

## AEROPUERTO DEL CAFÉ PROJECT - CALDAS

<b>Main theme</b>	Airports	
<b>Sector</b>	Air Transport – Airport Infrastructure	
<b>Entities/Areas</b>	Ministry of Transportation, Civil Aeronautics, Government of Caldas, Inficaldas, Mayor of Palestine, Mayor of Manizales, Infimanizales	
<b>Contributing Partner</b>	Asociación Aeropuerto del Café	
<b>Strategy of the National Development Plan to which it aims</b>	Regional Convergence: Supramunicipal development models for strengthening urban-rural links and the integration of territories.	
<b>Target SDGs</b>	SDG 1) End poverty SDG 2) Zero Hunger SDG 5) Gender equality SDG 8) Decent work and economic growth SDG 9) Industry, innovation and infrastructure SDG 10) Reduction of inequalities SDG 11) Sustainable cities and communities SDG 13) Climate action	
<b>Description of the Project</b>	Purpose of the project	Construction of an interoceanic airport with day and night operations in the golden triangle of Colombia (Palestine, Caldas), which is self-sustainable, competitive, complies with the regulations of the sector and meets the needs of users in a timely and effective manner.
	Objectives/Goals	<p>Satisfy the air transportation needs of the south-central region of the department of Caldas, integrate the air operation of the coffee axis, southwest Antioquia, Chocó, northern Valle and northern Tolima, with its own radius of action consisting of 5 million inhabitants, becoming an initiative for the economic and social development of the region, increasing the number of users and enabling the increase in frequencies and quantities of flights during daytime and nighttime hours.</p> <p>Likewise, the project will be responsible for opening the borders of foreign trade through the creation of a new cargo transfer node in the national physical distribution network, which allows the reduction of air transportation costs, and in this way facilitates and favor the exchange of goods and services of the region with the rest of the country and the external market.</p>

## AEROPUERTO DEL CAFÉ PROJECT - CALDAS

	Geographic Area of Influence	Aerocafé's direct area of influence is made up of the Eje Cafetero region, made up of the departments of Caldas, Quindío and Risaralda, as well as the municipalities of southwest Antioquia, northern Tolima and Chocó. According to this area of influence, the project will benefit a total population of 5,122,399 people
	It is included in the NDP goals? :	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Structuring Phase	Studies and Designs in Phase III.
	Goal:	Reference airport 4E, with a runway length of 3,800 meters with capacity for A 321 / A 340 and cargo aircraft, for international operation, operating 24 hours a day.
	Located in a protected area or with indigenous/ Afro-descendant communities:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Which <input type="checkbox"/>
<b>Duration by Phases</b>	<p>Phase I of the Airport is planned to be built in 3 construction phases:</p> <ul style="list-style-type: none"> <li>• Earthworks: 18 months.</li> <li>• Air Side: 24 months.</li> <li>• Earth side: 26 months.</li> </ul> <p>Taking into account that some activities in these phases can be carried out simultaneously, the total duration of construction would be 25 months.</p> <p>Phases II and III corresponding to the expansion of the runway to 2,600 meters and 3,800 meters respectively, do not currently have a defined construction schedule, however, 36 months are established as a base for the second stage and 12 months for the third.</p>	
<b>Contributions</b>	Total Value	\$ COP 3.2 billion
	National Contribution	\$ COP 517.961.185.568
	Contribution from Territorial Entities	\$ COP 85.700.317.177
	Private Contribution	To be established depending on the investment

## AEROPUERTO DEL CAFÉ PROJECT - CALDAS

### Opportunity to Invest

Currently, Caldas has the La Nubia Airport, as its only air connectivity infrastructure, which is located in the metropolitan area of Manizales. La Nubia Airport presents different limitations due to its geographical location, its climate conditions and its short runway that prevents large aircraft from landing at said terminal, which makes it an unattractive airport for airlines, restricting the arrival of visitors. or tourists directly to the department of Caldas.

These barriers present in the air connectivity of Caldas represent a structural problem for the department, which is affecting economic development from different perspectives: accessibility barriers to the city and the different municipalities that limit the advancement of tourism, business development given the barriers to holding events and the arrival of new investors who see the department as attractive enough to establish new businesses.

The “*Aeropuerto del Café*” will be a central axis that will leverage the development initiatives of the business, industrial and service sectors. Helping to generate an ease of influx of people through the use of the airport and thus generate a favorable environment for the creation of businesses, exhibitions, forums and ease for travelers and tourists who are interested in getting to know the coffee axis. In addition, the “*Aeropuerto del Café*” will help boost the region's economy, providing the department with the development of its workforce and a favorable environment for the ease of reaching the main city with longer hours and with the possibility of converting in an international airport in the future.

### Analysis of the market

In 2022, the GDP of the department of Caldas was 23,910 billion pesos, at current prices, placing it in position number 15, among the 32 departments of Colombia and the city of Bogotá, with a contribution of 1.68% to the GDP. national. If the joint participation of the three departments of the Coffee Axis is added, they contribute 4.1% of the country's total GDP. (DANE, 2023).

The economic activities with the highest productivity in the department are commerce, hotels, repair and transportation, with a contribution of 17.7% of the department's total GDP, followed by Public Administration and Defense activities with a participation of 15.4%. and, in third place, manufacturing industries with 12.5% of the total.

Making a comparison of the GDP results of Caldas, it is highlighted that at the level of the coffee axis region, Caldas was located above Risaralda (position 16) and Quindío (position 22) and compared to the country level the department presented a better performance in some of the economic activities measured, among these: Agriculture, livestock, hunting, forestry and fishing; Manufacturing industries; Electricity, gas and water.

Additionally, the Departmental Competitiveness Index (IDC) 2023 places Caldas in 7th place on this ranking that measures the competitiveness of the 32 departments of the country. According to the competitiveness vision of the department of Caldas recorded in the ADCI: “The department of Caldas in 2032 will occupy a position in the top 5 of the most competitive and productive

## AEROPUERTO DEL CAFÉ PROJECT - CALDAS

departments in Colombia thanks to its highly qualified human talent, the closing of gaps gender, the economic strength of its productive apparatus and performance in national and international markets, supported by the departmental, business and institutional strengthening of the entire Infrastructure for innovation, science, technology and productivity, without forgetting the development processes sustainable and care for the environment.”

The 7 departments that make up the area of influence have significant strategic importance in Colombia for several reasons:

- **Tourism:** These regions are known for their natural beauty, pleasant climate, cultural and architectural heritage, making them popular tourist destinations both nationally and internationally.
- **Agriculture:** The region is known for its diverse and high-quality agricultural production, which includes coffee, bananas, avocados, citrus fruits, flowers, among others.
- **Industry and Commerce:** These regions are home to various industries, including manufacturing, textiles, processed foods, among others. In addition, they are important trade centers that connect different regions of the country, facilitating commercial exchange and contributing to economic growth.
- **Education and Culture:** The region has important educational and cultural institutions, including universities, museums, theaters and cultural centers.
- **Biodiversity:** These areas are home to a great diversity of ecosystems, flora and fauna, some of which are unique in the world. The conservation of biodiversity is crucial for maintaining healthy ecosystems and providing vital ecosystem services, such as clean water, climate regulation, and food.

### Financial projections

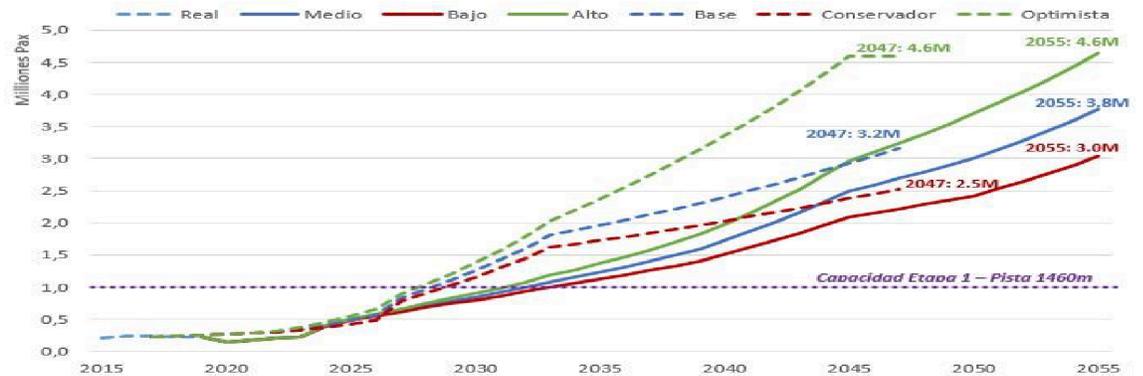
The historical distribution of the demand for domestic passengers between the airports of the Coffee Region until 2009, estimates that at *La Nubia* Airport corresponds to an average between 20.3% and 23%, *Matecaña* airport is between 54.9% and 62.5 % and *El Edén* airport between 17% and 23.9%. However, the distribution between 2010 and 2019 gradually reduces the weight of *La Nubia* to 9.8%, keeps *Eden* close to 20% and *Matecaña* reinforces its role as the main gateway to the Coffee Axis, reaching 73%.

After the opening of the new Café del Café airport without operational restrictions as in MZL, a rapid recovery of air competitiveness in the Manizales area is expected in the medium and long horizon. With Stage I it is estimated to reach an average of 18% of the participation of the coffee region, with Stage II 26% and with Stage III 35%.

It is estimated that, at the time of starting its operations, Aerocafé should have traffic close to 400,000 passengers; and be able to reach 500,000 passengers in

## AEROPUERTO DEL CAFÉ PROJECT - CALDAS

a quick period of time. For the fifth year of operation the estimates reach 750,000 passengers and for the tenth year 1,000,000 passengers. It is from this milestone that the future Coffee Airport will be in a position to compete on similar and equal conditions with other airports, especially PEI as the main airport in the Coffee Region.



Additionally, the Coffee Airport income projection for its Stage I establishes two types of income sources that have been considered for its entry into operation. Regulated revenues refer to the different airport taxes and fees applied to airports according to national aeronautical regulations. These are estimated in 3 scenarios as follows: Base 89,582, High 100,778 and Low 44,555.

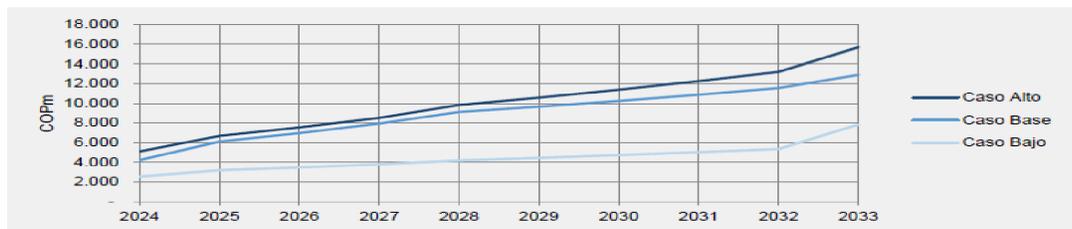


Imagen 2.1. Ingresos Regulados

On the other hand, unregulated income is established that refers to commercial income such as: duty free, food and beverages, parking shops, offices, VIP rooms, taxis, hangars, fuel, among others. These are estimated in 3 scenarios as follows: Base 33,497, High 34,513 and Low 23,045.



## AEROPUERTO DEL CAFÉ PROJECT - CALDAS

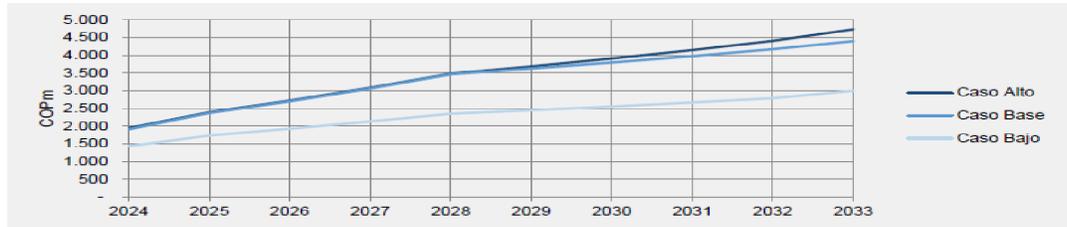


Imagen 2.3. Ingresos No Regulados

In turn, the projection of operating costs (OPEX) includes the costs of airport operation, which are made up of an extensive list of various activities necessary for the operation of the airport, such as: personnel, cleaning, gardening, security, public services, airport health, insurance, audits, among others. These are estimated in 3 scenarios as follows: Base 136,917, High 138,446 and Low 131,320.

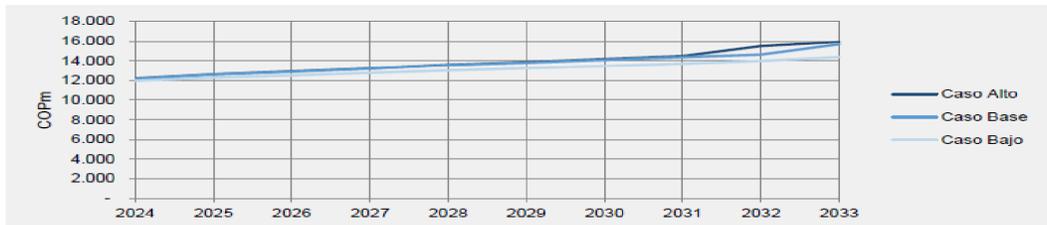


Imagen 3.2. Costos Operativos

### Considerations of sustainability and ESG

Obtaining an Environmental License issued by the environmental authority is a crucial requirement for any infrastructure project, as it implies that the project has been evaluated and approved in terms of its environmental impact and its compliance with current environmental regulations.

The *Aeropuerto del Café* Project has had an Environmental License since 2003 based on resolution 318 of 2003, modified under resolution 1831 of 2017. This environmental and social control and monitoring instrument has been executed normally and is essential to guarantee that it is developed in a sustainable and responsible manner, minimizing its environmental impact and complying with established environmental regulations and standards.

The project also has approval of the Archaeological Management Plan and authorization by ICANH for its implementation through Resolution 472 of 2021.

### Evaluation and Mitigation of Risks

**FINANCIAL:**

- Possibility of increased public spending due to land invasion due to non-construction of the Airport.
- Possibility of increasing public spending due to unnecessary road construction due to the non-construction of the airport.
- Possibility of increased public spending due to the relocation of networks and services due to the non-construction of the airport.

## AEROPUERTO DEL CAFÉ PROJECT - CALDAS

- Possibility of inefficiency of public spending due to studies and designs due to the non-construction of the airport.
- Possibility of increased public spending due to higher administrative costs due to the non-construction of the airport.

**ECONOMIC:**

- Possibility of slowdown of the local economy due to loss of tourist attraction due to the non-construction of the airport.
- Possibility of loss of land value due to the absence of a PBOT due to the non-construction of the airport.
- Possibility of maintaining the difficult conditions for air connectivity due to high rates and longer times due to the non-construction of the airport.

**Project Team  
And experience**

The *Aeropuerto del Café* is an airport infrastructure project of great importance for the region and for the country in general, therefore, some national entities have participated and coordinated actions in favor of the project. Findeter has provided technical advice, Aerocivil regulates and supervises the construction and operation of the airport, while ANI supports the management of the project as a whole to guarantee its success and contribution to regional and national development.

The *Aeropuerto del Café* Association also has a highly trained and committed human resource, whose experience and knowledge are fundamental to the successful fulfillment of our mission of contributing to the development and connectivity of the region. Our qualified staff is made up of experts in various fields related to engineering, project management, law, administration, social and environmental management, and other areas relevant to project development. Additionally, the Association recognizes the importance of having a highly trained and specialized team to fulfill its mission efficiently and effectively. That is why we have established strategic alliances with external consultants of recognized prestige and experience in various areas in order to advance in the consolidation of studies and designs that are decisive for the structuring of the project.

**Additional  
information**

To join forces to guarantee the execution of stage I of *Aerocafé*, framework agreements have been signed between 9 national and regional entities and derivative agreements, in addition to the contracts entered into between the different project participants, from which fundamental responsibilities and actions derive. for the execution of the project. Additionally, with due management and good practices, the project has different permits and licenses that support its legal and operational components, which are in force.

Construction permit: RESOLUTION No. 00089 OF JANUARY 13, 2021 and extended by Aerocivil on July 23, 2021, THROUGH OFFICIAL 5201.28.001-2021024286 and until March 31, 2028, an extension of the permit was granted through official letter 2023244000030272 from October 10, 2023.

## AEROPUERTO DEL CAFÉ PROJECT - CALDAS

CONPES 4026 of March 8, 2021: “Declaration of strategic importance of the *Aeropuerto del Café* Construction project – Phase I, Palestina.”

Airport Master Plan: Approved by Aerocivil through Resolution 2343 of November 27, 2020 and modified through Resolution 474 of March 18, 2021.

Environmental License Stage I:

- RESOLUTION No. 1831 -2017.
- RESOLUTION No. 2850 - 2017 Resolves appeal for reconsideration.
- RESOLUTION No. 0592 - 2020 Forest Use.
- RESOLUTION No. 2100 - 2022 Villa Prague – Brittany.
- RESOLUTION No. 2151 - 2022 South Channel Expansion – South Zone.
- RESOLUTION No. 1573 – 2023 Inclusion Zodme La Pitaya.

Archaeological Management Plan: Resolution 472 of April 23, 2021.

Noise study: Noise modeling for the aeronautical procedures designed for stages 1 and 2 of the Aeropuerto del Café which concluded that in the operation of Stage 1 the noise levels will not exceed the maximum levels allowed by current regulations and the effects produced by noise for the operation of Stage 2 are perfectly mitigable.

Wind study: Based on international ICAO regulations, the orientation of the runway complies with the recommendations of the manuals, as well as the wind speeds throughout the year.