

GEN

GEN 4. CHARGES FOR AERODROMES/HELIPORTS AND AIR NAVIGATION SERVICES

GEN 4.1 AERODROMES/HELIPORTS CHARGES

JUAN SANTAMARIA INTERNATIONAL AIRPORT

(MROC)

The Civil Aviation Authority informs that, effective **immediately** and until **March 24, 2026**, the charges for the Use of the Aerodrome applicable to the Juan Santamaría International Airport are provided, which were duly approved and published in the official newspaper "La Gaceta". The formula for adjusting prices for airport services through the inflation index is:

$T_{\text{new}} = T_{\text{previous}} * (1 + (\text{Inflation} - \text{Factor } x) + P \text{ Capex})$	
Where:	
T new=	New rates for the following year
T previous=	Previous rates
Factor x=	Efficiency factor
I=	Inflation
P Capex=	Amortization costs of infrastructure development investment allocated to each tariff based on cost center

4.1.4 Security

Category	Charge Unit	Approved rate in \$
Passengers on international flights	US\$/departure and arrival passenger	1,88
Domestic flight passengers	US\$/departure and arrival passenger	0,95
Total CUAC	US\$/ departure passenger	4,78
Terminal CUAC	US\$/ departure passenger	4,78
TAP (Alternative Parking Rate)	US\$/ departure passenger	-
→ CFR (Covid Recovery Fee)	US\$/departure and arrival passenger	1,56

-2-

4.1.6 Other charges (customs, health, immigration, etc.) NON-AERONAUTICAL SERVICES

4.1.6.1 Passenger Service - Airfield

4.1.6.1.1 Concessionaires use (rent) facilities and terminal areas

Category	Charge Unit	Periodicity of payment	Approved rate in \$
Hangars and Workshops	US\$/M2/Month	Monthly	3,63
Offices	US\$/M2/Month	Monthly	4,60
Open ramp	US\$/M2/Month	Monthly	3,31
Others	US\$/M2/Month	Monthly	3,63

4.1.6.1.2 Use (rental of facilities and passenger terminal areas)

Category	Charge Unit	Periodicity of payment	Approved rate in \$
Airline counters and related activities	US\$/M2/Month	Monthly	26,65
Circulation	US\$/M2/Month	Monthly	8,86
V.I.P. lounges	US\$/M2/Month	Monthly	32,54
Baggage Areas	US\$/M2/Month	Monthly	6,95
Offices	US\$/M2/Month	Monthly	25,03
Operational, electrical/mechanical support	US\$/M2/Month	Monthly	8,86
Employee cafeteria	US\$/M2/Month	Monthly	8,86
Commercial Income			
Base Rent Commercial Concessions	US\$/M2/Month	Monthly	32,54
Financial and similar services	US\$/M2/Month	Monthly	32,54

-3-

4.1.6.1.3 Use (rent) of facilities and areas - other terminals

Category	Charge Unit	Periodicity of payment	Approved rate in \$
Circulation	US\$/M2/Month	Monthly	n/a
Operational and electromechanical support	US\$/M2/Month	Monthly	n/a
Airline Offices	US\$/M2/Month	Monthly	n/a
Airline Operations Area	US\$/M2/Month	Monthly	n/a
Lobby areas	US\$/M2/Month	Monthly	8,86
Circulation Commercial Rents	US\$/M2/Month	Monthly	n/a
Commercial Concessions Base Rent (plus, the % of contracted revenue)	US\$/M2/Month	Monthly	n/a
Financial and similar services	US\$/M2/Month	Monthly	n/a

4.1.6.2 Passenger Service – Landside

4.1.6.2.1 Concessionaires use (rent) facilities and areas

Category	Charge Unit	Periodicity of payment	Approved rate in \$
Airline Offices, Related Activities	US\$/M2/Month	Monthly	12,75
Commercial Concessions (plus, the % of contracted revenue)	US\$/M2/Month	Monthly	15,46
Other Dealers (plus, the % of contracted revenue)	US\$/M2/Month	Monthly	15,46
Leased land	US\$/M2/Month	Monthly	4,5455
El Coco Service Center	US\$/M2/Month	Monthly	2,52
Perimeter land (up to 3000 m2)	US\$/M2/Month	Monthly	1,08
3001 – 5000 (m2)	US\$/M2/Month	Monthly	0,91
5001 – 7000 (m2)	US\$/M2/Month	Monthly	0,72
7001 – 10000 (m2)	US\$/M2/Month	Monthly	0,49
>= 10001 (m2)	US\$/M2/Month	Monthly	0,21
Agricultural land with restricted uses	US\$/M2/Month	Monthly	0,02
COOPESA	US\$/M2/Month	Monthly	0,80
Catering	Percentage of gross income		5,0%
→ Ground Services	Percentage of gross income	Monthly	11,0%
→ Employee Parking Rate	Monthly	Monthly	\$45,00

REPLACES AERONAUTICAL INFORMATION/DATA IN GEN 4.1 OF THE AIP OF COSTA RICA