Sky City at Soekarno Hatta Airport
### 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 need 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).

#### 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 18th busiest airport in the world, with airport community consists more than 20,000 employees and 50 corporations.

#### Land Utilization Right
- BOT (Build-Operate-Transfer) Contract
- Strategic Partner

#### Revenue Sharing (%)
- from Gross Revenue
- Upfront Payment in 2020
- Transfer assets after BOT contract period

#### 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).

#### Key Investment Highlights
- Opportunity to develop an area with big economic 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
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Project Overview

New Fly Over (Under Construction)
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Process Overview

Step I
- Market Sounding
- Letter of Intent (LOI)

Step II
- Bidding Process

Step III
- Relevant approvals for Partnership
- Contract Signing

Contact Detail

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