

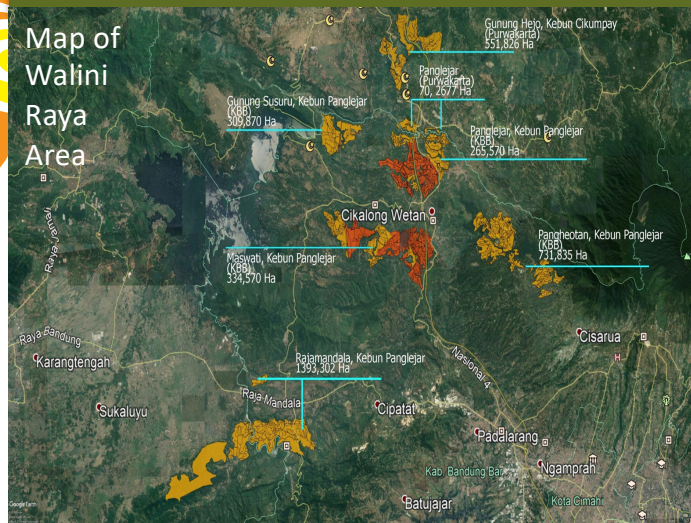


WALINI RAYA AREA

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INVESTMENT - INDUSTRIAL AREA

Map of Walini Raya Area



GENERAL DESCRIPTION

The design concept of Kota Walini Raya with an area of $\pm 7,600$ ha is a developing area in which there is an area of 2,334.30 ha with a land status of 980 ha HPL and 1354 ha of HGU which has the potential to be used as an industrial and commercial area (residential, business and so on).

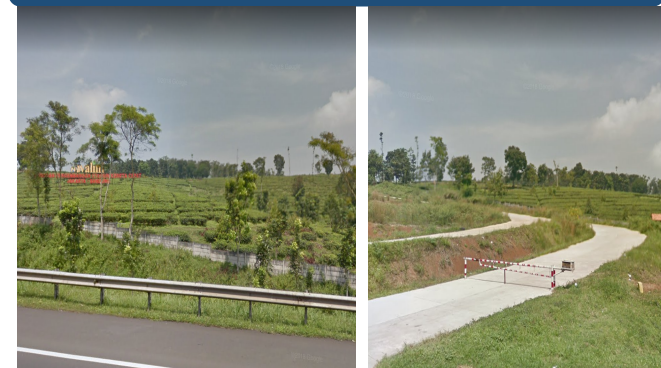
In the Walini Raya area too, is in the process of developing the Transit of Development (TOD) strategic project for the Fast Train (KCIC) covering an area of $\pm 1,270$ hectares.

Currently the areas that are in accordance with the RT RW West Bandung Regency is still limited to the Fast Train Trase project, while others require adjustments to the RT RW.

ASSET INFORMATION

Scheme	: JV/ Cooperation
Land Ownership	: PTPN VIII (subsidiary of PTPN III)
Land Area	: 2.334 ha (980 ha and HPL and 1354 ha HGU)
Investment Value	: Will be discussed
Investment Period	: 5 years
Concession Period	: 30 years (will be discussed)
NPV	: -
IRR	: -
Accessibility	: <ul style="list-style-type: none"> • Close to the Cikampek-Padalarang (Cipularang) toll access • ± 76 km from the city of Jakarta • ± 40 km from Bandung City
Potential for Cooperation	: -

CONDITIONS AROUND THE LOCATION



REGIONAL INVESTOR RELATIONS UNIT BANK INDONESIA WEST JAVA PROVINCE