

# 6. AIRPORT CITY - INFRASTRUCTURE

## ONE PAGE SUMMARY



### Project Description

Kualanamu Airport City consist of commercial area for both business and leisure area such as hotel, market, hospital, theme park, retail, and golf park. Equipped with E-Commerce Center Warehouses and an Integrated Commercial Area with Factory Outlet and MICE provides the concept of an integrated cluster with mixed use property types to complement each other for creating new market in the region. As one of the largest airports in Indonesia, Kualanamu has humongous opportunity to create the commercial and business market. Supported by the ease accessibility such as integrated railink, existing toll road which is only 24 km from Medan City (the capital city of North Sumatra), and surrounded mostly by local housing and few commercial building makes Kualanamu Airport has a lot of opportunities to be developed. The development of these projects will be priority in Indonesia and give experience that do not exist in other area. Each building has their own feasibility, so investor is able to choose their preference suit one's taste.

### Key Investment highlight

|                            |   |
|----------------------------|---|
| Location                   | Kualanamu International, Beringin Subdistrict, Deli Serdang Regency   |
| Estimated Investment Value | <ul style="list-style-type: none"> <li>• Airport City: USD260 million or equal to IDR 3.9 trillion</li> <li>• E-Commerce Center Warehouses: USD6.66 million or equal to IDR100 billion</li> <li>• Rest Area: USD5.66 million or equal to IDR85 billion (USD1 = IDR15,000)</li> </ul>  |
| Total Area/Land Status     | Airport City : 135 Ha; E-Commerce Center Warehouses: 2 Ha; and Integrated Commercial Area : 20 Ha   |
| Business Scheme            | Financing and Direct Investment   |
| Project Owner              | PT. Angkasa Pura II and PT. Angkasa Pura Aviassi  |
| Financial Feasibility      | <ul style="list-style-type: none"> <li>- MICE &amp; Hotel<br/>IRR= 13,19%, NPV= IDR53,64 Billion, Payback period= 12 years</li> <li>- E-Commerce Center Warehouses<br/>IRR= 20%, NPV= IDR52 Billion, Payback period= 7 years</li> <li>- Rest Area at Kualanamu International Airport<br/>IRR= 19%, NPV= IDR50 Billion, Payback period= 7 years</li> </ul> |

### Project Owner Profile

PT Angkasa Pura II (Persero) is one of the State-Owned Enterprises engaged in the business of airport-related services. Established since 1984 and now successfully managing 16 airports in Indonesia and also constantly committed in providing the best services and customer protection through the establishment of PT Angkasa Pura Aviassi.

### Contact Person

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