



Brief Company Profile

Sustainability Driven Development Consultant

October 2026 – PT DEX SOLUSI TRANSIT



Market Reality & Challenges

The hardest part isn't going green. It is making the numbers work.

You are developing land in a market where sustainability dictates capital and compliance. Investors demand validated ESG metrics before funding, while OJK mandates compliance via the Indonesian Sustainable Finance Taxonomy (TKBI) for public companies. Concurrently, buyers and tenants increasingly prioritize low-carbon properties.

However, delivering a certified, low-carbon asset that maintains strong commercial viability is highly complex. The costly consequences of design missteps only surface years later during operations, when corrections are most difficult and expensive to fix.

Today, pressure comes from all sides — investors, regulators, buyers and tenants. Yet the expertise to deliver green projects remains fractured. Strategy, design, certification, and operations are handled by separate vendors who do not talk to each other. This leaves the developer to stitch everything together alone.

You carry all the risk, unsure if the project will get certified, keep its value, or stay fundable as rules tighten. Mistakes only show up years later when they are too costly to fix.

Real estate should never choose between the environment and profit.
Done right, they are the exact same decision.



MISSION

"Empowering sustainable value creation in the built environment, turning every development into a smart, regenerative, and climate-ready asset."

At DEX, we believe that sustainable land development is the foundation of lasting value. Our mission is to guide clients in transforming their projects into regenerative, smart, and climate-responsive environments. Where sustainability drives both performance and prosperity. Through integrated strategies, measurable frameworks, and digital intelligence, we help shape the built environment toward a net-zero and resilient future.

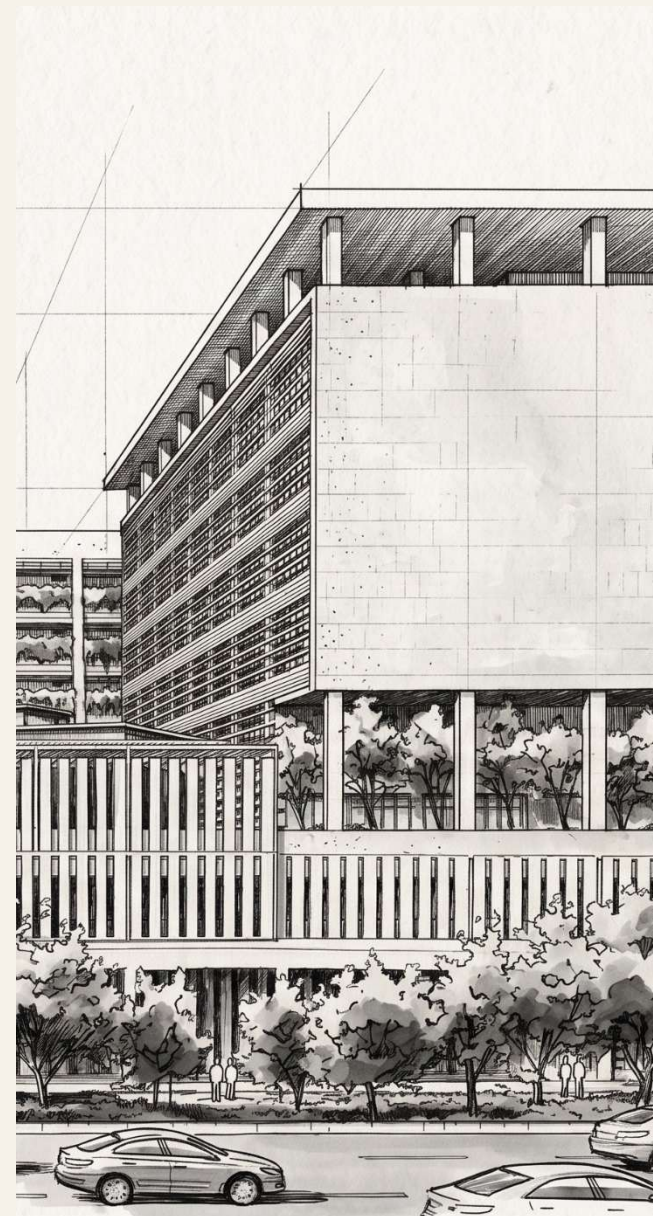
WHO WE ARE

DEX — Sustainability Driven Development Consultant

We know the pressure you're under. Balancing cost, timeline, regulation, and long term value, often with sustainability bolted on at the end instead of built in from the start.

DEX serves as a Sustainability Driven Development Consultant, focusing exclusively on land based and built environment projects that integrate sustainability as the central driver of strategic value creation.

Our approach ensures that every stage of development from visioning to smart system integration delivers measurable environmental, social, and economic benefits aligned with national and international sustainability goals.



Our Foundation & Pillars of Services

Dex

Sustainable
Development
Strategy

1



Sustainable
Architecture
Design

2



Sustainable
Performance
Framework

3



Sustainable
Smart
Solution

4

Welcome Back,
Iwan Prijanto



Energy Consumption

30.5 kWh

Total Consumption

Hourly

Daily

Monthly



Sustainability Assessment &
Executive Workshop on Sustainable
Built Environment



0

How We Guide Your Project: Envision, Design, Certify, Optimize



1

Envision — set the sustainability strategy and master plan

DEX formulates strategic frameworks and masterplans that embed sustainability principles into the core of land development. This stage produces **Strategic Envisioning** or a **Strategic Master Plan** that guides future urban, infrastructure, landscape, and property developments. It establishes a shared sustainability vision, positioning the project for long-term resilience and value creation.

Pillar 1: Sustainable Development Strategy

2

Design — translate it into low-carbon architecture and buildable products

We translate sustainability strategies into practical **design principles** that inform preliminary and architectural design processes. This ensures that all built forms, spatial configurations, and material selections are driven by performance-based and low-carbon considerations. The outcome is a **Sustainable Preliminary Design** or **Sustainable Architecture Product**.

Pillar 2: Sustainable Architecture Design

3

Certify — verify performance through Greenship

DEX provides measurable frameworks to evaluate and certify the sustainability performance of projects through recognized standards such as **Greenship Certification**. This process establishes **verifiable ESG indicators** that ensure environmental accountability and long-term operational efficiency in partnership with environmental and ESG consultants.

Pillar 3: Sustainable Performance Framework

4

Optimize — monitor and keep improving via DEX Smart System

Through **DEX Smart System**, we integrate smart-monitoring technologies and digital platforms that enable real-time performance tracking, data-driven decision-making, and adaptive management throughout the project lifecycle. This creates a feedback loop that enhances transparency, optimization, and continuous improvement.

Pillar 4: Sustainable Smart Solution

Sustainability Assessment & Executive Workshop on Sustainable Built Environment

0

DEX Institute extends DEX's consulting practice into strategic workshop 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.

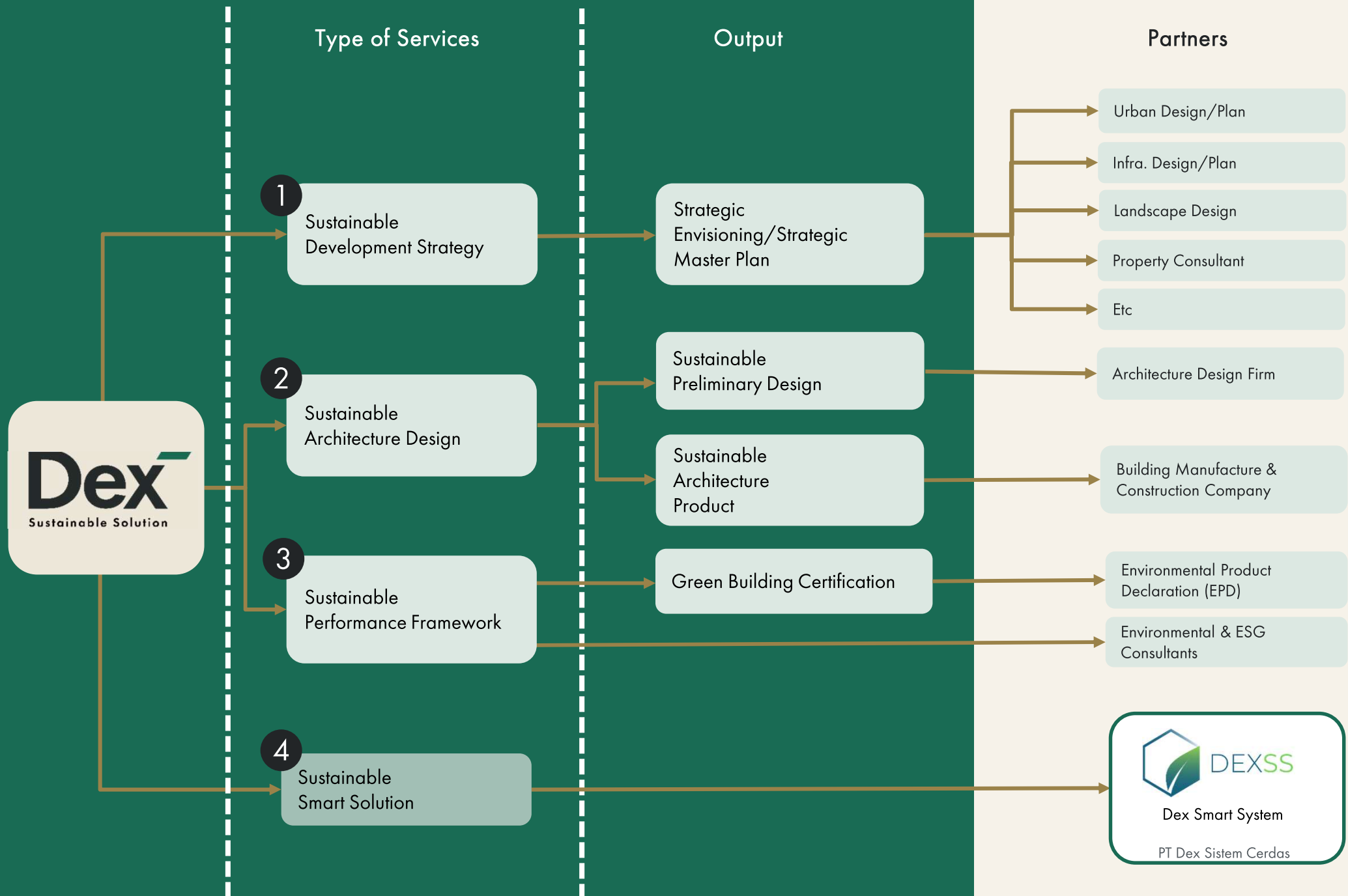
Our Collaboration Ecosystem

DEX operates through a collaborative ecosystem that unites expertise across architecture, engineering, environmental science, and digital innovation. Through these partnerships, DEX leverages the strength of national and global networks such as combining WIKA's experience in infrastructure and modular building systems, Penta's architectural design professionalism, AEC's International Environmental Consultancy, and Life Cycle Indonesia's (LCI) leadership in life-cycle assessment and Environmental Product Declaration (EPD) Southeast Asia. This synergy allows DEX to deliver projects that are not only environmentally responsible but also economically and socially resilient.

Supported by our DEX Smart System platform, our collaboration ecosystem enhances real-time monitoring, data transparency, and adaptive management, ensuring that each project evolves toward higher sustainability performance over time.

In essence, DEX's partnerships form an integrated ecosystem where strategy, design, technology, and certification converge. This collaborative model enables us to deliver comprehensive sustainability outcomes by turning every project into a smart, regenerative, and future-ready development that contributes meaningfully to the global transition toward a net-zero built environment.





Who We Are



Iwan Prijanto is the Chief Executive Officer of DEX Sustainable Solution, an architect, sustainability strategist, and urban development professional with more than three decades of experience across architecture, transit-oriented development, green building, and strategic master planning. With academic foundations in architecture and strategic management, he brings together design sensitivity, systems thinking, and business perspective in leading complex projects that seek to align development goals with environmental responsibility, long-term resilience, and meaningful value creation.

His professional journey reflects a consistent commitment to advancing sustainable development in Indonesia. Beyond leading DEX, Iwan has played a prominent role in the national green building movement, including serving as Chairman of the Green Building Council Indonesia and currently as Chair of its Board of Experts. Across public and private sectors, he has contributed to a wide range of strategic initiatives, from urban transit and large-scale redevelopment to green certification, institutional planning, and smart net-zero development concepts.

At DEX Sustainable Solution, he leads with a vision that goes beyond compliance or certification. He believes that sustainability must be embedded into the very logic of development—guiding how land is planned, how buildings perform, how infrastructure connects people, and how projects create lasting benefits for owners, communities, and future generations. This orientation is reflected in DEX's work across green certification, resilient urban systems, smart net-zero concepts, strategic redevelopment, and integrated planning for districts, campuses, hospitals, transit areas, and industrial estates. Combining strategic clarity with design sensitivity, Iwan Prijanto brings to DEX a leadership ethos grounded in responsibility, innovation, and public purpose. His professional commitment is shaped by the belief that sustainability must ultimately serve life: enabling better places, fairer development, and a more resilient future.

Who We Are

Baju Witjaksana is the Chief Operating Officer of DEX Sustainable Solution, an accomplished architect and design leader with a strong grounding in architecture, urban design, and project delivery. Educated at Delft University of Technology in the Netherlands, where he completed both his architectural degree and Master in Architecture, he brings an international academic foundation together with extensive professional experience in Indonesia. Over the years, he has developed a reputation for thoughtful design leadership, careful operational oversight, and an architectural approach that balances conceptual clarity with practical execution.

His professional career spans architectural practice, design management, and collaborative leadership across a wide range of projects, including institutional buildings, sustainable industrial facilities, transit-oriented districts, and strategic urban redevelopment initiatives. At DEX, he has served as Director and Co-Principal Planner and Designer, contributing to major assignments such as Persahabatan Hospital, the Padalarang transit area, the Hop Lun Net Zero Factory concept, and strategic redevelopment work in Pulomas. His profile reflects a rare combination of design discipline and operational steadiness, enabling him to translate strategic vision into coherent project processes and deliverable outcomes.

Beyond project delivery, Baju Witjaksana is also recognized for his engagement with architectural discourse and sustainability and heritage issues, including public roles associated with IAI Jakarta's architectural preservation activities. This adds an important dimension to his leadership at DEX: a sensitivity not only to performance and efficiency, but also to architectural character, cultural continuity, and contextual appropriateness. As COO, he helps ensure that DEX's work remains operationally sound, professionally rigorous, and design-driven in the fullest sense—grounded in quality, guided by purpose, and responsive to both present needs and long-term value.



Dex Sustainable Solution



Dex Portfolios

Selected Works 2015 - 2026

Thirty-plus assignments across hospitals, transit districts, campuses, industrial estates, and master-planned communities — organized by our four pillars.



PERSAHABATAN HOSPITAL - MOTHER & CHILD BUILDING

- : Persahabatan Hospital
- : Jakarta, Indonesia
- : 33.480 m² (Building), 13 hectar (Area)
- : 2015, 2018, 2021, 2022
- : Preliminary Design as part of total DED under PT Penta Architecture



Sustainable Architecture Design - Preliminary Design



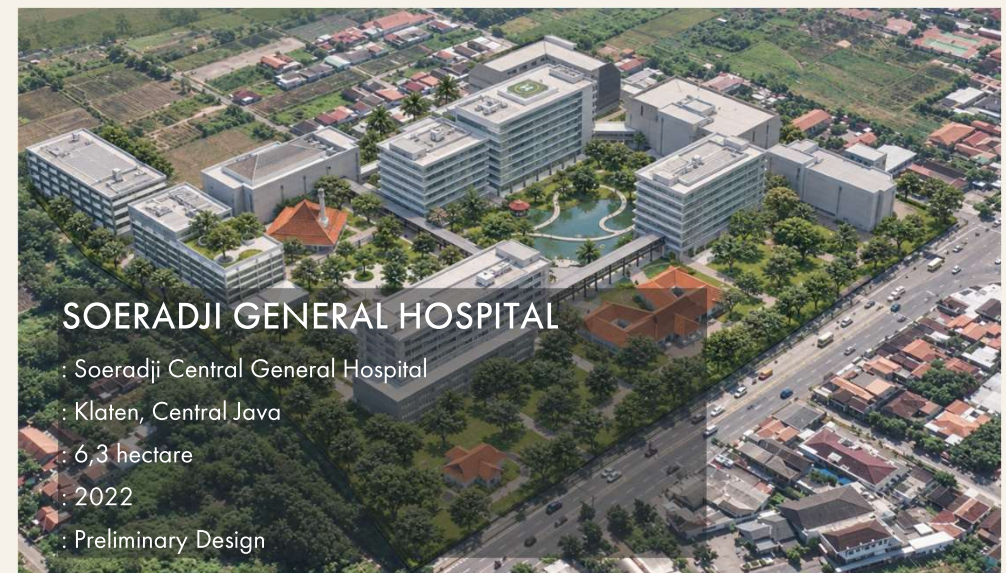
PERSAHABATAN HOSPITAL - MOTHER & CHILD BUILDING

In 2015, Dex prepared the strategic review of the master plan for a 13-hectare area in East Jakarta. The master plan was aimed at the Advanced Respiratory Research Center at Persahabatan Hospital.

The next project with Persahatan Hospital was in 2018 when Dex prepared the loan proposal document for Persahabatan Hospital to the Islamic Development Bank (IsDB). This project also consisted of a conceptual re-master plan for the 13 Ha Persahabatan Hospital area along with the conceptual design for the mother-and-child respiratory building.

We continued to be part of Persahabatan Hospital development, in 2020-2021 under PT Penta Architecture we prepared the preliminary design as part of the DED of the Mother and Child Respiratory Hospital Building, RSUP Persahabatan. This project was funded by the Islamic Development Bank (IsDB). This project already completed in August 2024.









Smart Netzero & Growing Modular House system

Netro House is a groundbreaking Smart Net-Zero Modular Housing System designed by DEX and manufactured by Wika Gedung. Designed to meet the evolving needs of modern living, Netro combines modular architecture with intelligent energy management to create homes that are efficient, adaptable, and future-ready. Each unit is built to achieve net-zero energy consumption by implementing passive energy-saving design, and implementing advanced insulation followed by utilizing renewable energy sources, such as solar power.



The modular nature of Netro allows homes to grow and reconfigure over time, giving occupants the flexibility to expand their living space as their needs change, without the complexity of traditional construction. More than just a smart home, Netro represents a new standard in sustainable living by integrating environmentally friendly materials, smart automation, and scalability. Netro are shaping the future of housing—cleaner, smarter, and more adaptable to tomorrow's world.



TWA ANGKE KAPUK

: PT Murindra Karya Lestari (Jakarta Mangrove Resort)

: Jakarta, Indonesia

: 2025-2026

: Strategic Envisioning & Master Planning





IPB LAKESIDE FOODCOURT MASTERPLAN

: Institut Pertanian Bogor

: Bogor, Indonesia

: 10.630 m²

: 2026

: Master Planning





IPB PROFESSOR HOUSING AREA MASTERPLAN

: Institut Pertanian Bogor

: Bogor, Indonesia

: 5300 m²

: 2025

: Master Planning & Implementation of Netro House, a smart and growing modular House





PADALARANG TRANSIT NEIGHBORHOOD

- : Kota Baru Parahyangan
- : Bandung & Padalarang, West Java, Indonesia
- : 2021, 2022
- : Strategic Envisioning & Master Planning

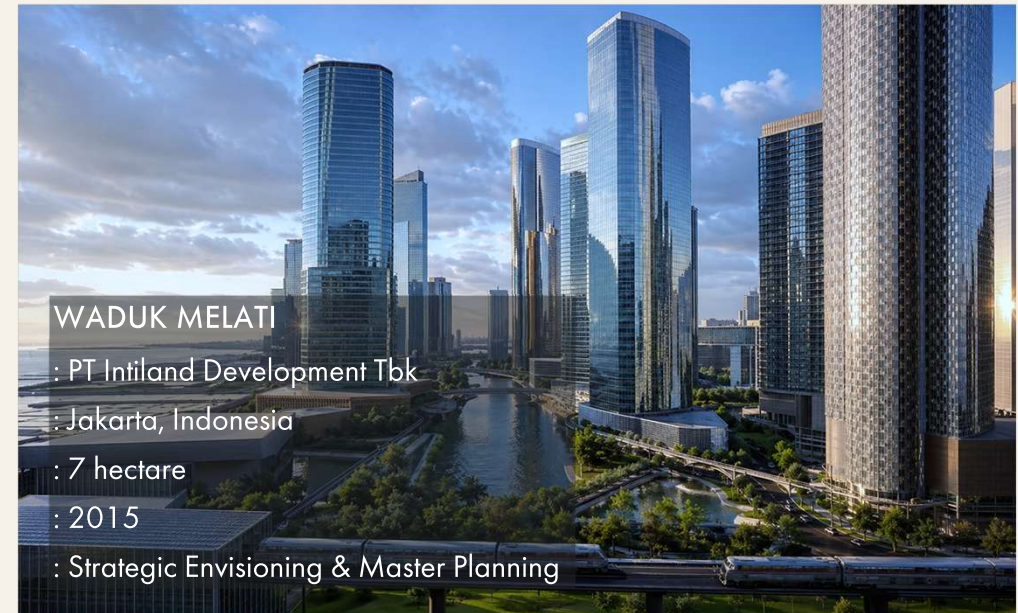


DILI MASTER PLAN REVIEW

- : Government of Dili Metropolitan Area
- : Dili, Timor Leste
- : 2022
- : Strategic Envisioning & Master Planning







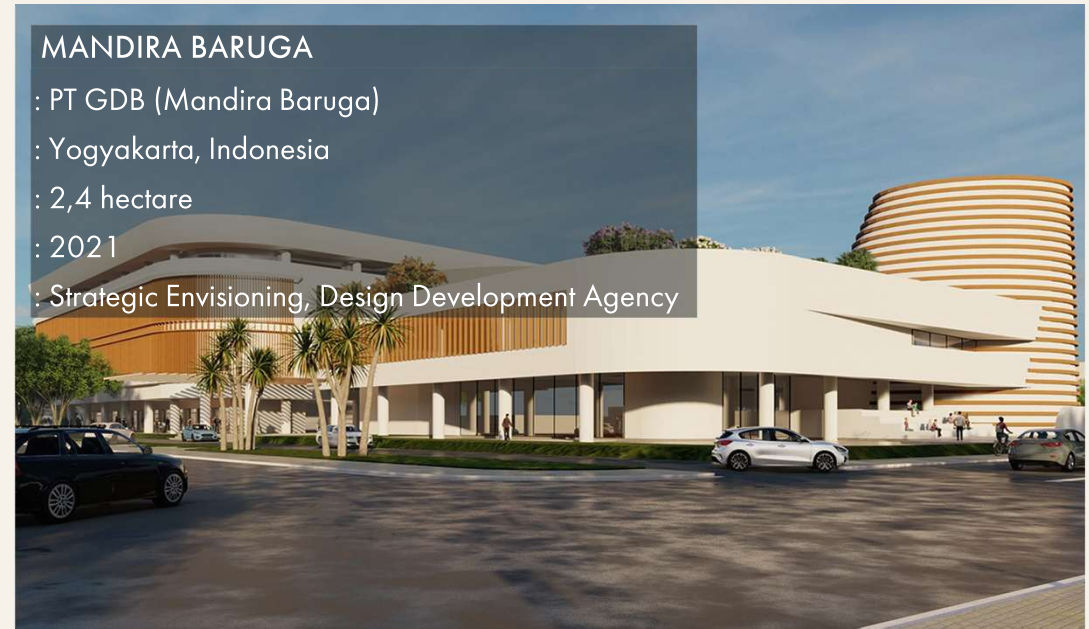
TAMAN RADEN SALEH

: PT Sarana Pembangunan Jawa Tengah
: Semarang – Central Java, Indonesia
: 11 hectare
: 2018
: Strategic Envisioning



MANDIRA BARUGA

: PT GDB (Mandira Baruga)
: Yogyakarta, Indonesia
: 2,4 hectare
: 2021
: Strategic Envisioning, Design Development Agency





KAWASAN INDUSTRI TERPADU BATANG

: PT KITB

: Batang, Central Java, Indonesia

: 2024

: Green Building Certification
(GREENSHIP Neighborhood Plan v 1.1)





BALI TURTLE ISLAND DEVELOPMENT (500 Ha)

:PT Bali Turtle Island Development

:Bali, Indonesia

:2024-2026

:Green Building Certification (GREENSHIP Neighborhood Plan v 1.1)



WIKA BETON PC SPUN PILE ENVIRONMENTAL PRODUCT DECLARATION (EPD) AND GREENSHIP SOLUTION ENDORSEMENT (GSE) CERTIFICATION

Client : PT Wika Beton
Location : Bogor, West Java, Indonesia
Year : 2024
Services : Green Building Certification



Our Clients



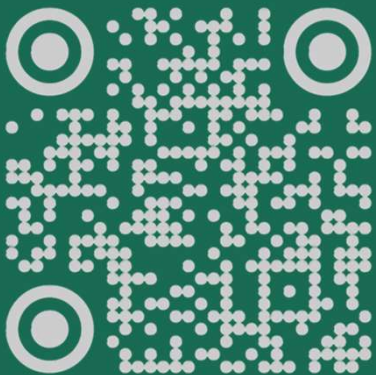


The alternative isn't neutral.

A development that treats sustainability as an afterthought becomes harder to certify, harder to finance, and slower to sell — an asset that quietly ages into a liability while compliant developments pull ahead.



Start with a strategic
sustainability assessment of
your project.



Scan to download our
sustainable-readiness checklist.

A D D R E S S

Menara Rajawali Suite 7-1
Jl. Mega Kuningan Lot#5.1 Kawasan Mega
Kuningan, Jakarta 12950, Indonesia

P H O N E

+62 21 29222825

E M A I L

dexsolusitransit@gmail.com

O N L I N E

www.dexurbansolution.com
Instagram • @dexsustainable
LinkedIn • Dex Sustainable Solution