

- Future innovation capital

- Powered by a digital ecosystem

- Built for global talent

ALATAU CITY

ALATAU CITY AUTHORITY | 2026

VISION

Alatau City is **Kazakhstan's flagship** national project, a fully digital and investor-focused smart city forming a self-sufficient ecosystem and positioned to become the **innovation capital of Central Asia**



Initiated at the national level **under presidential directive**



Structured to host **future-defining industries** across technology, sustainability and human capital sectors



Located in the greater Almaty area, **Kazakhstan's largest economic hub** and the region's main gateway for trade and investment



LOCATION OF ALATAU CITY

Structural shift in global trade routes positioning
Central Asia as a core transit platform

Europe

Russia

2+ BILLION

people live within
5-hour flight radius

MIDDLE CORRIDOR

Strategic gateway on Trans-Caspian
International Transport Route

Astana

Alatau City

China

FLIGHT TIME TO ALATAU



Delhi - 3 h 35 m



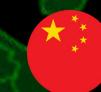
Seoul - 5 h 40 m



Dubai - 4 h 15 m



Istanbul - 5 h 20 m



Beijing - 5 h 30 m

MACROECONOMIC & REGIONAL URBAN DYNAMICS

NATIONAL MACRO POWER

TOP 50 Global economy

KAZ GDP: \$320B

TOP 10 **#24**
Online public services Digital government

ALMATY MARKET SCALE

2.3M+ Almaty population

~3.8M Urban Agglomeration
(Greater Almaty Area)

\$30,000 GDP per capita

Rapid urban growth is creating structural demand for a new city-scale development platform

ALATAU CITY MASTER PLAN



GREEN DISTRICT

Entertainment and Resort
310 km²



GROWING DISTRICT

Industry and logistics
365 km²



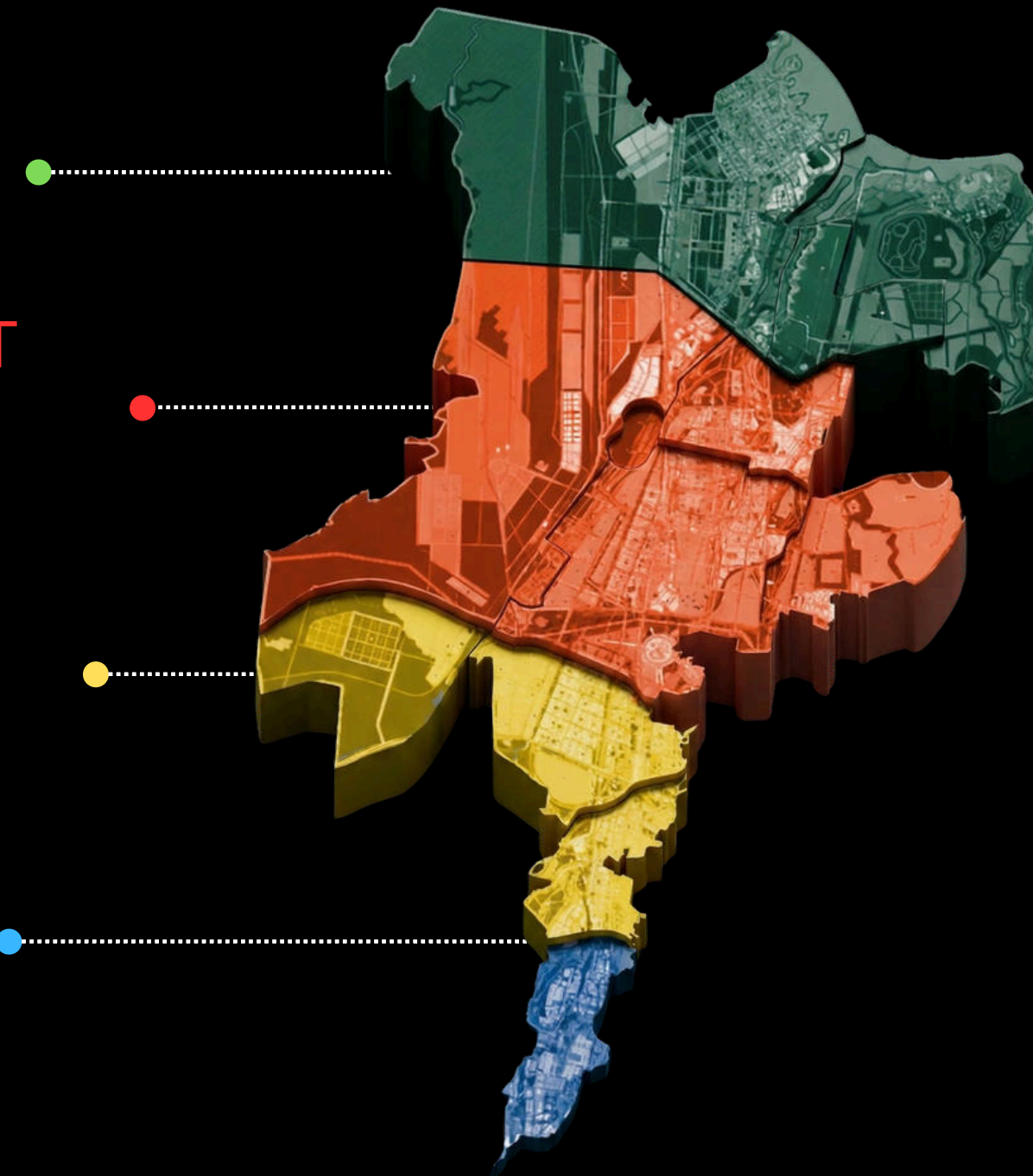
GOLDEN DISTRICT

Medicine and education
155 km²



GATE DISTRICT

Finance and business
50 km²



TOTAL DEVELOPMENT AREA:

880 km²

PROJECTION TO 2050:

Population:

1,8M PEOPLE

Employment creation:

1M+ JOBS

Concept Developed by **Surbana Jurong** 

GOVERNANCE & INSTITUTIONAL FRAMEWORK

CONSTITUTIONAL LAW

Signed by the President on May 8, 2026, establishing the Special Legal Regime of Alatau City

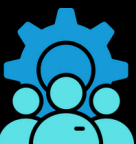
KEY ENABLERS:



Government-funded core infrastructure



Future-ready ecosystem
Blockchain-based digital cadaster



Global talent attraction
Build a regional standards & innovation hub

ESTABLISHMENT OF AN INVESTMENT TRUST REGIME



Stability of conditions for at least 10 years



International investment protection (international arbitration)



International construction standards



"Work-Live-Learn-Play" development principle



Foreigners are entitled to purchase and own residential property in Alatau City

AI-DRIVEN CITY



TOKENS- ECONOMIC LAYER

- Token as a core unit of value
- RWA tokenization. Real assets on-chain
- City stablecoin (ACS)
- DAO governance. User participation
- Unified token model. Assets, data, compute



PPP- INFRASTRUCTURE LAYER

- Private-funded infrastructure. Investor builds, city receives services
- Risk allocation. Operational risks on private partner
- EPC+F / ESCO / NaaS models
- Network-as-a-Service
- Technology sovereignty. No vendor lock-in
- Revenue-share + token governance



DIGITAL TWIN

- Real-time city model. Unified view of all systems
- Data integration. IoT, BIM, GIS, transport, energy
- AI-enabled Digital Twin
- Continuous monitoring. Live data from sensors
- Scenario modeling. Simulation of city operations
- Predictive management. Proactive decision-making
- Resource optimization. Efficiency across systems
- Data standardization. Single source of truth
- Foundation for tokenization. Data-digital asset-token

ECOSYSTEM READY FOR FUTURE INDUSTRIES

Low-Altitude Economy (LAE)



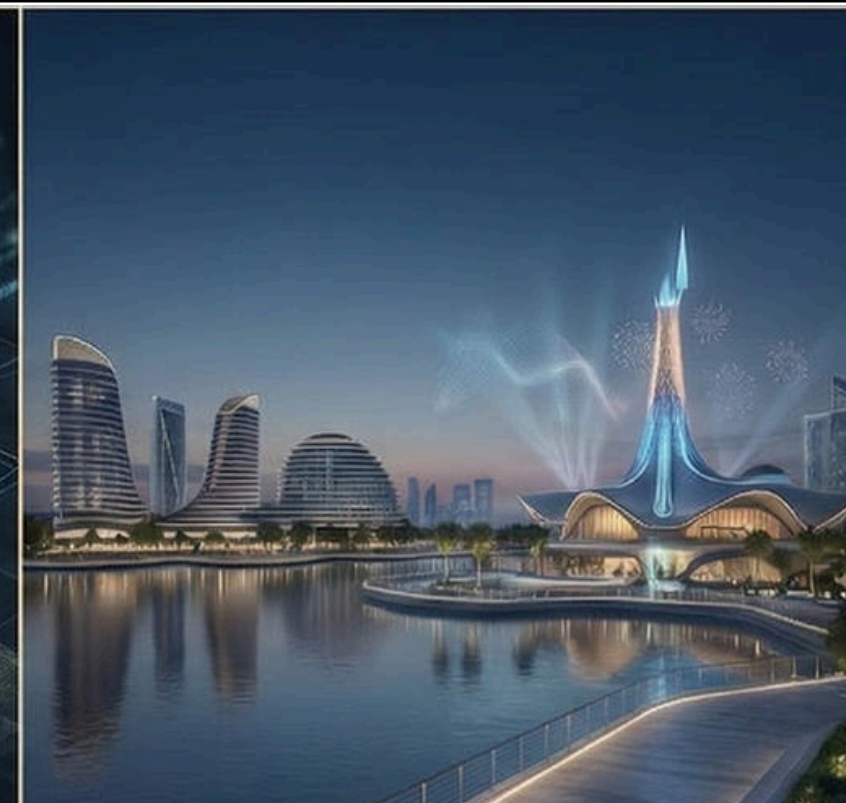
- Joby Aviation
- AutoFlight

Web3 Ecosystem
(Crypto & Digital Assets)



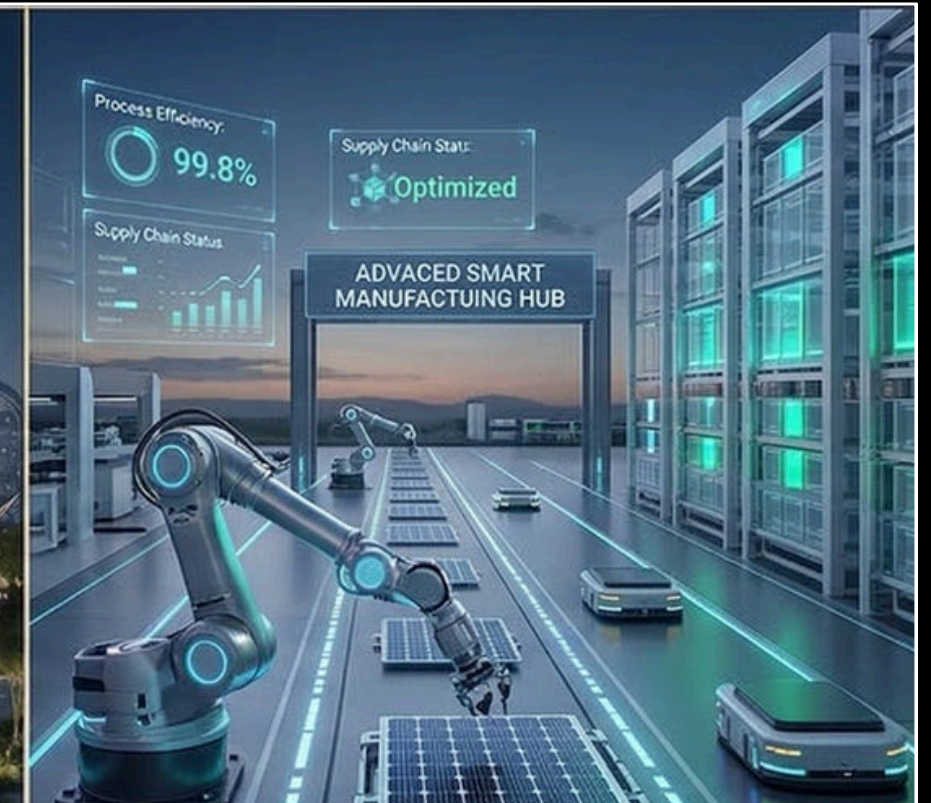
- Solana Foundation
- Chainlink
- Chainalysis

Tourism & Entertainment Hub



- Marriott International
- Hilton Hotels & Resorts

Manufacturing & Logistics



- Pepsi
- Mars
- CIMC

ICONIC COMPLEX

Future landmark of Alatau City

TOTAL INVESTMENT: ~\$1 BILLION
TOTAL PROJECT AREA: ~280,000 m²
PROJECT LAUNCH: September 2026



Project Management & Construction:
China State Construction Engineering Corporation is the world's largest investment and construction groups



Concept & Architectural Design:
Skidmore, Owings & Merrill is one of the most prestigious architectural and engineering firms in the world and a recognized leader

TOWER A

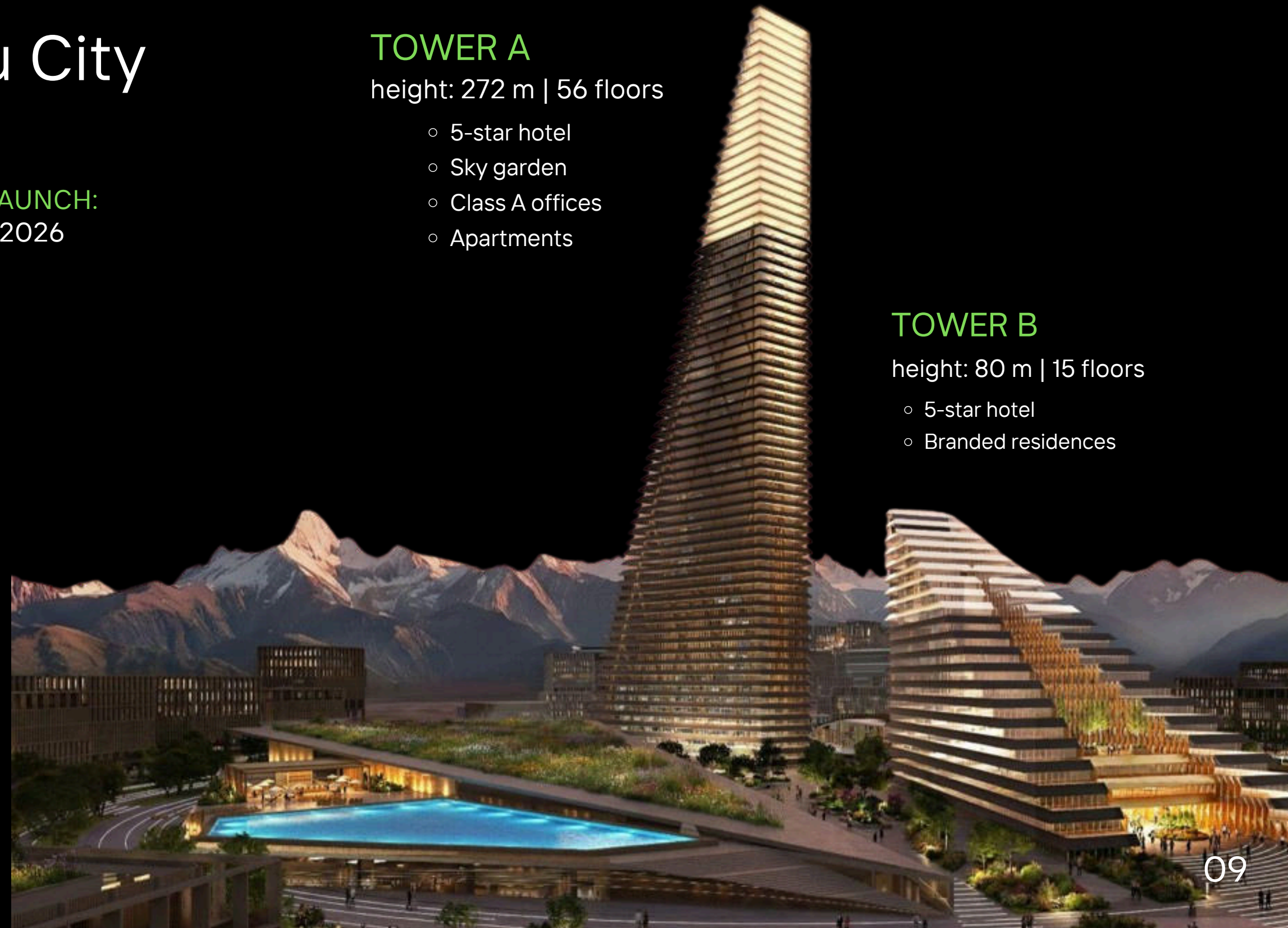
height: 272 m | 56 floors

- 5-star hotel
- Sky garden
- Class A offices
- Apartments

TOWER B

height: 80 m | 15 floors

- 5-star hotel
- Branded residences





Roadshow in
Hong Kong

YOU ARE INVITED

to participate in the **ALATAU CITY Roundtable Session**



QR for registration



11 MAY 2026



10:00 AM
(Hong Kong time)



**Rosewood HongKong
Hotel, Pavilion Hall
(Level 4)**