

SkyHarbour

CORPORATE HANGAR CAMPUS ON CENTENNIAL AIRPORT



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Proprietary & Confidential

SkyHarbour

The Sky Harbour Group is building a national portfolio of for-lease corporate hangar campuses. Sky Harbour's campuses are the premier condo corporate hangar development on their respective airports. Each of the hangars within a Sky Harbour campus consists of hangar space, office/kitchenette space and enclosed vehicle parking space.

Sky Harbour provides professional operational service to their member tenants for the movement of aircraft and other ancillary services. Sky Harbour's member tenants have access to aviation fuel at the Sky Harbour negotiated fuel price, amounting to significant fuel-cost savings each year.

Sky Harbour recently completed a six-hangar corporate campus at the Sugar Land Regional Airport near Houston, Texas. Sky Harbour has similar developments in process in Miami, FL and Nashville, TN.

Recently Sky Harbour obtained lease rights to 20+ acres of land in the Centennial InterPort master-planned corporate hangar development on the south side of Centennial Airport. Centennial Airport, in the southeast part of the Denver, Colorado metro area, is historically one of the top five busiest general aviation airports in the United States.

The Sky Harbour campus at Centennial Airport will consist of 22 hangars to be constructed in two phases; 13 hangars in Phase One, 9 hangars in Phase Two. It is expected member tenants will be able to occupy the Phase One hangars in mid-2022.

SkyHarbour

Centennial Airport
Denver, Colorado

Personal. Private. Premium.

Protect your valuable aircraft in a safe, secure and controlled environment, with features that maximize the efficiency of your operations, all in a beautiful, thoughtfully designed campus.



SkyHarbour

The Home-Base Model

The best home-basing solution in aviation.

Sky Harbour's home-base model represents a new paradigm provided exclusively to based aircraft. Through its purpose designed facilities and dedicated services, Sky Harbour aims to set a new standard of safety, security and efficiency for you and your guests.

It is our ambition that flight departments and owners will increasingly demand Sky Harbour home-basing solutions for their aircraft. In pursuit of that ambition, Sky Harbour is committed to delivering the highest quality of product and service, and to maintaining a productive feedback loop with its member community in pursuit of constant improvement.



SkyHarbour

The Sky Harbour Home-Base Model versus Traditional Community Hangar Models

Sky Harbour Membership

Exclusive Space

Members never compromise on positioning and **Never Park Outside**.

Hangar Rash Virtually Eliminated

Your aircraft is **Never Moved Unless You Decide To Move It** and is only handled by the dedicated and certified Sky Harbour line service crew.

Security

Sky Harbour members and their Flight Departments control access and monitor all activity through the **Sky Harbour Smart Hangar App**.

Environmental Control

Sky Harbour hangars feature climate control, **Mitigating Water Condensation** and associated corrosion.

Exclusive Line Service

Sky Harbour's best-in-industry line crews are dedicated exclusively to Sky Harbour members, offering uniquely **Responsive And Flexible Service**.

Maintenance Access and Convenience

Sky Harbour hangars are clean and well lit, with all features required for routine maintenance and wet washing. **Owner Access Is Unfettered**.

Private Suites

Total privacy. Elevated design. Partial customization. Dedicated office, lounge, kitchen, restrooms, laundry and storage. **Efficient And Reliable**.

Easy Preflight Access

Sky Harbour hangars offer **Convenient Land-side Vehicle Access** with indoor parking, direct baggage loading and in-hangar passenger boarding.

Fuel Provided at No Margin with No Minimum Uplift Requirement

Significant **operating savings**.

Community Hangar Tenancy

Shared Space

Tight **stacking**. Frequent **handling**. No guaranteed position.

Constant Risk of Damage

Hangar Rash = maintenance, downtime, insurance claims, and **Reduction In Resale Value**.

No Access Control or Monitoring

Neighbors, vendors, and other third-parties **Have Access To Your Aircraft**.

Exposure to Elements

Community hangar doors are usually open. Humid ambient air condenses on metal surfaces, **Compromising Airworthiness And Value**.

Line Crews Stretched Thin

Community hangar line personnel serve both based and transient aircraft, requiring **Long Lead-times** on service orders and **Often Causing Delays**.

Inconsistent Maintenance Access

Limited opportunities to address squawk lists and conduct routine checks. Preflight maintenance surprises can **Cause Flight Delays**.

Shared Facilities

Public terminals. Typically insufficient contiguous suite and storage space. **No Option** to insource food, cleaning and other services.

Complicated Preflight Process

Outdoor valet parking during extended trips. **Exposure To Elements And Security Risks**. Awkward baggage loading arrangements.

Fuel Drives the FBO Revenue Model

Prices and Minimum Uplift Requirements **Drive Total Operating Costs Up**.

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Sky Harbour Hangars

Design

- Clean, well-lit spaces with all features required for routine maintenance
- Premium appointed suites.
 - Flexible Office Space
 - Personal Passenger Lounge
 - Kitchen, Storage, Laundry, Bath and Crew Facilities

Specifications

- **Electrical:** 480V, 240V, and 120V outlets for any required in-hangar maintenance
- **In-Hangar Electric Car Charger:** To anticipate future demand and commit to sustainability, every hangar is equipped to charge today's and future electric vehicles
- **Hangar Floors:** High-gloss crystalline densified flooring, offering resistance to scratching, oil, fuel and chemical spills
- **Drainage:** Integrated drain system allows for in-hangar detailing and runoff during wet conditions
- **Air Circulation and Humidity Control:** High-volume overhead fans and insulated wall and ceiling surfaces reduce condensation on critical aircraft surfaces
- **No Foam Fire Suppression:** Our hangars never use foam fire suppression systems, eliminating accidental foam discharges and associated maintenance/resale issues



SkyHarbour

Sky Harbour Services

Services

- Dedicated Sky Harbour Line Service Crew
- Towing, fueling, ground power, water, baggage handling and lavatory service
- Concierge passenger services
- In-hangar aircraft and vehicle detailing
- Hangar and interior suite cleaning

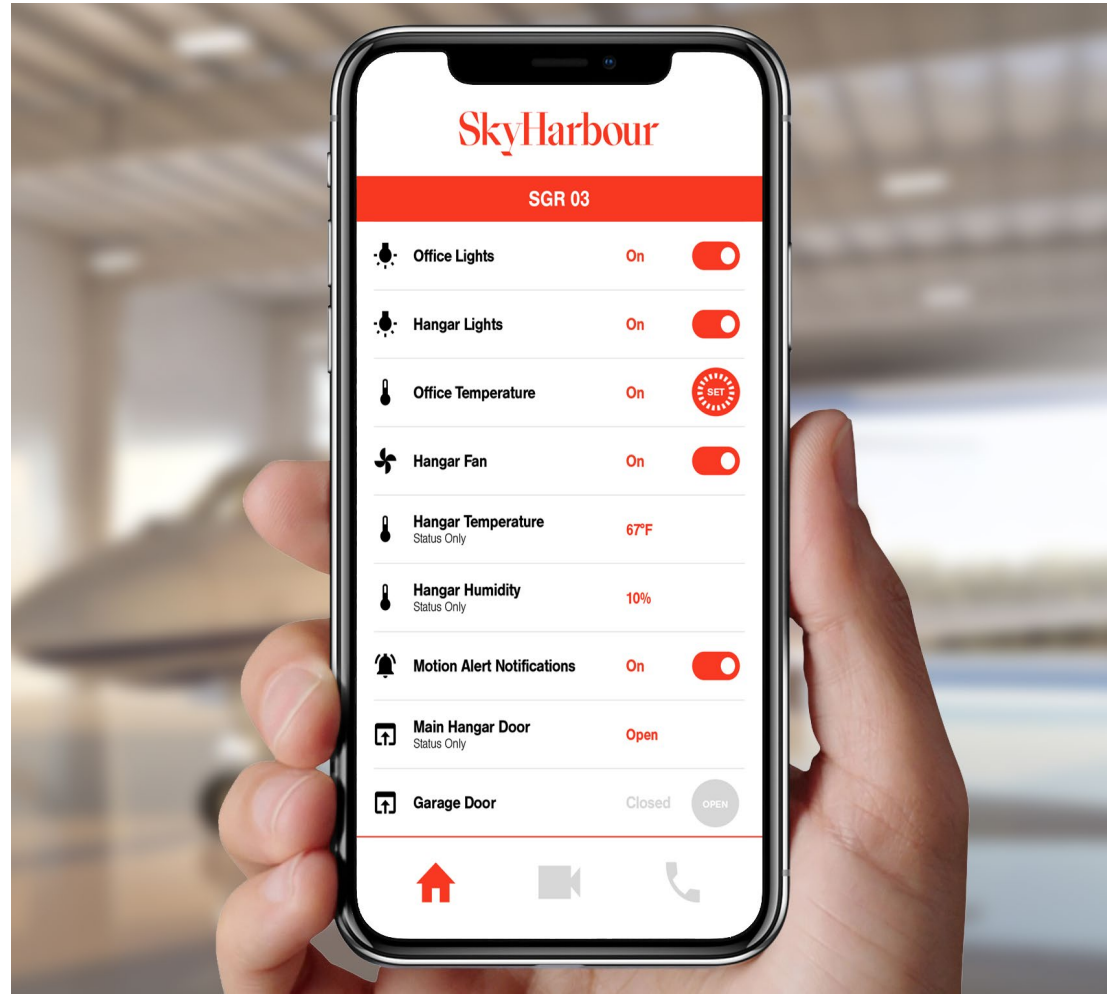
Specifications

- **Fuel:** Sky Harbour Preferred Rate
 - Independent of uplift
 - See *Basing Cost Calculator* for savings
- **Towing:** Towflexx remote controlled tugs with highly qualified operators
- **DC Ground Power**
- **Potable Water and Ice**

24/7 Monitoring and Control

- Your hangar and suite are controlled through the **Sky Harbour Smart Hangar Application** from your office, home, car or plane
- All access points are controlled and monitored
- Real time video feed and stored video
- Optional real time messaging alerts
- Remote environmental control of hangar and interior suite

Smart Hangar Application



SkyHarbour

Hangar Layouts

Sky Harbour 16.0

Total Area

16,400 sf

Hangar Area

12,400 sf

Suite Area

2,000 sf

Outdoor Parking

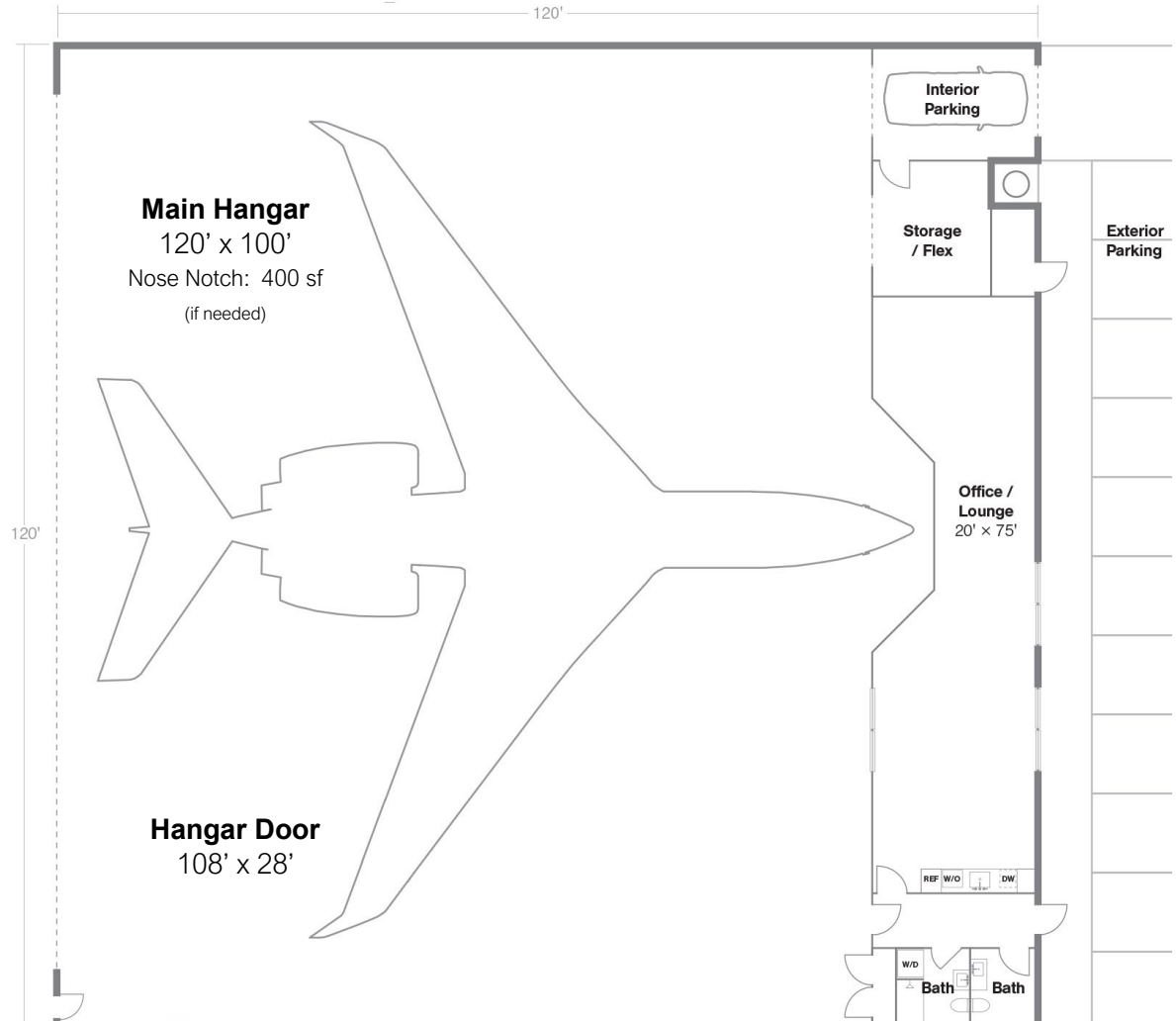
2,000 sf

Main Door Threshold

108' wide x 28' high

Accommodates up to

Embraer Praetor 500 & 600
Gulfstream G400, 550, 650
Global 5000, 6000, 7000
Falcon 7X, 8X



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Hangar Layouts

Sky Harbour 9.0

Total Area

8,000 sf

Hangar Area

6,400 sf

Suite Area

1,600 sf

Outdoor Parking

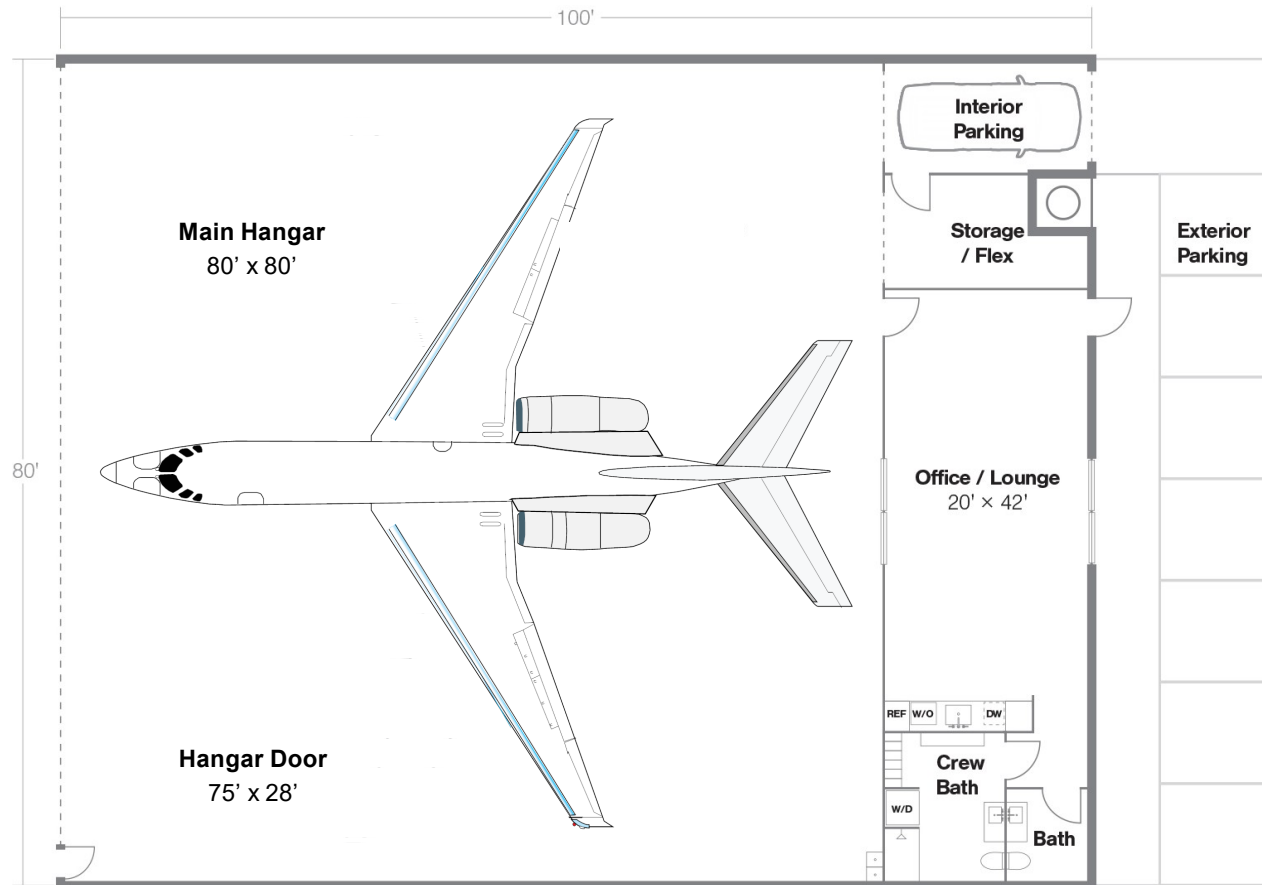
1,000 sf

Main Door Threshold

75' wide x 28' high

Accommodates up to

Embraer Legacy & Praetor
Cessna Citation X, Sovereign
Challenger 300, 350, 650
Falcon 900LX, 2000LXS



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Hangar Layouts

Sky Harbour 8.0

Total Area
7,000 sf

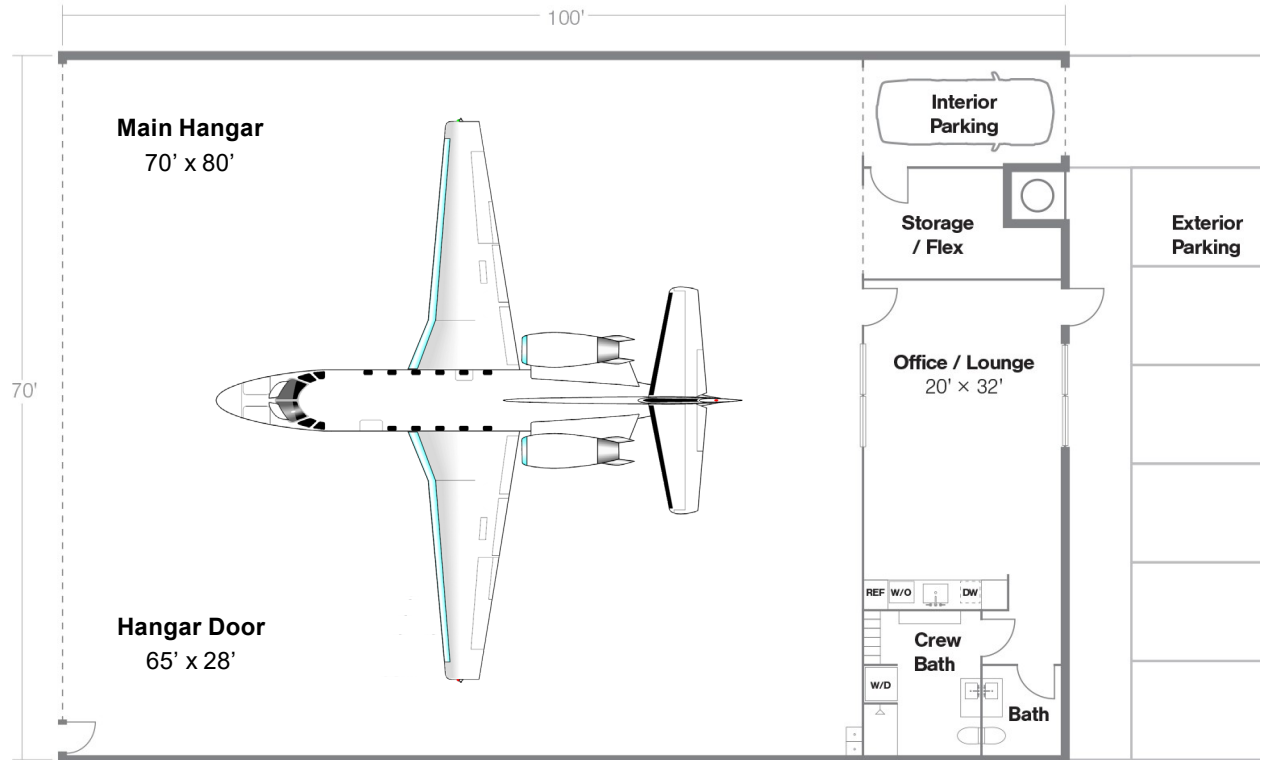
Hangar Area
5,600 sf

Suite Area
1,400 sf

Outdoor Parking
1,000 sf

Main Door Threshold
65' wide x 28' high

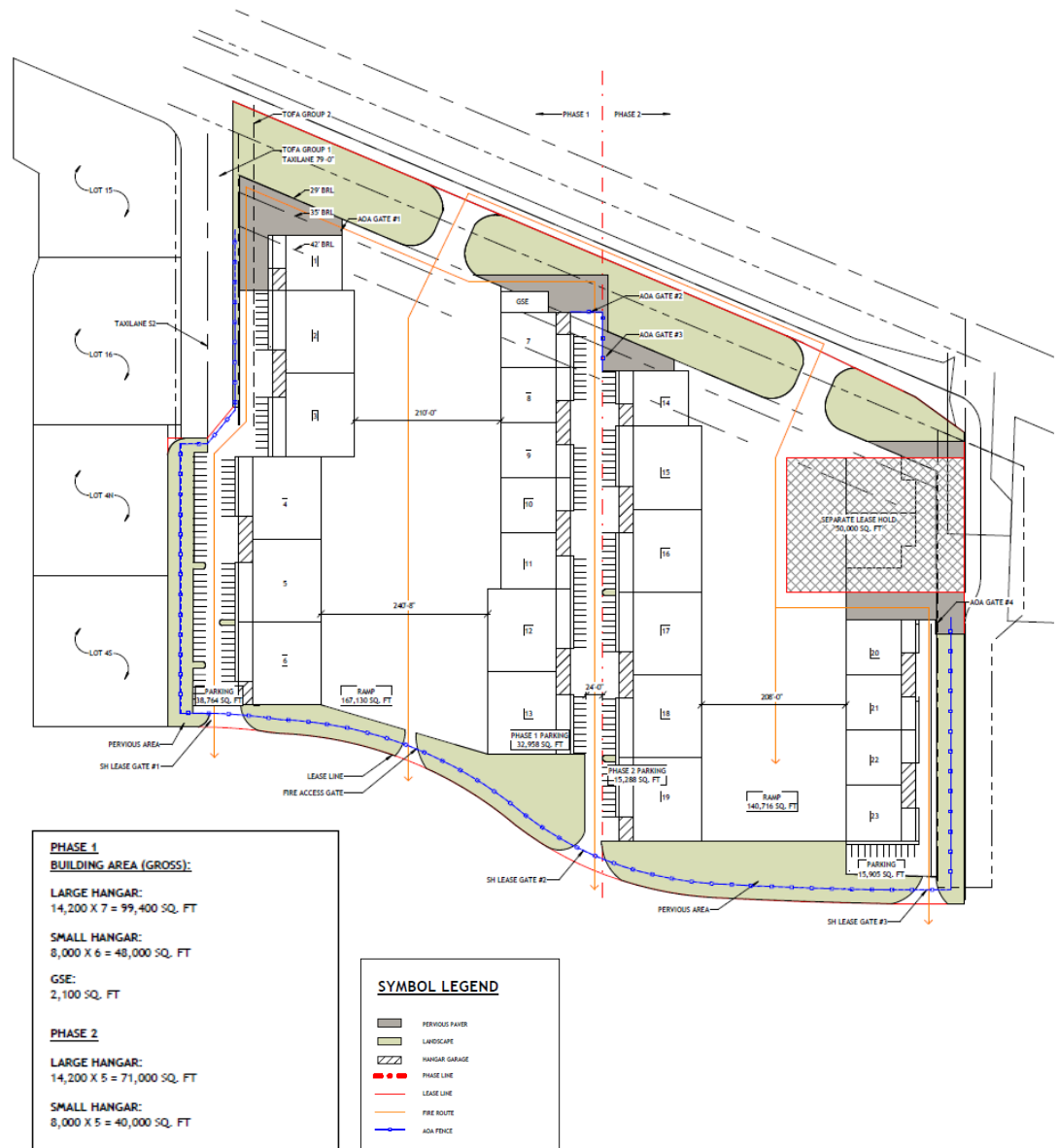
Accommodates up to
Falcon 50
Cessna Citation III, IV, XLS
Hawker 4000
King Air 350



Centennial Airport Campus

Highlights

- Located on ~20 acres
 - Secluded, low-traffic site with no transient aircraft
 - Easy runway access
 - Convenient highway access to Centennial airport and the greater Denver area
 - Private outside and in-hangar parking
 - Multiple layouts available
 - Large ramp for safe and efficient aircraft movement
 - Dedicated line service
 - 24/7 access to your facility
 - Each facility can accommodate light aircraft maintenance and inspections, on your schedule!



SkyHarbour

The Sky Harbour Team

Sky Harbour's team of seasoned professionals combines extensive aviation experience with a strong real estate development pedigree. The team is composed of hand-selected national industry leaders, brought together with the explicit goal of designing and implementing the best aircraft basing solutions in existence.

Tal Keinan

Co-Founder and President

Mr. Keinan leads the Sky Harbour team and works closely with aviation professionals to constantly refine the Sky Harbour model. Mr. Keinan serves on the board of directors of Clarity Capital and is the Chairman of Koret Israel Economic Development Funds.

Mr. Keinan is an 18-year veteran of the Israel Air Force where he served as an F-16 pilot and an air combat instructor. He remains a licensed commercial pilot.

Millie H. Becker

Director of Sales and Marketing

Ms. Becker leads Sky Harbour's sales and tenant-relations efforts, managing the critical feedback loop between users and designers.

Ms. Becker brings decades of experience in FBO management, aircraft sales, air charter, aircraft maintenance and hangar leasing.

Tim Herr

Director of Airfield Development

Mr. Herr is responsible for coordinating the interdependent functions required to commence airfield operations, including regulatory compliance, operations, procurement, finance, and other factors.

Mr. Herr is a veteran of the United States Navy, where he piloted the MH-60R Seahawk.

Tim Johnson

Senior Vice President, Corporate Development

Mr. Johnson leads Sky Harbour's new development efforts, scouting the best fields for Sky Harbour campuses and securing the best locations on those fields for Sky Harbour's based members. Mr. Johnson serves on the firm's Management Committee.

A United States Air Force veteran, Mr. Johnson has been an aviation industry leader for 25 years, serving in senior corporate roles at Signature Flight Support and Atlantic Aviation.

Greg Bradley

Senior Vice President, Construction

Mr. Bradley leads Sky Harbour's construction efforts, bringing the highest standards of quality, safety, and functionality to Sky Harbour campuses across the country.

Mr. Bradley brings more than 20 years of development and construction-management experience most recently as SVP, Head of Construction for the U.S. & Canada at Prologis.

Personal, Private, and Premium



To Reserve your Personal Home Base Hangar contact:

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