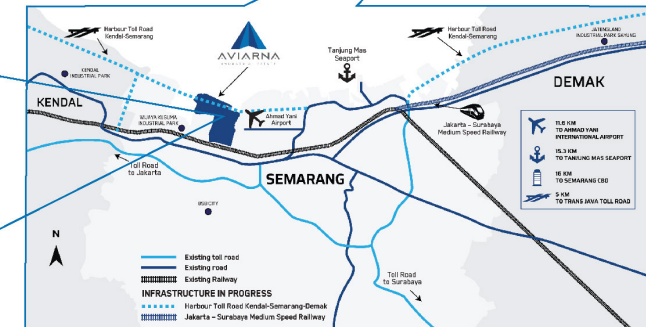


Location:  
City of Semarang,  
Central Java

## PROJECT DESCRIPTION

Aviarna is an integrated industrial estate with focus in becoming a major hub for logistic, high tech industry, aviation and a tourism gateway to UNESCO heritage sites in Central Java. It is located adjacent to Ahmad Yani International Airport, connected to the Trans Java Toll Road and direct link to the Trans Java Rail Network. The estate is near Tanjung Mas Port and the Semarang city center. Aviarna Industrial Estate is a project under Argo Manunggal Group, which is credited to the award-winning development MM2100 Industrial Town in Bekasi, West Java.



**DEVELOPMENT PERIOD:**  
**2020- 2030**

**TOTAL AREA:**  
**450HA**

**BUSINESS SCHEME:**  
Investment Partnership and Joint Project Development

**PARENT COMPANY :**



**PROJECT OWNER:**



Industrial  
Zone



Dry  
Port



Aircraft MRO



Commercial and  
Tourism Zone

**PT BUMI RAYA PERKASA NUSANTARA**

Wisma Argo Manunggal 6th Floor  
Jl. Gatot Subroto Kav.22  
Jakarta 12930  
P : +62 21 252 0017

Mr. Wijaya Surya  
Director  
E. wijaya.surya@bega.id  
M. + 62 82112075650

## MAIN ACTIVITIES

## FINANCIALS

Total Investment value  
(first 10 years):

IDR. 6 Trillion or  
USD. 414 million

Infrastructure  
Budget Estimate:

IDR. 4.5 Trillion or  
USD. 310 million

Land Acquisition  
Budget Estimate:

IDR. 1 Trillion or  
USD. 69 million

General Operations  
Budget Estimate:

IDR. 500 Billion or  
USD. 34 million

*Note: Above are estimates and subject to changes.  
Basis exchange rate USD. 1.00 equivalent to IDR.14,500*

**AVIARNA.COM**



# INSIGHT 2020

# INDONESIA AT A GLANCE 2019

**5.02** %  
GDP Growth Rate

**260** Million  
Population

**1,042** Trillion  
GDP

**4,175** USD  
GDP Per Capital

Indonesia is the largest economy in the South East Asia, with the largest population, land area and natural resources.

# WHY INDONESIA

Largest economy and the only member in the G20 amongst ASEAN

44% of population under 25 years old from a population of 260 million

Consuming class 2 times the population of Australia

Sovereign credit rating continues trending higher

The 5<sup>th</sup> Largest internet users in the world

Significant improvement in ease of doing business

The 2<sup>nd</sup> most biodiverse country in the world which benefits tourism sector

More than \$1 trillion dollars GDP

Progressive government (Safe, Stable, Reformist)

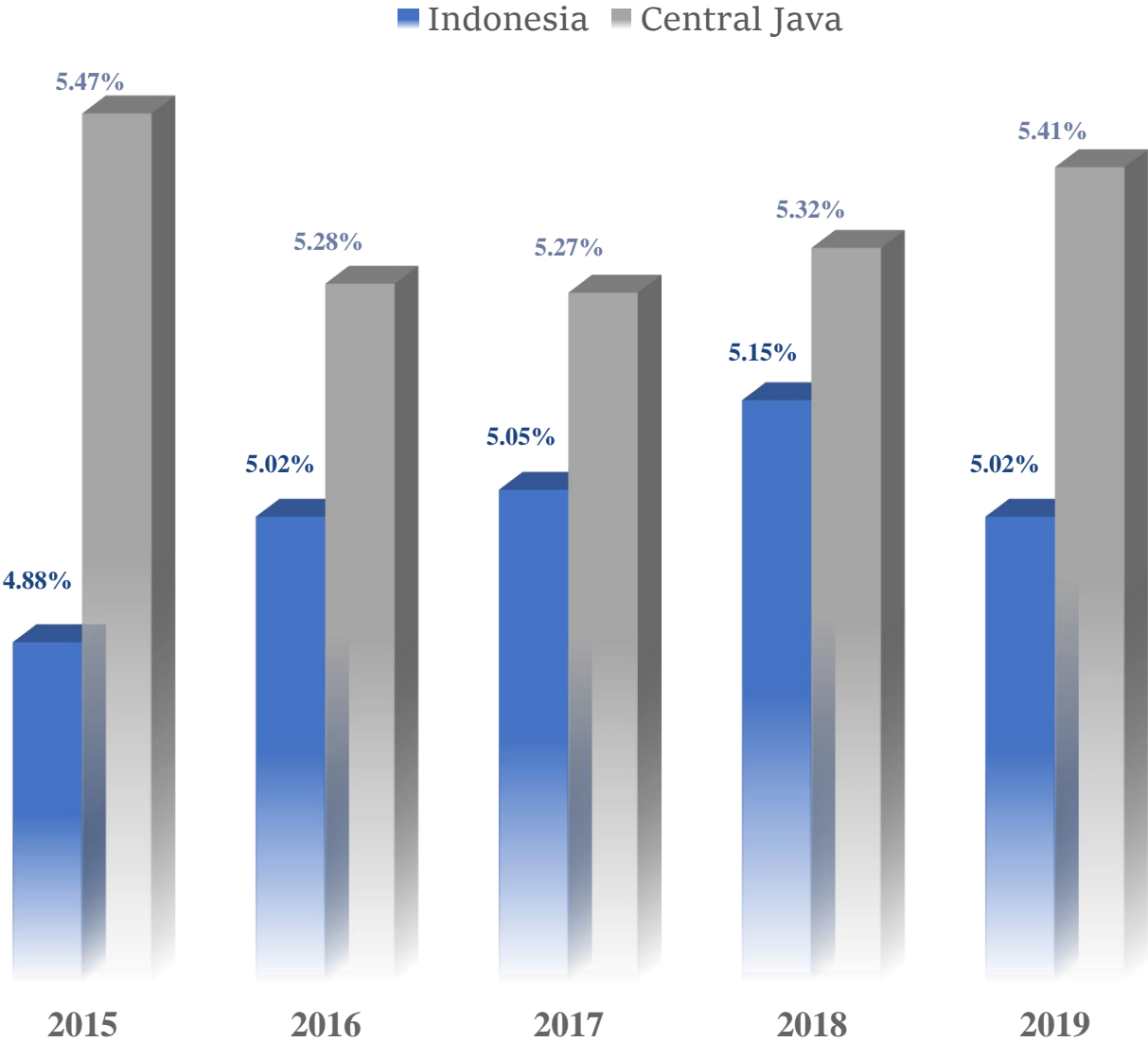






# Central Java: A Growing Investment Environment

Central Java's **GDP growth rate** has been outperformed the national average in the past 5 consecutive years.

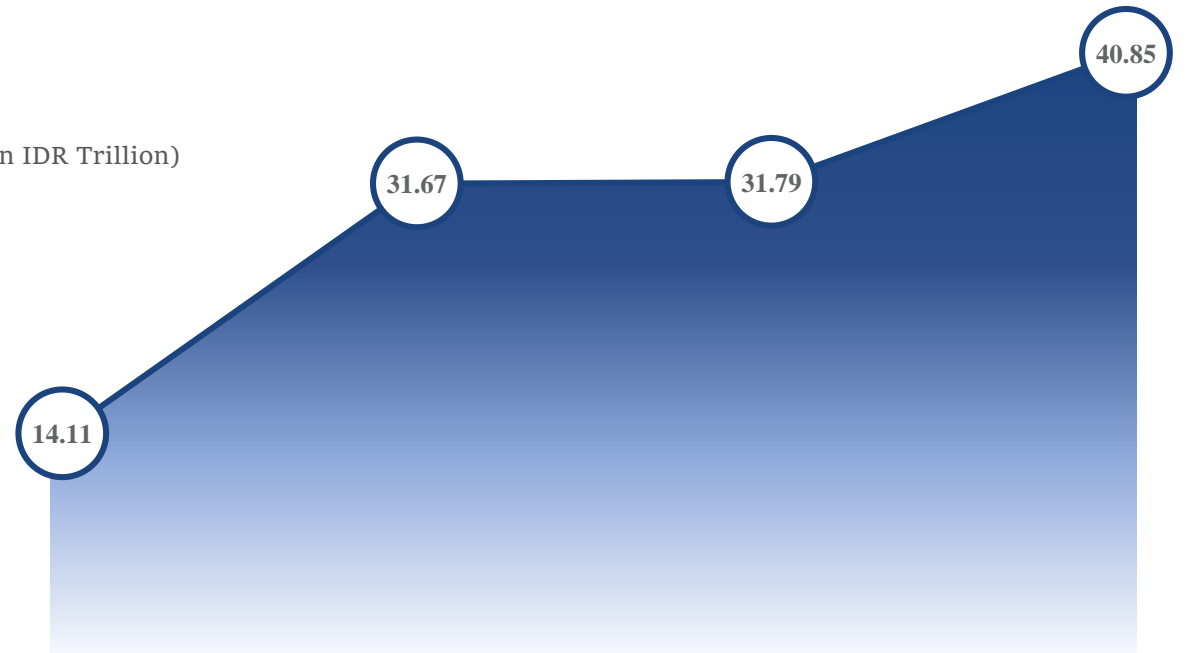




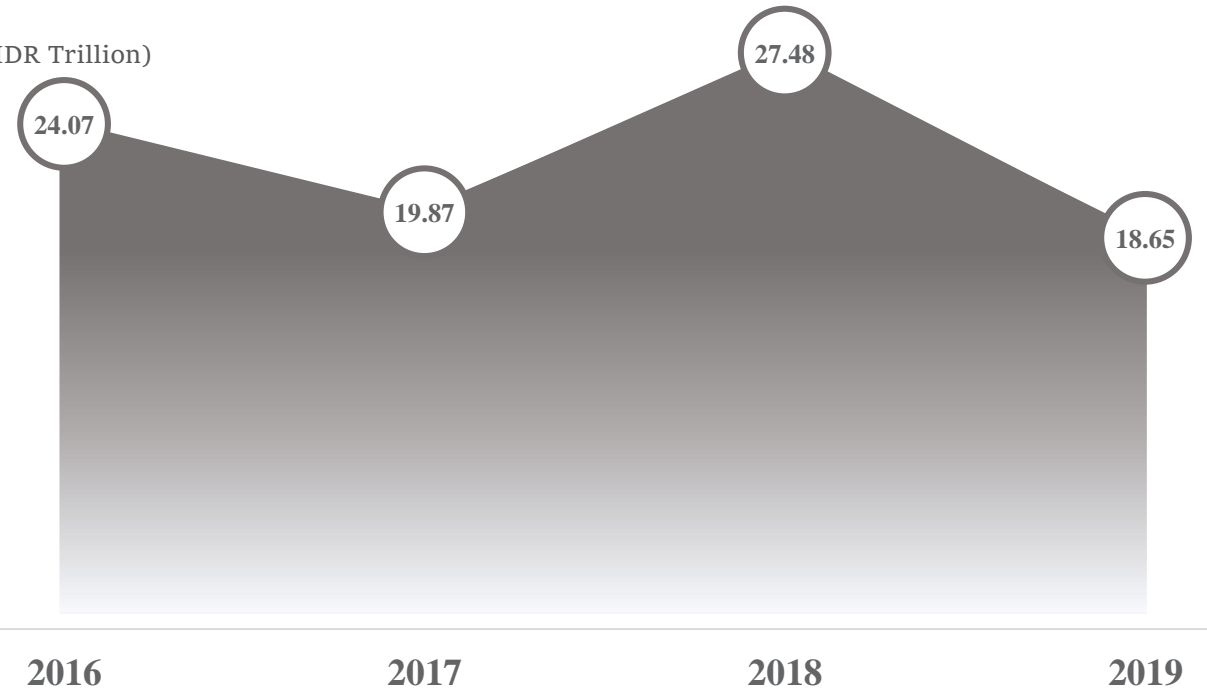
## ... Attraction to Overseas Investors

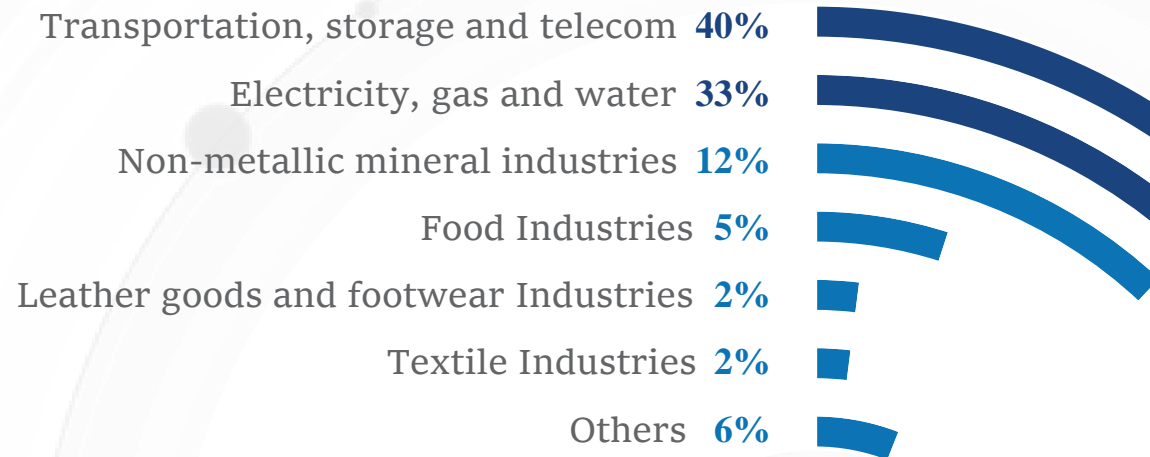
Central Java has relatively stable **DDI** in the past 4 consecutive years; and a strong increase in attracting **FDI** .

**FDI** (in IDR Trillion)



**DDI** (in IDR Trillion)





... In Q1/2020 **Infrastructure** is  
Still The Main Investment Sector.







# AVIARNA

## THE GATEWAY TO THE NEW INDUSTRIAL HEARTLAND OF INDONEISA

Central Java is home to the great monumental sites of Borobudur and Prambanan, both listed under the UNESCO World Heritage Sites. Central Java will be home to the most innovative real estate project ever in Indonesia, Aviarna Industrial Estate.





# POWERFUL COORDINATION



## One of The Largest Integrated Group in Indonesia

Established since 1949, Argo Manunggal Group (AMG) with core business in textile, steel, property and financial services, etc. With more than 40 factories and joint ventures. It has successfully run the award winning MM2100 Industrial Town in Bekasi, West Java.



## Experienced in Property Industry

Bumi Raya is the subsidiary of Argo Manunggal Group, in the business of property development and management. Their projects include residential and industrial property.



## Indonesia's First Modern MRO Industrial Town

With a planned total area of 450 Ha, located next to Ahmad Yani International Airport in Semarang, Indonesia. Aviarna Industrial Estate consist of industrial, dry port, aircraft MRO, commercial and leisure area.



# OVERVIEW



## Location

City of Semarang,  
Central Java



## Planned Development Zone

Industrial Zone

Dry Port

Aircraft MRO

Commercial Zone

Leisure Zone



## Size

**450**  
Hectares



## EASY ACCESS TO ...



**25 Mins | 13 KM**  
Ahmad Yani  
International Airport



**30 Mins | 17 KM**  
Tanjung Perak Port



**35 Mins | 16 KM**  
Semarang CBD



**10Mins | 5 KM**  
Trans Java Toll Road



# DEVELOPMENT PLAN

1

**Industrial Zone**

90 ha  
2020-2022

2

**Industrial Zone  
Dry Port**

92 ha  
2022-2024

3

**MRO  
Supporting Facilities**

65 ha  
2024-2025

4

**Mangrove Resort  
Park**

40 ha  
2025-2026

5

**Seafood  
Processing Zone**

94 ha  
2026-2028

6

**Commercial Zone  
Leisure Area**

60 ha  
2028-2030







Disclaimer Clause : this promotion is a marketing & sales media, no part of purchase agreement, modification can occur without prior notice.



## ... WORK LIFE BALANCE



MRO Area



Industrial Area &  
Dry Port



Commercial Area &  
Leisure



## INDUSTRIAL ZONE & DRY PORT



**182ha**

Industrial Area



**100+**

Tenants



**10,000+**

Workers

### Supporting Facilities

Dry Port

Bonded Area

Customs

Police Station

Fire Station

Banks

Gas Station

Restaurants

Tenant Forum

Sports Center

Shops

Vocational  
School



## ... SUPERIOR SERVICE PROVIDER



### **Water Supply**

PDAM 13,500  $m^3$ / Day



### **Electricity and Power Supply**

PLN 240 MVA



### **Telecommunication & Fiber Optic**

TELKOM



### **Waste Water Treatment Plant**

Inhouse Plant 10,000  $m^3$ / Day



### **Natural Gas Supply**

PGN



### **Primary Road: R.O.W 40 – 50m Secondary Road: R.O.W 20 – 30m**



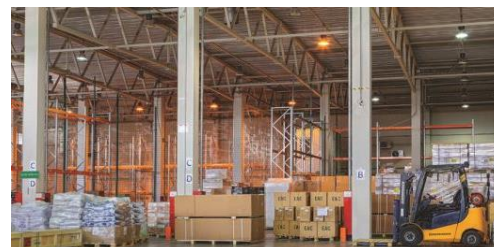
**MRO AREA**



**Hi-Tech Industry**



**Component Shops**



**Bonded Zone**



**Skilled Labor**



**Tax Holiday**



**One Stop Admin Assistance**





## COMMERCIAL & LEISURE



**Hotels and Resorts**



**Cruise Terminal**



**Convention Center**



**Seafood Market**



**Lifestyle Mall**



**Mangrove Park**

# WHY AVIARNA?



Successful Partnership



Strategic Location



Excellent Track Record



High Engineering &  
Construction Quality



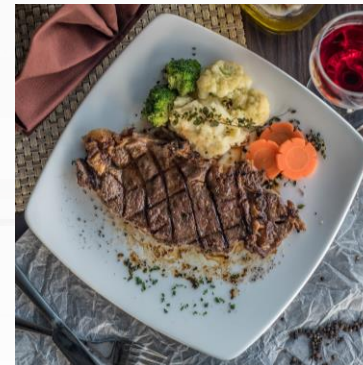
Strong Financial Position



Central Java Regional Advantages



The Only MRO Industry Park





The background of the image is a misty, layered landscape. It features multiple tiers of hills and valleys, each covered in dense, dark green foliage. The mist is a pale, hazy yellowish-white, creating a sense of depth and atmosphere. In the center of the image, a prominent hill rises above the surrounding layers. Atop this hill is a dark, silhouetted structure that resembles a traditional East Asian pavilion or a small temple with a tiered roof. The overall lighting is soft and diffused, typical of a dawn or dusk scene. The text is overlaid on the upper portion of the image, with a subtle horizontal light flare behind the word 'INSIGHT'.

# INSIGHT

DETERMINES THE FUTURE



For further discussion:

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Director

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M: + 62 82112075650

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