



# CITRA AEROLINK

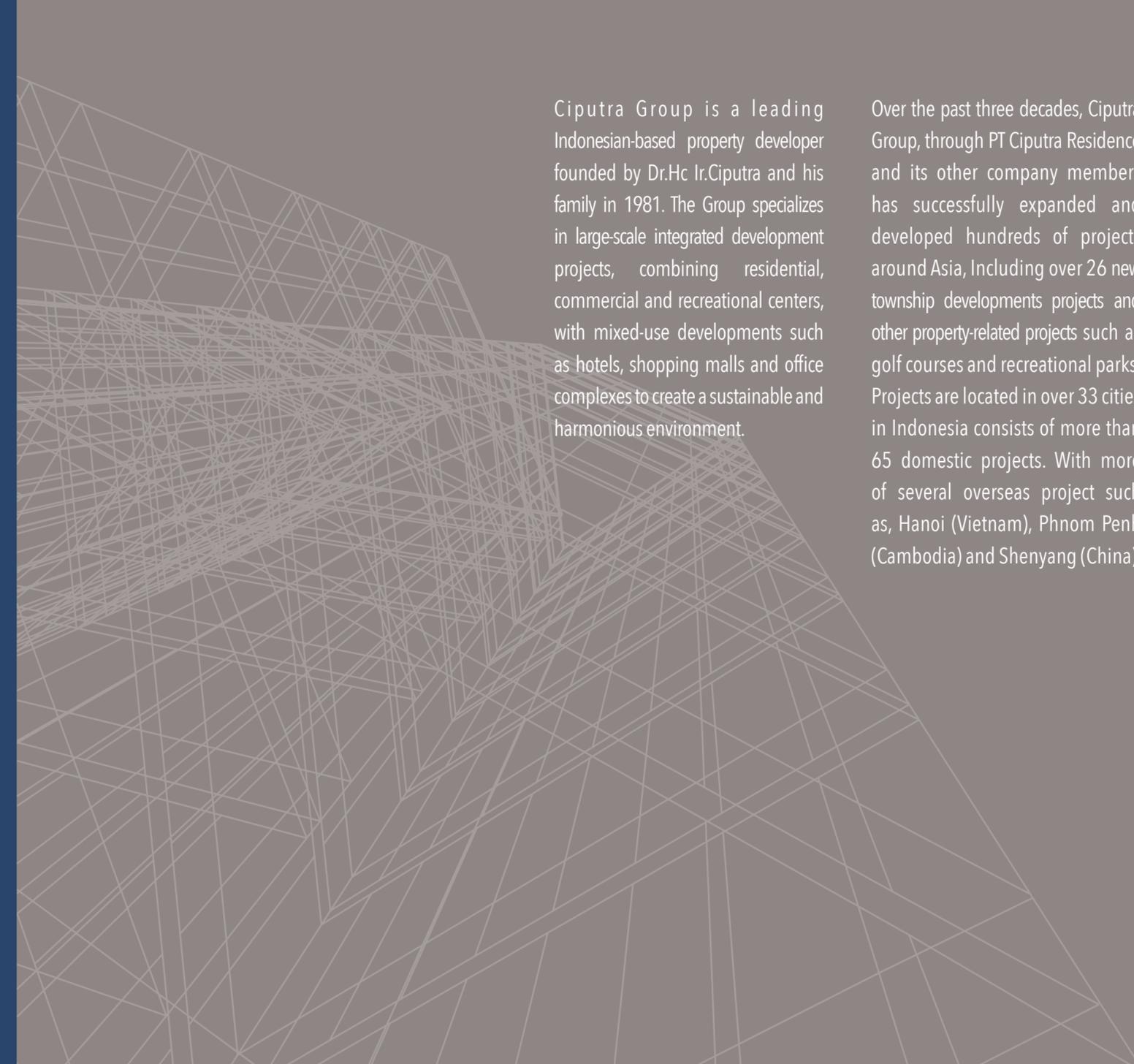
International Business Hub  
BATAM





*"For us, the new town integrated development concept is aimed primarily at creating the employment, lifestyle, thematic shopping streets combined with residential areas. This all aimed at creating a synergy between the community living, educational facilities, health facilities, recreational facilities, commercial facilities, green area and modern environment, in one single real estate development that qualifies as a new town."*

BUDIARSA SASTRAWINATA  
MANAGING DIRECTOR  
PT CIPUTRA RESIDENCE

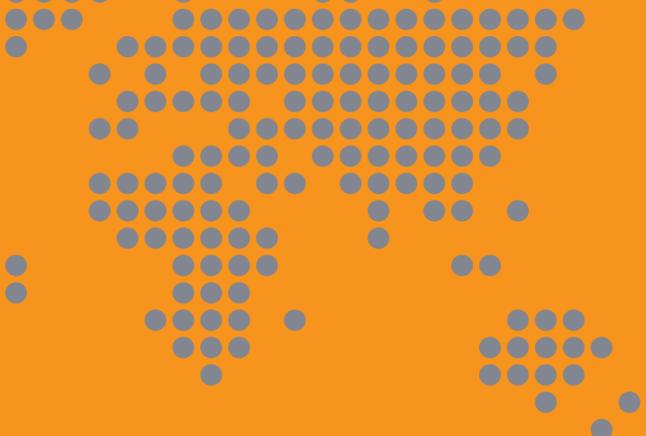


Ciputra Group is a leading Indonesian-based property developer founded by Dr.Hc Ir.Ciputra and his family in 1981. The Group specializes in large-scale integrated development projects, combining residential, commercial and recreational centers, with mixed-use developments such as hotels, shopping malls and office complexes to create a sustainable and harmonious environment.

Over the past three decades, Ciputra Group, through PT Ciputra Residence and its other company members has successfully expanded and developed hundreds of projects around Asia, including over 26 new township developments projects and other property-related projects such as golf courses and recreational parks. Projects are located in over 33 cities in Indonesia consists of more than 65 domestic projects. With more of several overseas project such as, Hanoi (Vietnam), Phnom Penh (Cambodia) and Shenyang (China).

Ciputra makes its name known and keeps leading position in the industry by choosing strategic locations for the development of self-contained urban communities which combine residential areas with shopping centers and commercial and industrial zones, and complete with transportation and communication infrastructures, and public services and facilities to support the necessary for people living, working, schooling, exercising and relaxing.

In end of Jun 2015, PT. Ciputra Residence, enter a joint cooperation agreement with PT Kabil Citra Nusa, the developer of Kabil Integrated Industrial Estate (KIIE), the prominent integrated industrial estate in Batam under Citramas Group, to establish a joint operation company, Citra Nusa Kabil (joint operation), to develop the project.



We proudly presents Citra Aerolink Batam, a premium integrated multi-function business hub project with international standard in Kabil area, Nongsa district, Batam.

The project is spread over 20 hectares in KIIE and takes the advantages of the proximity to Hang Nadim International Airport (longest runway in Indonesia), Citranusa Kabil Seaport (open public seaport), Nongsapura International Ferry Terminal (direct route to Tanah Merah - Singapore), and Punggur (domestic) Ferry Terminal. The main entrance of Citra Aerolink is at Jalan Hang Kasturi and the secondary access will be from KIIE which allow tenant's access to Kabil Seaport. The project situated around Kabil area with supporting facilities such as hospital, dormitory, sport facilities, golf, restaurant, hotels.

The strategic location brings endless possibilities of estate development to support robust industry demand, moreover with the possibility of airport second runway expansion and airport direct link to the complex. This also supported by projected city road planning expansion around the complex and expansion of seaport service. Government support for industrial area, also make the project enjoy the abundant and priority for connection & infrastructure such as road, electricity, water, fiber optics, mobile communication.

The highly reputable developers which have capacity to deliver an international-standard project, also promising the project vision can be delivered.

With all of these advantages, Citra Aerolink Batam will become the right choice for a long lasting, sustainable, business base concurrent with your successful business establishment and growth.



# INTERNATIONAL BUSINESS HUB





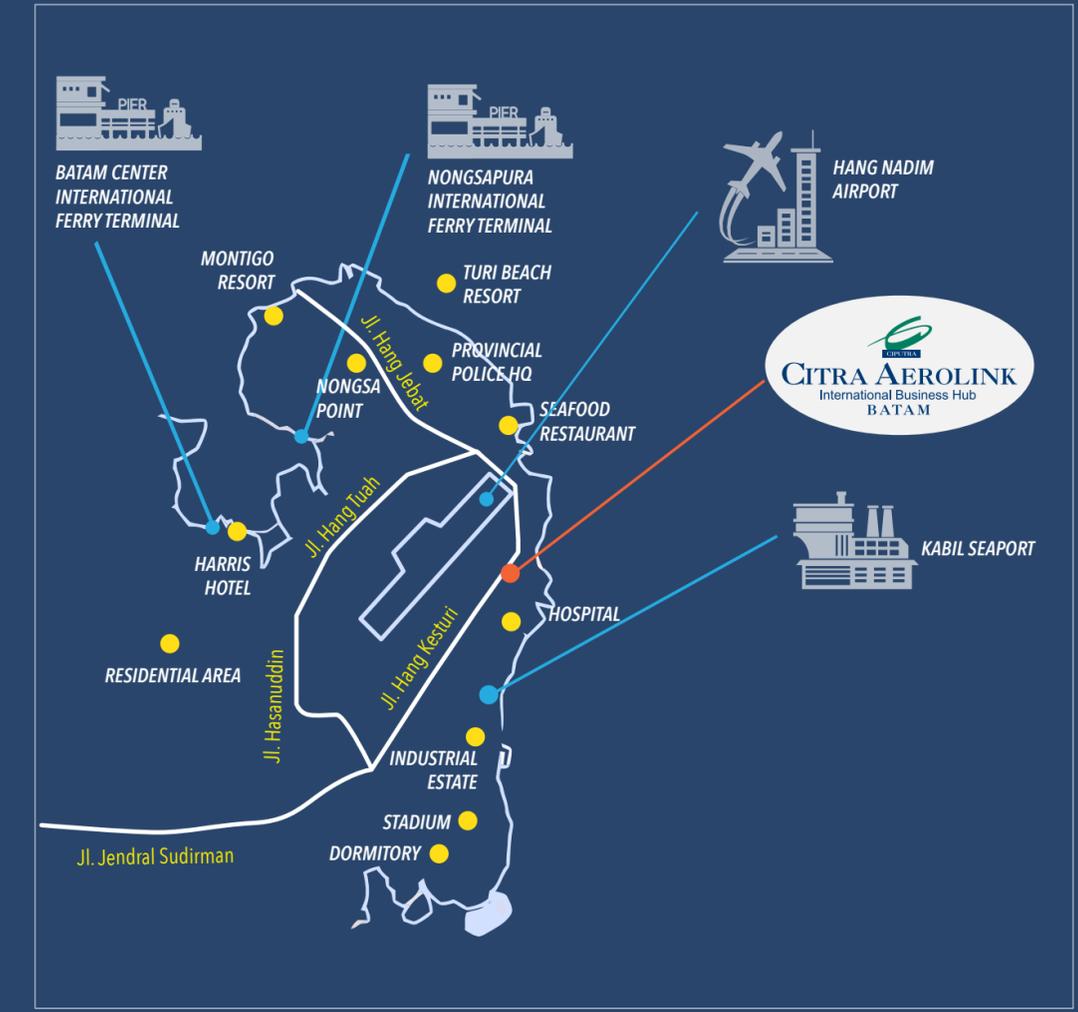
# STRATEGIC LOCATION

For business operation, 'location' is among one of the top priority to consider when deciding to lash out on an investment. Citra Aerolink Batam is positioned among the 'golden path' of Batam connectivity points:

- Direct access to Kabil Seaport (owned & managed by Citramas Group),
- 5 minutes away from Hang Nadim International Airport,
- 10 minutes away to Nongsapura (International) Ferry Terminal,
- 15 min to Punggur (domestic) Ferry Terminal.

Take advantage on this strategic location that provides quick and easy access either by land, sea or air.

Citra Aerolink Batam is located within Kabil Integrated Industrial Estate (KIIIE). The area is surrounded with various facilities to ensure business operational convenience and sustainability such as hospital, commercial area with banks and ATM. There is also employee dormitory for employee to stay. Aside from the dormitory, there are also various many hotels and resort villas to choose. Other facilities such as sport stadium and golf course are also there to keep you fresh and energized.





**CITRA AEROLINK**

As premium business hub, Citra Aerolink Batam offers more than enough reason for you to invest;

#### STRATEGIC LOCATION

Located near Hang Nadim Airport, Nongsapura Ferry Terminal, Kabil Seaport, Punggur Ferry terminal, provides endless possibilities of project development with easy access from land, sea or air.

#### SURROUNDED FACILITIES

The complex provide canteen, public park, meanwhile the surroundings facilities such as Hospital, Employee Dormitory, Sports facilities, hotels, residences, and restaurant, makes the project will be convenience to operate.

#### HIGH CAPACITY & STABLE CONNECTION

High capacity electricity provided by state PLN, water source from different providers (ATB & KIIE' WTP), fiber optic communication (Telkom, Solnet, PGN) and natural gas connection (by PGN) are available on the project to support the modern business requirements.

#### HIGHLY SECURITY & SAFETY

The area is inside the National Vital Object, which get the security guarantee from the Provincial Police District, ensuring your business continuity with riots hassle free around the location. Meanwhile the safety security system applied in the complex, supported with the high grade connectivity allow you to monitor your property from your gadget.

#### ADVANCE DESIGN & ENGINEERING

High caliber designer, architect & engineering team collaborate together to create a good master-plan to deliver the needs of modern business activities. The units are thoroughly designed to capture the various needs of the business possibility. The whole vicinity is packed with green concept to energize the entire area with fresh scenery.

#### ENDLESS BUSINESS POSSIBILITIES

With industrial land use, flexible design and supportive connection-infra-structure, Citra Aerolink Batam bring an wide, various business functions and the endless possibility for your business growth.

#### PROFESSIONAL MANAGEMENT SERVICE

The highly-committed professional staff with the wide range of service promising the utmost convenience.

#### ENVIRONMENT FRIENDLY

The practice of Eco Culture spirit aimed to reconnect business and nature through the environment friendly design, to conserve the existing environment, water recycling, and lush of greenery. Each unit is equipped with "green wall" and designed in order to minimize the energy consumption to create a modern business utopia amid nature.

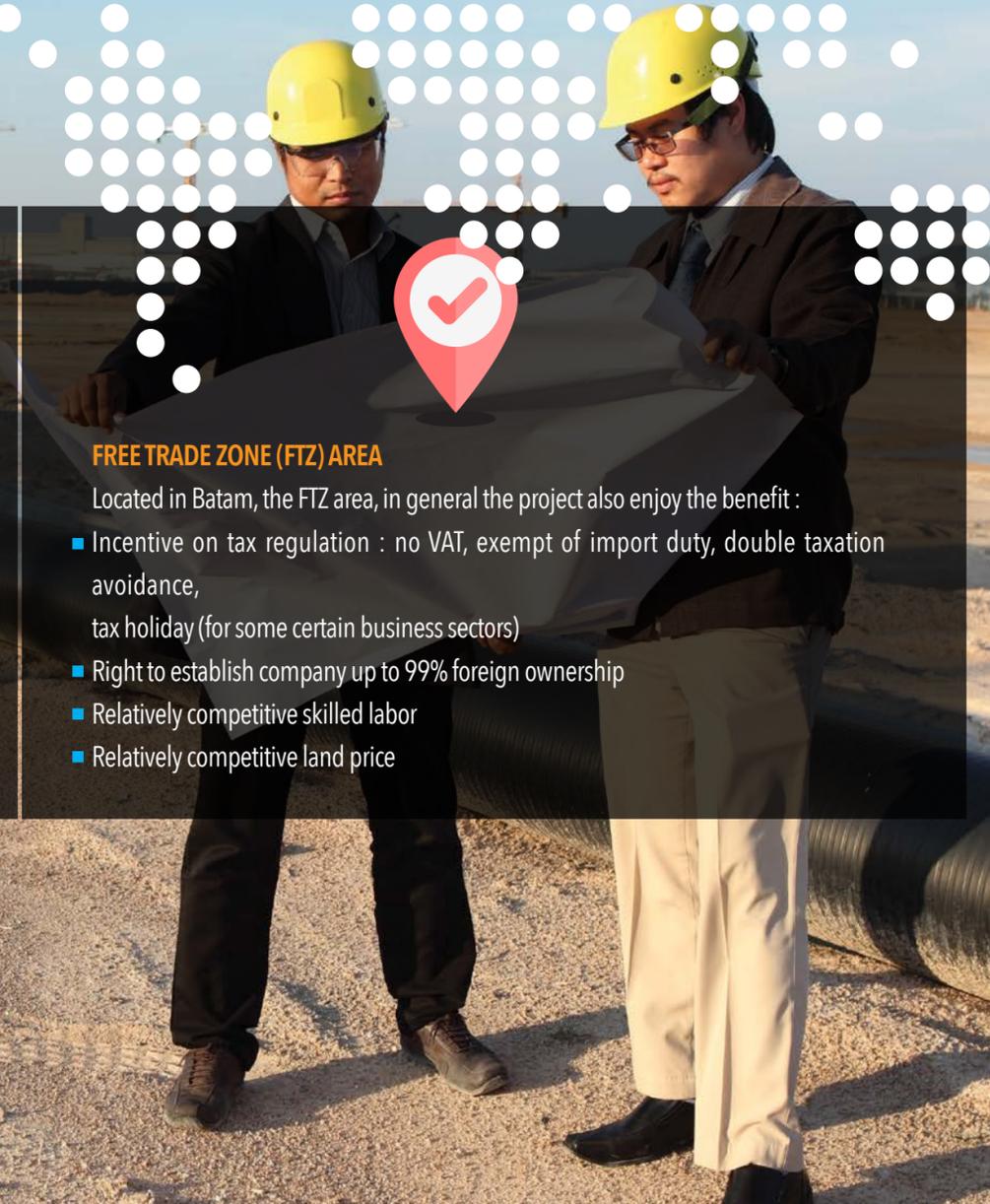


# MORE REASONS TO INVEST

#### FREE TRADE ZONE (FTZ) AREA

Located in Batam, the FTZ area, in general the project also enjoy the benefit :

- Incentive on tax regulation : no VAT, exempt of import duty, double taxation avoidance, tax holiday (for some certain business sectors)
- Right to establish company up to 99% foreign ownership
- Relatively competitive skilled labor
- Relatively competitive land price





ESTATE  
MASTER  
PLAN

CITRA ABROLINK



- Large-size Aerolink zone
- Medium-size Aerolink zone
- Small-size Aerolink zone

### ZONING

The zoning system is built by applying the integrated perimeter based on building sizes and road hierarchies. The major size is located at the main arterial road and the medium size integrates within the loop of the main road. Smaller size will have a more private zone within the inner part of the district.



- Main Road
- Secondary Road
- Tertiary Road

### ROAD DESIGN

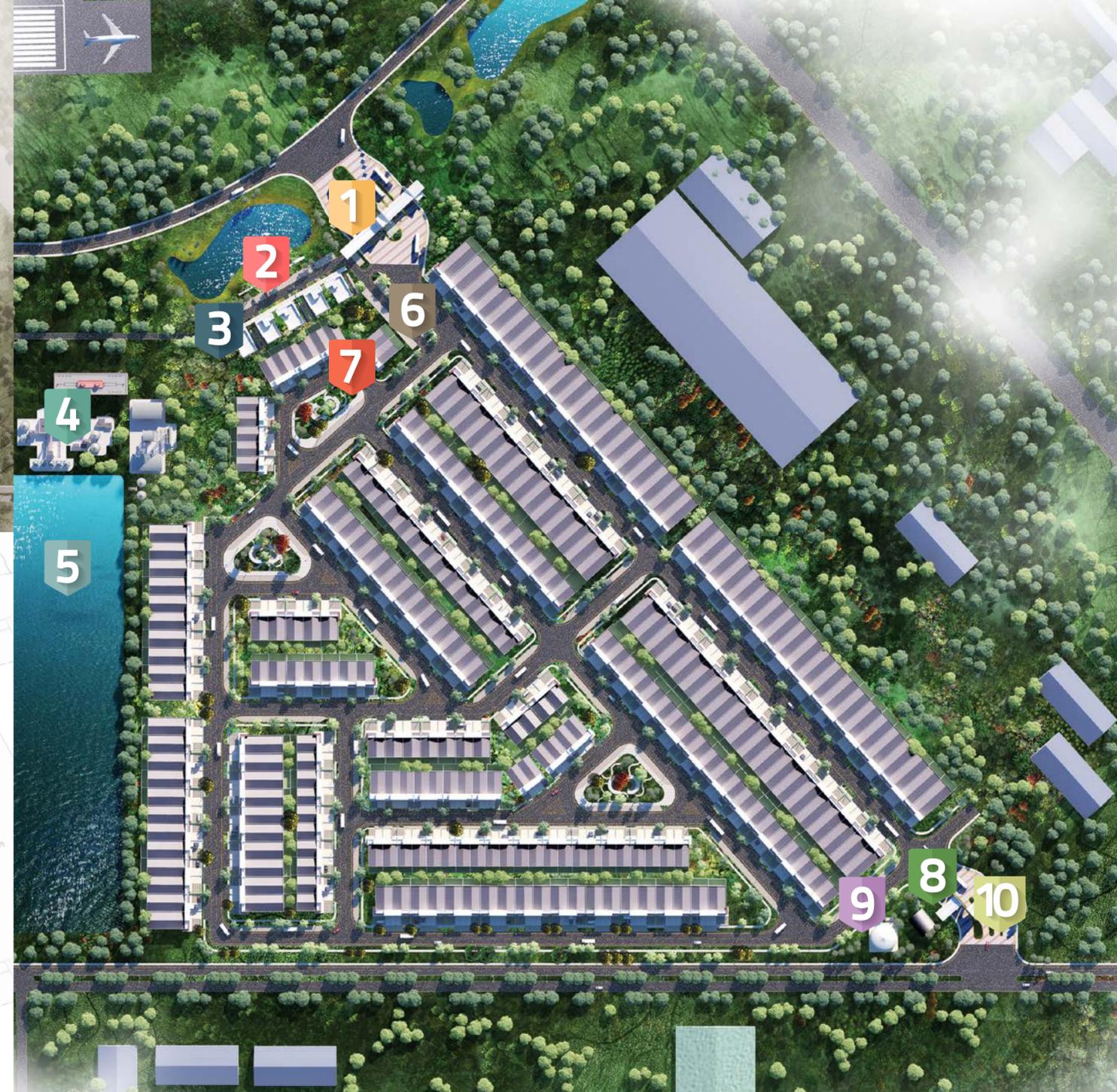
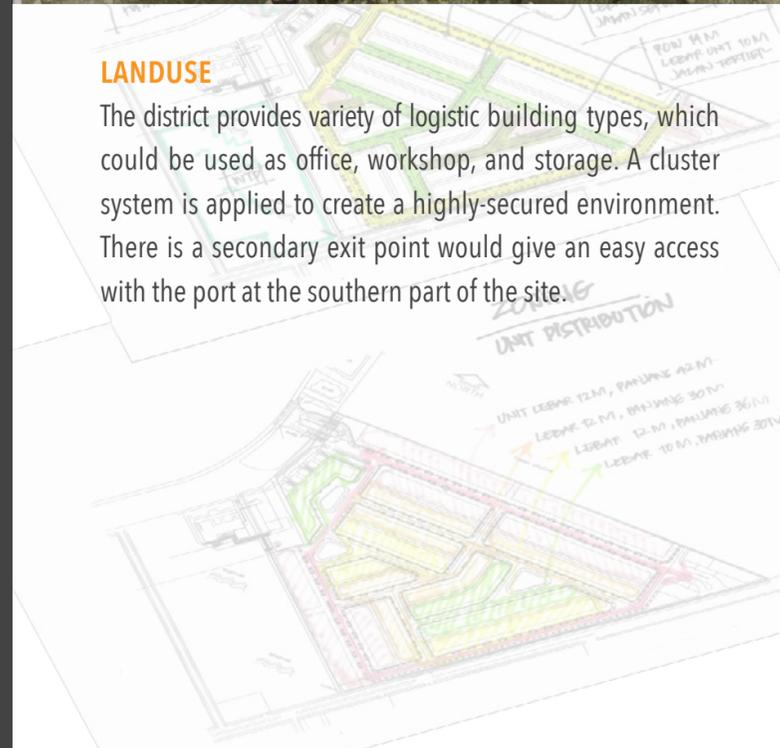
A grid-road network is applied to provide a high permeability of access and flexible traffic arrangement. The grid system will also create a balance distribution of traffic load. A direct and central access point will also provide an easy way to find the tenant along with tight security control.



- Kavling 12 x 42
- Kavling 12 x 30
- Kavling 12 x 36
- Kavling 10 x 30
- Office

### LANDUSE

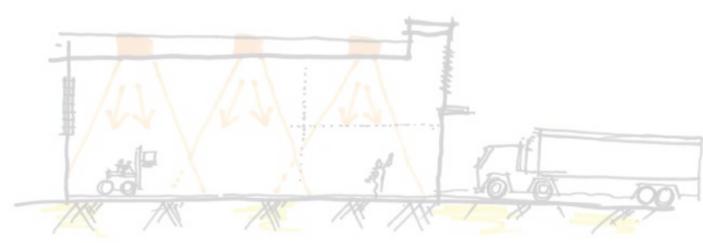
The district provides variety of logistic building types, which could be used as office, workshop, and storage. A cluster system is applied to create a highly-secured environment. There is a secondary exit point would give an easy access with the port at the southern part of the site.



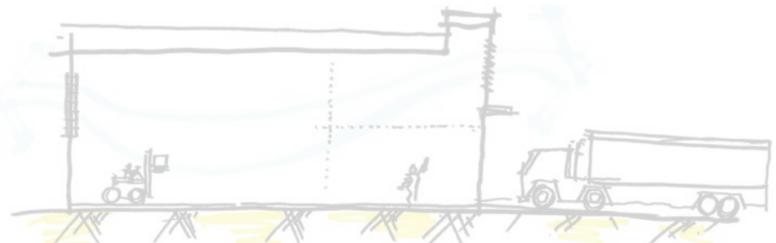
- |                 |               |
|-----------------|---------------|
| 1 ENTRANCE GATE | 6 PARKING     |
| 2 VIEWING DECK  | 7 PUBLIC PARK |
| 3 OFFICE        | 8 CANTEN      |
| 4 HOSPITAL      | 9 MOSQUE      |
| 5 RESERVOIR     | 10 UTILITIES  |



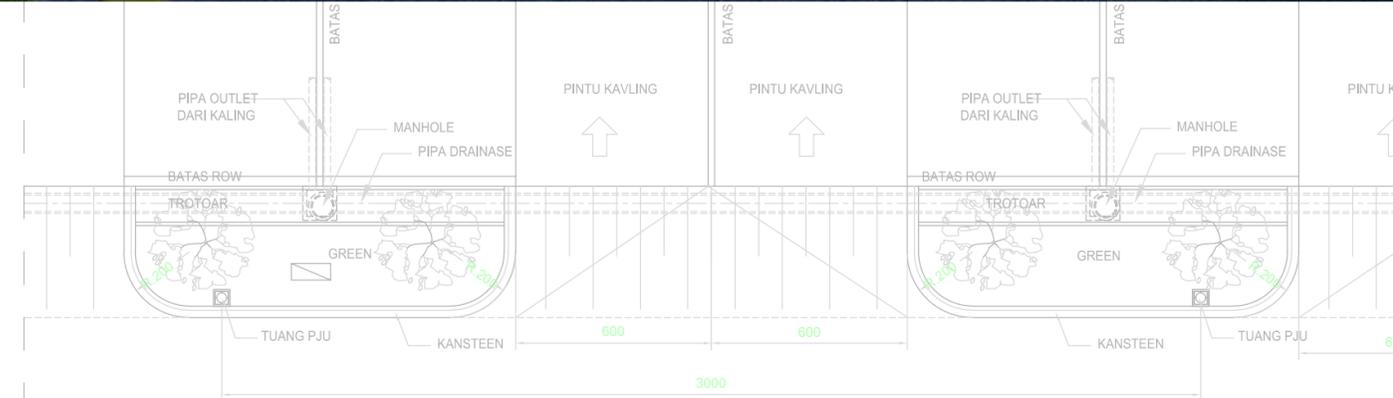
NATURAL LIGHTING



CROSS VENTILATION



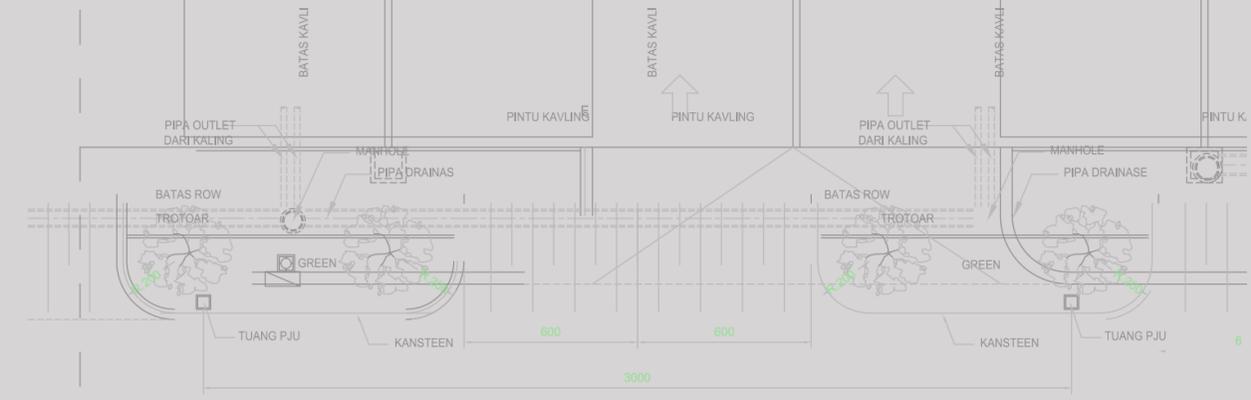
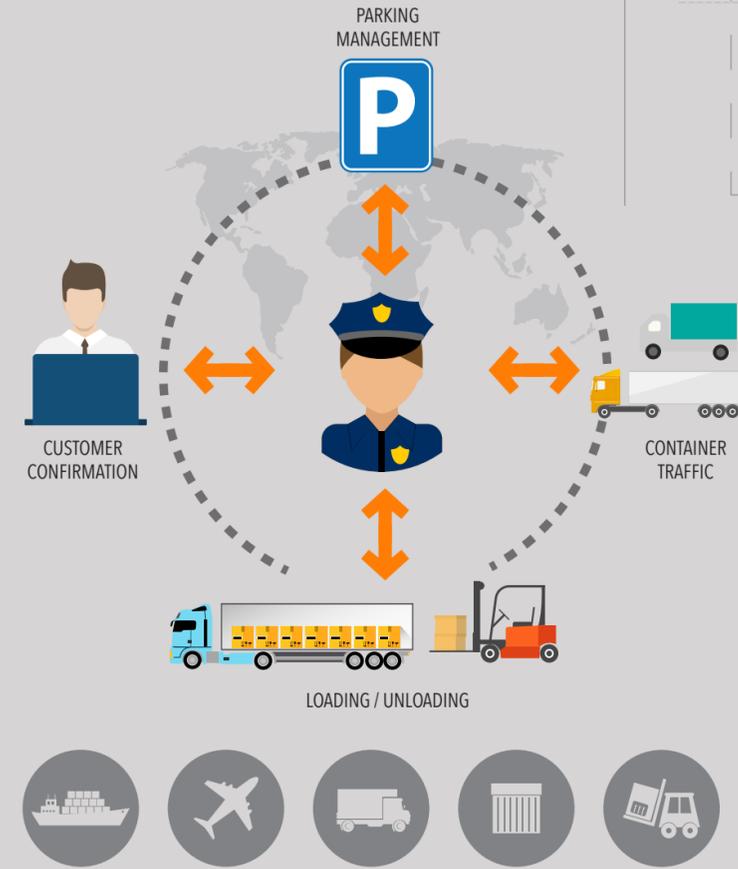
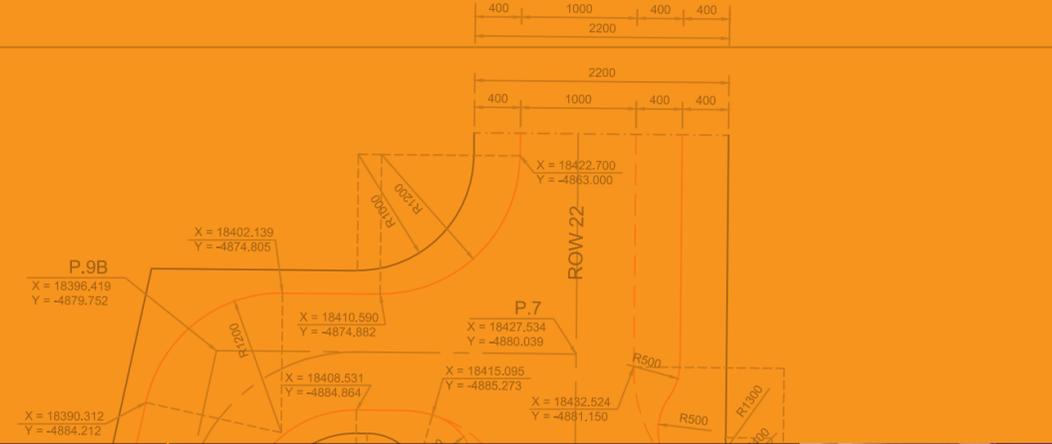
RACKING SYSTEM



# INTEGRATED ESTATE MANAGEMENT

Two-entry point with automatic gated-system ensures a secure business area, which connected to the main road and direct access to Kabil seaport which owned & managed by Citramas Group.

The applied integrated estate management system concept will control the loading-unloading activity for the goods around the complex, traffic and parking management system to ensure the order, security, safety and convenience.

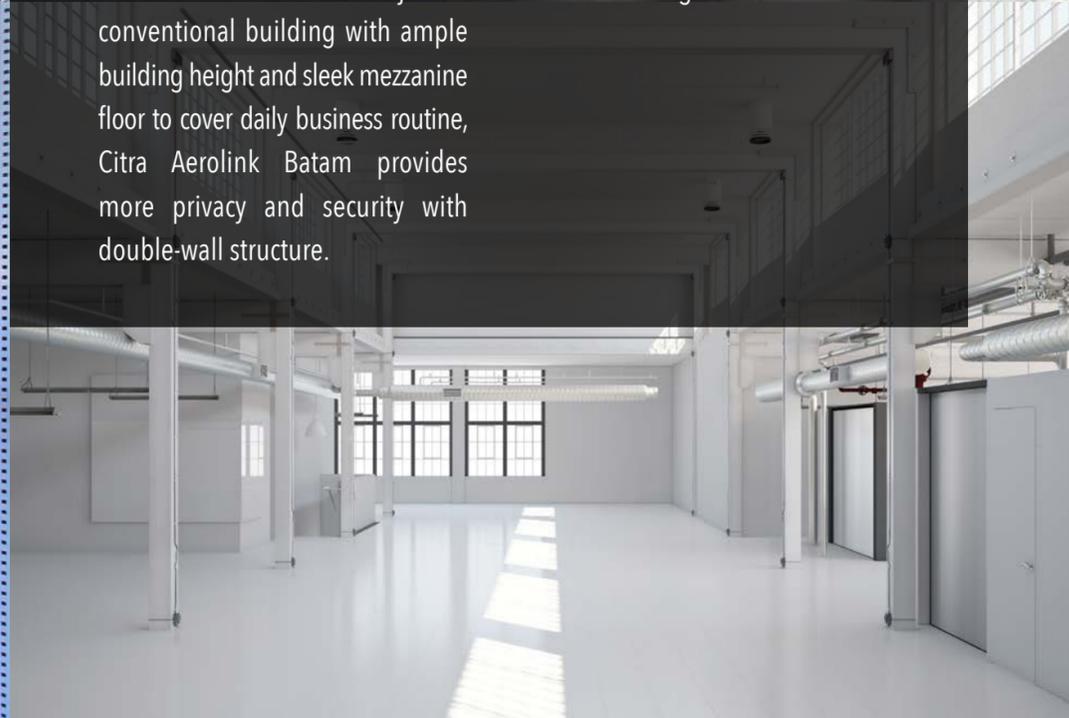


CITRA AEROPORT

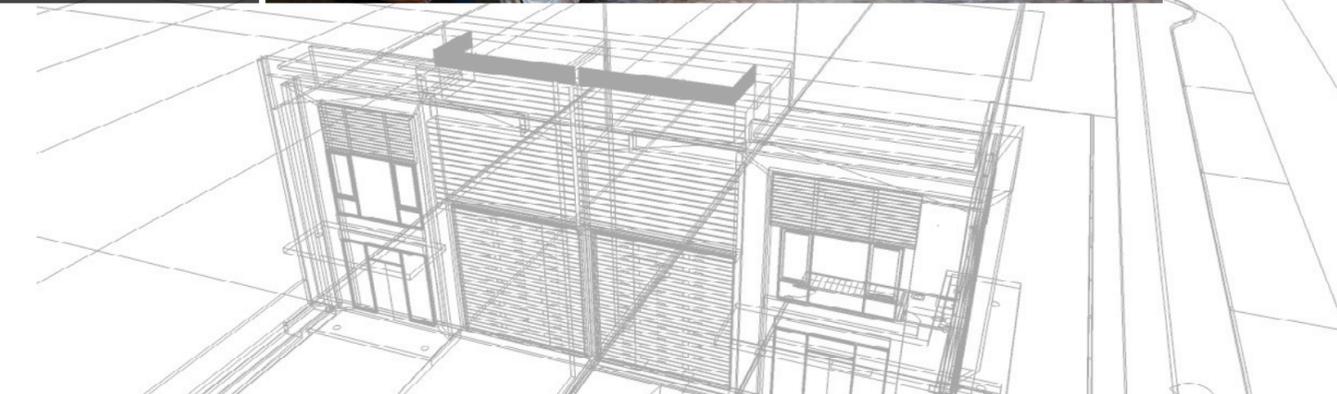


The building structure is built with excellent quality of International standard in terms of sturdiness, functionality and flexibility to provide extensive variation of workspace modification. More than just a conventional building with ample building height and sleek mezzanine floor to cover daily business routine, Citra Aerolink Batam provides more privacy and security with double-wall structure.

As a modern building concept, the building is designed to blend with nature with lush of greenery with natural light and cross ventilation along with adaptability to be implemented with vertical garden.



# FLEXIBLE BUILDING CONCEPT



# PRODUCTIVE FEATURES



Citra Aerolink Batam is designed to be the ultimate business estate with abundant resources of electricity, water and gas. Located within close proximity from state power plant, the abundant flow of electricity will continue to power your business activity without any hindrances. Our water supply comes from two sources, Adhya Tirta Batam & KIIE's Water Treatment Plant which the distribution will be managed by our estate management. Natural gas is supplied by PGN to fulfil the business needs on energy and reduce production cost.



In order to create an environmental friendly compound, Citra Aerolink Batam is also equipped with sewage treatment plant and the rain water reservoir. The sewage will be processed first before being released, while the rain water will be captured in the reservoir pond that can be used for the watering.



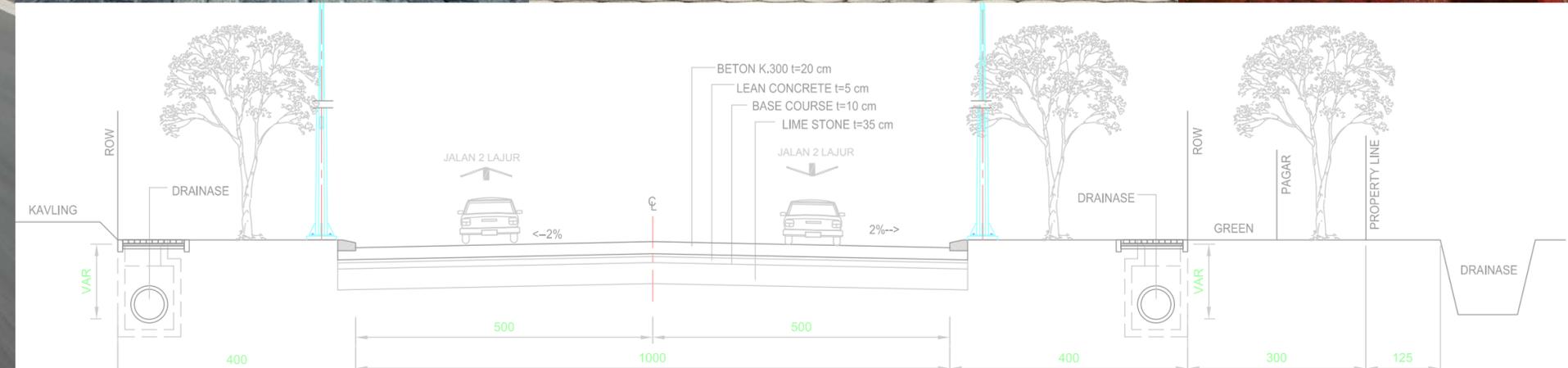
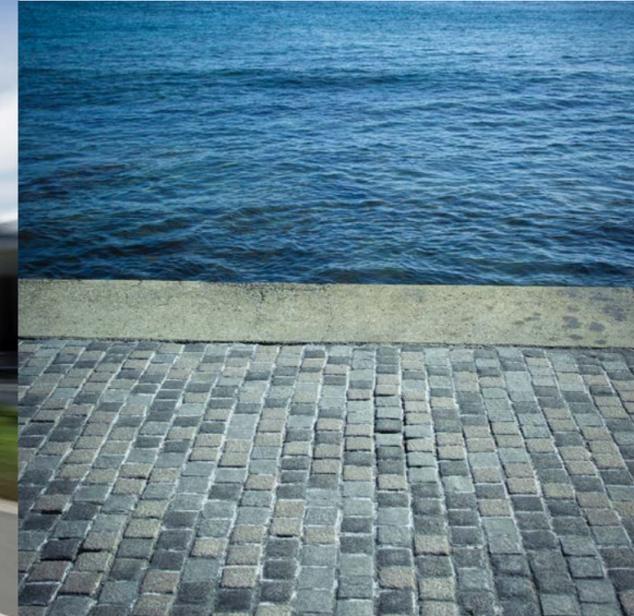
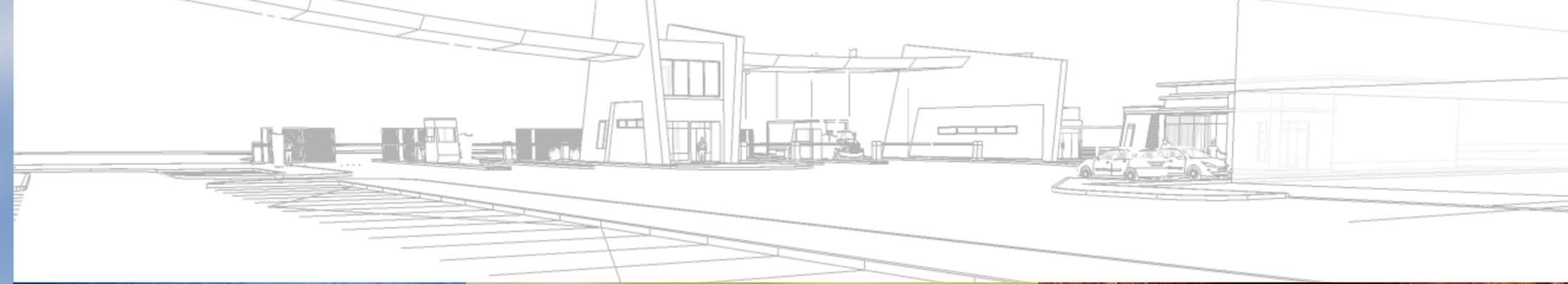
The entire area is already implanted with fiber optics, ensuring fast and reliable connectivity of high-speed internet and strong phone signal.

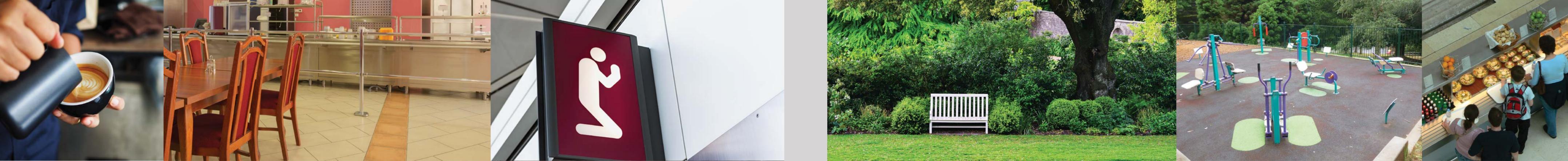
# WELL-ENGINEERED INFRASTRUCTURE

The hierarchized grid road network makes proper traffic flow in Citra Aerolink Batam (please be consistent with project naming). The radius of each road is carefully designed to ensure the proper maneuver of different vehicles.

Aside from using your vehicle, why not try to walk and enjoy our seamless pedestrian design. Feel convenience and fresh breeze of Citra Aerolink Batam's green scenery. It will surely minimize traffic, make the air still fresh and relieve high tension.

The pavement is built with firm concrete to withstand heavy weighted containers traffic. Some parking pockets also properly spared to capture the necessity of guest and container parking.





# ADDITIONAL FACILITIES

The facilities are designed to complement your daily business needs from rest area that located near parking lots which can be used for both employees and guest. There is also the canteen and cafeteria which provides with tempting food selection and cozy interior that also serves as meeting place with more laid-back sensation. Adjacent to the canteen will be built the local mosque for fulfil the spiritual needs. Built to be the business estate with comprehensive facilities, there are also public-park that can be used as social place and sport area during leisure times.



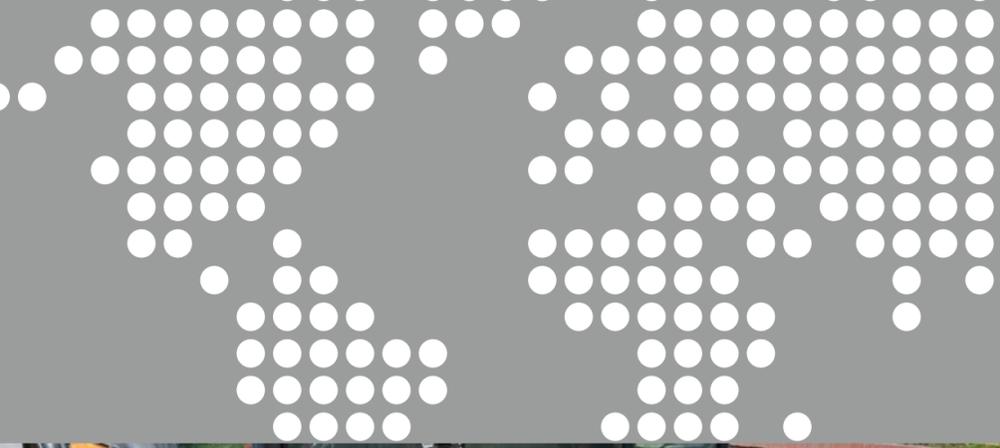
# SAVE AND SECURE



A 24/7 monitored CCTV security system with excellent surveillance cameras and dedicated guard personnel is always on watch to safeguard this gated-system complex. The security guards of Citra Aerolink Batam are also ensured from any possible riots due to its location within national vital objects.



With the "remote monitoring" system, you can also monitor your property and its surroundings from distance. Safety features of the complex, including fire hydrants that will be installed in strategic location to anticipate any fire accident. Meanwhile fire fighter station is also located within proximity from the project.



Let us handle the environment, while you handle your business. The estate management will cover the security management, environment cleaning & maintenance service. The team will ensure the premium looks of the environment landscape maintenance include green wall maintenance.

Within the vicinity, you can also find some important information in our one stop service, Citra Aerolink information center regarding business openings, important contacts / locations.

Furthermore, the property management team can also provide optional building management service.

All these facilities are made so that all tenants may experience ultimate convenience in doing business without having any trouble.



# ALL- ROUND SERVICE



The spirit of Eco Culture is implemented in every part of this estate. We believe in creating sustainable future through commitment in developing feature that highly concern with environmental preservation through green scenery, use of highly efficient street lamps, garbage separation, water recycling and waste disposal process.

The implementation can also be felt not only on the estate but also the building through vertical garden, natural lightning and natural cross ventilation.



# BATAM GENERAL INFO

<b>PROVINCE</b>	<b>RIAU ISLAND</b>
<b>AREA</b>	
TOTAL	715 Km <sup>2</sup> (276 sq mi)
WATER	880 Km <sup>2</sup> (340 sq mi)
<b>POPULATION (May 2015)</b>	
TOTAL	1,035,280
DENSITY	1,400/km <sup>2</sup> (3,800/sq mi)
<b>TIME ZONE</b>	<b>WIB (UTC+7)</b>
POSTAL CODE	29453
AREA CODE(S)	+62 778
WEBSITE	www.batamkota.go.id
COORDINATES	1°05'N 104°02'E

## HANG NADIM INTERNATIONAL AIRPORT

Is the island's main airport, and has the longest runway in Indonesia. The airport was the largest airport in Sumatra region in 1995-2012 with a capacity of 6 million passengers per year. The airport has 4 pairs of jetbridges and 2 single jetbridges.

BP Batam, the airport operator are about to build a new terminal with a capacity of 8 million passengers each terminal (16 million passengers in total for two terminals) in the late 2016. BP Batam targets to build 8 pairs of jetbridges in the new terminal terminal.

### Flight Operators :

Garuda, Lion Air, Batik Air, Citilink, Express Air, NAM (sriwijaya), TransNusa Air Service, Wings Air, Malindo Air and Saudi Arabian Airlines (Haji)

### Domestic destinations (direct) :

Pekanbaru, Palembang, Medan, Jakarta, Padang, Surabaya, Bandung, Bandar Lampung, Balikpapan, Yogyakarta, Makassar, Jambi, Dumai, Bengkulu, Natuna and many more.

### International flights currently include

Kuala Lumpur (Malaysia) (operated by Firefly and Malindo Air), and Chongqing (China) (operated by Citilink).

## FERRY

- Harbourbay : destination HarbourFront (SG), Stulang Laut (Malaysia)
- Nongsapura : destination Tanah Merah (SG)
- Sekupang : destination HarbourFront (SG), Tanjung Balai Karimun, Selat panjang, Tanjung Batu and Dumai (Local)
- Batam Centre: destination HarbourFront (SG), Stulang Laut (Johor, Malaysia)
- Waterfront City : destination HarbourFront (SG)
- Operators : Sindo ferry, Batam Fast, Majestic Fast, Indomas Fast
- Ferry, Horizon (Prima Ferries), Wave master (Berlian Ferries) Pintas Samudera Fast Ferry and Citra Fast Ferry.

Batam enjoys the good sea connectivity from both domestic and international connection. Batam have 5 ferry terminals :

- Sekupang : destination HarbourFront (SG), Tanjung Balai Karimun, Selat panjang, Tanjung Batu and Dumai (Local)
- Nongsapura: destination Tanah Merah (SG)
- Harbourbay : destination HarbourFront (SG), Stulang Laut (Malaysia)
- Batam Centre: destination HarbourFront (SG), Stulang Laut (Johor, Malaysia)
- Waterfront City : destination HarbourFront (SG)
- Operators : Sindo ferry, Batam Fast, Majestic Fast, Indomas Fast Ferry, Horizon (Prima Ferries), Wave master (Berlian Ferries) Pintas Samudera Fast Ferry and Citra Fast Ferry.

## BATAM LOCAL TRANSPORT

### TAXIES

Taxis in Batam are almost available anywhere, from ferry terminals, airport, shopping malls, hotels, etc. More than 3000 taxis are in Batam.

Operators :

Blue Bird :(0778) 421234  
Port Taxi :(0778) 424137

### BUS RAPID TRANSIT (BRT)

Batam's Bus Rapid Transit (TransBatam) is operating since 2005. It was the second BRT (or known as Busway) in Indonesia, after Jakarta -TransJakarta. TransBatam connects two main bus terminals (Batam Centre Transfer Point and Sekupang Transfer Point) with dozens of bus stops.

The bus operates from 06.00 - 18.30. TransBatam serves more than 3,000 people everyday. Now, TransBatam serves 3 corridors (Batam Centre-Nagoya, Batam Centre-Batu Aji, Sekupang-Batam Centre). TransBatam plans to open up to 10 corridors.

## GOVERNMENT INCENTIVE

### Investment Facilities

- Facilities offered to foreign investment in Batam are as follows:
- Allowance to establish 100% foreign ownership
- Streamlined procedure for foreign investment
- Foreign investment license for 30 years and extendable
- Simple immigration procedure for expatriates
- Land lease up to 80 years and extendable
- Easy import and export procedure

## Investment Incentives

- Competitiveness of Batam can be obtained through some incentives offered:
- No import/export duties on machine, equipment, spare parts, raw material. The whole island is dutyfree with no import/export tax on any items.
- No VAT for all processing industry for export purposes. Unlike other parts of Indonesia, Batam is a bonded zone, thus, does not apply VAT on processing products nor consumption goods and neither does sales tax on luxury goods. If the manufactured products are sold in other non-bonded parts of Indonesia, they will then be applied 10% of VAT.
- GSP (Generalized System of Preferences) facility with 28 donor countries; also the Common Effective Preferential Tariff for ASEAN countries.
- Investment Allowance with reduction of income tax for certain industries with various incentives in reduction in calculation of net income, accelerated depreciation, compensation for losses, and lower tax rate considering Double Taxation Avoidance Agreement.
- Double Taxation Avoidance Agreement with 51 countries.
- Competitive cost of investment due to competitive tariffs on land lease, labor cost, utilities, and other operating costs.

## LAND LEGAL STATUS

In Batam, all the land belongs to the State, while the Batam Authority hold the right to use (HPL = Hak Pengelolaan Lahan) of this State-owned land. The HPL is transferrable to the personnel / company who apply this right (with some terms and condition) After being granted, the HPL last for 30 years, and extendable for another 20 year.

Some benefit of that all the land under authority's control is that the dispute of land ownership can be minimized, and the authority can control the city planning well.

While the ownership of land (registered and certified) in Batam for individual / company under The Government Regulation Number 40 of 1996 :

- Right To Build (HGB = Hak Guna Bangunan) is the right to construct a building on a plot of land by a corporation (both domestic and foreign) or individual for a period of 20-30 years that is subject to renewal by applying to the National Land Agency. The purpose of the purchase must be executed in order for the land title to be secured in that the land may not be left idle. The span for this right is 30 years and can be added for another 20 years. After that the owner of the rights need to renew the rights.
- Right to Use (Hak Pakai) is the right to use land for a specific and pre agreed purpose for a defined amount of time. This can be held by an Indonesian national, foreigners domiciled in Indonesia, foreign investment companies (PMA) and representative offices. The period for this right is 25 years, extendable for consecutively 20 years and 25 years.

## EXPORT IMPORT

Batam is only 20km away from Singapore and can be passed by ferry. This makes Batam an attractive location for Singaporean manufacturing firms, who enjoy the benefits of cheaper land and competitive labor costs. Batam is the first Special Economic Zone (SEZ) opened in Indonesia and includes islands of Batam, Tonton, Setokok, Nipah, Rempang Galang and Galang Baru and lies on one of the world's busiest shipping lanes between Sumatra and Singapore. Batam Free Port And Free Trade Zone last for 70 years as of the enforcement of the regulation. Prioritized industries according to the regulation are trade, maritime, industry, transportation, banking and tourism.

### Key benefit of opening business in Batam :

- It is much easier to move materials and equipment into Batam through its port and airport from foreign supply sources than it is to other parts of Indonesia, including Jakarta.
- It is also easier to export finished product out of Batam's port and airport than it is to other parts of Indonesia, again including Jakarta.
- The basic infrastructure like electric power and water is comparable to what is available in Jakarta and superior to most other parts of the country, where investors frequently need to put in this type of infrastructure themselves.
- Batam benefits from its proximity to Singapore, which gives investors the ability to use infrastructure in Singapore when facilities are lacking in Batam. An example here is medical facilities.

## LABOR COSTS AND AVAILABILITY

Compared to nearby Singapore and even Malaysia, workers' wages in Batam continue to be much lower. Until last year the minimum wage was only Rp 1.4 million (US\$145) and was increased to Rp 2.040 (US\$210) million for 2013.

Labor is widely available, as thousands of new workers come to Batam each year mainly from Sumatra and Java islands hoping to find jobs that are sometimes scarce in their home provinces.

## SETTING BUSINESS IN BATAM (FOR FOREIGNER)

By law, Foreigner can set up a business entity in Indonesia (called PMA company). PMA company may be a wholly foreign-owned (where 100% foreign shareholding is permitted) company OR a joint venture company established by a foreign investor and an Indonesian partner. For foreign investors, a PMA is the only form permitted under the Foreign Investment Law. However, foreigners may have a presence other than through a direct investment.

### For setting up PMA, there should be some criteria, that can be summarized as :

- Particular industry line
- Obtain the Izin Prinsip
- Registration in BKPM
- Minimum member of 2 shareholder, 1 director, 1 commissioner
- Minimum Paid up Capital USD 300,000

# PROPERTY CHARGES & POLICY

A Professional Estate Management will be provided in order to insure that every single details concerning common areas, facilities, energy, traffic management, security and safety, will be managed accordingly in the most efficient and effective way. Therefore, a more detailed House Rules and SOPs will be created and all of the occupants will be expected to support the rules to establish a well-managed environment. We care for a sound safety management and good relationship among the occupants.

The Estate Management will act as a Top Command whenever emergency situation occurs. It will also become inspectors to all matters which related to safety and security, whether it happens in the common areas or private areas which will influence the whole complex. Hence, The Estate management will be granted access automatically to the private premises if such condition happens.

We assure you that our Estate Management Team consists of well-trained people in HSE as well as management. The Estate Management will also conduct Emergency Drills periodically for all of the occupants if necessary.

The Estate Management will also be a mediator with the concerned authorities for matters related to the operation of the complex. While, the complex's issues will be Estate Management responsibility, The owners/occupants must deal with their own matters related to the authorities.

We promise you the best service experience for your convenience.

# PROPERTY SPECIFICATION

## GENERAL PROJECT SPECIFICATION

Total area	20,6 ha
Total unit	±270 units
Green & opening space ratio	≥ 35%
Public facilities	Canteen, Rest Area, Public Park, Car & Motorcycle Parking, Gym, Public Toilet, Musholla, Health Clinic and other utility facilities
Right of way	including greenery & pedestrian, 14m ~ 23 m width
Street pavement	Reinforce concrete, Min 10 m width, with concrete curbing
Green belt	Shaded Trees, shrubs, and grass, in front of units, min 1 m width
Utility installation	Underground cabling and connection system
Drainage	Concrete U Ditch gutter + Box Culvert
Pedestrian	Pattern concrete seamless pedestrian system
Electrical Power	supplied by Perusahaan Listrik Negara, 6.600 ~ 10.300 watt / unit ; 3 Phase. (upgradeable on request)
Gas	Available, supplied by PT Gas Negara (PGN) Connection upon request on some plots
Internet connection	Available, Fiber Optic connection from Telkom, PGN, Solnet Connection upon request
Phone Connection	Available, Fiber Optic connection from Telkom Connection upon request
Water supply	Managed by estate management, supply pressure 1-2 bar Water Source from ATB (Adhya Tirta Batam) & Water treatment plant
Street Lighting	Solar cell & Energy saving type
Security	24 hours Security System Recorded CCTV Monitoring System Integrated Access & Traffic Control
Estate Service	Environment Cleaning & Maintenance, including green Emergency handling Building management (optional)
Std Building area	225 m2 ~ 420 m2
Std Land area per plot	300 m2 ~ 504 m2
Foundation	Deep Piling structure
Upper Structure	Reinforced Concrete + Steel structure
Wall	Double wall between units
Roofing	Steel structure, Sloping roof with Metal + heat insulation / UPVc transparent roofing for natural lighting
Flooring	Concrete Floor on warehouse area Homogeneous tile on Office area Optional Floor hardener finishing by request
Ventilation	Natural cross ventilation system
Exterior finishing	Weather resistance acrylic paint + wall cladding / panel
Greenery in unit	Vertical green wall with Stacking System green walling with Integrated Irrigation system

# LOCATION



Kawasan Industri terpadu Kabil  
Jl Hang Kesturi, Kabil  
Kelurahan Batu Besar  
Kecamatan Nongsa  
BATAM- KEPULAUAN RIAU

[www.citraaerolinkbatam.com](http://www.citraaerolinkbatam.com)

CITRA AEROLINK BATAM  
Joint cooperation between

 CIPUTRA RESIDENCE

