

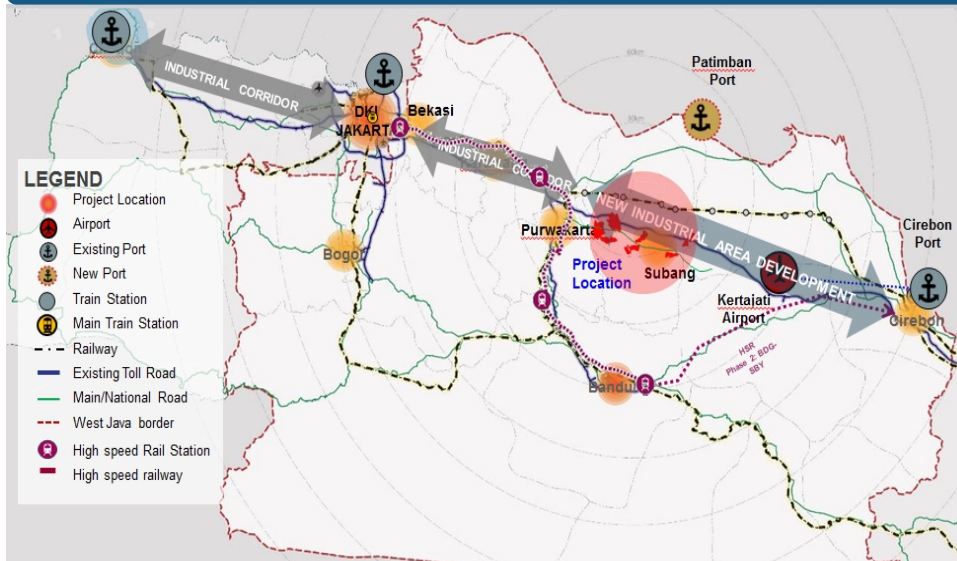


REBANA TECHNOPOLIS

PT PERKEBUNAN NUSANTARA VIII



PROJECT LOCATION



EXISTING CONDITION

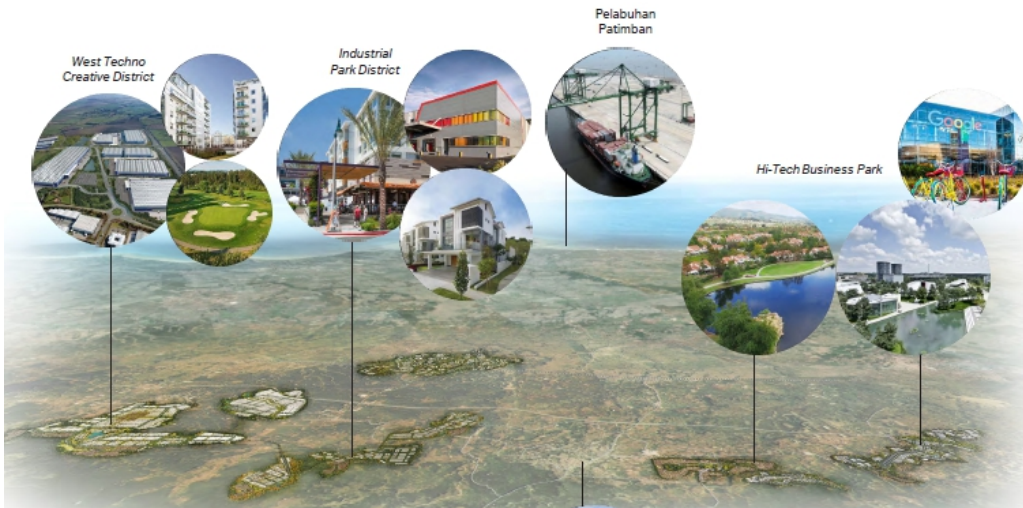


- Main road of Subang – Sadang
- Cipali Toll road
- ± 8 km from Kalijati Toll Gate (Km 98 Cipali)
- ± 15 km from Subang Toll Gate (Km 110 Cipali)
- ± 10 km from downtown Subang
- ± 45 km from Patimban Port
- ± 65 km from Kertajati Airport
- Proposed Cipali Toll Exit to Patimban on Km 89

GENERAL DESCRIPTION

- ✦ Rebana Technopolis industrial estate, with a total area of 6127 Ha, is part of the development of Rebana Metropolitan along West Java Industrial corridor.
- ✦ Located in West Subang and East Subang, the location is supported by easy access from Cipali toll road, Patimban Port and Kertajati Airport.
- ✦ The current land use of the area is dominated by rubber plantation with the land status of Right to Cultivate (HGU) on behalf of PT Perkebunan Nusantara VIII (PTPN VIII).
- ✦ With relatively flat contour (less than 15% slope) and some location passed by Cipali toll road, hence creating good exposure, this location is also prospective to be developed into residential and commercial area to support the industrial activities.
- ✦ PTPN VIII has signed a Head of Agreement with PT Wijaya Karya Tbk (PT WIKA) regarding cooperation in the development of industrial estate in Subang and has prepared a Master Plan and Feasibility Study for the project.
- ✦ The first phase development of ± 487 Ha in Cibogo, Subang, is in accordance with the Regional Spatial Plan (RTRW) of Subang Regency as an industrial designation area.
- ✦ PTPN VIII is currently in the process of obtaining the land status of Right to Manage (HPL) for the location.

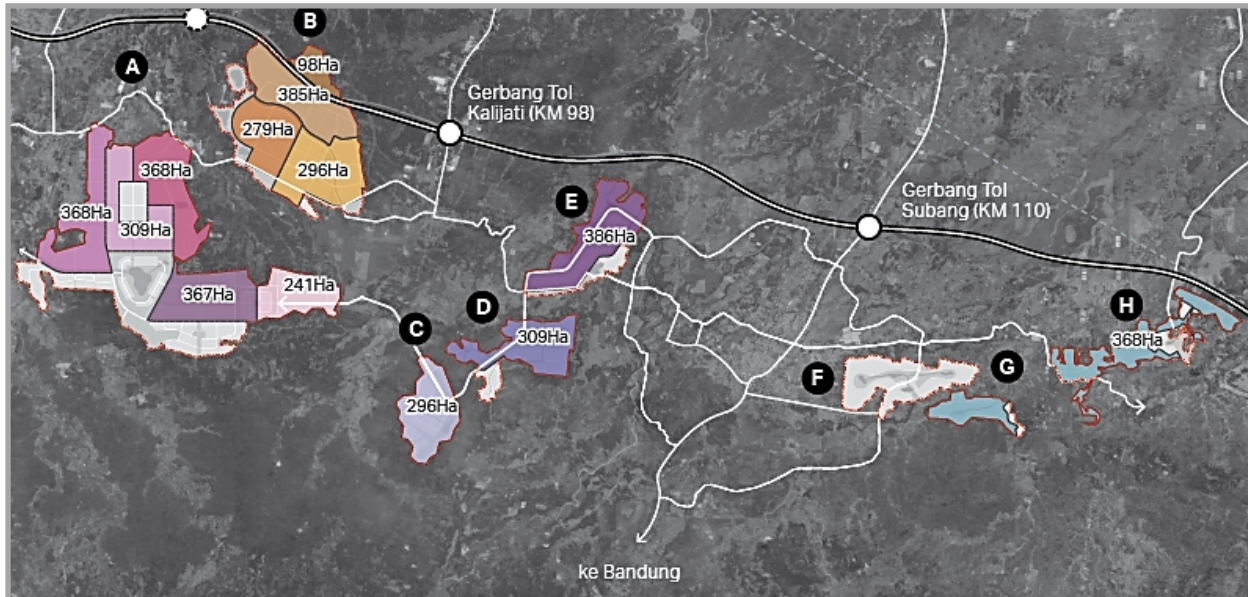
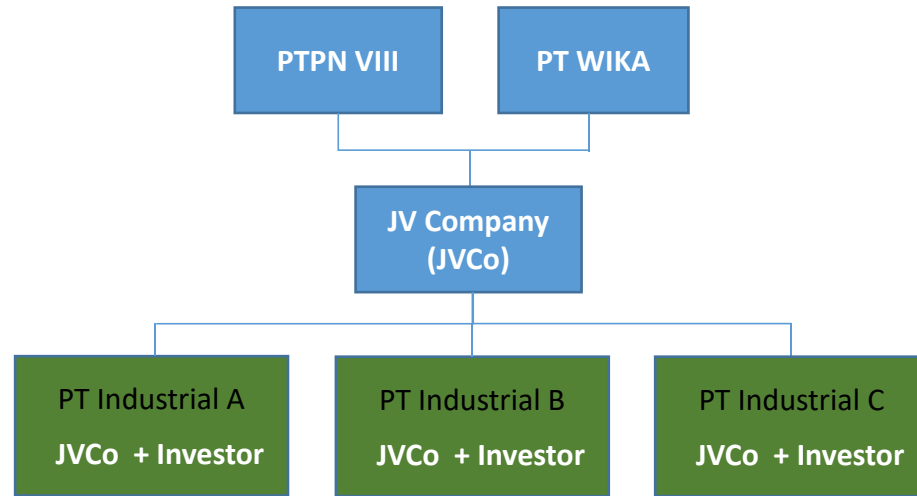
PROJECT INFORMATION



- ✦ The plan is to develop an industrial estate with the vision “to be a new techno-creative industrial city based on sustainable development” by promoting creative economy, industry, information technology, and as a space to innovate for the people.
- ✦ The area will be divided into three subzones: West Techno Creative district, Industrial Park District and High-tech Business District.
- ✦ The types of industries that are planned to be developed in the area are light industry and high-tech industry, that will be divided into clusters of Automotive and Transport Equipment, Food and Beverage, Textile, ICT, Electronics, R&D and CoE.
- ✦ According to the size of industrial lots, the area will consist of 35% of large industrial lots (>15 Ha), 33% of medium industrial lots (5 – 15 Ha) and 32% of small industrial lots (<5 Ha).
- ✦ Promoting the concept of environmental sustainability, the development will apply the water sensitive urban design strategy, and provide around 20% green open space and 2% blue open space out of the total coverage.
- ✦ The Industrial estate is envisioned to comprise 120 industrial lots, 2340 residential units and create jobs for approximately 49 thousands of new workers.

COOPERATION SCHEME

- PTPN VIII and PT WIKA form a Joint Venture Company (JVCo) to build basic infrastructures on the area
- JVCo and Investors create joint venture company or establish operational cooperation to develop Industrial lots (250 - 400 Ha each)



PROJECT FEASIBILITY

Land Ownership	:	PTPN VIII (Subsidiary of PTPN III)
Land Area	:	Total area : 6.127 ha. Phase I devt : 487 Ha
Investment Value	:	Rp 4,03 T (Phase I)
Investment Period	:	5 years
NPV	:	Rp 1,23 T
IRR	:	15,03%
PB Period	:	9 years