



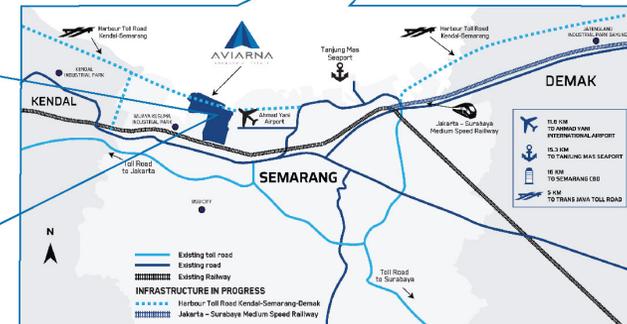
AVIARNA

INDUSTRIAL ESTATE



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:



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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



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 5th Largest internet users in the world

Significant improvement in ease of doing business

The 2nd most biodiverse country in the world which benefits tourism sector

More than \$1 trillion dollars GDP

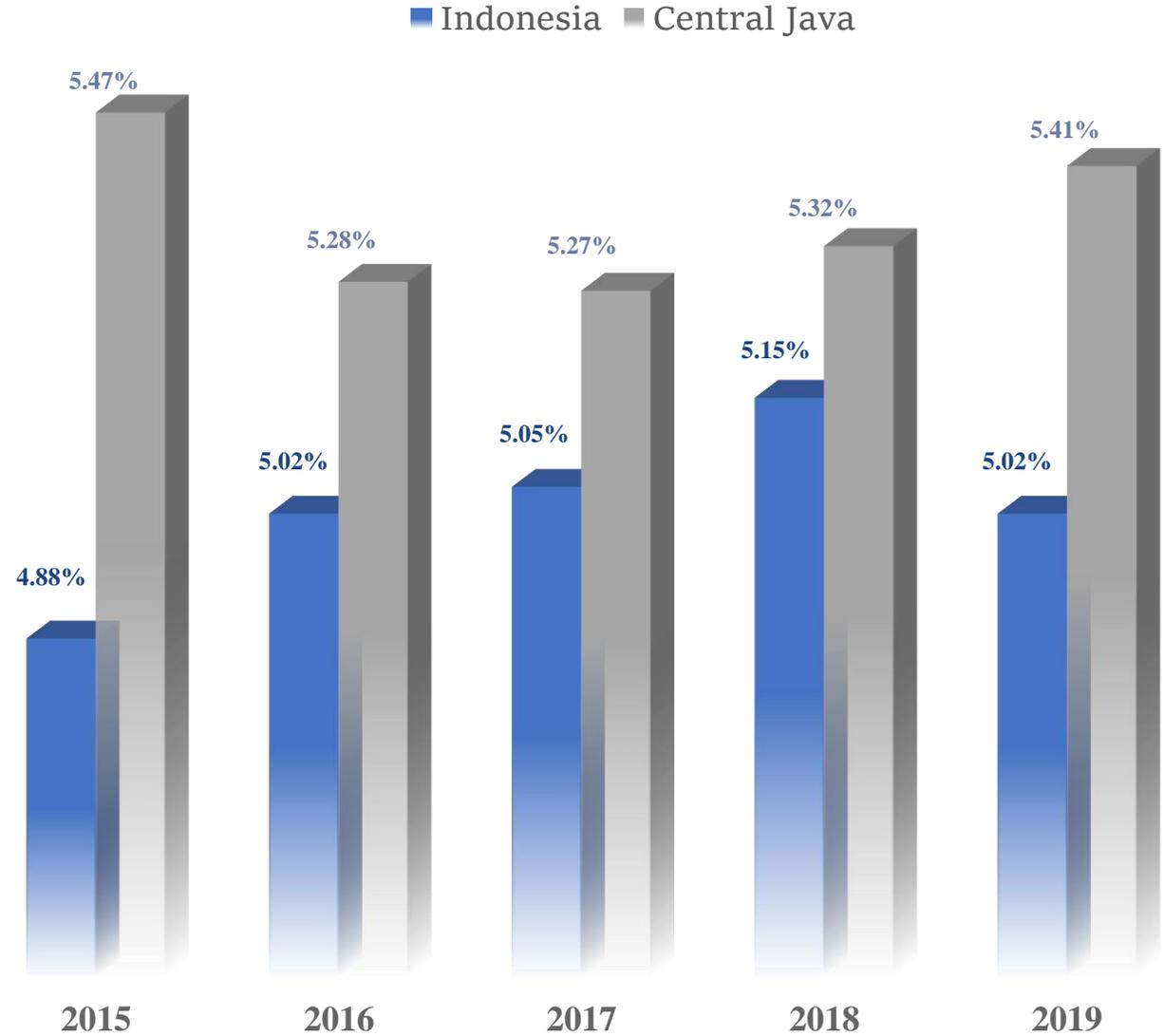
Progressive government (Safe, Stable, Reformist)





Central Java: A Growing Investment Environment

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

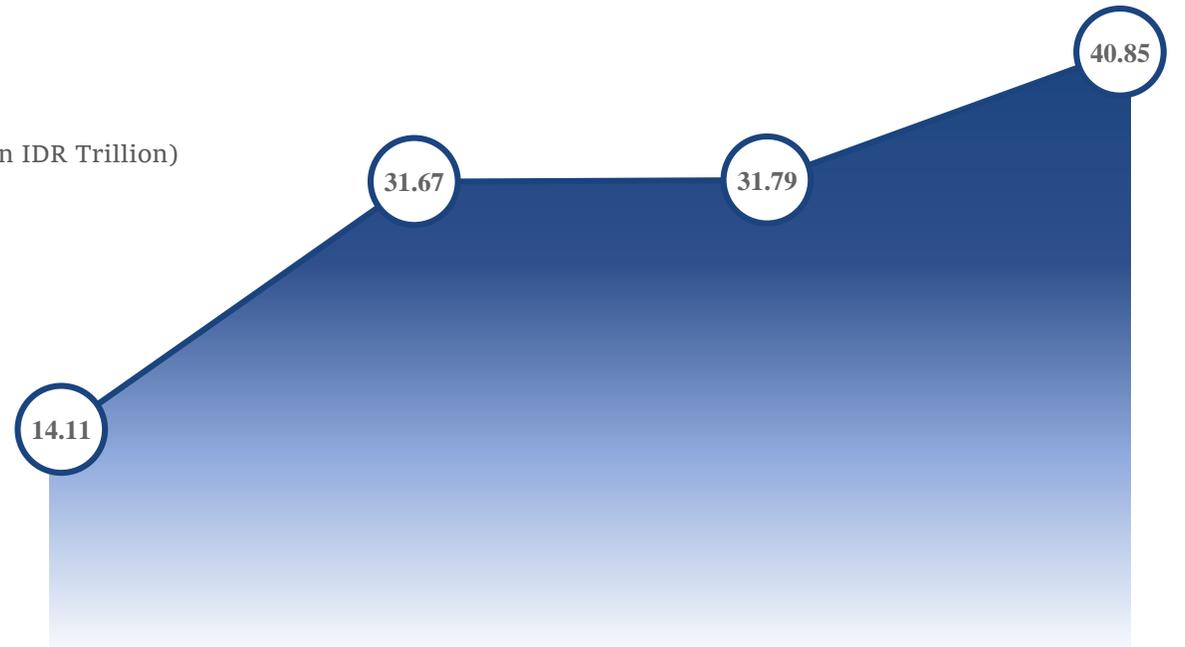




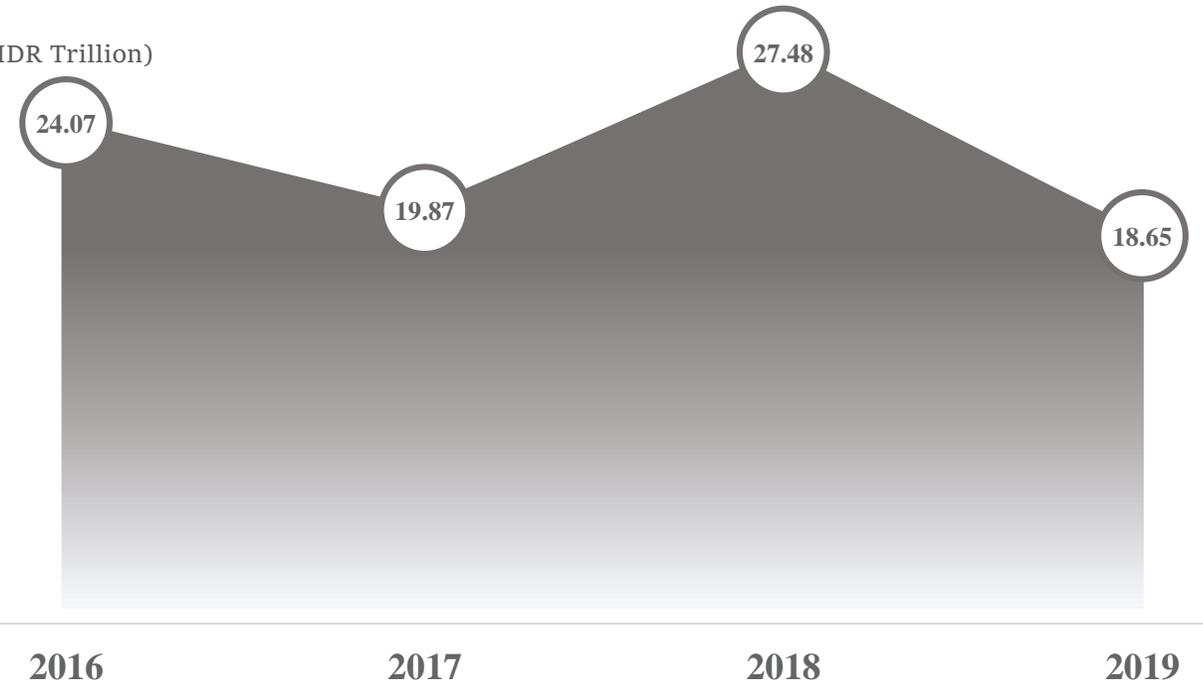
... Attraction to Overseas Investors

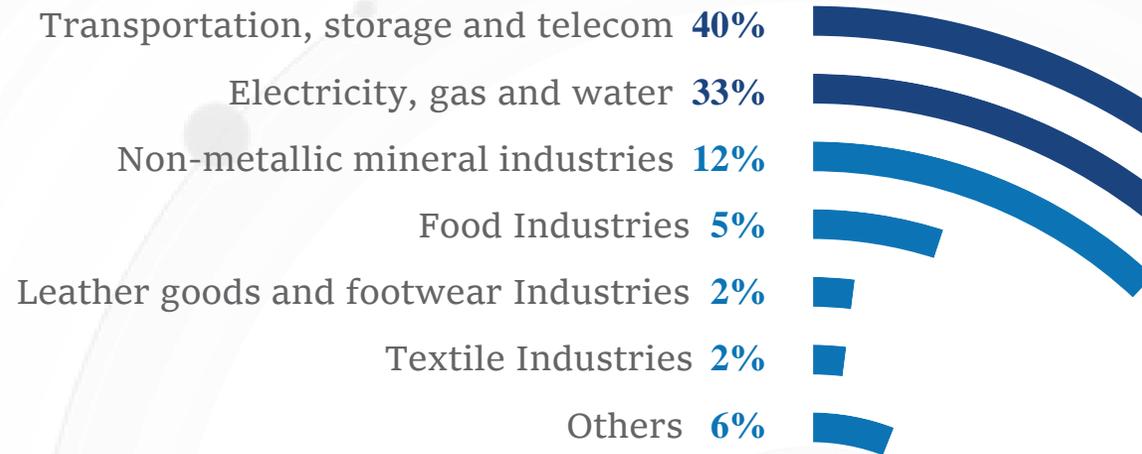
Central Java has relatively stable **DDI** in the past 4 consecutive years; and a strong increase in attracting **FDI** .

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

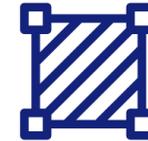
Industrial Zone

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



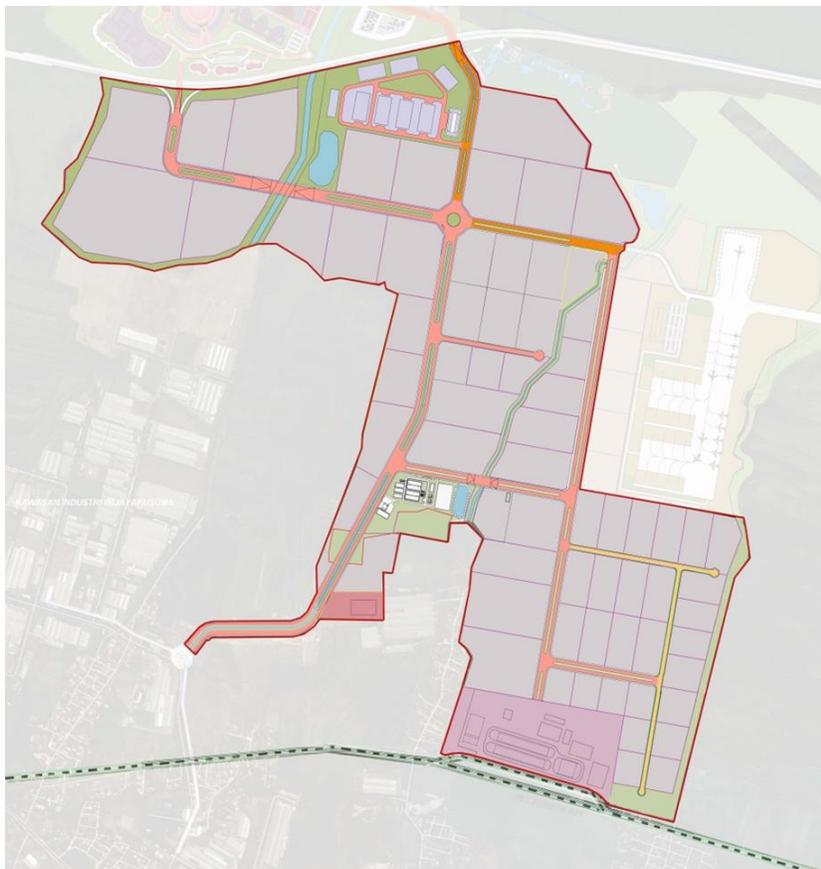
MRO Area



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

A misty, layered landscape with a central silhouette of a building on a hill. The scene is composed of numerous layers of hills and dense vegetation, creating a sense of depth and atmosphere. The lighting is soft and diffused, typical of a hazy or foggy day. The central focus is a dark silhouette of a building with a pointed roof, situated on a hill in the middle ground. The overall color palette is muted, with various shades of blue, green, and grey, contributing to a serene and contemplative mood.

INSIGHT

DETERMINES THE FUTURE



For further discussion:

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Indonesia