

Universal Aviation Saudi Arabia

PREMIUM FBO, HANGAR, & GROUND SERVICES PROPOSAL

Dammam



An Evans Aviation Company



LETTER OF INTRODUCTION

Dear Business Aviation Leader,

Thank you for the opportunity to present Universal Aviation Saudi Arabia and our new premium facility in Dammam.

We are proud to introduce a new standard for private aviation in the Eastern Province – one built around dedicated infrastructure, disciplined operations, and a refined, hospitality-forward service experience. As a newly inaugurated private aviation terminal, Dammam represents an important milestone in our growth across the Kingdom.

At King Fahd International Airport, Universal Aviation has been selected to manage and operate the new General Aviation Terminal and serve as the **sole general aviation services provider** at the airport. This creates a more controlled and consistent environment for operators who value accountability, efficiency, and service excellence.

A defining feature of the facility is its purpose-built **private aviation hangar**, designed to provide secure, climate-protected space for aircraft operating in the region. Complementing the hangar is a modern General Aviation Terminal with dedicated VIP lounges, a pilot's lounge, conference room, refreshment area, showers, offices, onsite CIQ, and a more seamless ARR–DEP flow for passengers and crew.

Backed by Universal Aviation's global reputation for safety, operational discipline, and high-touch service, our objective is clear: to deliver the most refined and reliable private aviation experience in Dammam.

We look forward to supporting your operations in the Kingdom.

Warm regards,
Hayel Altashkandi
General Manager
Universal Aviation Saudi Arabia

FACILITIES OVERVIEW

A newly inaugurated **3,900m² private aviation facility** designed to deliver operational control, elevated hospitality, and a more seamless guest experience at King Fahd International Airport. The facility includes a **2,600m² purpose-built private aviation hangar** and a dedicated General Aviation Terminal developed for business aviation in the Eastern Province.

Passenger & VIP Amenities

- Two dedicated VIP lounges
- Food and beverage refreshment area
- Conference room
- Refined passenger reception environment
- Modern, purpose-built private aviation terminal experience

Crew & Operational Facilities

- Dedicated pilots' lounge
- Crew Showers
- Onsite CIQ for expedited, controlled passenger clearance
- Discrete baggage screening area

Access & Security

- Climate-controlled GA hangar (see Hangar Overview)
- Security-controlled facility access with full CCTV coverage
- Secure vehicle parking
- Luxury vehicles for airside and landside transfers

FACILITY PREVIEW

Interior and exterior views of the newly inaugurated private aviation terminal in Dammam, including VIP lounge environments and the purpose-built hangar facility.







Reception



Food and Beverage Refreshment Area

HANGAR OVERVIEW

A purpose-built private aviation hangar designed to support based aircraft in Dammam's demanding operating environment. The 1,892 m² hangar provides enclosed aircraft protection, direct taxiway access, 24/7 aircraft availability, and secure operational support backed by Universal Aviation's onsite team.

Aircraft Compatibility & Access

- 1,892 m² of private aviation hangar space
- Designed to support based aircraft operations
- 10 m clear opening height
- 43 m clear opening width
- 43 m hangar depth
- 7 m clear interior height
- Column-free span
- Direct taxiway access with one airside access point
- 24/7 aircraft access with no current night access restrictions
- Towing / pushback support available for aircraft entry and exit

Aircraft Asset Protection

- Fully enclosed environment designed to help protect aircraft from heat, UV, rain, dust, humidity, and environmental exposure
- Door sealing system to help reduce dust and debris intrusion
- Ventilation and humidity management
- Epoxy floor coating and epoxy corrosion / moisture protection
- Sloped flooring for controlled drainage
- Regular FOD inspections, apron sweeping, and vehicle speed control
- Additional protection measures during adverse weather and sandstorm conditions

Technical & Operational Support

- GPU 28V availability
- Potable water access
- Lavatory service access
- Backup generator
- LED lighting and emergency backup lighting
- Wireless internet availability in the hangar
- Excellent cellular signal quality
- Fuel coordination available on ramp
- Aircraft marshalling, wing walkers, and towbarless tug support available

Supporting Long-Term Basing

- Tenant access to the General Aviation Terminal and shared passenger / crew amenities
- Conference room access and shared work areas available
- Secure storage available
- Common area access included
- Multi-year lease options
- Short-term and long-term basing available
- Signage / branding opportunity for tenant

HANGAR SPECIFICATIONS & TENANT AMENITIES

Universal Aviation Dammam is designed to serve operators seeking a secure and professionally supported base in Saudi Arabia's Eastern Province. In addition to protected aircraft storage, tenants benefit from shared GAT amenities, secure facility access, ramp support, and operational coordination from Universal Aviation.

Hangar Specifications

- 1,892 m² total hangar area
- 10 m clear opening height
- 43 m clear opening width
- 43 m hangar depth
- 7 m clear interior height
- Column-free span
- 25-second door opening time
- Direct taxiway access
- One airside access point
- 24/7 aircraft access
- Floor load capacity: 1,200 PSF / 5,860 kg/m²
- Concrete thickness: 14 in / 35 cm
- Epoxy floor coating
- Designed for high-temperature climate conditions

Fire Protection & Life Safety

- Foam fire protection system
- Heat, smoke, and flame detection
- Integrated alarm and monitoring system
- Fire suppression coverage across the full space
- Emergency exits clearly marked
- Fire hydrants / hose reels onsite
- Last inspection / certification: April 8, 2026

Ramp & Airside Support

- Dedicated GA ramp
- 12,000 m² ramp area
- Concrete / asphalt ramp surface
- PCN 103/F/A/X/T
- Overnight ramp parking available
- Fuel access on ramp
- Aircraft marshalling included
- Wing walkers standard
- Towbarless tug available
- Hangar in / hangar out assistance
- Daily aircraft security / condition checks available
- Minimum aircraft separation standard: 4.5 m

Tenant Amenities

- Passenger lounge access
- Crew lounge access
- Complimentary Wi-Fi
- Private meeting room access
- Conference room access
- Workstations / shared desk space
- Coffee / beverage service
- Concierge support
- Catering coordination
- Flight planning support
- Shower facilities
- Dedicated crew / passenger restrooms
- Kitchenette / pantry access
- Onsite customs and immigration facilitation
- VIP processing / private screening capability
- Secure storage available

Security & Landside Access

- 24/7 security guard coverage
- Full CCTV coverage and 24/7 monitoring
- Perimeter fencing
- Controlled access gates
- Staffed access control
- Airside patrols
- Visitor management process
- Tenant badge / credential requirement
- Local police / airport security coordination
- Incident response procedure in place
- Secure vehicle parking
- Covered parking available
- Two EV charging stations
- Crew / passenger drop-off area
- Parking located approximately 10 m from the FBO entrance
- After-hours landside access



GROUND HANDLING & OPERATIONAL ASSURANCE

Universal Aviation delivers full above- and below-the-wing support through disciplined global procedures and locally trained professionals – combining operational control with a hospitality-inspired service model built on internationally recognized safety and service standards. This same model is being introduced in Dammam as part of Universal's broader Saudi Arabia expansion.

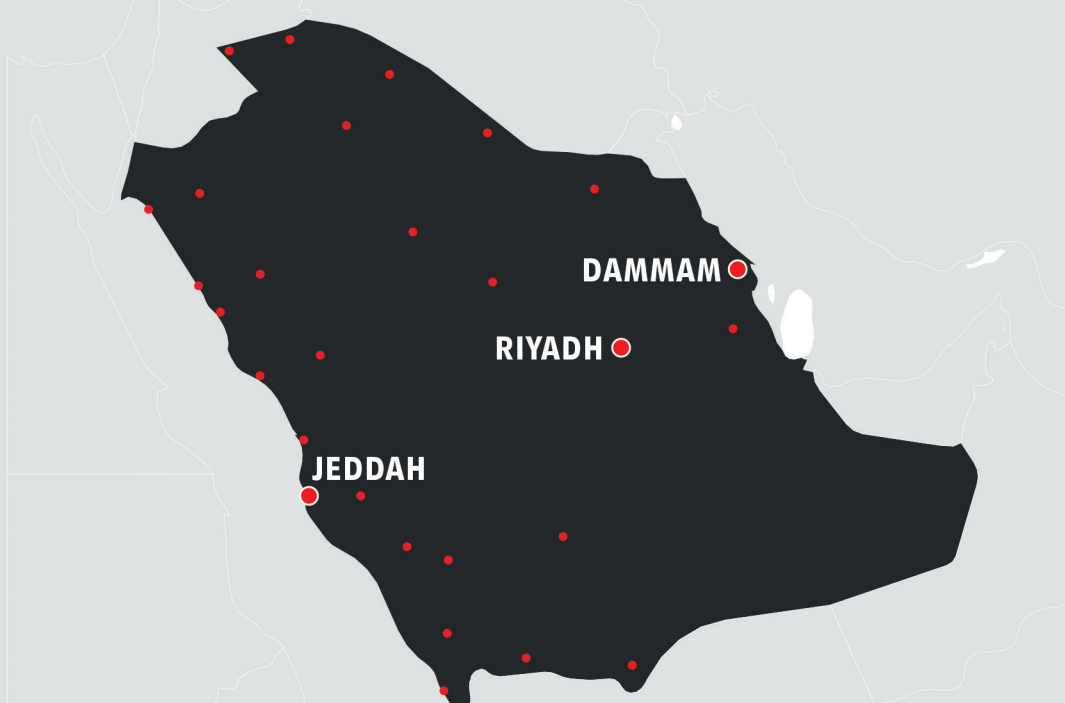
What This Means for Operators

- **Single point of contact and accountability** from arrival through departure
- Coordinated slot, permit, and ATC management
- Proactive, clear mission communication
- Controlled ramp operations supported by Universal Aviation procedures
- Predictable, efficient turn-times
- Safety practices aligned with globally recognized operational standards

High-Touch Service Experience

- Personalized, concierge-style support
- Professionally uniformed staff trained to internationally recognized hospitality standards
- "Know Before You Go" operational guidance
- Fast-track CIQ with personal escort
- Luxury vehicles for ramp-side and landside transfers

Backed by Universal Aviation's global reputation for safety and service excellence — our team at **Dammam** combine operational discipline with hospitality-driven care, ensuring your mission is executed safely, efficiently, and without compromise.



COVERAGE ACROSS THE KINGDOM

Universal Aviation is building a connected support platform across **Riyadh, Jeddah, and Dammam** to deliver a more consistent standard of service across Saudi Arabia. Together, these three gateway locations give operators one accountable partner across the Kingdom's primary business aviation markets.

Beyond Dammam, **Riyadh** extends our presence into the capital with full handling and a premium VIP lounge experience designed around efficiency, hospitality, and operational control. In **Jeddah**, Universal Aviation adds a major west coast gateway with premium ground handling and a dedicated private aviation hangar solution designed to support operators flying to the Red Sea region, Makkah, and the Kingdom's western corridor.

At the same time, we are building a broader support solution designed to extend beyond our three flagship locations – with the goal of supporting missions at airports across the Kingdom through one coordinated Universal Aviation team.

What This Means for Operators

- **Three flagship Saudi gateways**
- **Full handling in Riyadh**
- **Premium ground handling and hangar capability in Jeddah**
- **Dedicated GAT and hangar capability in Dammam**
- **Expanding support across airports throughout the Kingdom**
- **One point of contact for more consistent coordination**

One partner. One standard. Broader coverage across Saudi Arabia.

AIRPORTS SUPPORTED

ICAO	AIRPORT	CITY	LOCATION TYPE
OEAB	ABHA	ABHA	Third-party Supervision
OEAH	AL AHSA	AL AHSA	Third-party Supervision
OEBA	AL BAHA	AL BAHA	Third-party Supervision
OEDM	AL DAWADMI	AL DAWADMI	Third-party Supervision
OESK	AL JOUF	AL JOUF	Third-party Supervision
OEAO	ABDULMAJEED BIN ABDULAZ	ALULA	Third-party Supervision
OERR	ARAR	ARAR	Third-party Supervision
OEBH	BISHA	BISHA	Third-party Supervision
OEDF	KING FAHD INTL	DAMMAM	Universal Aviation Flagship Location
OEGS	PRINCE ABDULAZIZ INT'L	GASSIM	Third-party Supervision
OEGT	GURIAT	GURIAT	Third-party Supervision
OEHL	HAIL	HA'IL	Third-party Supervision
OERS	RED SEA INTERNATIONAL	HANAK	Third-party Supervision
OEGN	KG ABDULLAH BIN ABDULAZIZ	JAZAN	Third-party Supervision
OEJN	KING ABDUL AZIZ INTL	JEDDAH	Universal Aviation Flagship Location
OEMA	PRINCE M.B. ABDUL AZIZ	MEDINA	Third-party Supervision
OENG	NEJLAN	NEJLAN	Third-party Supervision
OEPA	QAISUMAH	QAISUMAH	Third-party Supervision
OERB	RABIGH	RABIGH	Third-party Supervision
OERF	RAFHA	RAFHA	Third-party Supervision
OERK	KING KHALID INTL	RIYADH	Universal Aviation Flagship Location
OENN	NEOM BAY	SHARMA	Third-party Supervision
OESH	SHARURAH	SHARURAH	Third-party Supervision
OETB	TABUK	TABUK	Third-party Supervision
OETF	TAIF	TAIF	Third-party Supervision
OETR	TURAIK	TURAIK	Third-party Supervision
OEWD	WADI AL DAWASIR	WADI AL-DAWASIR	Third-party Supervision
OEWJ	WEJH	WEJH	Third-party Supervision
OEYN	YANBU	YANBU	Third-party Supervision



CLOSING & NEXT STEPS

Shaping the Future of Business Aviation in Dammam

Dammam represents a defining opportunity in Saudi Arabia – a newly inaugurated private aviation terminal, a purpose-built private aviation hangar, and a service model built around international safety, operational discipline, and hospitality-forward care. Universal Aviation has been selected to manage and operate this facility as the **sole general aviation services provider** at King Fahd International Airport.

For operators evaluating long-term basing, frequent Eastern Province missions, or a more controlled operating experience in Saudi Arabia, Dammam offers secure hangarage, streamlined ARR–DEP flow, and one accountable partner overseeing the full terminal and ground handling environment.

Secure your place in Dammam today. Early long-term basing opportunities and preferred hangar access will be allocated on a first-mover basis.

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