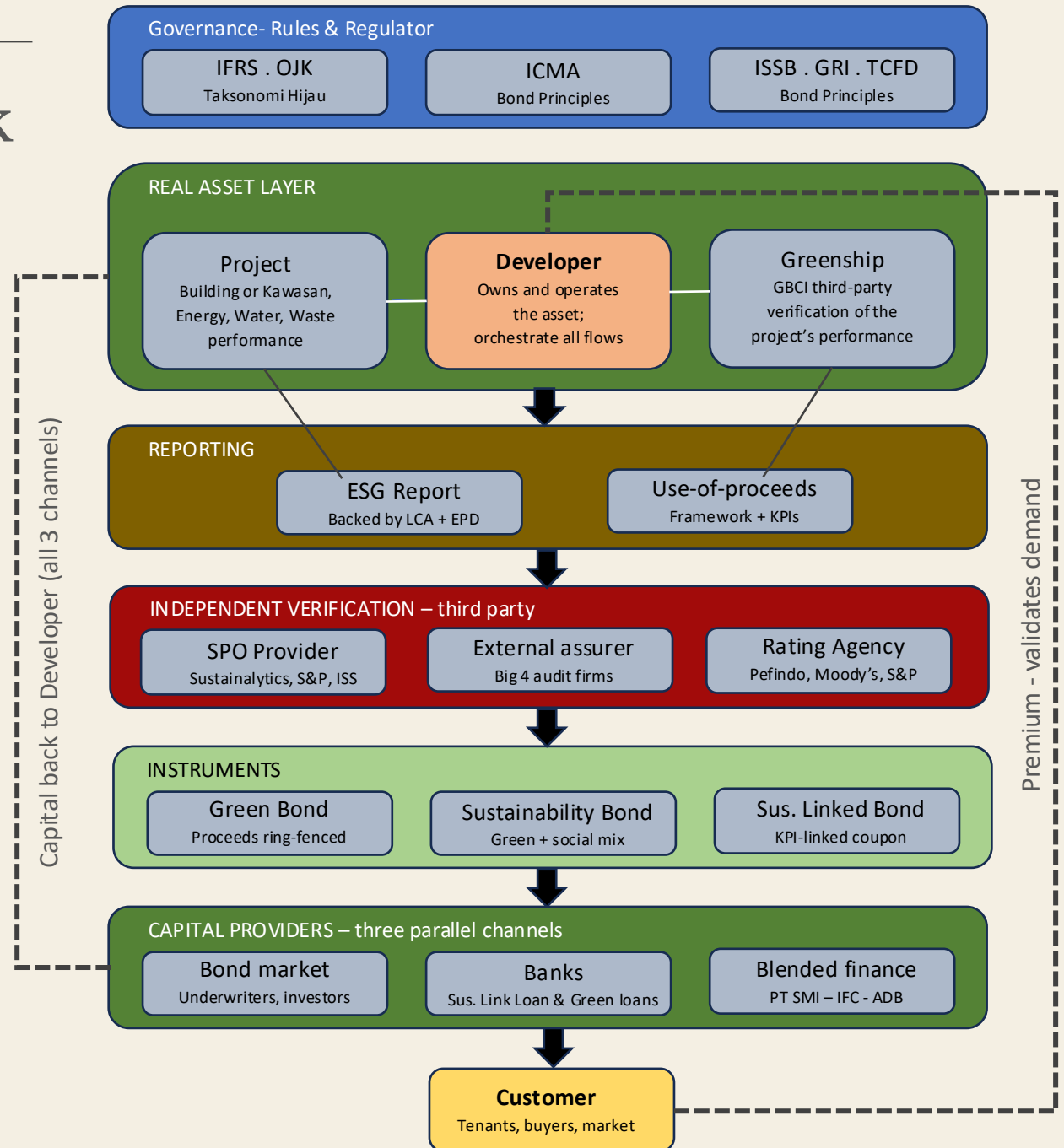
SPO Providers

Sustainalytics · CICERO · ISS ESG · PEFINDO

Annual Verification

PwC · EY · Deloitte · KPMG

A Brief holistic framework from green building to green finance.



HOW TO ENGAGE

A four-step path *from enquiry to delivery.*

Each engagement begins with a calibration conversation. From there, scope, schedule, and faculty are tuned to the client's context before contracting and delivery.

*i***Calibration
Conversation**

An initial discussion with DEX leadership to understand the organisation's sector, assets, and transformation horizon.

*ii***Programme
Brief**

A tailored brief covering Phase 1 module scope, Phase 2 destination, faculty lineup, and proposed schedule.

*iii***Engagement
Confirmation**

Contracting, cohort confirmation, and onboarding. External experts secured against agreed dates.

*iv***Programme
Delivery**

In-house workshop at the client's premises, followed by the international leadership course one to two weeks later.

*We help to make your assets
and projects **green finance ready**.*

C O N V E N E D B Y

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