

PROJECT PROFILE

Hotel Terminal 3 International @ Soekarno-Hatta Airport

Project Overview

PT Angkasa Pura II is looking for strategic partner to develop and managing hotel which located closed by at Soekarno Hatta Terminal 3 International (CGK).

In 2019, CGK served more than 54 million passengers (pax) with mid-high income.

CGK was voted as the 18th busiest airport in the world

An officially agreement will be required in advance as upfront payment in year 2020, gross revenue sharing by monthly basis with guarantee payment along signed contract, excluded taxes.

Project Target Market

- **Passenger :**
 - Total pax 2019 ± 54 million
 - International Pax ± 15 mio
 - Domestic Pax ± 39 mio
- **Passenger's Greeters**
- **Airlines & Airport Community**
± 20,000 employees
- **Corporate Stakeholders**



Project Highlights



Project Location

Terminal 3 International Gate,
Soekarno Hatta International
Airport, Tangerang.



Project Concept

Hotel rooms 147 (4-star
standardize), 4 Meeting
Rooms, Resto, Gym & Spa;

Land Area ±3,000 M2
Building area ±26,000 M2
(7Floors)

Capex IDR 330 Billion

Progress Mei 2020 Physic
Civil Project 100%;
Soft opening plan by August
2020



Partnership Scheme

- Rent & Revenue Sharing up to 20 years (subject to Shareholder's approval)
- Revenue Sharing min. 15%
- Minimum Annual Revenue Guarantee IDR 30 Billion
- Upfront payment in 2020 min. IDR 200 Billion

PROJECT PROFILE

Hotel Terminal 3 International @ Soekarno-Hatta Airport

Potential Business

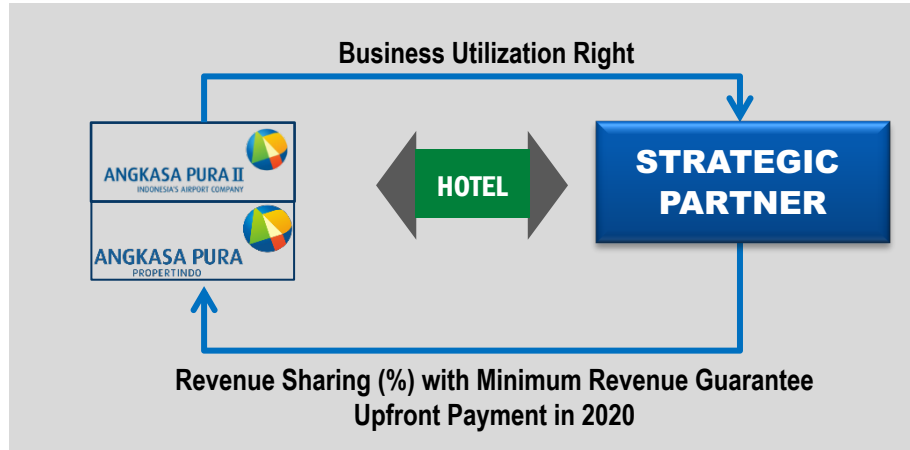
A. Location

- Central Soekarno Hatta International Airport
- Captive with easy access to any area in Jakarta
- Integrated with Soekarno Hatta Airport
- Easy & closed by with direct access to highway

B. Property

- Good product quality the hotel standardize
- High demand in area Soekarno Hatta that will create a potential market to bid occupancy in 85% to 90% in normal season before Covid-19.
- Reference market under corporate PT AP II and several subsidiary will be easy to bid for cooperation.

Partnership Structure



Add. Information

- Contact Person:
Mr. Agung Sedayu
Director PT Angkasa Pura Propertindo
agungsedayu@
angkasapura2.co.id

Project Area



PROJECT PROFILE

Hotel Terminal 3 Domestic @ Soekarno-Hatta Airport

Project Overview

PT Angkasa Pura II is looking for strategic partner to develop and managing hotel which located closed by at Soekarno Hatta Terminal 3 Domestic (CGK).

In 2019, CGK served more than 54 million passengers (pax) with mid-high income.

CGK was voted as the 18th busiest airport in the world

An officially agreement will be required in advance as upfront payment in year 2020, gross revenue sharing by monthly basis with guarantee payment along signed contract, excluded taxes.



Project Target Market

- **Passenger :**
 - Total pax 2019 ± 54 million
 - International Pax ± 15 mio
 - Domestic Pax ± 39 mio
- **Passenger's Greeters**
- **Airlines & Airport Community**
± 20,000 employees
- **Corporate Stakeholders**

Project Highlights



Project Location

Terminal 3 Domestic Gate,
Soekarno Hatta International
Airport, Tangerang.



Project Concept

Hotel rooms 141 (4-star
standardize), 7 Meeting
Rooms, Resto, Swimming
Pool, Gym & Spa;

Land Area ±3,000 M2
Building area ±26,000 M2
(7Floors)

Capex IDR 330 Billion

Progress Mei 2020
Physic Civil Project 35%;



Partnership Scheme

- Finish physic civil project
- Rent & Revenue Sharing up to 20 years (subject to Shareholder's approval)
- Revenue Sharing min. 15%
- Minimum Annual Revenue Guarantee IDR 30 Billion
- Upfront payment in 2020 min. IDR 80 Billion

PROJECT PROFILE

Hotel Terminal 3 Domestic @ Soekarno-Hatta Airport

Potential Business

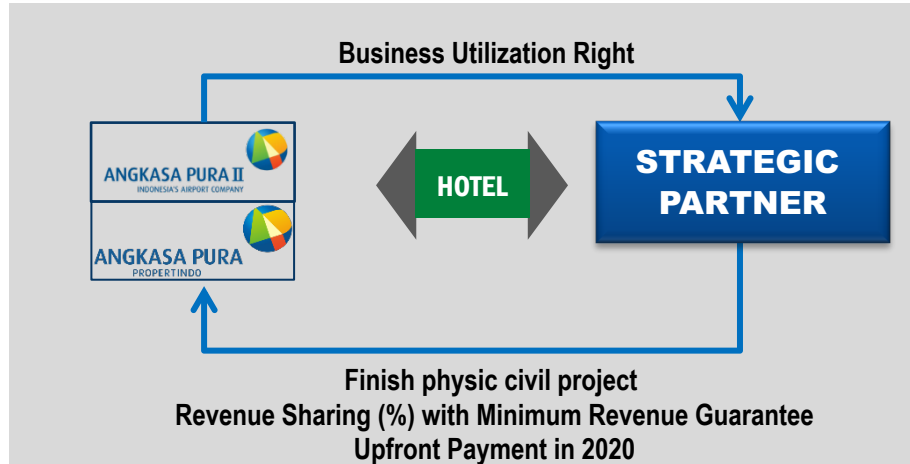
A. Location

- Central Soekarno Hatta International Airport
- Captive with easy access to any area in Jakarta
- Integrated with Soekarno Hatta Airport
- Easy & closed by with direct access to highway

B. Property

- Ready running the hotel operation
- Standard hotel product as four star standardize
- High demand in area Soekarno Hatta that will create a potential market to bid occupancy in 85% to 90% in normal season before Covid-19.
- Reference market under corporate PT AP II and several subsidiary will be easy to bid for cooperation.

Partnership Structure



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Project Area

