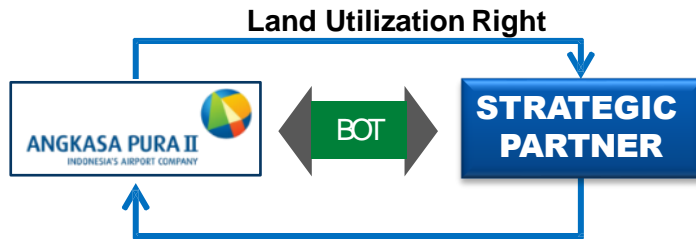


# ***Aeroland City Development Project at Tangerang***

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### Transaction Overview

- PT Angkasa Pura II (“AP II”) is looking for a Strategic Partner for Aeroland City Development Project, a land development project located in Karanganyar, Tangerang.
- The asset is surrounded with residential area and closely located to industrial area and to Soekarno Hatta Airport as well. The asset can potentially be developed into business park and residential area.



**Land Lease during construction**  
**Revenue sharing with minimum revenue guarantee**  
**Upfront payment**  
**Transfer of assets after contract period ended**

- Partnership Scheme
  - BOT contract up to 25 years (subject to Shareholder’s approval)
  - Upfront payment to AP II
  - Revenue Sharing with minimum guarantee to be received by AP II.

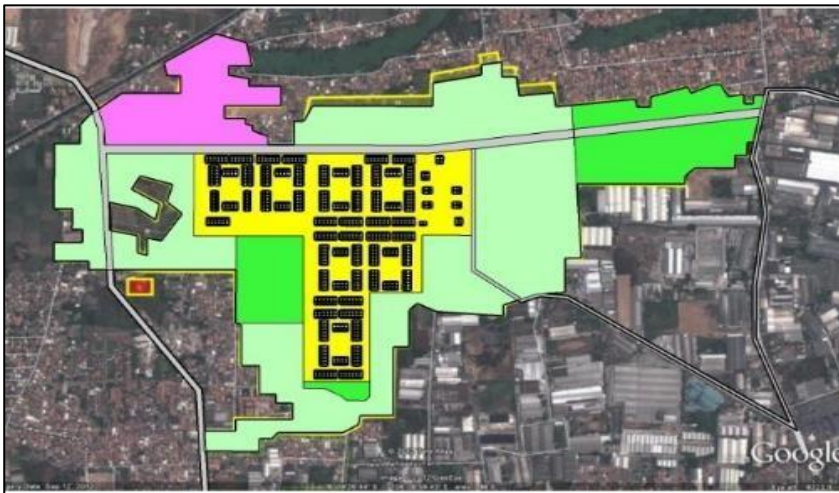
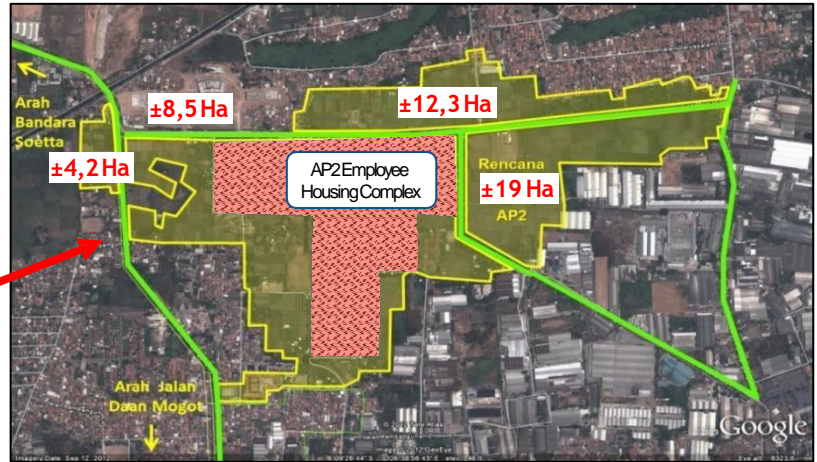
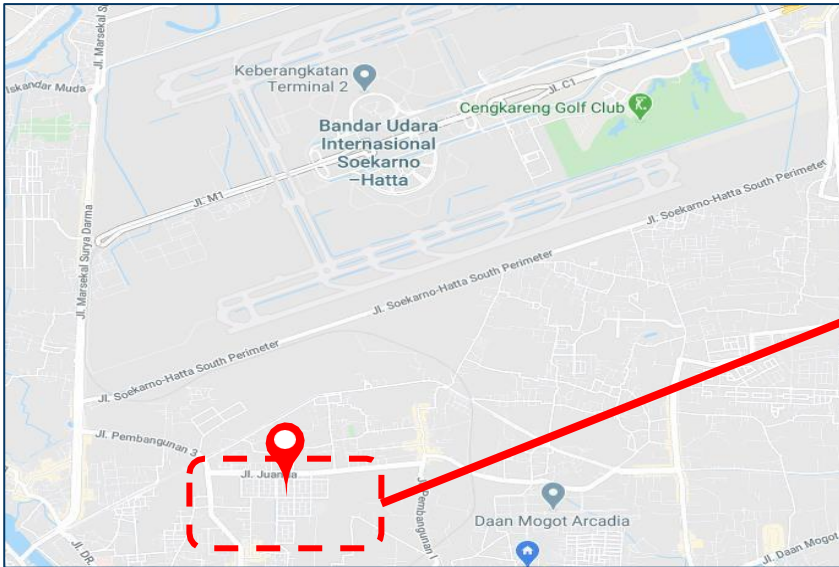
### Project Overview

- Project to develop ±400,000 sqm vacant land at Karanganyar, kec Neglasari, Tangerang, Banten.
- The asset is surrounded by residential area and located close to industrial area.
- Located not far from Soekarno Hatta Airport - the largest and busiest airport in Indonesia.
- The land area surrounds the existing Angkasa Pura 2 housing complex.
- The area can be potentially developed into business park and residential, including hospitals, schools, universities as well as warehousing projects.

### Key Investment Highlights

- Opportunity to develop an area with big economic potential
- Located not far from Soekarno Hatta Airport and Central Tangerang, opportunity to capture the surrounding market
- The land surrounds AP2 employee housing complex - a potential market for the project
- The area has good accessibility

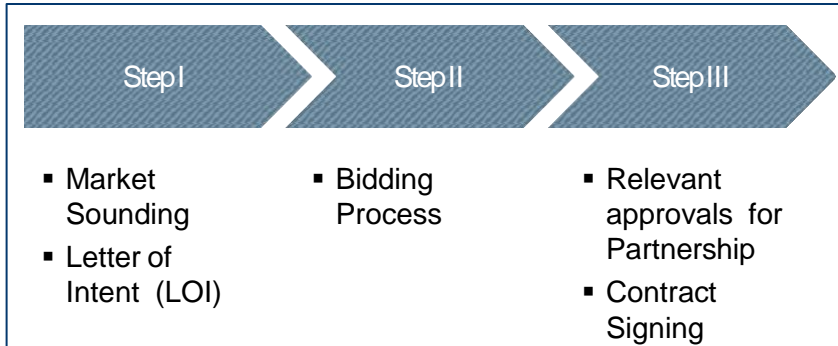
### Project Overview



- Legenda:
- : Land Development
  - ; Airnav Headquarters
  - : Green Area
  - : Hosing Employee AP2



### Process Overview



### Contact Detail

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