

Paga Hill Estate

Port Moresby's Special Economic Zone



Paga Hill Estate – Port Moresby's SEZ

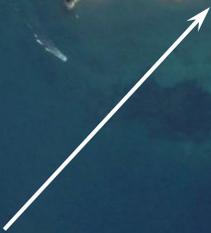
- PNG's first & foundation SEZ
- 25 hectares adjoining downtown Port Moresby
- A comprehensively planned vision to transform Port Moresby, including:
 - 600,000m² of built development
 - 13,000m² of green & open space
 - cultural & tourism elements to transform the visitor experience to PNG
- A dramatic uplift to the nation's capital
- A new identity for Port Moresby, announcing PNG's arrival to the world



 2002 – July



 2014 – March



Initial reclamation work

 2015 – August



Initial road alignment

 2016 – May

*Hillside benching
underway*



Early sea lease reclamation





2017 – March



APEC Haus construction underway

 2017 – August



Ela Beach redevelopment begins

 2019 – August

*Radisson hotel
site finalised* 

 2023 – January

*Paga Hill Paradise
construction underway*



 2025 – March



Satellite Casino underway



Major recent milestones



Paga Hill Business Park

- Bold commercial precinct design on ring road, adjacent to downtown area
- PNG's first mass timber construction with superior ESG credentials

Paga Hill Business Park

- Commercial office precinct being designed for 1.3ha site on ring road adjacent to downtown area
- Design underway with region's leading mass timber construction firm
- Will be PNG's first mass timber construction: an environmentally sustainable method versus traditional steel & concrete construction
- Bold waterfront design being pursued, together with up to 70% emission savings



Preliminary concepts using conventional methods



Major recent milestones



Paga Hill Business Park

- Bold commercial precinct design on ring road, adjacent to downtown area
- PNG's first mass timber construction with superior ESG credentials



Foreshore Promenade

- Funding approved under Tax Credit Scheme (TCS)
- Construction of stage 1 underway



FORESHORE PROMENADE



Alfresco dining



APEC lookout



Craft market

Major recent milestones



Satellite Casino

- Groundbreaking in October 2024
- Venue to open by end of year



Foreshore Promenade

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Satellite Casino

- Groundbreaking: October 2024
- Reputable international operator secured
- Satellite (temporary) venue to inform size & scope of future permanent venue
- Casinos are key pieces of tourism infrastructure – part of Paga Hill Estate’s strategy to attract a broader base of increased tourism



Major recent milestones

Radisson hotel precinct



Satellite Casino

- Groundbreaking in October 2024
- Venue to open by end of year



Hilltop hotel precinct

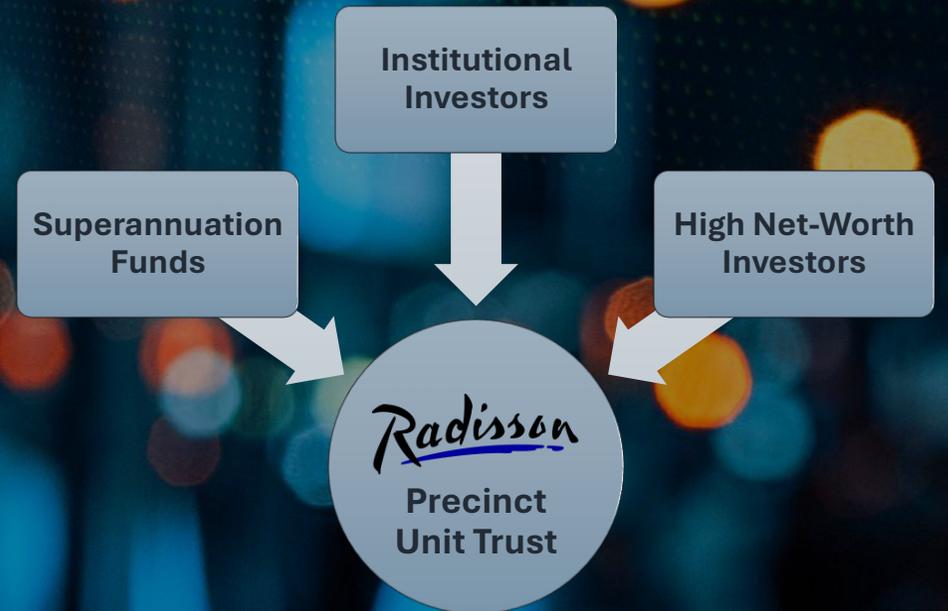
Radisson 

- Landmark hotel precinct atop Paga Hill
- 229-key Radisson hotel
- Europe's largest 'upper-upscale' brand with strong connections to Asian markets
- More than 100 residential apartments to leverage premium hotel amenities, including infinity pools, health & fitness centres, kids club
- Multiple restaurants, including signature bar in restored WWII bunker and various retail outlets
- Largest and best-in-city conference facilities
- Additional residential elements within precinct:
 - 30 premium villas & 16 apartments
- All residential elements to leverage Radisson amenities & services, including infinity pools, health & fitness centres, kids club



Launch of a PNG-first investment vehicle

- K1 billion Radisson hotel precinct project to be structured as a Unit Trust that includes Paga Hill Estate's SEZ incentives – a first for PNG
- A means of attracting local investment to:
 - channel funds into priority Govt/SEZ initiatives
 - involve local investors in nation-building projects
- Introduces a new, well governed and highly competitive financial instrument into the PNG financial markets
- Provides the template for next Paga Hill Estate stages
- Basis for future Paga Hill Estate Real Estate Investment Trust (REIT), another PNG first



Paga Hill Estate – fulfilling SEZ policy objectives

Paga Hill Estate is transforming Port Moresby

- Critical tourism and public infrastructure is on the way
- We're preparing Port Moresby to attract a broader base of increased tourism

Paga Hill Estate is leading the way

- Introducing new, incentivised & highly competitive financial instruments
- Channelling investment funds into prioritised SEZs
- Facilitating broad-based participation in PNG's nation-building and transformation





Paga Hill
Estate



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