

## ***Airport City at Supadio International Airport***

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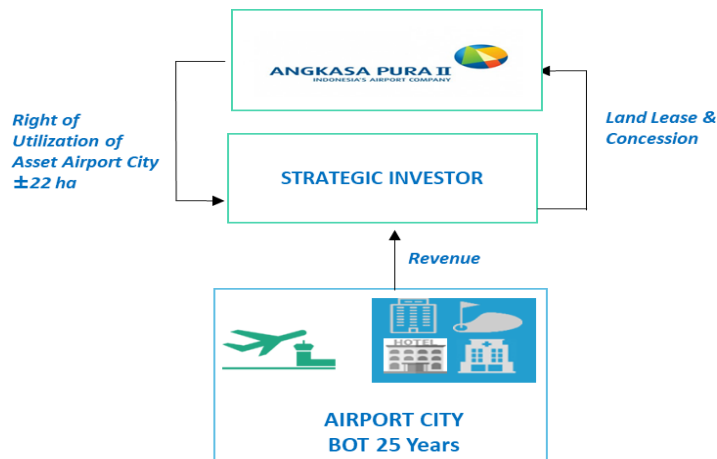
### Transaction Overview

- Opportunity to develop and operate an airport city in Supadio International Airport, the third busiest airport in Kalimantan.
- The current asset owner is PT Angkasa Pura II, which will enter into 25 years BOT agreement with Investor,
- Indicative project value of IDR 600 billion (eqv USD 40 million).
- Indicative commercial terms for the BOT contract:
  - Upfront Payment.
  - Land Lease and Revenue Sharing (with minimum amount for PT Angkasa Pura II).

### Project Overview

- 22 hectares of vacant land to be developed to and Airport City, located within Supadio International Airport in West Kalimantan.
- Located in the main lane of the airport with good access to the surrounding cities.
- Located approximately 18 KM or 30 minutes drive to Pontianak, the most populous city in Kalimantan.
- An integrated business area will later be built, improving the attractiveness economic potential of the area.

### Transaction Structure



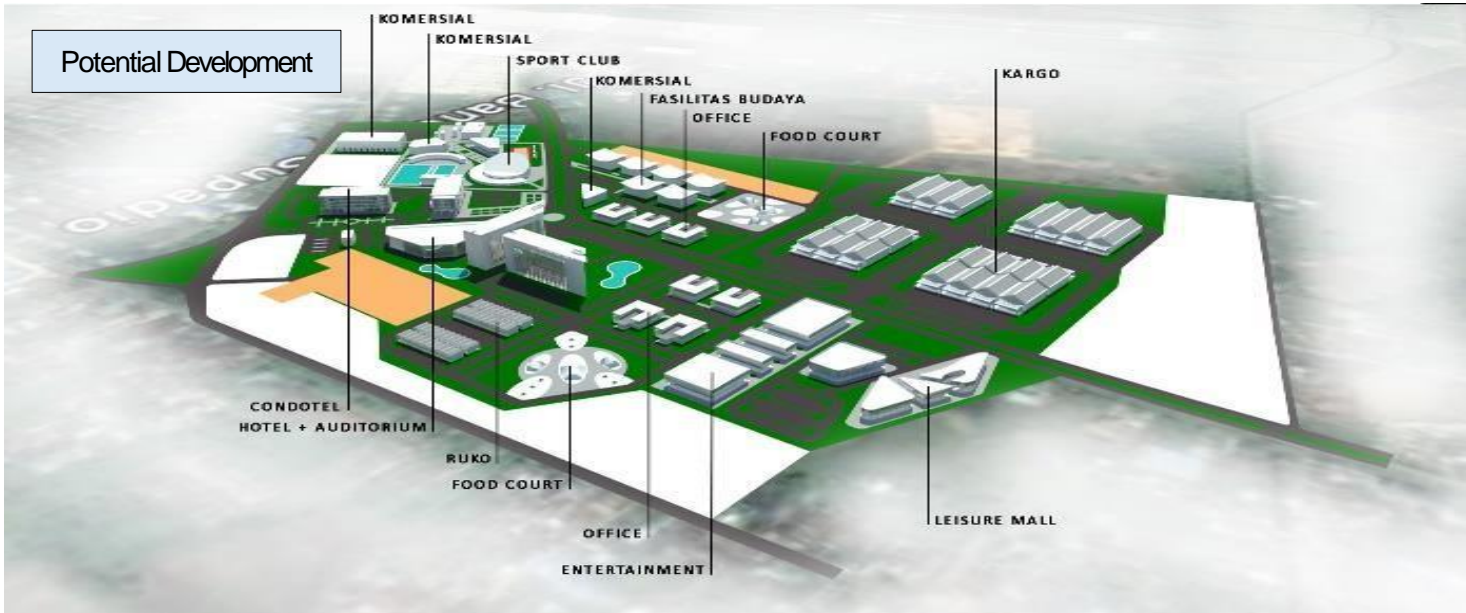
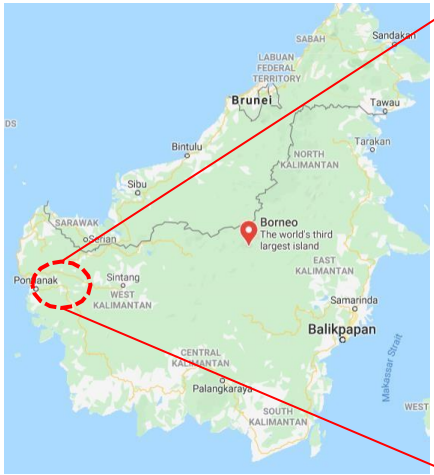
### Key Investment Highlights

- Located near Pontianak, the most populous city in Kalimantan.
- Good accessibility to the surrounding cities such as Singkawang, Bengkayang, and others.
- Attractive potential return.
- Potential contract extension for the Investor.

# PROJECT PROFILE

## Airport City at Supadio International Airport

### Potential Concept



### Potential Value



#### Indicative Initial Outlay

IDR 600 Billion (USD\$40 Million)

#### Investment Opportunity

- BOT 25 Years
- IRR Project: 18%
- NPV@14,5%: IDR 270 billion (USD\$18 Million)
- Payback Period: 10 Years
- Profitability Index: 1,5x



#### Land Area

±22-ha



#### Location

Supadio International Airport, Deli Serdang



HBU & Pra Feasibility Study: LAPPI ITB  
Feasibility Study: KJPP Yufrizal, Deny Kamal, & Rekan

### Process Overview

Step I

Step II

Step III

- Market Sounding
- Letter of Intent (LOI)
- Bidding Process
- Relevant approvals for Partnership
- Contract Signing

### Contact Person

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