

KERTAJATI



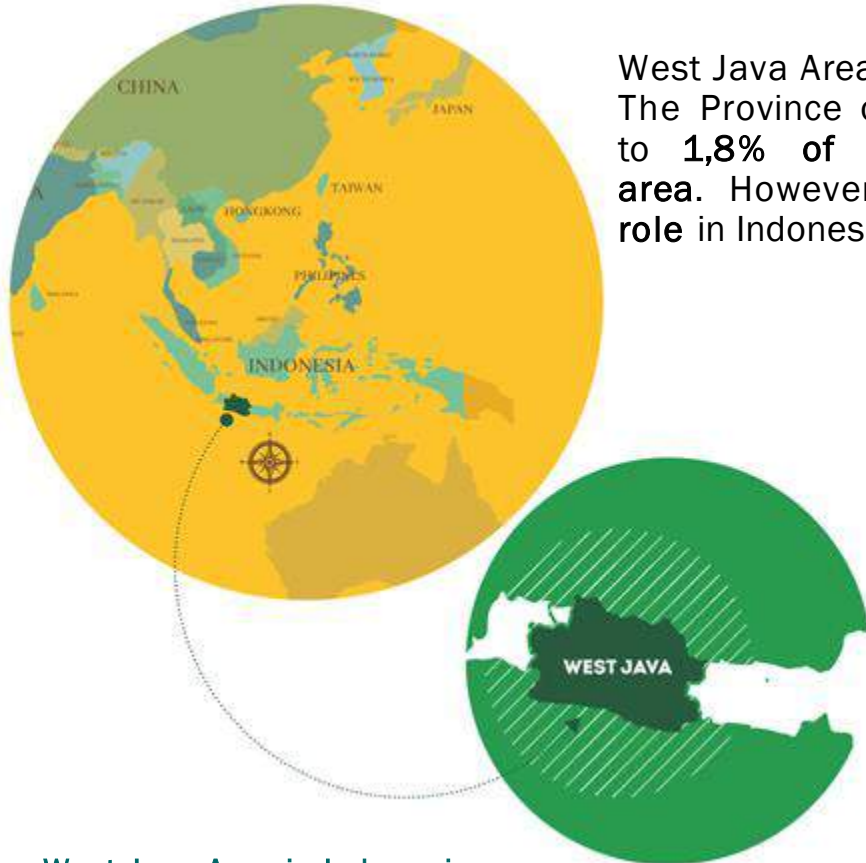
AIRPORT & AEROCITY



PT BANDARUDARA INTERNASIONAL JAWA BARAT
2021



WEST JAVA IN A GLANCE



West Java Area in Indonesia
Located in Java Island

West Java has a very strategic position located directly adjacent to the National's Capital City, Jakarta

West Java Area : 35.377,76 km²
The Province only contributes up to 1,8% of Indonesia's total area. However, it has a major role in Indonesia's development.

WEST JAVA POPULATION PYRAMID PROJECTION 2035



49M

People with
47 M Muslim
population

51M

SOUTH KOREA

33M

SAUDI ARABIA

25M

AUSTRALIA

32M

MALAYSIA

Population
Growth In
2019-2020

1.26%

The population
is projected
to be around

50M in 2021

Productive Age

38.9M/49M



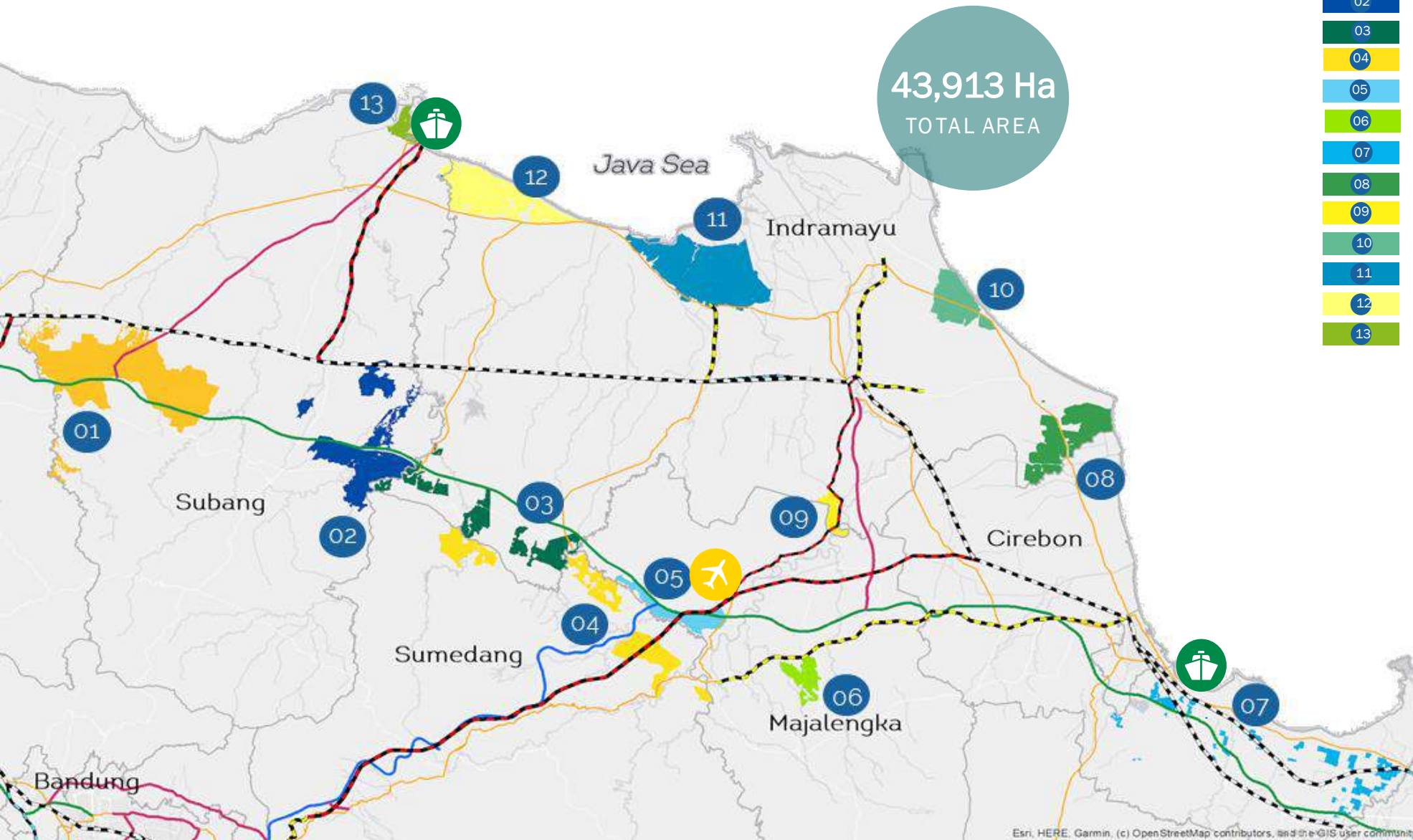
NEXT DEVELOPMENT IN NORTH-EASTERN PART OF WEST JAVA

West Java will expand its north-eastern part into a new industrial and cities area. It is called **Rebana Metropolitan** which is located in Cirebon, Indramayu, Majalengka, Sumedang, Subang, and Kuningan. The anchors of this area are **Patimban Seaport**, **Kertajati Airport**, and **Cirebon Seaport** that will become the logistics and connectivity center.





NEW INDUSTRIAL AREA DEVELOPMENT CIREBON - PATIMBAN - KERTAJATI



Industrial Area Development

01	Cipali West Subang (10,408 Ha)
02	Cipali East Subang (4,806 Ha)
03	Cipali Indramayu (2,875 Ha)
04	Butom (4,092 Ha)
05	Kertajati (1,415 Ha)
06	Jatiwangi (972 Ha)
07	Cirebon (1,815 Ha)
08	Krangkeng (3,452 Ha)
09	Tukdana (563 Ha)
10	Balongan (2,122 Ha)
11	Losarang (6,710 Ha)
12	Patrol (4,141 Ha)
13	Patimban (542 Ha)

- Toll Road Construction
- Planned Toll Road
- Existing Toll Road
- Planned Railway
- Railway Reactivation
- Existing Railway
- High Speed Train











REBANA METROPOLITAN



Rebana Metropolitan is a regional agglomeration as a motor of economic growth in the North-East region of West Java based on the industrial development that is integrated, innovative, collaborative, highly competitive and sustainable.

Source : Provincial Government Regulation 84/2020

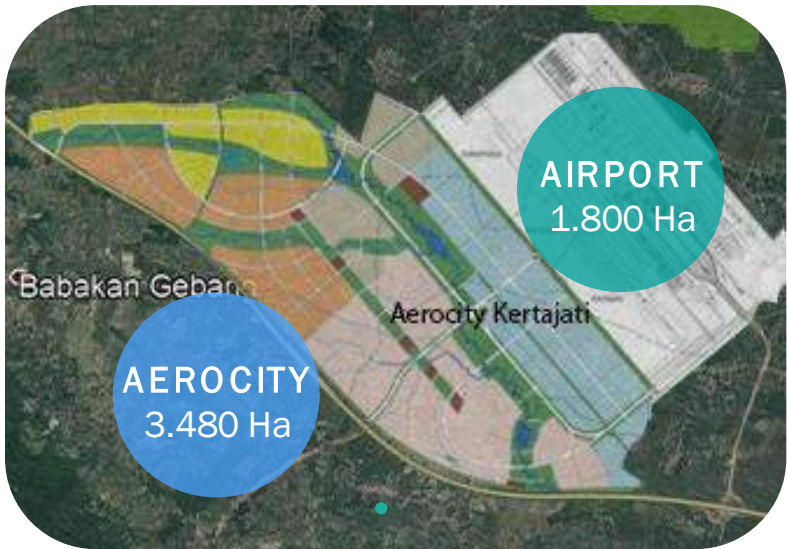
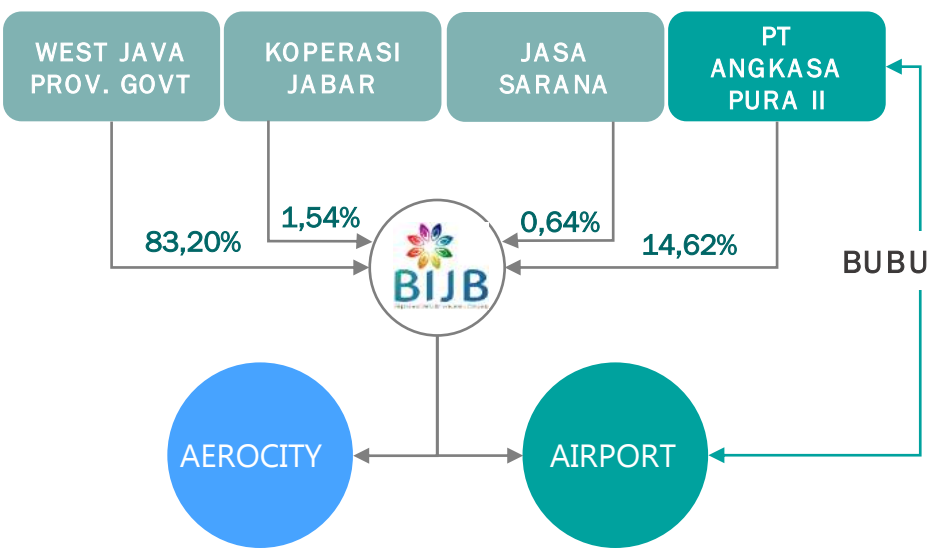


-  Station
-  Airport
-  Seaport
-  Planned Railway
-  Railway Reactivation
-  Existing Railway
-  High Speed Train
-  Toll Road Construction
-  Planned Toll Road
-  Existing Toll Road

Getting to Rebana Metropolitan



KERTAJATI IN A GLANCE



AIRPORT FACTS & FIGURES

3.000 x 60 m Runway 1 Dimension A/C Parking Stands 12 Contact Stands 10 Remote Stands	5,6 Million Pax / Year Terminal Capacity	350 Seat Umrah Lounge Capacity 700 Seat Boarding Lounge Capacity	34 Flight 17 Departure 17 Arrival Y2020	1.650 Aircraft Movement Y2020	122.091 Passenger Movement Y2020	349,6 Ton Cargo Movement Y2020	Hajj Embark & Disembark 98 Flights
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Hierarchy	Primary Hub
Classification	4E
Role	<ul style="list-style-type: none">- Airport Node- Economic Gate- Multimod.Trans.- Trade/Tourism- Archipelago Insights
Function	Civil and Commercial
Scope	International
Critical Aircraft	Boeing 777-300 ER

LEGAL GUIDELINES



Presidential Decree Number 18 Year 2020 regarding National Mid-Term Development Plan 2020-2024



West Java Provincial Regulation Number 8 Year 2019 regarding West Java Province Mid-Term Development Plan 2018-2023 Along With the Revised Draft



West Java Provincial Regulation Number 22 Year 2013 in which has been amended through Regional Regulation Number 7 of 2017 regarding the initial purpose of PT BIJB creation to plan, manage and develop 1.800 Ha airport area and so not less than 3.480 Ha aerocity area in Kertajati, West Java



Presidential Regulation of the Republic Indonesia number 87 of 2021 concerning the acceleration of the development of the Rebana area and the southern part of West Java

ACCESSIBILITY

Presidential Decree Number 18 Year 2020 regarding National Mid-Term Development Plan 2020-2024:

1. Accessibility Non-Toll Cisumdawu – BIJB (2023)
2. Reactivation of the Rancaekek – Tanjung Sari Railway (2023)
3. Construction of the Bandung – Kertajati High Speed Train (2024)
4. Construction of the Kertajati – Indramayu Toll Road (2025)

LEGEND :

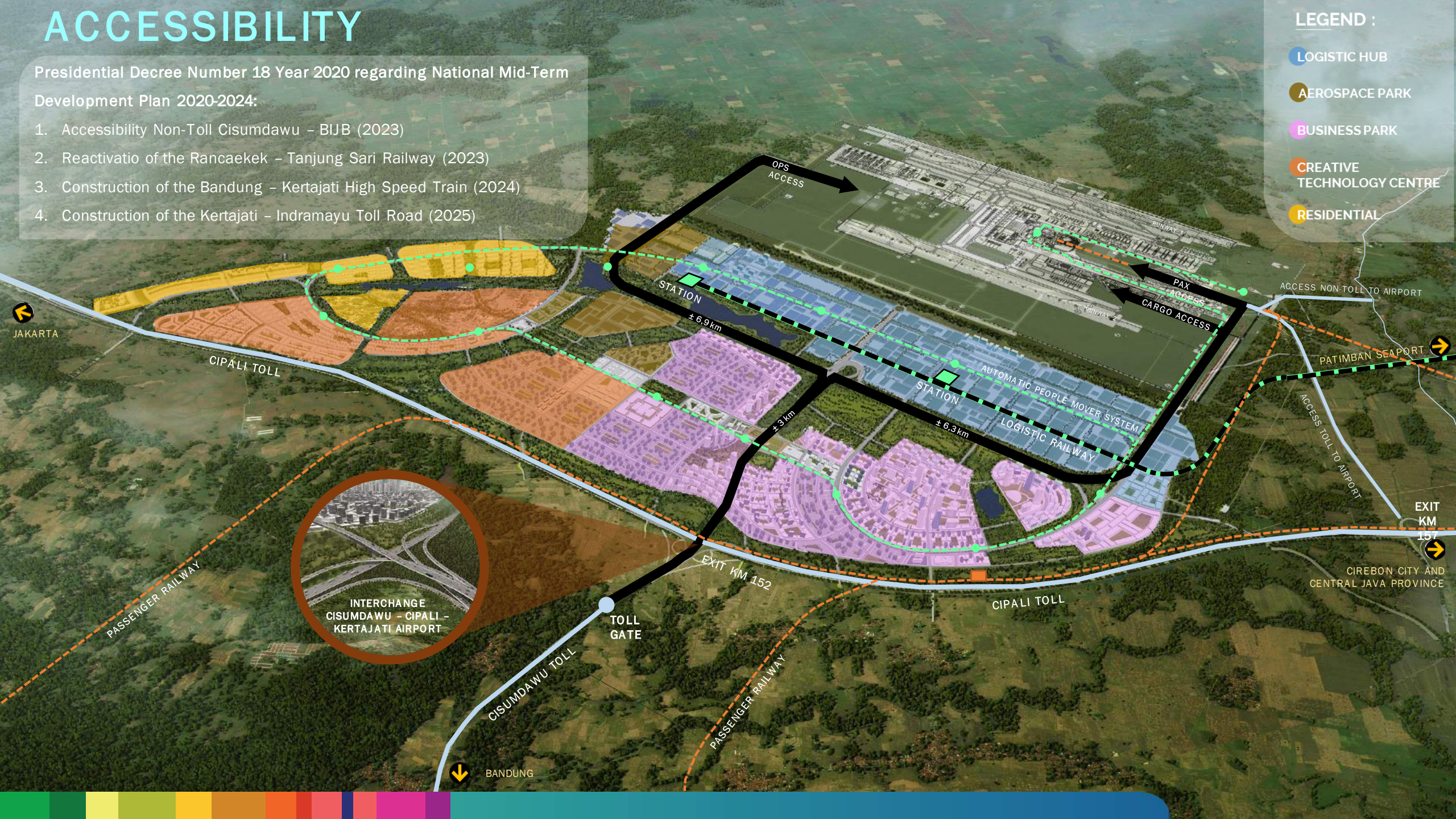
LOGISTIC HUB

AEROSPACE PARK

BUSINESS PARK

CREATIVE TECHNOLOGY CENTRE

RESIDENTIAL



KERTAJATI IN A GLANCE

RESIDENTIAL

AEROSPACE
PARK

MAINTENANCE, REPAIR, OVERHAUL
(MRO)

CREATIVE
TECHNOLOGY
CENTRE

CARGO VILLAGE

LOGISTIC HUB

BUSINESS PARK

AEROCITY FACT AND FIGURE

3.480 Ha Area integrated with
Kertajati International Airport

Provincial Government
Regulation 7/2017 : PT BIJB
manage the Airport & Aerocity

Urban Land Use Plan of Majalengka District

2011 - 2031: Aerocity was appointed to be

- Commercial and Services Area,
- Integrated Industrial Area,
- Agricultural Area, and
- Urban Area

Connect to Seaport, Railway, and
Highway. Has been regulated
through Presidential Decree 2021

Synergy of West Java Owned
Enterprises : Utility Supplies

DETAILED FEATURES



LOGISTIC
HUB



AEROSPACE
PARK



BUSINESS
PARK



CREATIVE
TECHNOLOGY
CENTER



RESIDENTIAL



589
Hectare

Logistic & Distribution



162
Hectare

Aerospace Node



276
Hectare

Financial Center & ICT



222
Hectare

Bio - Life Science



68
Hectare

Individual Housing



62
Hectare

Maintenance,
Repair & Overhaul



392
Hectare

Mixed Use Area



131
Hectare

Advance Manufacturing



193
Hectare

Individual & High Class
Housing

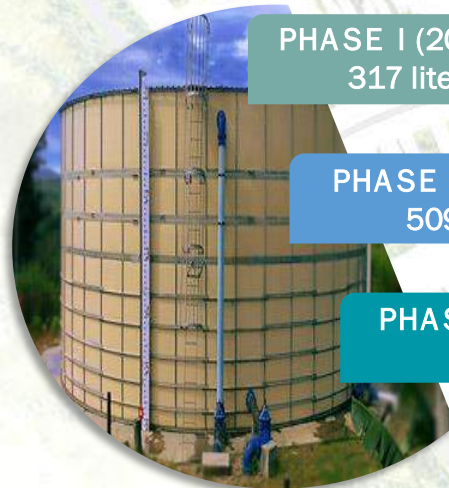


133
Hectare

University Campus

UTILITIES MANAGEMENT

CLEAN WATER



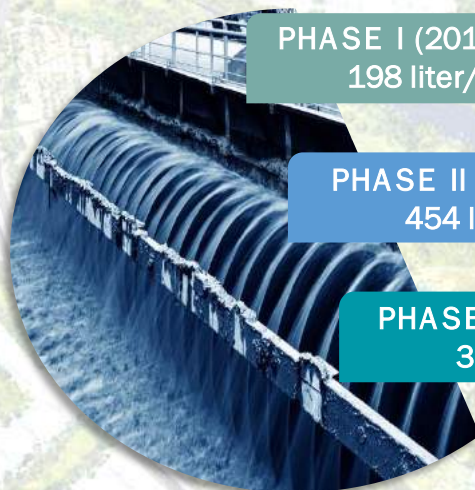
PHASE I (2018-2024):
317 liter/sec

PHASE II (2025-2034):
509 liter/sec

PHASE III (2035-2045):
342 liter/sec

TOTAL : 1168 l/s

WASTE WATER



PHASE I (2018-2024):
198 liter/sec

PHASE II (2025-2034):
454 liter/sec

PHASE III (2035-2045):
307 liter/sec

TOTAL : 959 l/s

SOLID WASTE



PHASE I (2018-2024):
404.164 liter/day

PHASE II (2025-2034):
657.963 liter/day

PHASE III (2035-2045):
446.137 liter/day

TOTAL :
1.508.264 l/d

ELECTRICITY



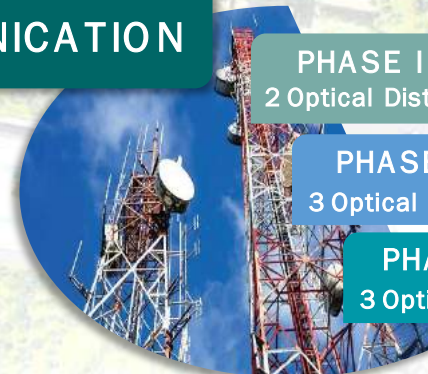
PHASE I (2018-2024):
106,17 MVA

PHASE II (2025-2034):
140,85 MVA

PHASE III (2035-2045):
139,44 MVA

TOTAL :
386,46 MVA

TELECOMMUNICATION



PHASE I (2018-2024):
2 Optical Distribution Cabinets

PHASE II (2025-2034):
3 Optical Distribution Cabinets

PHASE III (2035-2045):
3 Optical Distribution Cabinets

TOTAL :
8 ODC

KEY INVESTMENT HIGHLIGHT - AEROCITY

Kertajati Aerocity is an integrated business and industrial area with a 3.480 Ha development. The development of Aerocity is expected to drive economic & industrial growth in the surrounding area so that it can provide business opportunities and traffic potential for the Airport.

Good access from the airport to the development of Aerocity is very crucial to ensure the affordability of the airport terminal. Currently, there is no direct transportation access from the development of Aerocity Kertajati to the airport or vice versa. Therefore, to optimize its role as Aerocity, the things that need to be considered are accessibility and utility in each cluster of Kertajati Aerocity.

The following are the 3 stages of development along with the investment value for Accessibility and utilities in each Kertajati Aerocity cluster:

PHASE I

PHASE II

PHASE III

Interchange & Main Road
IDR 1,67 Trillion

Cluster Aerospace Park
Utilities : IDR 761,28 Billion
Accessibility : IDR 511,74 Billion

Cluster Creative Technology Center
Utilities : IDR 2,26 Trilion
Accessibility : IDR 1,52 Trilion

Cluster Business Park
Utilities : IDR 1,64 Trillion
Accessibility : IDR 1,10 Trillion

Cluster Logistics Hub
Utilities : IDR 1,99 Trilion
Accessibility : IDR 1,34 Trillion

Cluster Residential
Utilities : IDR 898,16 Billion
Accessibility : IDR 603,75 Billion

Total Investment
IDR 4.41 Trillion

Total Investment
IDR 4.61 Trillion

Total Investment
IDR 5.28 Trillion

Location	Majalengka Regency, West Java
Estimated Investment Value	± IDR 14.4 Trillion ± USD 956 Million
Total Area/Land Status	3.480 Ha
Business Scheme	Private Call
Project Owner	PT. Bandar Udara Internasional Jawa Barat (Perseroda)
Financial Feasibility	NPV : IDR 1.074 Million IRR : 12.04%, Payback Period : 20 Year

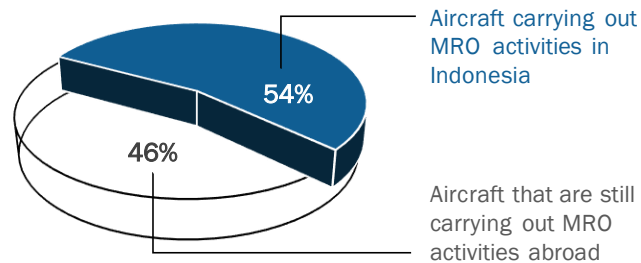
Contact Person

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MAINTENANCE, REPAIR, OVERHAUL (MRO)

MRO Facility – will consist of 10 hangars, with 20 slots of wide-body aircraft or 16 slots of narrow-body aircraft, which stands on an area of ±84,2Ha.

Based on data from Directorate of Airworthiness & Aircraft Operation, 46% of Indonesian aircrafts still perform MRO activities abroad. It indicates the market opportunity to develop MRO Facility.



Source: Indonesian Aircraft Maintenance Services Association (IAMSA)

TOTAL AREA
84,2_{Ha}

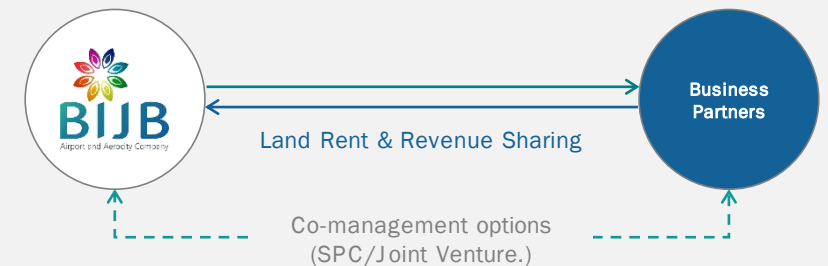
INVESTMENT
IDR: 2,5 Trillion
USD: 166.6 Million

IRR
19,79%

NPV
Rp 1,8 T

PAYBACK PERIOD
11.1 Years

BUSINESS SCHEME:

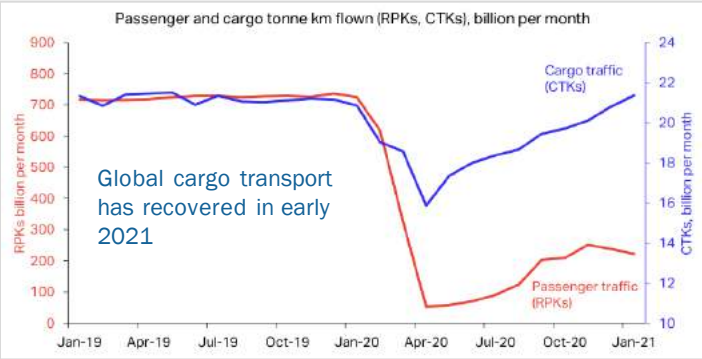


*1 USD = Rp 15,000

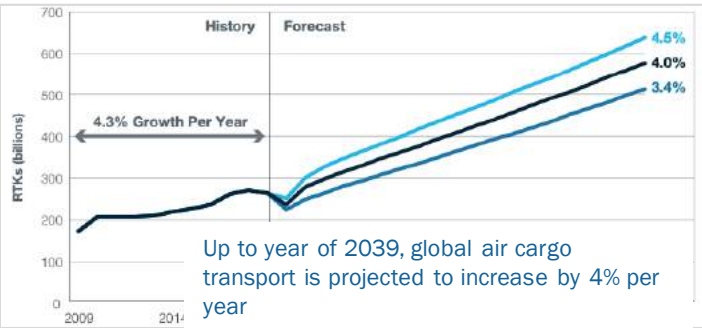
CARGO VILLAGE

The development of Cargo Village becomes necessary in order to anticipate future air cargo demand until **500,000 tons per year** form the existing cargo terminal can only accommodate 31,545 tons of cargo per year.

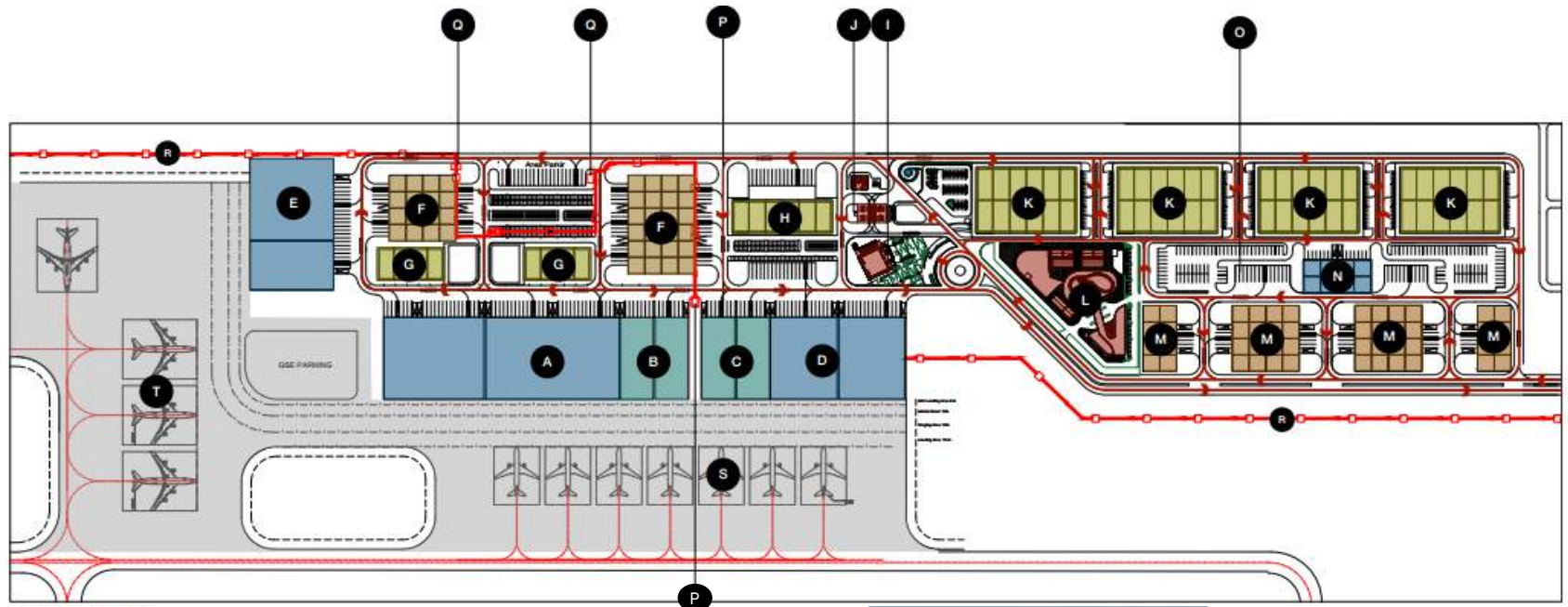
The Cargo Village area will be equipped with integrated facilities that meet international standards to ensure smoothness, safety, effectiveness, and efficiency of air cargo shipping operations.



Source: IATA



Source: Boeing World Air Cargo Forecast



- A. Domestic Terminal Out
- B. Internasional Export Terminal
- C. Internasional Import Terminal
- D. IN Domestic Terminal
- E. Terminal Bonded Area
- F. Regulated Agent (RA)
- G. Airlines Office
- H. Office
- I. Mosque
- J. Gas Station
- K. Office Rental
- L. Commercial Area
- M. Freight Forwarder
- N. Temporary Storage
- O. Precipitation Parking Area
- P. Truck Docking Area
- Q. Security Checkpoint
- R. Air Side Guard Fence
- S. Narrow Body Parking Stand
- T. Wide Body Parking Stand



TOTAL AREA

68,4_{Ha}

INVESTMENT

IDR 1,3 Triliun

USD 86.7 Million*

IRR

22,58%

NPV

IDR 541,12 B

PAYBACK PERIOD

11.1 Years

BUSINESS SCHEME:

*1 USD = Rp 15,000



KEY INVESTMENT HIGHLIGHT - AIRPORT

Project	Maintenance, Repair, Overhaul (MRO)
Location	Majalengka Regency, West Java
Estimated Investment Value	± IDR 2.5 Trillion ± USD 166,6 Million
Total Area/Land Status	84 Ha
Business Scheme	Land Rent & Revenue Sharing
Project Owner	PT Bandarudara Internasional Jawa Barat
Financial Feasibility	NPV : IDR 1.9 T IRR : 19.79 % PP : 11.1 Years

Project	Cargo Village
Location	Majalengka Regency, West Java
Estimated Investment Value	± IDR 1.3 Trillion ± USD 86.7 Million
Total Area/Land Status	68.4 Ha
Business Scheme	Land Rent & Revenue Sharing
Project Owner	PT Bandarudara Internasional Jawa Barat
Financial Feasibility	NPV : IDR 541 M IRR : 22.58 % PP : 11.1 Years

Contact Person

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PT BANDARUDARA INTERNASIONAL JAWA BARAT

2nd Floor – Domestic Terminal (Office Area)

West Java International Airport Kertajati

Kertajati, Majalengka, West Java

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