

## ***Sky City at Soekarno Hatta Airport***

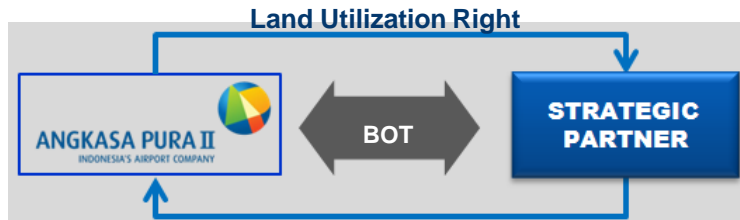
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# PROJECT PROFILE

## Sky City at Soekarno-Hatta Airport

### Transaction Overview

- PT Angkasa Pura II (“AP II”) is looking for a Strategic Partner to develop the vacant land at the main gate of Soekarno-Hatta International Airport.
- The airports needs to develop new supporting facilities, such as Commercial and Residential Park for the airport community.
- AP II will give Land Utilization Right with BOT Contract for up to 25 years (subject to Shareholders approval)



- Indicative partnership scheme:
  - Strategic Partner to provide Upfront Payment to AP II.
  - Revenue sharing to AP II from revenue. (with minimum guarantee to be received by AP II).

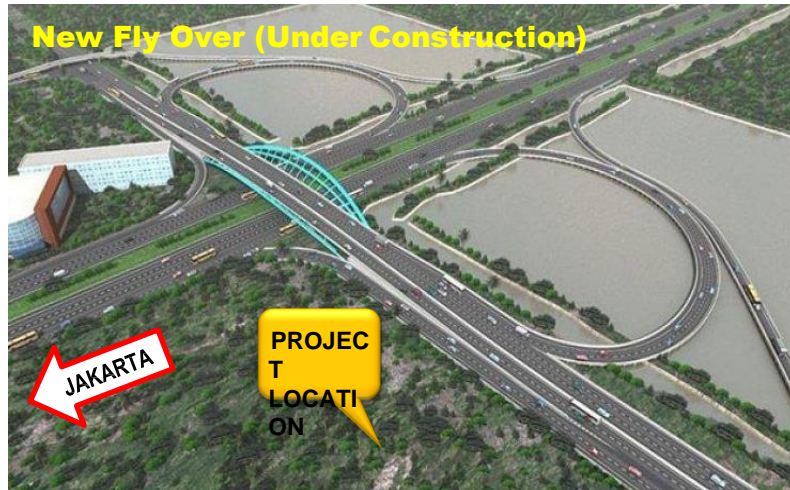
### Project Overview

- ± 55,000 sqm vacant land for the project is located at the main gate of Soekarno-Hatta (area).
- The potential concept is Airport Commercial and Residential (Sky City), such as Hotel, Office, Retail and Service/Lease Apartment. The development will be subject to the Strategic Partner’s best use analysis,
- Maximum height of the project buildings is regulated to be <40 m (Airport Authority’s Regulation/KKOP).
- A new fly over/overpass is under construction to support accessibility (target COD mid-2021).
- In 2019, Soekarno-Hatta Airport alone served more than 54 million passengers with mid-high income and is the 18<sup>th</sup> busiest airport in the world, with airport community consists more than 20,000 employees and 50 corporations.

### Key Investment Highlights

- Opportunity to develop an area with bigeconomic potential
- Located next to Soekarno Hatta Airport -opportunity to capture a niche market
- The area has good accessibility
- High flexibility to develop new business concept

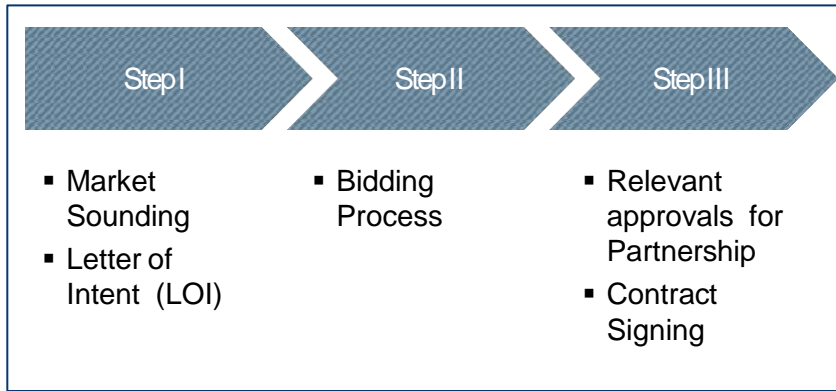
### Project Overview



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### Process Overview



### Contact Detail

**Name:** Wisnu Raharjo  
**Position:** EGM Commercial Service Division PT AP II  
**E-Mail:** [wisnu.raharjo@angkasapura2.co.id](mailto:wisnu.raharjo@angkasapura2.co.id) / [raharjo.wisnu@gmail.com](mailto:raharjo.wisnu@gmail.com)