KERTAJATI AIRPORT & AEROCITY
West Java Regional Regulation Number 13 Year 2010; Construction and Development of BIJB and Kertajati Aerocity.

West Java Regional Regulation Number 7 2017 about Revision of Perda No. 22 Year 2013; Establishment of PT BIJB as developer, operator, of Kertajati Airport and Aerocity.

BIJB Location Allocation: Kepmenhub No. KP 457/ 2012

Masterplan BIJB: Kepmenhub No. KP 954/2014

FS by: KPMG, Surbana Jurong, Lapi ITB

Masterplan Aerotropolis by: Surbana Jurong, NACO, Urbane
West Java International airport is operated by Angkasa Pura 2 for aeronautical operation and maintenance, and by PT BIJB for the non-aeronautical commercial business.

PT BIJB Aerocity Development is a company that holds management and development of Kertajati Aerocity.
On May 24th 2018, Indonesia One lands at West Java International Airport to mark its completion of Stage 1 development. On arrival, the aircraft received a "water salute" while Jokowi was greeted by West Java Governor Ahmad Heryawan, Transportation Minister Budi Sumadi, and Marine and Fisheries Minister Susi Pudjiastututi.

West Java International Airport started its commercial flight
DEVELOPMENT STAGES OF BIJB BASED ON KP 954/2014

STAGE 1 A
2018 – 2024
Passenger Terminal area 96,280 sqm for 5.6 to 12 million passenger/year.

STAGE 1 B
2024 - 2027
Additional space of Passenger Terminal to 121.000 sqm to serve 17.2 million passenger/year.

STAGE 2
2027 - 2030
Additional space of Passenger Terminal to 162,051 sqm to serve 22.8 million passenger/year.

STAGE 3 (Ultimate)
2030 - 2032
Passenger Terminal extension to 209,151 sqm to serve 29.3 million passenger/year.

Source: Kepmenhub KP 954/2014
ACCESSIBLE THROUGH VARIOUS TRANSPORTATION MODES

ROAD
- Cipali Toll Road (Gate Km 158, and future)
- Bocimi & Cigatas Toll Road
- National Strategic Road
- Provincial Strategic Road

TRAIN
- Existing Railroad
- Tanjungsari – Kertajati – Arjawinangun/ Cirebon, Future Plan Railroad
- High Speed Railway Track

AIR TRANSPORTATION
- Airstrip
  - Cidaun
  - Rancabuaya
  - Cikalong
  - Cirebon Seaport
  - Patimban Seaport

ACCESSIBLE THROUGH VARIOUS TRANSPORTATION MODES
THE INTEGRATED AEROTROPOLIS

Residential Township (258.82 Ha)
- Exclusive residential township with Green Living Concept

Aerospace Park (335.40 Ha)
- Center of aviation industry with access to Runway

Bandarudara Internasional Jawa Barat (1,800 Ha)
- International Airport as the new hub in the region equipped with 3 runways: 3500m x 60m, 3000 x 60 m, 3000 x 60 m

Creative Tech Center (544 Ha)
- Center of excellence of high technology industries with R&D center and advance manufacturing

Kertajati Tourism Park (372.9 Ha)
- Center of Hospitality, Commercial and Tourism

Business Park (300 Ha)
- Center of business, financial, and ICT institution to support all the industries within the area

Logistic Hub (429.16 Ha)
- Center of multimodal logistics and distribution center

Energy Center (126 Ha)
- Renewable resources of sustainable energy to support the industries
AEROSPACE PARK

FACILITY
- Total Area 335,40 Hectares
- MRO, Parts Supply Design, Manufacturing of Aviation Industry

OPPORTUNITY
- Investor
- Cluster Developer, attract Anchor Tenants of Aviation Industry
- Join Venture Company

SCHEME

TOTAL INVESTMENT
USD 369,6 Million

Payback Period 15 Years
IRR 15,17%
NPV USD 24,5 MIO
MULTIMODAL LOGISTIC HUB

FACILITY
- Total Area 429.16 Hectares
- To Develop Center of Air Cargo Supply Chain
- Non Polluted Industrial Area

OPPORTUNITY
- Investor
- Cluster Developer, attract Anchor Tenants of Air Cargo Logistics, Warehousing, Perishable Cargo Handling

SCHEME
- Join Venture Company

TOTAL INVESTMENT
USD 78 Million

Payback Period 11 Years
IRR 17.46%
NPV USD 10 MIO
CREATIVE TECHNOLOGY CENTER

FACILITY
• Total Area 502,4 Hectares
• Bio-Life Science Research & Development, Advance Manufacture, University

OPPORTUNITY
• Investor
• Cluster Developer,
• Tenant of Pharmaceutical

SCHEME
• Join Venture Company

TOTAL INVESTMENT USD 871 Million

Payback Period 14 Years
IRR 16,04%
NPV USD 72,1 MIO
BUSINESS PARK
(THEME PARK)

FACILITY
• Total Area 415 Hectares
• BRT & LRT System

OPPORTUNITY
• Investor
• Cluster Developer, To Develop MICE Center, Theme Park, Attract World Class Representative Headquarter Office

SCHEME
• Join Venture Company

TOTAL INVESTMENT
USD 397.6 Million

Payback Period 18 Years  IRR 20.34%  NPV USD 66.3 MIO
RESIDENTIAL TOWNSHIP

FACILITY
- Total Area 261 Hectares
- New Concept of Green Living

OPPORTUNITY
- Investor
- Cluster Developer,

SCHEME
- Join Venture Company

TOTAL INVESTMENT
USD 256 Million

Payback Period 17 Years
IRR 15.74%
NPV USD 15.2 MIO
ENERGY CENTER

Payback Period 10 Years
IRR 27.26%
NPV USD 120 MIO

FACILITY
• Total Area 126 Hectares

OPPORTUNITY
• Water Treatment, Power Distribution, Sewage Treatment

SCHEME
• Revenue Sharing
• Joint Operation
• Management Cooperation
• Build Operate Transfer

TOTAL INVESTMENT
USD 211 Million
## AEROCITY PARTICIPATION GUIDELINE

<table>
<thead>
<tr>
<th>Category</th>
<th>Tenant/Manufacture</th>
<th>Developer</th>
</tr>
</thead>
</table>
| Qualification| ▪ New factory investment  
▪ Joint venture with domestic corporations                                           | ▪ Businesses recognized by Ministry of Finance of Indonesia  
▪ Ability to attract foreign investment  
▪ Fund procurement capability  
▪ Experience in similar developments                                                   |
| Preferences  | ▪ High-tech industry in Aviation,  
▪ Renewable Energy Development,  
▪ Industry of Bio-Life Science,  
▪ Transportation Technology,  
▪ R&D, technology introduction/transfer business                                       | ▪ Tourism/leisure industry  
▪ Meeting and Exhibition facilities  
▪ International medical facilities  
▪ Universities                                                                       |
INVESTMENT PROCEDURES

1. LETTER OF INTENTION
2. INVESTMENT/ BUSINESS PROPOSAL
3. EVALUATION
4. MOU/ PROOF OF FUND
5. BUSINESS PLAN DISCUSSION/ FEASIBILITY STUDY & DUE DILLIGENCE
6. DESIGN DEVELOPMENT (PERMITS & LICENSE)
7. JOINT VENTURE/ JOINT OPERATION/ LAND UTILIZATION AGREEMENT
8. CONSTRUCTION/ OPERATION

Send your Letter of Intent to PT BIJB Aerocity Development or andi.syaputra@bijb.co.id